



# Mahoney's Reserve Master Plan Study Report

March 2026

**Draft**



**WHITEHORSE  
CITY COUNCIL**

*SimonLeisure*

# Mahoney's Reserve Master Plan

## About this document

This report describes the process undertaken to prepare the Mahoney's Reserve Master Plan, including background information about the reserve, outcomes from research undertaken, the key findings from consultation carried out, and a description of the proposed improvement projects for the reserve.

The master plan will become the 'road map' to guide the future development of Mahoney's Reserve. Further investigation and feasibility of some of the proposed projects may be required depending upon their scale, likely impact and estimated cost.

It is important to note that projects proposed in the Mahoney's Reserve Master Plan do not directly commit the Whitehorse City Council, user groups, or any other organisations to a responsibility for their funding and implementation. Projects identified in the master plan will need to be considered against other Council priorities.

This study report is one of two reports prepared during the study period; the other report is the Mahoney's Reserve Master Plan Stakeholder Engagement Report. The information contained in the accompanying report has not been repeated in this study report, however, information summaries from the report and references to it are noted, as required.

## Acknowledgements

Thank you to the Whitehorse City Council officers who guided and supported the consultant team, and also provided information and input, as required.

We are also grateful for the involvement and input provided by the Mahoney's Reserve user groups, and for contributions received from residents and community groups via the community survey and pop-up sessions conducted during the period November 2023 to January 2024.

## Study Consultant Team

Richard Simon  
Director, Simon Leisure Consulting and Project Leader

Lindsay Fraser  
Director, Fraser Design Collaborative (landscape architect)



Simon Leisure Consulting Pty Ltd  
Office 1, 655 Nepean Highway, Brighton East VIC 3187  
M 0458 957 824  
E [richard@simonleisure.com](mailto:richard@simonleisure.com)  
W [www.simonleisure.com](http://www.simonleisure.com)

## CONTENTS

<b>1. EXECUTIVE SUMMARY</b> .....	<b>4</b>
<b>2. INTRODUCTION</b> .....	<b>7</b>
2.1 Study Purpose and Objectives.....	7
2.2 Study Approach.....	8
<b>3. PLANNING CONTEXT</b> .....	<b>9</b>
3.1 Policy Context.....	9
3.2 Demographic Characteristics.....	9
3.3 Neighbourhood Sport and Recreation Context.....	11
<b>4. SITE CONTEXT</b> .....	<b>12</b>
4.1 Ownership and Planning.....	12
4.2 Existing Conditions.....	12
4.3 User Groups and Other Uses.....	19
<b>5. STAKEHOLDER ENGAGEMENT</b> .....	<b>21</b>
5.1 First Round Stakeholder Engagement.....	21
5.1.1 Community Engagement.....	21
5.1.2 User Group Engagement.....	22
5.2 Second Round Stakeholder Engagement.....	23
<b>6. ISSUES AND OPPORTUNITIES</b> .....	<b>24</b>
6.1 Future Use of Bob Saker Oval.....	25
6.2 Redevelopment of the Northern Hall Pavilion.....	27
6.3 Reserve Car Parking.....	29
<b>7. MASTER PLAN DIRECTIONS</b> .....	<b>32</b>
7.1 Plan Development.....	32
7.2 Access and Movement.....	32
7.3 Sporting Facilities.....	33
7.4 Recreation Facilities.....	35
7.5 Open Space/ Environment.....	36
7.6 Other Recommendations.....	37
<b>8. MASTER PLAN COSTINGS</b> .....	<b>38</b>

## APPENDICES

Appendix 1 – Policy Context - review of background reports

Appendix 2 – Draft Mahoney’s Reserve Master Plan

### Acknowledgement of Country

Whitehorse City Council acknowledges the Wurundjeri Woi-wurrung people of the Kulin Nation as the Traditional Owners of the land. We pay our respects to their Elders past, present and emerging. Wurundjeri connection to this land dates back more than 40,000 years, and evidence of this connection still exists today.

## 1. EXECUTIVE SUMMARY

Mahoney's Reserve is a key sporting and recreation reserve in Forest Hill with a diversity of sporting facilities and open spaces. Currently, 16 community sporting and recreation organisations are based at Mahoney's Reserve and their estimated 1,066 members participate in a range of cricket, soccer, badminton, table tennis, indoor carpet bowls and scouting activities.

The landscape character of Mahoney's Reserve is of open grassed sports fields (4 No.) set within a strong unifying canopy of native and indigenous trees. This tree canopy is visually the most prominent element of the landscape, and creates a framework within which each sports field, building and car park appears as a distinct and defined space. Whilst the reserve currently offers only limited recreational infrastructure (a Local level playground), it is used extensively by a large group of dog walkers.



Council commissioned the master plan study to develop a new vision for Mahoney's Reserve to ensure it continues to meet the needs of user groups by providing fit for purpose facilities, and to also improve the offerings for the broader community to enjoy the reserve for passive and active recreation pursuits.

The process to develop the draft master plan has been comprehensive and inclusive; input has been provided by the user groups and other community organisations, the dog walkers who use the reserve, local residents, and Council staff and Councillors have all contributed.

The study required the following items to be investigated and assessed during the master plan development process:

- Options to provide for increased sporting use.
- Opportunities to increase the activation of the reserve for passive and active recreation pursuits by ensuring it is a welcoming place for people of all genders, ages and abilities.
- Condition of existing buildings and facilities, and options to consolidate infrastructure throughout the reserve.
- Options for the development and use of open space outside of the areas of the sporting fields of play.
- Options to provide a more efficient and effective road, car parking and pedestrian network throughout the reserve.
- Landscape amenity values and actions to enhance and strengthen the landscape.
- Opportunities to enhance environmental values, promote biodiversity, and incorporate environmentally sustainable design initiatives throughout the reserve.

Two key issues emerged during the study:

1. the opportunity to consider the existing indoor sports provision as part of the proposed Community Sports Pavilion development, and
2. the ongoing impact to the surface quality of Bob Saker Oval from its current use as a dog off-lead exercise area (mainly from holes being dug).

Currently, the Northern Hall Pavilion accommodates 13 different table tennis, badminton and indoor bowls groups, with an estimated combined total of 327 people using the Hall each week. Bookings are approaching full capacity. Hall users represent a culturally diverse cohort, predominantly older adults, and most groups are social and recreational in nature rather than formal competition-based clubs.



Through the master planning process, both the Project Working Group (PWG) and the Project Control Group (PCG) explored a range of longer-term indoor facility scenarios, including how Hall user groups could potentially be accommodated within existing or expanded Council leisure facilities, such as Aqualink Box Hill or Sportlink. This work was informed by broader indoor sport planning and the emerging Whitehorse Indoor Sports Plan, which identifies the potential for a dedicated table tennis facility within the municipality as part of the future indoor sports network.

Following a Council resolution on 8 December 2025, the master plan has been revised to reflect the retention of the existing Northern Hall Pavilion and to proceed to further community consultation on that basis, including the sharing of group pricing analysis for Sportlink with relevant user groups as part of the consultation.

The condition of the surface of Bob Saker Oval is significantly impacted by holes dug by dogs exercising off-lead on the oval. Nunawading Cricket Club volunteers are required to walk around the oval prior to all matches on Friday evenings, Saturdays and Sundays to check the surface for safety, and where necessary, to fill holes with sand. The Nunawading City Football Club ceased using Bob Saker Oval five years ago as its main competition pitch for its community soccer program due to injury concerns to players and officials from the holes.



Bob Saker Oval is the cricket club's main oval, and the oval should be reinstated as the soccer club's preferred second pitch, given that the new Community Sports Pavilion will be located between Bob Saker Oval and the Main Soccer Pitch. In order for Bob Saker Oval to be a safe, high quality sports field, the master plan is recommending that the use of the oval as a dog-off lead exercise area cease and this is transitioned to the South Mid Oval.

The community survey carried out prior to the master plan study commencing (17 November 2023 – 21 January 2024) had off-lead dog exercise as the 3<sup>rd</sup> most popular use of Mahoney's Reserve, and '*installing a fenced dog park in Mahoney's Reserve*' was the top improvement project nominated. For these reasons, it is important that the master plan study identifies a potential alternate location for a fenced dog off-lead exercise area at the reserve. The recommended option can be further 'tested' during the development of the Fenced Dog Park Technical Report which is currently in-progress.

The master plan is supporting the South Mid Oval being partially fenced to become a shared sporting and dog off-lead exercise area. This decision is based on the South Mid Oval being used for lower level cricket and soccer matches compared to Bob Saker Oval and the Main Soccer Pitch, therefore there is a corresponding lessening of the impact of a poorer quality sports surface, if in fact that will occur.

In addition, the adjoining South West Oval will continue to be available for off-lead dog exercise when the South Mid Oval is unavailable for dogs due to it being used for organised cricket and soccer activities. To improve the appeal of the South West Oval for off-lead dog exercise, the master plan is supporting the replacement of the bollard fence along Ashcroft Grove with a low height chain-mesh fence, which will make the oval more secure for dog use.

The Mahoney's Reserve Master Plan recommends more than 30 projects with an estimated total value of \$17.825 million (ex-GST) – see the master plan in Appendix 2. Some of the key improvement projects identified include:

1. Relocate the cricket practice nets to the existing playspace site and renew the playspace to 'Local' level with fencing along the Vicki Street boundary.
2. Provide a new community gathering space with shelters, picnic tables and BBQ facilities in a central location within the reserve.
3. Creating a new public open space between the Main Soccer pitch and the Scout Hall by realigning eastern perimeter fence around the soccer pitch.
4. New Community Sports Pavilion to provide compliant facilities for community cricket and for community/ NPL soccer, and the removal of the current Southern Pavilion.
5. Installing floodlighting on the three oval sports fields to increase their use for soccer training.
6. New unisex toilet, store and shelter between the South Mid Oval and the South West Oval to service sporting uses, dog walkers and other reserve visitors.
7. Construction of a new car park (est. 40 spaces) to offset the loss of parking from the central car park as a result of the development of the new Community Sports Pavilion. Applying WSUD principles to harvest rainwater and investigate stormwater harvesting and permeable pavement opportunities within the new car park.
8. Opening up Kira Court to through traffic to assist traffic flow into and out of the reserve.
9. Upgrades to the Scout Hall.
10. Additional tree planting throughout the reserve, particularly to strengthen existing bushland areas and reserve boundaries.

## 2. INTRODUCTION

Mahoney's Reserve is a major sporting and recreational reserve located in Mahoneys Road, Forest Hill within the municipal ward of Mahoneys.

Mahoney's Reserve is classified as a 'Municipal' open space<sup>1</sup> and offers a range of sporting and recreation facilities and open space areas.

The following sporting clubs and groups are based at Mahoney's Reserve:

- Nunawading Cricket Club
- Nunawading City Football Club
- 1<sup>st</sup> Tally Ho Scout Group
- Mahoney's Reserve Pavilion Association which coordinates the community use of the existing Northern Hall Pavilion.

The reserve has a Local level playground and areas of bushland that attract local residents for passive recreation and dog walking.

The purpose of the master plan study is to identify and investigate a range of potential improvement projects for the further development of Mahoney's Reserve that meet the needs of Whitehorse's changing and growing community.

The process to develop the master plan was comprehensive and inclusive; input provided by user groups and other community organisations, residents, and Council staff and Councillors helped identify the new vision for Mahoney's Reserve.

### 2.1 Study Purpose and Objectives

The purpose of the master plan is to set a new vision for the ongoing development of the reserve. The study required the following items to be investigated and assessed during the master planning process:

1. Options to provide for increased sporting use.
2. Opportunities to increase the activation of the reserve for passive and active recreation pursuits by ensuring it is a welcoming place for people of all genders, ages and abilities.
3. Condition of existing buildings and facilities to ensure they are fit for purpose and comply with standards and guidelines supported by peak organisations.
4. Options to consolidate infrastructure throughout the reserve and optimise opportunities for the shared-use of facilities.
5. Options for the development and use of open space outside of the areas of the sporting fields of play.
6. Options to provide a more efficient and effective road, pedestrian path and car parking network throughout the reserve.
7. Opportunities to improve path connections within the reserve and links with external paths and trails.
8. Landscape amenity values and actions to enhance and strengthen the landscape amenity.
9. Opportunities to enhance environmental values wherever possible and promote biodiversity within the reserve.
10. Incorporate environmentally sustainable design initiatives.

The development of the master plan provides a timely opportunity to integrate all potential improvement projects into one plan and to increase the use of Mahoney's Reserve by local residents and other visitors.

---

<sup>1</sup> Whitehorse Open Space Strategy 2025

## 2.2 Study Approach

### Project Establishment

- Project inception meeting
- Confirm project scope and collate project resources

### Strategic Context

- Site review of Mahoney's Reserve
- Review background reports
- Demographic analysis
- Geographical review of the project area
- Formulate preliminary issues and opportunities

### Issues and Opportunities

- Review the community engagement findings (completed by Council)
- Conduct user group and internal Council engagement
- Prepare Background Report (includes Issues & Opportunities identification)
- PWG Workshop to review Background Report
- ELT considers Background Report
- Formulate key directions for the future development of Mahoney's Reserve
- Investigate functional use and design options for the replacement of the Northern Hall Pavilion

### Draft Master Plan

- Prepare 1st draft master plan
- PWG Meeting to review draft master plan
- ELT review of draft master plan
- Additional engagement with the Hall user groups and scenario testing for their relocation to other leisure centres
- Prepare final draft master plan and draft study report
- ELT review of final draft master plan
- Councillor Briefing to review final draft master plan and endorse to place on public exhibition

### Final Master Plan

- Public exhibition of final draft master plan
- Update the master plan and study report based on community feedback
- Internal review of final master plan and study report
- Councillor Briefing to review final master plan and study report
- Update draft master plan and study report as may be required
- Council adoption of final master plan and study report



### 3. PLANNING CONTEXT

This section provides an overview of the planning context for the Mahoney’s Reserve Master Plan.

1. Policy context
2. Demographic characteristics
3. Neighbourhood sport and recreation context

#### 3.1 Policy Context

The following background reports are important references to inform the future planning for Mahoney’s Reserve.

##### State Plans

- Active Victoria 2022-2026, Sport and Recreation Victoria.
- Fair Access Policy Roadmap, Victorian Government (2022).
- Value of Community Sport & Active Recreation Infrastructure, Sport and Recreation Victoria (2020).

##### Council Plans and Strategies

- Whitehorse Council Plan 2021-2025 Year Three.
- Whitehorse Health and Wellbeing Plan 2021-2025.
- Whitehorse Recreation Strategy 2015-2024.
- *Draft* Whitehorse Indoor Sports Plan (2025).
- Whitehorse Table Tennis Facility Feasibility Study – Situational Analysis Report (2025).
- Whitehorse Sports Field Activity Audit 2022.
- Whitehorse Open Space Strategy (2025).
- Whitehorse Pavilion Development Policy (2019).
- Whitehorse Cycling Strategy 2016.
- Whitehorse Urban Forest Strategy 2021-2031.
- Whitehorse Climate Response Strategy & Plan 2023-2026.

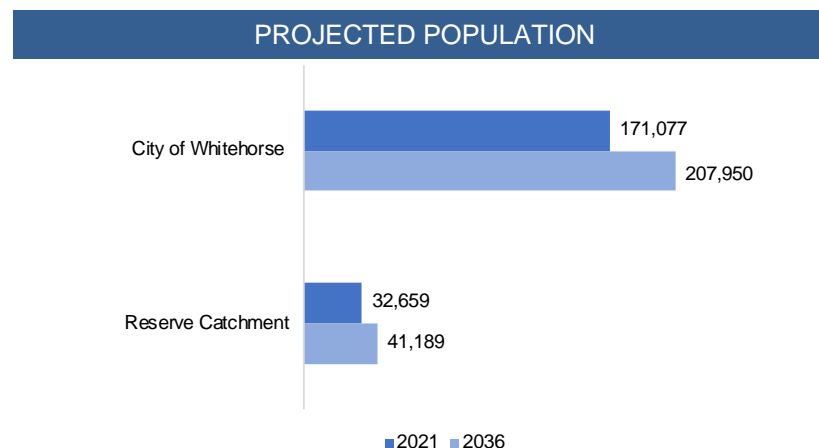
##### State Sporting Association Strategies

- Cricket Victoria Strategic Plan FY 24-27.
- Football Victoria State Football Facilities Strategy to 2026.
- Table Tennis Victoria Strategic Plan 2024.
- Table Tennis Victoria Facility Audit 2020.
- Badminton Victoria Strategic Plan 2021-2025.
- Scouts Victoria Strategic Plan 2021-2024.
- State Sporting Association facility standards and guidelines.

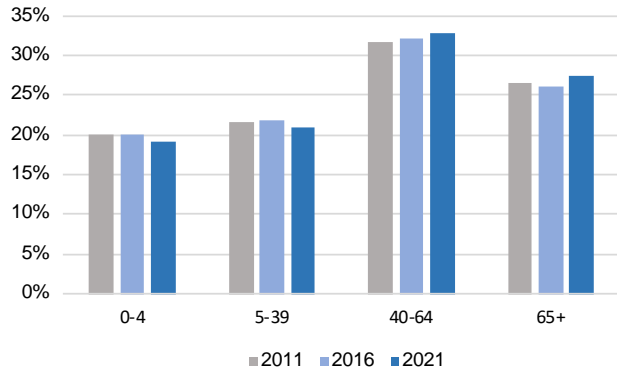
A full review of each report is provided in Appendix 1, including where directions might influence the reserve master planning.

#### 3.2 Demographic Characteristics

Mahoney’s Reserve is located in Forest Hill on the border of Blackburn South, and only 300 metres from the border of Burwood East. The reserve serves a large catchment, so for the purpose of this demographic analysis the data for the combined suburbs of Forest Hill, Blackburn South and Burwood East have been used to define the reserve catchment.



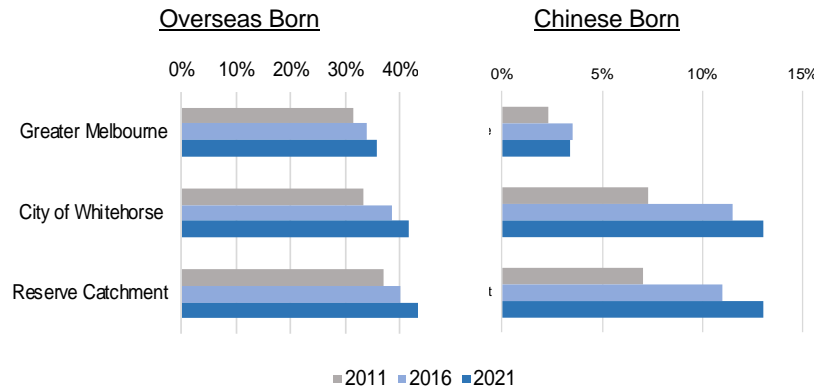
## POPULATION COHORTS



## PROJECTED ACTIVE AGE COHORT 5-39 years

2021	2036	Increase
14,004	18,357	4,353 (31%)

## CULTURAL DIVERSITY



## IMPLICATIONS

There will continue to be **strong demand for sport and for active recreation** infrastructure in the reserve catchment given the continued population growth to 2036: estimated to be an additional 8,500 residents (or 26.1%), compared to an overall population growth for Whitehorse of 21.6%.

The gradual ageing of the population since 2011 (evidenced by a lower proportion of 0-39 year olds and a higher proportion of people over 40 years between 2011 and 2021) makes it important that **sport and recreation offerings suitable for older adults** are considered, such as walking and outdoor fitness equipment. Further development of the path network will be important, as well as the availability of appropriate park furniture, such as seating, shade, and drinking fountains, and convenient access to public toilets.

The age cohort of 5-39 years is important for sports facility planning, as the highest proportion of people who participate in organised (club) sport fall within this age cohort<sup>2</sup>. It is estimated that more than 4,300 additional people within this age cohort will be residing within the reserve catchment by 2036. This again confirms continued strong demand will exist for soccer and cricket within the catchment during the forecast period.

The **cultural diversity of the reserve catchment** increased between 2011 and 2021, with Chinese born residents making up the highest proportion of overseas born people. In 2011, the reserve catchment comprised 7% Chinese born residents, and by 2021 this had increased to 13%.

The population characteristics of the reserve catchment confirms the importance for Mahoney's Reserve to continue to be a welcoming place with facilities and open spaces that are intergenerational, suitable for people from diverse backgrounds and interests, and will encourage residents to be physically active.

<sup>2</sup> AusPlay 2025 (AusPlay is a national sport and physical activity participation tracking tool funded and coordinated by Sport Australia)

### 3.3 Neighbourhood Sport and Recreation Context

Figure 1 shows the location of community facilities, open space, and active transport links within the neighbourhood catchment of Mahoney's Reserve.

As well as Mahoney's Reserve, which is classified as 'Municipal' level open space, there are another 10 parks.

- 3 are classified as 'Local' (Holbury Reserve, Heathcote Drive Reserve, Elmington Avenue Reserve).
- 3 are classified as 'Small Local' (Bindy Park, Raleigh Reserve, Mock Street Reserve).
- 3 are classified as 'Local Link' (Catherine Court, Parkview Court, Hawthorn Road).
- Cornwall Retarding Basin is restricted (fenced) open space.

As well as the playspace at Mahoney's Reserve, which is classified as a 'Local' level playspace, there are another 3 playspaces.

- Holbury Reserve ('Local').
- Norma Road Playspace ('Local').
- Mock Street Reserve ('Small Local').

Active transport (cycling & walking) links:

- Pipe Track ('Regional' level, off-road)
- EW6 & NS6 ('Easy Ride Route', on-road)

There is no active recreation infrastructure within the neighbourhood, such as skate parks, basketball half-courts and tennis rebound walls.

Figure 1 – Mahoney's Reserve Neighbourhood Catchment Sport and Recreation Facility Context



## 4. SITE CONTEXT

This section provides an overview of the site context for Mahoney's Reserve, including:

1. Ownership and planning
2. Existing conditions
3. User groups and other uses

### 4.1 Ownership and Planning

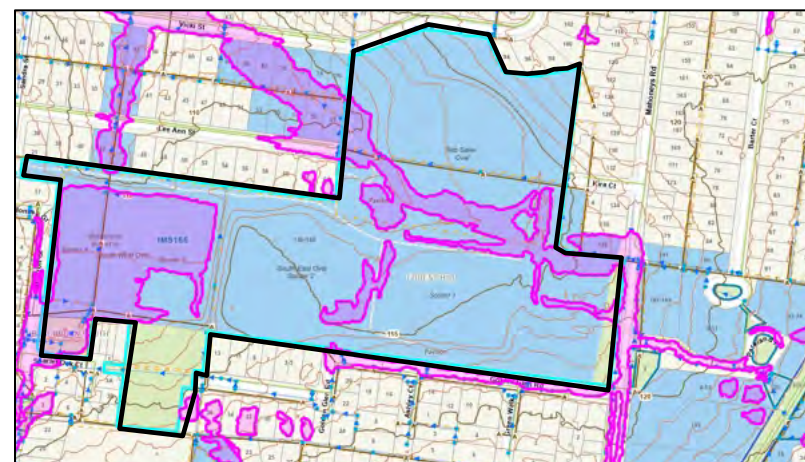
Mahoney's Reserve is located at 140-148 Mahoneys Road, Forest Hill and is 9.69 hectares in size. It comprises six land parcels all owned by the City of Whitehorse.

The reserve is zoned *Public Park and Recreation Zone (PPRZ)*, which is consistent with the primary function and use of the reserve as a site for community sport and recreation. It is classified in the Whitehorse Open Space Strategy 2025 as 'Municipal' open space with a primary character classification as 'Sporting' and a secondary character classification as 'Native', 'Nature Conservation' and 'Passive'.

Mahoney's Reserve is not subject to any planning overlays, however, an overland path for stormwater during heavy rain events traverses across the reserve in a westerly direction (see pink shading on Figure 2). It is Council's advice that any new pavilion building will require the internal floor level to be at least 300mm above the 1:100 year flood level, which early flood modelling suggests is around 300mm above the main car park level. A Yarra Valley Water easement exists along the centreline of the main car park, and will require 'build over' approval for any new pavilion building.

Figure 2 also shows that the Bob Saker Oval has a Yarra Valley Water sewer easement running east-west through the southern section of the oval, and the South West Oval may be more susceptible to flooding than the other ovals during heavy rainfall.

Figure 2 – Overland Stormwater Path (pink shade) Across Mahoney's Reserve



### 4.2 Existing Conditions

Figure 3 shows existing facilities and spaces in Mahoney's Reserve.

#### Access and Movement

The path network throughout the reserve is limited, and comprises:

- a gravel path along the northern edge of South West Oval and South Mid Oval connecting the reserve to Sandra Street,
- a gravel path beside the cricket nets connecting with Lee Ann Street and Vicki Street,
- an indiscriminate gravel path connecting Vicki Street and Bob Saker Oval, and
- a sealed path through the Bushland Area connecting Golden Glen Road with Forest Glen Avenue.

There are two vehicle entries into the reserve: the primary entry is off Mahoneys Road and the secondary entry is off Lee Ann Street. There is an estimated 138 sealed car parks within the reserve in a combination of 90-degree and parallel forms, plus the Scout Hall gravel car park with an estimated 8 spaces.

Figure 3 – Mahoney's Reserve Existing Conditions



## Sporting Facilities

Mahoney's Reserve comprises the following sporting facilities:

1. Bob Saker Oval (cricket/ soccer)
2. Main Soccer Pitch (soccer)
3. South Mid Oval (cricket/ soccer)
4. South-West Oval (cricket / soccer)
5. Cricket practice nets (3 lanes)
6. Northern Hall Pavilion
7. Southern Pavilion

Figure 4 shows the current summer/ winter sports field configurations for competition.

The Bob Saker Oval is a Class A oval (Whitehorse oval classification framework) and is used for senior and junior cricket. A senior soccer pitch of dimensions 98m x 60m and oriented east-west can be accommodated on the oval, and sleeves have been inserted into the oval sub-surface to secure senior-size soccer goals. However, the Nunawading City Football Club has not used the oval for soccer training and matches for the past 4 years due to the injury risk to players from holes dug by dogs. As a result, the club currently uses the oval only on Saturday mornings for its junior Mini Roos program.

The oval radius of 55m exceeds the minimum dimensions for community open age cricket (50m). The floodlights are well below the minimum recommended lux levels for soccer training and match practice which are 100 lux.

The oval surface has an excellent cover of grass, however the surface is significantly impacted by dogs digging holes. The oval is a designated off-lead dog exercise area and is highly utilised for this purpose as the oval is fenced.



The Main Soccer Pitch is a Class AA soccer pitch and is currently used exclusively for training and matches by the soccer club's National Premier League (NPL) teams. The size of the pitch meets the required dimensions for all ages of soccer, the surface is excellent, and the floodlights were recently upgraded to LED 200 lux.

The pitch is enclosed by a 1.2m high perimeter fence, and a 2.4m fence encloses the broader pitch and spectator precinct, which is a condition for open age NPL match venues. The 2.4m fence enables the pitch and surrounds to be locked at all times when not in use; the pitch is therefore not available to the public for recreational use and dog walking.



The pitch is occasionally used by the Nunawading Cricket Club for its Cricket Blasters program when other ovals are being used for cricket matches. The cricket club prefers to use this pitch rather than the South West Oval due to its closer proximity to the pavilion.

The South Mid Oval is a Class B oval used for senior and junior cricket and soccer. The size of the oval meets the required dimensions for all ages of cricket and soccer, however the 52m boundary is close to the minimum radius accepted for community open age cricket (50m), and is irregular in shape. The oval surface is good, however the floodlights are below the minimum recommended lux levels for soccer training and match practice.

As is the case with Bob Saker Oval, sleeves have been inserted into the oval surface to secure senior-size soccer goals, and to support an east-west senior size soccer pitch of dimensions 105m x 60m.

The South West Oval is a Class C oval used for senior and junior cricket, and for junior soccer matches and soccer training for all ages during the summer pre-season period. The radius of the oval (50m) just meets the required dimensions for all ages of cricket, however is the absolute minimum radius accepted for community open age cricket.

The oval also has sleeves inserted into the surface to secure soccer goals for two junior size pitches (90m x 60m) running north-south on either side of the centre cricket pitch. The club currently uses only the east pitch in winter for junior matches, as the oval has no floodlights for training.

The oval surface condition is poor and there are drainage issues at the northern end.

Both the South Mid Oval and the South West Oval are unfenced open space areas, and therefore attract informal recreational use, including off-lead dog exercise. However the level of use by dogs is lower than for Bob Saker Oval presumably due to the fact that these fields are not fenced.

The cricket practice nets contain three lanes and are located adjacent to a pedestrian path which presents as a safety risk for pedestrians during cricket practice sessions, and creates potential for conflict between bowlers and pedestrians. Other issues include:

- the shadowing from the adjacent western trees when being used for late afternoon training sessions,
- the eucalypts surrounding the nets cause significant leaf litter to build up on the surface of the practice pitches (creates a safety risk for batters), and
- the shading from the surrounding trees slows the drying of the pitch surfaces after rain.

Two of the three lanes are lockable by the cricket club to protect the surface from vandalism, with the third available at all times for public use other than when being used by the cricket club for organised training sessions.



South West Oval



Cricket practice nets

Figure 4 – Sports Field Configurations



The Northern Hall Pavilion is used by the Nunawading Cricket Club and the hall space is used by table tennis, badminton and carpet bowls groups. It is currently utilised as a 'second' pavilion for the Nunawading and City Football Club after the Southern Pavilion. The building was constructed many years ago and does not conform with current building codes and standards and is no longer fit for purpose for cricket and soccer.

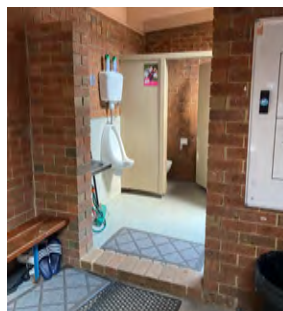
The Hall can be configured for one badminton court or four table tennis courts, and for carpet bowls. Whilst the ceiling height of 5m is adequate for table tennis, it is below the minimum recommended height for badminton (7.5m). The Hall surface and surrounds are in good condition, however, the adjacent toilets are in poor condition and there is insufficient equipment storage for all groups.



Council had already identified the Northern Hall Pavilion for renewal in the short-term. At the 8 December 2025 Council Meeting, it was resolved that the Northern Hall Pavilion be retained.

Indoor sports planning is ongoing and will be informed by feasibility assessment.

The Southern Pavilion is the main pavilion used by the Nunawading City Football Club. Being within the perimeter fence line of the Main Soccer Pitch, the Southern Pavilion is used exclusively by the soccer club. The building has significant non-compliances due to its age, including the two change rooms and amenities not being accessible and inclusive, and is no longer fit for purpose for soccer.



Council supports the current function and use of the Southern Pavilion to be incorporated within the new Community Sports Pavilion development project, and for the Southern Pavilion building to then be removed.

### Recreation Facilities

The 1<sup>st</sup> Tally Ho Scout Hall and the play space are the recreational facilities currently available at Mahoney's Reserve.

The Scout Hall was built in the 1970s and is Council-owned. It is in good condition with recent upgrades including the roof being replaced, the building undergoing structural strengthening and the walls repaired, and the kitchen upgraded. The Hall pavilion has accessibility non-compliances, however it generally meets the needs of the scout group, which has a lease to 2031.



The playspace is classified as 'Local' level. Council's recent playspace audit assessed its overall condition and functionality as 'Poor'. Its location adjacent to Vicki Street is not considered the optimal site in the reserve, and it restricts use by those children attending the reserve who are siblings of soccer and cricket players.

There is one externally accessed public toilet in the reserve that is located within the ground floor of the Northern Pavilion. It is a '7 Day Facility' (as defined in Council's Public Toilet Service Policy 2022) meaning that it is opened, closed and cleaned 7 days per week by Council. Both the male and female facilities have non-compliances due to the age of the building, and will be replaced with new public toilets in the new Community Sports Pavilion.

### Open Space and Landscape Character

The landscape character of Mahoney's Reserve is of open grassed playing fields set within a strong unifying canopy of native and indigenous trees. This tree canopy is visually the most prominent element of the landscape, creating a framework within which each sports field, building or car park appears as a distinct defined space. The protection and enhancement of the tree population is therefore essential to the character of the reserve.

A tree assessment undertaken by Greenwood Consulting in 2022, the 'Mahoney's Reserve Arboricultural Assessment', identifies 148 trees on site, of which four are of Exotic origin and the balance of either Melbourne, Victorian or Australian origin. This indicates that the tree population is relatively consistent in terms of species. Of the trees, four were assessed for removal (based on health or structure), and another 15 require some remedial work for long term health and community benefit.

There is also an area of remnant trees in the south western corner of the site, which has been enhanced by planting of indigenous ground level species to create a 'bushland' space.

Functionally, the reserve is dominated by the sports fields and associated supporting facilities, with passive or informal open space limited to the existing playspace, and two informal grass open spaces on either side of the reserve entrance off Mahoneys Road.

Apart from the playspace, and occasional seats and one shelter to the east of Bob Saker Oval, there is no defined community 'hub' or gathering space, limiting opportunities for local residents to congregate and socialise within the reserve.

The reserve has several road frontages (Mahoneys Road, Kira Court, Lee Ann Street, Vicki Street, Ashcroft Grove and Golden Glen Road) which provide a high degree of visibility/ surveillance. Views within the reserve are largely contained within the boundaries of the sports fields and constrained by the lines of prominent tree planting.

Topography across the reserve has been modified to form the playing fields, which further constrains some views towards the reserve boundaries, with batters in the following locations:

- Down from Vicki Street
- Between the South West Oval and the pedestrian path between Sandra Street and the Northern Hall Pavilion
- Between the South West Oval and the South Mid Oval.



Trees framing the South Mid Oval



Bob Saker Oval shelter and seats

### 4.3 User Groups and Other Uses

The following groups are based at Mahoney's Reserve:

- Nunawading Cricket Club
- Nunawading City Football Club
- 1<sup>st</sup> Tally Ho Scouts
- Mahoney's Reserve Pavilion Association

The following groups utilise the existing Northern Hall Pavilion under the coordination of the Mahoney's Reserve Pavilion Association.

#### Table Tennis

- Whitehorse Activities Club Table Tennis
- Balwyn United Table Tennis
- Eastern Suburbs & Churches Table Tennis Association (ESCTTA)
- Monday Night Table Tennis
- DPC Table Tennis Association
- St John Table Tennis Club
- ICC Table Tennis Academy

#### Badminton

- Whitehorse Activities Club Badminton
- Eastern Badminton
- Forest Hill Ladies Badminton
- Annie Badminton Group
- HP Badminton

#### Carpet Bowls

- Whitehorse Activities Club Carpet Bowls

Table 1 shows a detailed breakdown of the active club membership for all Mahoney's Reserve groups in 2025. An estimated 1,066 people are active participants with the Mahoney's Reserve user groups, and most groups have experienced an increase in player/participation numbers during the past few years.

Mahoney's Reserve is used extensively by a large group of dog walkers. This use is from early morning through to evening every day, and by more than 820 regular dog walkers [source: *Bob Saker Oval Dog Park* Facebook page]. All of the spaces within the reserve are designated dog off-lead areas except the Main Soccer Pitch. The fenced Bob Saker Oval is the space most used by dog walkers.

Table 1 - Club Membership/ Participation Numbers for Mahoney's Reserve User Groups (2025)

Club/ Organisation	No. of Teams					No. of Players/ Participants					
	Senior Men	Senior Women	Junior Boys	Junior Girls	Total	Male	Female	Senior	Junior	Intro	Total
<b>Northern Pavilion Hall Users</b>											
Whitehorse Activities Club Table Tennis						45	47	92	0	0	92
Balwyn United Table Tennis Club						30	12	42	0	0	42
Eastern Suburbs & Churches Table Tennis Association						30	0	30	0	0	30
Monday Night Table Tennis						20	5	25	0	0	25
DPC Table Tennis Association						60	0	60	0	0	60
St John Table Tennis Club						20	0	20	0	0	20
ICC Table Tennis Academy						10	5	15	0	0	15
Sunday Badminton Group						4	2	6	0	0	6
Whitehorse Activities Club Badminton						2	4	6	0	0	6
Forest Hill Ladies Badminton						0	6	6	0	0	6
Eastern Badminton						2	6	8	0	0	8
HP Badminton						6	0	6	0	0	6
Whitehorse Activities Club Carpet Bowls						1	10	11	0	0	11
<b>TOTAL HALL USER GROUPS</b>						<b>230</b>	<b>97</b>	<b>327</b>	<b>0</b>	<b>0</b>	<b>327</b>
<b>Other Groups</b>											
Nunawading Cricket Club	5	2	8	4	19	133	75	83	125	55	263
Nunawading City Football Club - NPL	3	1	5	2	11	95	61	59	97	0	156
Nunawading City Football Club - Community	0	0	20	2	22	220	25	0	229	16	245
1st Tally Ho Scout Group	-	-	-	-	0	55	20	12	63	0	75
<b>TOTAL OTHER GROUPS</b>	<b>8</b>	<b>3</b>	<b>33</b>	<b>8</b>	<b>52</b>	<b>503</b>	<b>181</b>	<b>154</b>	<b>514</b>	<b>71</b>	<b>739</b>
<b>TOTAL USER GROUPS</b>	<b>8</b>	<b>3</b>	<b>33</b>	<b>8</b>	<b>52</b>	<b>733</b>	<b>278</b>	<b>481</b>	<b>514</b>	<b>71</b>	<b>1066</b>

Table 2 shows the typical profile of use of Mahoney’s Reserve by the user groups.

The Northern Hall Pavilion is being used at close to 100%capacity all year, and there is high usage of the sports fields and Scout Hall most evenings during the winter and summer seasons, and by the sporting clubs on both days of the weekend morning and afternoon.

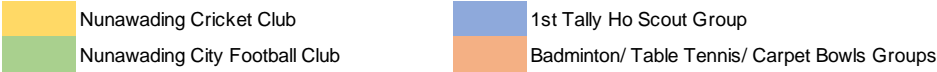
Table 2 – Profile of Use of Mahoney’s Reserve by User Groups

**Winter Season**

Facility	Monday			Tuesday			Wednesday			Thursday			Friday			Saturday			Sunday		
	Morning	Afternoon	Evening	Morning	Afternoon	Evening	Morning	Afternoon	Evening	Morning	Afternoon	Evening	Morning	Afternoon	Evening	Morning	Afternoon	Evening	Morning	Afternoon	Evening
Northern Hall Pavilion	Orange		Orange	Orange	Orange	Orange	Orange	Orange	Orange	Orange		Orange	Orange	Orange	Orange	Orange	Orange	Orange		Orange	Orange
Bob Saker Oval																					
Main Soccer Pitch			Green			Green			Green			Green				Green	Green		Green	Green	
South Mid Field			Green			Green			Green			Green			Green	Green		Green	Green		
South West Field															Green			Green			
Scout Hall						Blue			Blue			Blue									

**Summer Season**

Facility	Monday			Tuesday			Wednesday			Thursday			Friday			Saturday			Sunday		
	Morning	Afternoon	Evening	Morning	Afternoon	Evening	Morning	Afternoon	Evening	Morning	Afternoon	Evening	Morning	Afternoon	Evening	Morning	Afternoon	Evening	Morning	Afternoon	Evening
Northern Hall Pavilion	Orange		Orange	Orange	Orange	Orange	Orange	Orange	Orange	Orange		Orange	Orange	Orange	Orange	Orange	Orange	Orange		Orange	Orange
Bob Saker Oval			Yellow			Yellow			Yellow			Yellow			Yellow	Yellow	Yellow		Yellow	Yellow	
Main Soccer Pitch						Green			Green			Green				Green					
South Mid Field			Yellow			Yellow			Yellow			Yellow			Yellow	Yellow	Yellow		Yellow		
South West Field			Green			Green			Green			Green			Yellow	Yellow	Yellow				
Scout Hall						Blue			Blue			Blue									



## 5. STAKEHOLDER ENGAGEMENT

An important component of the study was the comprehensive stakeholder engagement carried out with Mahoney’s Reserve user groups, Council officers and Councillors, local residents, and other stakeholders, including local and state sporting associations.

The stakeholder engagement to develop the current draft master plan comprised two rounds of engagement:

First Round	information gathering, assessment of the adequacy of existing facilities and outdoor spaces, suggestions for improvements
Second Round	meetings with Council officers to review preliminary concept plans, meetings with the cricket and soccer clubs and scout group to seek feedback on options and scenarios identified as potential improvement projects, and meetings with Hall user groups to investigate relocation options

A third round of stakeholder engagement will take place when a final draft master plan is available for review and feedback by user groups, the broad community, and other stakeholders (the ‘Public Exhibition’ period).

### 5.1 First Round Stakeholder Engagement

The first round of engagement focused on the following:

1. Collecting information about the Mahoney’s Reserve user groups, including size of groups and profile of use of Mahoney’s Reserve.
2. Are existing facilities and open spaces meeting needs?
3. Who else is using Mahoney’s Reserve and for what purposes?
4. Suggestions for improving Mahoney’s Reserve.

Date	Engagement
17 November 2023 – 21 January 2024	Online community survey via Council’s ‘Have Your Say’ page (479 responses)
9 December 2023, 11 & 18 January 2024	Community pop-up sessions at Mahoney’s Reserve (50+ attendees)
5 March 2024	Combined meeting of all Hall user groups
19 March 2024	Separate meetings with the Nunawading Cricket Club, the Nunawading City Football Club and the 1 <sup>st</sup> Tally Ho Scout Group
19 & 20 March 2024	3 workshops with different Council staff teams

In addition, 10 email submissions from Hall user groups were received by Council.

The following is a summary of the findings and outcome of the first round stakeholder engagement. See the Mahoney’s Reserve Stakeholder Engagement Report for a full report on all stakeholder engagement.

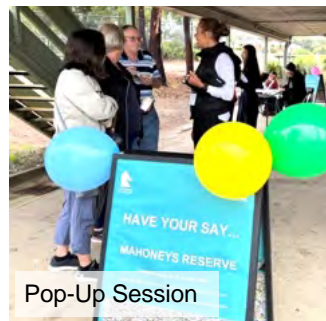
#### 5.1.1 Community Engagement

The key findings from the **community survey** include:

1. There is high frequency of use of Mahoney’s Reserve, with 75% of respondents visiting the reserve daily or a few times a week.
2. Most respondents either drive to the reserve (63.5%) or walk (30.9%).
3. A large proportion of respondents (35%) use Mahoney’s Reserve to exercise (play sport, jog and walk), followed by exercising dogs (20%).

4. Most respondents typically stay 'an hour or two', and the peak periods of use by visitors are weekday evenings (after 5pm) and weekend daytime (9am-5pm).
5. A significant majority of respondents (98%) expressed feeling 'safe' or 'somewhat safe' in the reserve.
6. The top five improvements cited by respondents that would encourage them to use the reserve more frequently include:
  - A dedicated fenced dog park
  - Public toilets
  - Additional lighting to improve safety
  - Additional seating
  - Increased tree canopy

To supplement the community survey, **3 community pop-up sessions** were held in Mahoney's Reserve. The aim of the sessions was to provide information on the master plan process, discuss opportunities to improve the reserve, and to encourage residents to complete the online community survey.



Ten email submissions were received advocating for either the retention of the Northern Hall Pavilion for table tennis, badminton and carpet bowls, or that a similar hall needs to be included in any planned replacement pavilion at Mahoney's Reserve.

Three petitions signed by a total of 326 signatories were submitted to Council at the Council Meeting held 12 February 2024. The 3 petitions requested that Council stop any current plans to demolish the Northern Pavilion at Mahoney's Reserve due to the disruption it will cause to its regular users.

### 5.1.2 User Group Engagement

In-person meetings were conducted with the Mahoney's Reserve user groups:

- Separate meetings were held with the Nunawading Cricket Club, the Nunawading City Football Club and 1<sup>st</sup> Tally Ho Scout Group.
- A combined meeting was held for all Northern Hall Pavilion user groups.

The key findings from the user group meetings include:

1. The Northern Hall Pavilion is used every day of the week from 9.00am – 10.00pm by almost 330 older adults playing table tennis, badminton, and carpet bowls.
2. In addition to the Northern Hall Pavilion users, an estimated 730 people are using the reserve annually as players with the Nunawading Cricket Club and the Nunawading City Football Club, and participants with the 1<sup>st</sup> Tally Ho Scouts.
3. There is high usage of the sports fields and Scout Hall most evenings during the winter and summer seasons, and by the sporting clubs both days of the weekend morning and afternoon.
4. The Northern Hall Pavilion users are generally satisfied with the facility, but indicated that the toilets and kitchen require an upgrade.
5. The two pavilions at the reserve are not meeting all needs of the Nunawading Cricket Club and the Nunawading City Football Club. Both pavilions have significant non-compliances and shortfalls when compared to relevant peak body preferred facility standards.
6. The 1<sup>st</sup> Tally Ho Scouts are satisfied with the Scout Hall.
7. Key issues identified by Nunawading Cricket Club include:
  - The cricket practice nets are not safe or adequate in number of lanes to meet demand.

- Dog walkers not leaving the ovals prior to cricket use, not picking up after their dogs, and allowing dogs to dig holes. The Bob Saker Oval is the oval most impacted by holes.
  - Shade for scorers, toilets, and equipment storage are required between the South Mid Oval and South West Oval.
  - Car parking is required in Ashcroft Grove to service the South West Oval.
  - Parking is an issue when soccer and cricket are being played concurrently, and there are no paths through or beside the car parks.
8. Key issues identified by Nunawading City Football Club include:
- Any new pavilion must meet the minimum standards for an NPL club, including provision for covered spectator seating either side of the centre point of the Main Soccer Pitch.
  - The South West Oval is not viable for soccer use during the winter season due to no floodlights/ poor surface/ no toilets/ limited parking.
  - Dogs are an issue on all sports fields, particularly from holes dug which are dangerous for players and referees. A passenger drop-off zone would be useful and could mitigate traffic congestion.

## 5.2 Second Round Stakeholder Engagement

The following table summarises the second round engagement.

Date	Engagement
15 July 2024	Ward Councillor meeting to discuss potential key directions for Mahoney's Reserve
13 November 2024	Project Working Group (PWG) Meeting to review preliminary reserve plans
25 November 2024	Project Control Group (PCG) Meeting to review preliminary reserve plans
20 December 2024	PCG Meeting to review preliminary reserve concept plans

Date	Engagement
6 March 2025	Meeting with 1 <sup>st</sup> Tally Ho Scouts and Scouts Victoria to discuss potential use of scout halls for table tennis and badminton
14 March 2025	Meeting with Northern Hall Pavilion user groups to explain that a Hall will not be incorporated into the proposed new Northern Pavilion
17 Apr - 15 May 2025	Council coordinated a survey of all Hall user groups to inform them of relocation options
8 May 2025	Council meeting with the Nunawading City Football Club to provide master plan update
30 May 2025	Informal discussions with Hall user groups
4 July 2025	Council meeting with Hall user groups to present the survey results
7 July 2025	Council meeting with the Nunawading Cricket Club to provide master plan update
July-September 2025	Council coordinated various meetings/ workshop/ telephone interviews with Hall user groups and sports clubs to capture operational and spatial requirements
25 September 2025	Meeting with Nunawading Cricket Club and the Nunawading City Football Club to review a concept plan for the proposed new Community Sports Pavilion
8 December 2025	Council endorsement to proceed to public exhibition of the draft master plan

All meeting outcomes with the PWG and PCG assisted with the development of the current draft Mahoney's Reserve Master Plan and the Northern Pavilion concept floor plan.

Council officers coordinated all liaison with Hall user groups; it was designed for Council to gain a comprehensive understanding of the future facility needs of Hall user groups to help inform Council's investigation of relocation options and scenarios for each group.

## 6. ISSUES AND OPPORTUNITIES

The project consultant team completed an analysis of issues and opportunities for Mahoney's Reserve following the review of park assets and open space areas throughout the reserve, the review of background reports and other planning inputs, and the information and insights collected during the community engagement and user group meetings.

Issues and opportunities are noted below and were grouped into the following themes:

### Access and Movement

- Existing pedestrian paths lack connectivity
- There is no pedestrian path through the main central car park
- There is a point of conflict between pedestrians and cricketers at the cricket practice nets
- The proposed new Community Sports Pavilion will result in a loss of on-site car parking
- The gravel car park at the Scout Hall has drainage issues and the lack of line marking results in inefficient use

### Sporting Facilities

- The surface of Bob Saker Oval is significantly degraded from its use for off-lead dog exercise, and is negatively impacting its use for organised cricket and soccer activities
- The surface of the South West Oval is poor and the width of the cricket pitch is less than the preferred width preferred described in Cricket Australia facility standards
- Install compliant sports field lighting on Bob Saker Oval, the South Mid Oval and the South West Oval to increase their capacity for soccer training
- The existing pavilions are non-compliant and do not meet current standards for cricket and soccer club use, and the Northern Hall Pavilion does not meet all needs of the badminton and table tennis groups

- Investigate a more appropriate location for the cricket practice nets
- Investigate opportunities for the soccer facilities to better meet the needs for an NPL club

### Recreation Facilities

- The existing Local level playspace is due for renewal, and there are only limited opportunities for informal active recreation throughout the reserve
- There is an opportunity to consider a new location for the playspace and to incorporate an expansion of social recreation offerings at the reserve
- Dog walking is extremely popular at the reserve, however, is causing damage to sports fields; an opportunity is to investigate options for a fenced dog park at the reserve or at another location within the neighbourhood

### Open Space/ Environment

- The area around the Northern Hall Pavilion is subject to flooding and is within a storm-water overland flow path
- Existing trees provide a strong landscape setting and character to the reserve; an issue is that significant trees may restrict/influence development options
- Supplement existing tree planting to further enhance the landscape amenity of the reserve and to strengthen boundary plantings
- Increase community awareness of the bushland area along the southern boundary
- The northeast corner is remote and has limited use and passive surveillance; an opportunity is to activate this space and/or diversify its horticultural values with grassland plantings and additional tree planting

The following three items emerged as key issues from the analysis.

- Future use of Bob Saker Oval
- Redevelopment of the Northern Hall Pavilion
- Reserve car parking

A discussion follows for each of the above three items. The rationale that underpins subsequent proposed directions relating to each item has been informed by input and feedback from Council officers, and where required, by reserve user groups and relevant state sporting associations.

For all other proposed directions and improvement projects in the draft master plan, a rationale for each has been included in Section 7 Master Plan Directions.



Off-lead dog exercise on Bob Saker Oval

## 6.1 Future Use of Bob Saker Oval

The condition of the surface of Bob Saker Oval is significantly impacted by holes dug by dogs exercising off-lead on the oval. Nunawading Cricket Club volunteers are required to walk around the oval prior to all matches on Friday evenings, Saturdays and Sundays to check the surface for safety, and where necessary to fill holes with sand. The Nunawading City Football Club ceased using Bob Saker Oval four years ago as its main competition pitch for its community soccer program due to injury concerns to players and officials from the holes.

Bob Saker Oval is the cricket club's main oval, and the oval should be reinstated as the soccer club's preferred second pitch, given that the new Community Sports Pavilion will be located between Bob Saker Oval and the Main Soccer Pitch. In order for Bob Saker Oval to be a safe, high quality sports field, the use of the oval as a dog-off lead exercise area needs to cease.

The master plan study is recommending that all dog exercise (on-lead and off-lead) be transitioned from Bob Saker Oval.

This will require an amendment to the current status of Mahoney's Reserve as an area approved by Council where dogs can be exercised off-lead (already excludes the Main Soccer Pitch).

The community survey carried out prior to the master plan study commencing had off-lead dog exercise as the 3<sup>rd</sup> most popular use of Mahoney's Reserve, and 'installing a fenced dog park in Mahoney's Reserve' was the top improvement project nominated. For these reasons, it is important that the master plan study identifies a potential alternate location for a fenced dog off-lead exercise area at the reserve. The proposed option can be further 'tested' during the development of the Fenced Dog Park Technical Report which is currently in-progress.

The South West Oval currently has the least sporting use by the tenant clubs, mainly due to its distance from the pavilions and lack

of onsite facilities, its poor surface quality, and the lack of floodlights. On this basis, the oval was considered as a potential option for an exclusive use fenced dog off-lead area. However, the oval is still required by the cricket club as an overflow match day oval and by the soccer club as a junior teams' match day venue and a pre-season training venue for its community soccer program.

From a sports planning perspective, the South West Oval is an important asset for Council and local sporting clubs in its current form; the population of the reserve's catchment is projected to increase by an estimate 7,500 people by 2036 (refer Section 3.2), and there will be a corresponding increase in demand for sporting fields during that period.



Notwithstanding the challenges already described for fenced sports fields doubling as dog off-lead exercise areas, other constraints exist for the potential conversion of the South West Oval to an exclusive fenced dog off-lead exercise area.

1. The South West Oval is the lowest area within Mahoney's Reserve and is more susceptible to flooding than other areas within the reserve (refer Section 4.1). Sites that are prone to flooding, or experience prolonged wet surfaces, are not good options for fenced dog parks as there will likely be restricted access to the dog park at certain times, and if a natural turf surface is retained, it will deteriorate quickly during the wetter months.
2. There is currently very limited car parking in Ashcroft Grove, the street directly to the west of the South West Oval. Therefore, dog walkers that rely on vehicle transport will have very little convenient car parking adjacent to the site, and this may lead to conflicts between Ashcroft Street residents and dog walkers who may ultimately choose to park illegally.

The two rectangular shaped open spaces along Mahoneys Road are too small as individual sites to be transformed into a fenced dog park. The minimum recommended area for a fenced dog park is 3,000m<sup>2</sup><sup>3</sup> due to the space needed to run most dogs irrespective of breed or size, and the ability of the surface to withstand such use before becoming degraded. The usable space within each rectangle open space area is less than 3,000m<sup>2</sup>.

Similar to Bob Saker Oval, the primary purpose of the South Mid Oval is as a sports field, with an acceptable secondary use being an area where dogs off-lead can be exercised during times when the oval is not being used for organised sporting activities. If this oval was fenced for the purpose of providing an enclosed off-lead dog exercise area, there is a risk that the same issues of surface degradation may occur from dogs digging holes as is the case currently with Bob Saker Oval. Notwithstanding this risk, the master plan is supporting the South Mid Oval being partially fenced to become a shared sporting and dog off-lead exercise area. This decision is based on the following.

---

<sup>3</sup> Source: Fenced Dog Parks Siting, Design and Management Guidelines, City of Greater Geelong, 2019 and Wyndham Dog-Off Leash Plan, City of Wyndham, 2022

1. The need to identify an alternative to Bob Saker Oval for a fenced dog off-lead exercise area at Mahoney's Reserve.
2. The Fenced Dog Park Technical Report is not yet at a point in its development to identify any alternate areas outside of Mahoney's Reserve to accommodate a fenced dog off-lead exercise area.
3. The South Mid Oval is used for lower level cricket and soccer compared to Bob Saker Oval and the Main Soccer Pitch, therefore there is a corresponding lessening of the impact of a poorer quality sports surface, if in fact that will result.
4. The availability of more convenient car parking compared to the South West Oval from the main reserve car park and the reserve car park off Lee Ann Street.
5. The proposal to install a new public toilet just west of South Mid Oval.

It is suggested that Council implement a comprehensive education campaign for dog walkers about the shared-use of the space for sport, and the need to monitor their dogs at all times when using South Mid Oval to prevent dog poo being uncollected and holes being dug.

## 6.2 Redevelopment of the Northern Hall Pavilion

The Northern Pavilion has significant building condition and accessibility non-compliances due to its age, and is no longer fit for purpose for cricket and soccer. Whilst the adjoining Hall generally meets the core requirements of the user groups, the toilets are in poor condition, there is insufficient equipment storage for all groups, and the current configuration of the Hall for table tennis provides no gathering point inside the Hall for players arriving and leaving when matches are in progress.

The proposed new Community Sports Pavilion provides an opportunity to consolidate all soccer functions and uses into the one pavilion to enable the Southern Pavilion to be removed.



Northern Pavilion

The planning for the new Community Sports Pavilion has been a collaborative effort by both the consultant team and Council's Senior Project Officer Recreation and Open Space Development. Whilst the new Community Sports Pavilion needed to consider Cricket Victoria's and Football Victoria's preferred standards for pavilions that accommodate community cricket and both community and NPL soccer, the decision as to whether the new Community Sports Pavilion could also include the Hall user groups was more complex and has required significant investigation and scenario analysis.

Currently, the Hall accommodates 13 different table tennis, badminton and indoor bowls groups under the coordination of the Mahoney's Reserve Pavilion Association. There is a combined estimate of 327 people from the 13 user groups who are using the Hall at almost full capacity. The Hall users are a culturally diverse group and are mainly older adults, and for many of them their participation is an important means for them to remain socially connected; a majority of the user groups are social/ recreation groups, not clubs participating in organised table tennis and badminton competitions.

Concurrent with the Mahoney's Reserve master plan study is the development of a new Whitehorse Indoor Sports Plan. Whilst the Indoor Sports Plan is still in development, interim directions support consolidated indoor sports facility developments and no single court facilities, such as the existing Northern Hall Pavilion. In addition, the plan is supporting:

- Possible provision of 2 indoor sports courts at Aqualink Box Hill that could also accommodate badminton and table tennis use.
- Increasing badminton and table tennis access to Sportlink.
- Development of a dedicated table tennis facility in Whitehorse (this direction is currently being further explored in a Whitehorse Table Tennis Facility Feasibility Study which is in progress).

Notwithstanding the interim findings and directions of the Whitehorse Indoor Sports Plan, planning for the new Community Sports Pavilion explored the following three options:

1. New centralised pavilion for cricket and soccer uses plus a Hall.
2. New centralised pavilion for cricket and soccer uses and the retention of the current Hall as a separate building, with necessary upgrades to meet compliance.
3. New centralised pavilion for cricket and soccer uses and the relocation of the Hall user groups into other existing or new Council indoor leisure centres, such as Aqualink Box Hill or Sportlink.

Council's Senior Project Officer Recreation and Open Space Development led the investigation of these options, and one of the key constraints of options 1 & 2 is cost; with an additional \$2.5M and \$1.5M respectively required to be added to the estimated capital cost of a new pavilion primarily accommodating cricket and soccer uses (\$14.6M). Other factors include the increased building footprint (as one or two separate buildings) and the resultant impact on open space and/or car parking, single-court indoor sports facilities are not strategically supported due to inefficiencies of operation, and increased recurrent building maintenance costs.

With the PWG and PCG supporting the new Community Sports Pavilion to primarily accommodate the needs of the Nunawading Cricket Club and the Nunawading City Football Club, some additional planning for the pavilion explored the potential for recreational table tennis activities to be accommodated in the pavilion. A concept floor plan was prepared with 8 change rooms (necessary to accommodate cricket and soccer training and matches that can occur concurrently across 4 fields of play) but with 4 of the change rooms shown as spaces flexible for use as 4 table tennis courts also, with adjoining stores and a kitchenette.

Whilst conceptually the flexible use of the change rooms seemed possible, operationally it was deemed not feasible. This is due to the restricted times that the change rooms would be available for use by the table tennis groups on weekday evenings and weekends outside of cricket and soccer training and match uses, and schools' use of Mahoney's Reserve during week days. The irregular and changing uses of the change rooms by the clubs and schools meant it would not be possible to guarantee the table tennis groups dedicated and regular timeslots for their use during the week. Another issue raised was the operational practicality of change rooms being able to be kept clean to the necessary standard for table tennis use immediately following cricket and soccer training and match day uses. This option for a flexible use pavilion was therefore not pursued.

A concept plan has been prepared for a new Community Sports Pavilion to primarily meet community cricket and community and NPL soccer uses. It is required to be a two storey building given the space constraints between Bob Saker Oval and the Main Soccer Pitch (its preferred location to equally service the main sports fields of both clubs), and a desire to minimise the loss of car parking and open space generally. The total estimated area of the pavilion is 1,354m<sup>2</sup>, with the ground floor (and pavilion footprint) being an estimated 731m<sup>2</sup>.

The main spaces within the pavilion include:

#### Ground Floor

- 4 main change rooms of size 35m<sup>2</sup> each, plus amenities (meets NPL and senior cricket guidelines)
- 4 secondary change rooms of size 25m<sup>2</sup> each, plus amenities (meets community soccer and junior cricket guidelines)
- 2 gender neutral referees/ umpires change rooms
- 1 large cricket store facing Bob Saker Oval
- 2 large soccer stores, one facing the Main Soccer Pitch and a second facing Bob Saker Oval, which will become the club's main community soccer teams' pitch in winter
- First aid room
- Canteen
- Pavilion entry foyer
- Public toilets (incl Unisex Accessible WC)

#### 1<sup>st</sup> Floor

- Community social room
- Seated and undercover spectator viewing for 200 people towards the Main Soccer Pitch
- Undercover spectator viewing towards Bob Saker Oval
- Internal male and female toilets (incl Unisex Accessible WC)
- Kitchen & Bar
- 2 offices, with one also doubling as a media/ broadcast room for NPL matches

It is a preferred standard for NPL venues that the pavilion be located at centre pitch to enable the player's and referee's race to access the pitch at the midline and the spectator viewing (upstairs and ground level) to be central to the pitch. The master plan locates the pavilion towards the centre of the pitch to enable the players/ referees race and the upstairs spectator seating to be mid pitch. This has an impact on car parking (see Section 6.3).

The pavilion will need to be elevated approximately 300mm to overcome the 1:100 flood level (specific level to be confirmed during design development).

The ground level spectating area in front of the pavilion will require the 2.4m pitch enclosure fence in this location to be removed. As a result, the pavilion needs to become part of the Main Soccer Pitch enclosure fence in order to meet an NPL requirement that the pitch and immediate surrounds be secure during matches.

This requirement will remove the current east-west pedestrian access outside the Main Soccer Pitch when the new Community Sports Pavilion is constructed. To offset this, and to ensure uninterrupted east-west pedestrian flow at all times (including when the Main Soccer Pitch is hosting an NPL match), a new wide path with seating areas and landscaping will be constructed on the north side of the pavilion facing Bob Saker Oval.

The master plan aims to support this precinct being developed as a community gathering space that will also function as a spectator viewing area to the oval. With the current Northern Pavilion and Hall being retained, a new way finding connection will be created to the proposed new community gathering space with BBQs and picnic facilities on the site of the existing cricket practice nets.

It is the intent of the master plan that this new community gathering space and the new Community Sports Pavilion will combine to be 'reserve attractors' that will stimulate an increase in the activation of Mahoney's Reserve. The new pavilion will include a community social room and will be available for hire, and with its close location to the new family/ social recreation space, is expected to become a popular venue.

### **6.3 Reserve Car Parking**

A key consideration during the development of the master plan was the replacement of the in-reserve car parking that will be lost as a result of the new Community Sports Pavilion having to be sited on a section of the central car park (see following image).



The loss is estimated to be 40 car parks. The decision to use a section of the central car park to site the new pavilion is based on:

- the need for the pavilion's internal finished floor level to be higher than the 1:100 year flood level in the reserve; such level is estimated to be 300mm above the level of the existing central car park surface,
- the high retention value of many of the trees around the current pavilion prevents this space being used for the larger footprint for the new pavilion as would require the removal of several trees, and
- the preference to centralise the pavilion between the two main sports fields, the Main Soccer Pitch and Bob Saker Oval.

The current total in-reserve car parking (146) is adequate to meet the needs of reserve user groups and other visitors, such as dog walkers. The estimated 44 car parks that will be lost to the new Community Sports Pavilion should ideally be replaced elsewhere within the reserve to minimise the number of relocated car parking spaces having to be accommodated in surrounding streets.

An independent Traffic Impact Assessment Study was undertaken in February and March 2024 and concluded that there is sufficient capacity within the adjoining streets of Mahoneys Road, Vicki Street and Lee Ann Street to absorb any relocated car parking demand required during Saturday game day peak parking periods (estimated

to be 31 vehicles). This conclusion may require further testing, as the car parking capacity assessment was conducted on Saturday 10 February and Saturday 9 March 2024. Whilst the selected days were intended to capture peak match day usage by soccer and cricket club teams, the soccer matches were only the club's early season NPL team matches and not matches involving the club's larger community soccer program whose season commences in April. Notwithstanding this, the Traffic Study data is useful as no cricket matches are scheduled after March, therefore additional car parking demand generated by the increased number of soccer teams playing at the reserve from April onwards should be able to be largely accommodated.

In order to minimise the additional car parking that may be required on-street, and to also future-proof the reserve for the growth of the Nunawading City Football Club, the master plan process investigated three options to increase in-reserve car parking.

1. Utilising the current site of the Northern Hall Pavilion.  
This site was ultimately assessed as not feasible due to the 8 trees in the vicinity all assessed as 'high value'<sup>4</sup>. In addition, up to 3 existing car parks off Lee Ann Street would be lost to enable a car park access road to be constructed from this access. It was proposed that the site accommodate a new 'Neighbourhood' level playspace and accompanying seating, picnic tables and BBQ, however, due to the retention of the current Northern Pavilion and Hall the provision of play will be retained and improved at the existing playspace off Vicki Street.
2. Expand the Lee Ann Street car park.  
Two options were considered to expand this car park: duplicating the car parking on the western side of the access road as it extends north; and extending the access road and eastern side car parking northwards. Both options will require the removal of a several trees of 'Moderate' to 'High' value and will generate a maximum of 15 car parks. This return is

---

<sup>4</sup> Source: Preliminary Arboricultural Assessment, Greenwood Consulting, 2022

considered low given the impact on the horticultural value in this location of the reserve and the high capital cost of construction due partly to the steep grade change towards Vicki Street.

3. Construct a new car park in the open space area on the northern side of the reserve entry off Mahoneys Road  
This area is open space that is unallocated, however still provides landscape and amenity value and recreational value in its current form. Car park modelling suggests that up to 40 car spaces are possible and would require the removal of 2 trees. (These trees were outside the study scope of the 2022 arboricultural assessment, so their specific value is not known). This site is flat, and is within the cluster of existing reserve car parking that is accessed using the main internal road from the reserve entrance off Mahoneys Road.

Car park option 3 is supported in the master plan due to the high car parking yield possible, its flat topography, its current low use, its expected low impact on local residential amenity, and the low number of trees that will be required to be removed (an indicative offset from the planting of 10 new trees around the car park is proposed).

Given the reduction in the number of car parks and length of road in the central car park area, the master plan is supporting the provision of a new and dedicated passenger drop off zone to create efficiencies and to improve pedestrian safety (mainly junior cricket and soccer players). The proposed location is along the main internal road east of Bob Saker Oval, and will connect with a proposed new pedestrian path with a direct link to the new Community Sports Pavilion. It is planned to accommodate short stay parking for 4 vehicles, and will require the removal of up to 10 trees. All trees are *Melaleuca stypheliodes* and were assessed as 'Low' value trees in the 2022 arboricultural assessment.



Open space area on the northern side of the reserve entry

## 7. MASTER PLAN DIRECTIONS

### 7.1 Plan Development

This section describes the key directions of the draft Mahoney's Reserve Masterplan, which have been grouped into four themes.

- Access and Movement
- Sporting Facilities
- Recreation Facilities
- Open Space/ Environment

Each numbered item below corresponds with the number on the masterplan and should be read in conjunction with the masterplan attached in Appendix 2. A description and rationale have been prepared for each masterplan direction listed below.

### 7.2 Access and Movement



#### 1. New pedestrian path connecting with Vicki Street

The current gravel pedestrian path from Vicki Street into the reserve is not well defined. The master plan is supporting the installation of a more formal gravel path to connect to a new path around the northern perimeter of Bob Saker Oval. This will improve the pedestrian connection from Vicki Street to the oval, and to the proposed new cricket practice nets (No. 12) and to the proposed new path around the eastern section of the reserve (No. 29).



#### 2. Open Kira Court to through traffic

To assist traffic flow into and out of the reserve the master plan is supporting the re-opening of Kira Court to through traffic; the history of its closure is not known to Council.

The proposed passenger drop-off/ pick-up zone (No. 3) east of Bob Saker Oval and just south of Kira Court will function more efficiently with cars being able to exit the reserve through Kira Court.

#### 3. Install 4 designated car parks for passenger drop-off and pick-up

The passenger drop-off and pick-up zone will create traffic management efficiencies for vehicles entering the reserve with the specific purpose to only drop-off and collect passengers; vehicles will utilise the loop road between the main reserve entry off Mahoneys Road and exit through Kira Court (No. 3). The zone will improve pedestrian safety for junior cricket and soccer players with its link directly to the proposed new Community Sports Pavilion (No. 15).

#### 4. Renew the main car park, including lighting and new pedestrian path

With the proposed new Community Sports Pavilion (No. 15) reducing the capacity of the central car park from 75 to an estimated 31 spaces, it will be important that the car park is upgraded to cater for the expected increase in the number of pedestrians walking within the car park zone. The suggested upgrades include a new sealed walking path on the north side of the car park, additional lighting, and the resealing of the car park surface, if required following the building works.

#### 5. New car park (est. 40 spaces) to offset the loss of spaces from main car park

The proposed new Community Sports Pavilion (No. 15) will result in the loss of an estimated 40 car parks from the central car park. To offset this loss a new car park is proposed in the grass area to the north of the main reserve entrance; apply WSUD principles to harvest rainwater and investigate stormwater harvesting and permeable pavement opportunities within the new car park.

A new sealed pedestrian path from Mahoneys Road will direct pedestrians safely from the car park to the pavilion and sports fields, and to the proposed new community gathering spaces (No.s 21 & 22). Refer Section 6.3 for more information relating to this proposed car park.

#### 6. Seal the small existing car park

The car park adjacent to the 1<sup>st</sup> Tally Ho Scout Hall is currently unsealed and has drainage issues. By sealing the car park and installing kerb and channel the capacity of the car park will be increased, stormwater will be better controlled, and the access to the Scout Hall store will be improved.



## 7.3 Sporting Facilities



### 7. Upgrade the playing surface and install a compliant cricket pitch (min. 2.4m wide)

The surface of South West Oval is in poor condition and degrades quickly during winter. The oval is used for senior and junior cricket, and for junior soccer matches and for pre-season soccer training for all ages. Its use will increase as the cricket and soccer clubs continue to grow and it is important that the surface is upgraded to increase its usage capacity.

The current cricket pitch is non-compliant (too narrow) and should be replaced when the synthetic surface reaches end of life.



### 8. Install floodlighting (100 lux)

The installation of floodlighting will enable the oval to be used for soccer training throughout the winter season. This will have the benefit of soccer training being able to be spread equally across all ovals as a strategy to maintain the surfaces to a high standard for soccer use and for recreational use by the community.

### 9. New combined unisex toilet, store and shelter to service sporting uses

Providing toilet, shelter and storage capabilities at grade with the South West Oval will significantly improve the playing and spectating experience at this oval for the cricket and soccer clubs. Currently, all sporting equipment is carried from the pavilions for training and matches, and public toilets are only available on the eastern side of the Community Sports Pavilion, almost 200m away.

The public toilet will be conveniently located for the sporting uses at South Mid Oval, and for dog walkers using the oval (No. 24).

### 10. Install floodlighting (100 lux)

The current floodlighting on the South Mid Oval is below the minimum recommended lux levels for soccer training and matches. The conversion to LED supports Council's objectives to reduce its carbon footprint and will be less costly to operate.

### 11. Remove the Cricket Practice Nets and realign the gravel path

The current location of the cricket practice nets is not safe for pedestrians using the gravel path to the south and there is further risk of injury to people using the northern area of South Mid Oval. The condition and use of the nets is severely impacted by the surrounding mature trees, which cause shadowing and leaf litter.

Removal of the cricket practice nets will allow the opportunity to establish a new community gathering space (No. 21) and will require a minor alignment of the gravel path.

### 12. New Multipurpose Court and Cricket Practice Nets (4 lanes)

The proposed location for the new cricket practice nets is less impacted by trees and will permit a fully enclosed facility to be constructed which will eliminate the risk of injury to other reserve users from errant cricket balls (see precedent image below). A 4 lane facility will better meet the training needs of the cricket club, allowing public access and use at all times other than when the cricket club is conducting training. This project will include the installation of a power bollard to operate the bowling machine.

The grade change in this area of the reserve will require significant excavation and terracing in order to site the cricket practice nets in their required north-south orientation and to achieve maximum clearance from adjacent trees. The required footprint for the nets plus the desire to install a path around the northern and western corners of the oval may require the fence around Bob Saker Oval to be slightly realigned at this point.



**13. Reconfigure Bob Saker Oval to accommodate a senior size soccer pitch and retain as the main cricket oval**

The Nunawading City Football Club currently uses Bob Saker Oval for its junior Mini Roos program due to the injury risk to players from the uneven surface caused by dogs digging holes.

Currently, the oval can accommodate a 98m x 60m soccer pitch, however the minimum width for a senior soccer pitch is 64m (source: Football Victoria Field Dimensions and Pitch Markings Guide, 2019). The master plan is supporting a minor reconfiguration of Bob Saker Oval to accommodate a soccer pitch of dimensions 100m x 64m and 3m run-offs which will result in a fit for purpose pitch for the club's community soccer program (currently using South Mid Oval). This switch is sensible as the proposed new Community Sports Pavilion (No. 15) between Bob Saker Oval and the Main Soccer Pitch will ensure convenient access to players' and officials' change rooms and equipment storage.

**14. Install floodlighting (100 lux)**

The current floodlighting on Bob Saker Oval is below the minimum recommended lux levels for soccer training and matches. The conversion to LED supports Council's objectives to reduce its carbon footprint and will be less costly to operate.

**15a New Community Sports Pavilion with compliant cricket and soccer facilities, including public toilets**

The current Community Sports Pavilion has many non-compliances and no longer meets the needs of the cricket club and the soccer club. The soccer club currently uses the Southern Pavilion as their main pavilion which also has significant non-compliances and is not fit-for-purpose for soccer. The proposed new Community Sports Pavilion will become the main pavilion for both the cricket and soccer clubs and will provide fit for purpose facilities for players, officials and spectators that meet the minimum facility standards for community cricket and community/ NPL soccer. Refer Section 6.2 for more information relating to the new pavilion.

On the master plan, the grey shade over the pavilion shows an indicative floor area for a second storey, which will include a community social room and associated facilities, and outdoor tiered spectator seating oriented to the Main Soccer Pitch. The second storey overhang in front of the pavilion and to the east will provide an expansive undercover area.

**15b Retain the existing Northern Hall Pavilion to enable hall user groups continued use.**

The Hall currently accommodates 13 table tennis, badminton and carpet bowls groups and supports regular community-based indoor recreation. The retention of the Hall enables the continuation at this site.

**11. Extend the height of the fence to 5m for a length of 25m behind the Main Soccer Pitch goals**

This is required to contain soccer balls to the pitch enclosure after being kicked at goal. They will also reduce the risk of injury to spectators viewing training and matches from behind the goals (see precedent image below).



**12. Remove the Southern Pavilion**

The current function and use of the Southern Pavilion will be incorporated within the proposed new Community Sports Pavilion.

**13. Renew the terracing and associated spectator seating, and install a shelter over**

The current terracing and spectator seating at the Main Soccer Pitch will continue to be an important spectator area during NPL soccer matches. The condition of the terracing is average and requires renewal. Installing a shelter over the terraced seating will enhance the spectator experience and comfort (see precedent image below).



#### 14. New soccer goal storage compound

The soccer club currently stores their portable goals for training and junior matches along the northern fence of the Main Soccer Pitch, but detracts from the visual presentation of the high-use area between the Main Soccer Pitch and Bob Saker Oval. It will no longer be feasible as a goal storage area, as it will be required for spectators with the proposed new Community Sports Pavilion development.

The master plan is supporting the installation of new secure storage compound between the Main Soccer Pitch and the South Mid Oval. This location adjacent to the South Mid Oval will provide more convenient access to the goals as the South Mid Oval in the future will accommodate junior soccer training and matches, and the club's junior Mini Roos program. The compound will likely be a fenced area using black PVC chain-mesh at 2.0 metres high, with double gates to the east and west sides.



### 7.4 Recreation Facilities

#### 20 Upgrade the Scout Hall: replace the floor, install heating/cooling, upgrade the Southern Hall entrance to a compliant accessible access, and waterproof the main store under the Scout Hall

The Scout Hall is an important and much-used facility at the reserve. Whilst the hall generally meets the needs of the 1<sup>st</sup> Tally Ho Scout Group, the above infrastructure upgrades will enhance the scouting experience for the participants and leaders, particularly to make the rear door accessible which will enable people with mobility constraints to enter the Scout Hall safely.

#### 21 Return the cricket practice net area to open space and install a community gathering space with shelters, picnic tables and BBQ

This project will enhance the reserve as a welcoming and attractive destination for all members of the community. The shelters, picnic tables and BBQ will create a new community gathering space at the reserve (see precedent image right).

The relocation of the cricket practice nets (No. 12) will create this new open space adjacent to the current Northern Hall Pavilion and which is set amongst established trees and well serviced by pedestrian paths and car parking.



#### 22 Spectator viewing area and community gathering space

This area will be an important outcome from the planning and design of the proposed new Community Sports Pavilion (No. 15). Not only will the space be a popular area for viewing cricket and soccer matches, but will become the main east-west pedestrian thoroughfare through the reserve. The need for a secure connection between the new pavilion and the Main Soccer Pitch will result in the public not being able to access the path along the Main Soccer Pitch at any time (refer Section 6.2 for additional background information).

It is proposed that the area between the current and new pavilions and Bob Saker Oval comprise a combination of wide paths (fully accessible), concrete terracing for seating, attractive landscaping, and ramp access from the change rooms to the oval. It should be designed to complement the new spectator viewing area and community gathering space and ensure there is a strong physical and visual connection between the two areas.

#### 23 Reconfigure and update the existing playspace

With the relocation and construction of the multipurpose cricket practice nets (No. 12), this provides an opportunity to reconfigure and upgrade the existing playspace. With the location of the playspace not central to the reserve additional path connections are proposed to help bring visitors from the central car park around to the playspace and to connect the playspace to the new amenities that will be provided within the new pavilion.

The playspace will be updated to a 'Local' level. The proximity of the playspace to Vicki Street requires a physical barrier/ fencing to be installed.

- 24 Cease all dog off lead use on Bob Saker Oval and transition to South Mid Oval 1.2m high partial fencing with open entry points to support shared use as a sports field and dog off-lead area. safety during cricket and soccer use, and to facilitate its flexible use as a dog off-lead area. Relocate or provide shelter, seating and dog facilities as required.

The master plan recommends that all dog exercise cease on Bob Saker Oval. The condition of the oval surface is significantly impacted by holes being dug by dogs exercising off-lead. This is impacting the use of the oval by the cricket and soccer clubs, and is not a sustainable outcome for both clubs as they continue to expand both in size and their program offerings to members.

In the absence of an alternate fenced dog off-lead exercise venue in the surrounding neighborhood, the master plan is supporting the use of South Mid Oval for this purpose. It is noted that Council is currently preparing a Fenced Dog Park Technical Report and this work may identify an alternative fenced dog off-lead site.

For the South Mid Oval to become a secure dog off-lead exercise area, it is necessary to secure the northern, western and southern sides of the oval area with an 1200m high chain mesh fence, which will also help contain cricket balls to the oval. The master plan supports two gates along the north side, one gate along the west side to allow direct access to the proposed Unisex toilet (No. 9), and one gate on the south side at the corner of the Main Soccer Pitch.

All current conditions of the shared use of a sports field by dog walkers will apply to South Mid Oval, including organised sporting activities having priority use. Refer Section 6.1 for more information relating to this proposal. When South Mid Oval is being used for organised sporting activities, South West Oval will become an option for dog off-lead exercise with the proposal to install a low height chain mesh fence along the Ashcroft Grove boundary (No. 26).

- 26 Replace the pine bollards with a 1200mm high chain-mesh fence; dog off leash exercise permitted when not being used for organised sporting activities.

The installation of a less permeable fence along the western boundary of the South West Oval will likely make this open space more appealing to dog walkers and can be an alternate venue for dog off-lead exercise when South Mid Oval is being used for organised sporting activities. The fence will also assist to contain cricket balls and soccer balls to the oval.

- 27 New 5m high chain-mesh fence to protect adjacent properties from balls

The residential properties along the southern boundary of South Mid Oval are often impacted by cricket balls hit over their fences during matches. The proposed new fence treatment is currently being used to effect along the southern boundary of the South West Oval (see image right).



- 28 Retain the bushland park and enhance the natural and environmental values

The bushland park is a distinctive and attractive feature of Mahoney's Reserve. It comprises a mix of remnant canopy trees as well as indigenous ground level plantings. The reserve complements and extends the dominant landscape character of the reserve, being established informal native trees framing formal open sports fields. The master plan is supporting Council's continued maintenance of this site as a natural area suitable for passive use and contemplation.



## 7.5 Open Space/ Environment



- 25 Renew the existing ephemeral wetland

This functional water detention and treatment wetland requires renewal through management of planting and levels to better achieve its intended water quality outcomes.



29 Retain as informal open space, install gravel path connection and strengthen tree planting

Like the bushland park described above, the northeast corner of Mahoney's Reserve, beyond Bob Saker Oval, provides a relatively natural landscape with established trees (see image below). The density of planting is not as high as the bushland park and could be strengthened with additional high-canopied tree planting to help screen adjoining properties. The addition of a gravel path will encourage increase use and activation of this space.



30 Realign the Main Soccer Pitch eastern perimeter fence

Currently, all the treed open space between the Main Soccer Pitch and the Scout Hall is within the soccer pitch enclosure. The quality of the open space and vegetation is very good.

The Nunawading City Football Club has advised that this area is not used by spectators and is therefore surplus to the club's needs. The proposed project to realign the fence will 'transfer' this land to the public domain to increase the quantity of unallocated open space in the reserve that will be accessible to the community.

31 New public open space area

Refer No. 30 above.

32 Increase the power supply into the reserve: new pole mounted sub-station installed at the reserve entrance, and a new power distribution board is to be installed on the reserve at a location to be determined

The current power supply into Mahoney's Reserve is insufficient to accommodate the oval sports lighting projects (No.s 8, 10 & 14) and the proposed new Community Sports Pavilion (No. 15). Council is currently collaborating with United Energy to upgrade the power supply.

The location for the pole mounted transformer at the main reserve entrance is recommended due to its low impact on surrounding residents and ease of access for service vehicles. A distribution box will also need to be located within the reserve at a location to be determined.

## 7.6 Other Recommendations

1. That all dog exercise (on-lead and off-lead) be prohibited from Bob Saker Oval (refer Section 6.1).
2. That Council initiate an education campaign for dog walkers about the shared-use of sports ovals for dog exercise, and the need to monitor their dogs at all times to prevent dog poo being uncollected and holes being dug.

## 8. MASTER PLAN COSTINGS

The Mahoney’s Reserve Master Plan recommends more than 30 improvement projects. The total estimated cost for full implementation of the master plan is \$17,825,000 (ex-GST).

Table 3 shows the total estimated capital cost and suggested prioritisation for each improvement project.

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

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

All projects have been grouped into the four themes used to describe the key master plan directions (refer Section 7), and all projects have been assigned one of three project prioritisation categories, which are colour-coded for quick reference.

High	Now – 7 years	Year 2025/26 – 2032/33
Medium	8 – 12 years	Year 2033/34 – 2037/38
Low	13+ years	Year 2038/39 onwards

### Notes about the Master Plan Costings

- **The directions contained in the master plan do not commit Council or other organisations to a responsibility for funding.**
- All capital cost estimates shown in the tables are based on works being undertaken by professional contractors.
- Cost estimates include a design and construction contingency (15% of the construction budget).
- Cost exclusions include:
  - Professional fees.
  - Permit and authority fees.
  - Goods and Services Tax (GST).
  - Adverse ground conditions, contamination, etc.
  - Security.
  - Major services infrastructure upgrades and diversions.
  - Cost escalation beyond October 2025.
  - Any costs/ loss of income, which may be incurred by user groups or Council 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 3 - Master Plan Cost and Prioritisation

The item number assigned to a project corresponds with the same number on the master plan drawing (see Appendix 2).

Item No. on Plan	Improvement Project	Priority	Opinion of Probable Cost
<b>Access and Movement</b>			
1	New pedestrian path connecting with Vicki Street (includes the oval perimeter path)	Medium	\$110,000
2	Open Kira Court to through traffic	High	\$5,000
3	Install 4 designated car parks for passenger drop-off and pick-up	Medium	\$35,000
4	Renew the main car park, including lighting and new pedestrian path (includes resealing, if required following the construction of the new Community Sports Pavilion)	Medium	\$245,000
5	New car park (est. 40 spaces) (includes lighting, WSUD principles to harvest rainwater, and new gravel path to the internal road x-ing)	High	\$500,000
6	Seal the small existing car park (Scout Hall)	Low	\$30,000
<b>Access and Movement Sub-Total</b>			<b>\$925,000</b>
<b>Sporting Facilities</b>			
7	Upgrade the playing surface and install a compliant cricket pitch (min. 2.4m wide) (includes new sub-surface drainage and irrigation, topsoil and grassing)	Low	\$535,000
8	Install floodlighting (100 lux) to South West Oval	Low	\$480,000
9	New unisex toilet, store and shelter to service sporting uses	Medium	\$400,000
10	Install floodlighting (100 lux) to South Mid Oval	Medium	\$465,000
11	Remove the cricket practice nets and realign the gravel path	High	\$55,000
12	New multipurpose court and cricket practice nets (4 lanes) (includes necessary terracing and power bollard)	High	\$490,000
13	Reconfigure Bob Saker Oval fencing to accommodate a senior size soccer pitch	High	\$55,000
14	Install floodlighting (100 lux) to Bob Saker Oval	High	\$360,000
15a	New Community Sports Pavilion and public toilets (includes building up the surface by 300mm, and concourse and ramps)	High	\$10,400,000
15b	Retain the existing Northern Hall Pavilion	High	\$0
16	Extend the height of the fence to 5m for a length of 25m behind the Main Soccer Pitch goals	Low	\$70,000
17	Remove the Southern Pavilion	Medium	\$200,000
18	Renew the terracing and associated spectator seating (includes screed and pave over the pavilion slab, and an open shelter over the seating)	Medium	\$1,150,000
19	New soccer goal storage compound	High	\$50,000
<b>Sporting Facilities Sub-Total</b>			<b>\$14,710,000</b>

Item No. on Plan	Improvement Project	Priority	Opinion of Probable Cost
<b>Recreation Facilities</b>			
20	Upgrade the Scout Hall (includes replacing the floor, installation of heating/ cooling, new accessible access in southern door, and waterproofing the main store under the Scout Hall)	Medium	\$365,000
21	Return the cricket practice area to open space and install a community gathering space (includes new seating, BBQ/ picnic tables and shelters)	Medium	\$160,000
22	Spectator viewing area and community gathering space (includes paving, terraced seating and landscaping)	High	\$445,000
23	Reconfigure and update the existing playspace	High	\$250,000
24	Enclose the South Mid Oval with a new 1200mm high chain mesh fence	High	\$170,000
<b>Recreation Facilities Sub-Total</b>			<b>\$1,390,000</b>
<b>Open Space/ Environment</b>			
25	Renew the existing ephemeral wetland	Low	\$250,000
26	Replace the pine bollards along Ashcroft Grove with a 1100mm high chain-mesh fence	Medium	\$40,000
27	New 5m high chain-mesh fence to protect adjacent properties from errant balls	High	\$135,000
28	Retain the bushland park and enhance the natural and environmental values (operational budget)		\$0
29	Retain as informal open space, install a gravel path, and strengthen tree planting	Medium	\$30,000
30	Realign the Main Soccer Pitch eastern perimeter fence	Low	\$35,000
31	New publicly accessible open space area		\$0
32	Increase the power supply into the reserve (includes new pole mounted sub-station and a new power distribution box)	High	\$275,000
-	New tree planting; various locations (includes supply and planting of 50 No., and initial maintenance)	ongoing	\$35,000
<b>Open Space/ Environment Sub-Total</b>			<b>\$800,000</b>
<b>TOTAL MASTER PLAN COSTS (ex GST)</b>			<b>\$17,825,000</b>

High	\$13,190,000
Medium	\$3,235,000
Low	\$1,400,000

## APPENDIX 1

### Policy Context - review of background reports

#### State Plans

- Active Victoria 2022-2026, Sport and Recreation Victoria.
- Fair Access Policy Roadmap, Victorian Government (2022).
- Value of Community Sport & Active Recreation Infrastructure, Sport and Recreation Victoria (2020).

#### Council Plans and Strategies

- Whitehorse Council Plan 2021-2025 Year Three.
- Whitehorse Health and Wellbeing Plan 2021-2025.
- Whitehorse Recreation Strategy 2015-2024.
- Whitehorse Indoor Sports Plan *Draft* (2025).
- Whitehorse Sports Field Activity Audit 2022.
- Whitehorse Open Space Strategy 2025.
- Whitehorse Pavilion Development Policy (2019).
- Whitehorse Cycling Strategy 2016.
- Whitehorse Urban Forest Strategy 2021-2031.
- Whitehorse Climate Response Strategy & Plan 2023-2026.

#### State Sporting Association Strategies

- Cricket Victoria Strategic Plan FY 24-27.
- Football Victoria State Football Facilities Strategy to 2026.
- Table Tennis Victoria Strategic Plan 2024.
- Table Tennis Victoria Facility Audit 2020.
- Badminton Victoria Strategic Plan 2021-2025.
- Scouts Victoria Strategic Plan 2021-2024.
- State Sporting Association facility standards and guidelines.

#### State Plans

##### **Active Victoria 2022-2026, Sport and Recreation Victoria**

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 project.

##### Objective 1: Connecting Communities

All Victorians have access to high-quality environments and appropriate participation opportunities.

###### Outcomes

1. More Victorians Participate equitably in sport and active recreation.
2. 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

3. The sport and active recreation workforce is highly skilled and leads a strong, sustainable workforce.
4. Sport and active recreation is a safe, inclusive, and resilient sector.

### **Fair Access Policy Roadmap, Victorian Government (2022)**

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 master planning 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.

### **Value of Community Sport & Active Recreation Infrastructure (2020)**

This report considers the economic, health and social benefits that community sport and active recreation infrastructure can add to individuals, communities and society. These benefits are generated from the construction and operation of these facilities and spaces, and the activities that take place within them.



The annual value supported by community sport and active recreation infrastructure in Victoria is at least \$7.04 billion.

#### Economic Benefits

The construction and operation of community sport and active recreation infrastructure makes a direct impact on Victoria's economy through a number of different channels. These facilities create employment and generate economic activity both through

spend on the facilities and at the facilities. The economic benefits supported by community sport and active recreation infrastructure in Victoria have been estimated at \$2.1 billion on an average annual basis.

#### Health Benefits

The health benefits of community sport and active recreation infrastructure are driven by the physical activity this infrastructure supports. The many health benefits of being physically active are well documented. The health benefits supported by community sport and active recreation infrastructure has been estimated at \$2.3 billion annually.

#### Social Benefits

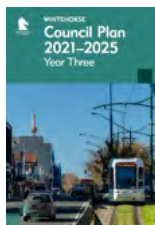
The social benefits of community sport and active recreation infrastructure can be driven by two factors: firstly, the social connections that this infrastructure creates through events, programs and activities; and secondly, the role that infrastructure plays in communities in which it is located. The social benefits supported by community sport and active recreation infrastructure have been estimated at \$2.6 billion on an average annual basis.

These findings make the case at a micro-level for Whitehorse City Council that community sport and active recreation infrastructure deliver outcomes that make people happier, healthier and more productive to improve social cohesion, and contribute directly and indirectly to a stronger local economy.

## **Council Planning Reports**

### **Whitehorse Council Plan 2021-2025 Year Three**

The Whitehorse 2040 Community Vision Statement was developed by the community and reflects the community's aspirations and priorities for the next 20 years.



The Vision statement is .....

*Whitehorse is a resilient community where everyone belongs.*

*We are active citizens who value our natural environment, history and diversity.*

*We embrace sustainability and innovation.*

*We are dynamic. We learn, grow and thrive.*

The Vision is underpinned by strategic directions for Council to focus on to achieve the Whitehorse 2040 Community Vision.

The directions most relevant to inform the Mahoney's Reserve Master Plan study are:

**Strategic Direction 4:** A built environment that encourages movement with high quality public places

**Strategic Actions:** Deliver a capital works program that strengthens the inclusiveness and accessibility of our local neighbourhoods, assets, facilities and services.

**Indicators:** Playspaces are less than 20 years old.  
Number of playgrounds with accessible play opportunities.  
Increased number of community groups using Council sports pavilions for community activities.

**Strategic Direction 5:** Sustainable climate and environmental care

**Strategic Actions:** Sustainably manage, enhance and increase trees and vegetation in Council's streetscapes,

parks and gardens, with species that enhance neighbourhood character, support biodiversity and are adaptable to a changing climate

**Strategic Direction 7:** A safe and healthy community

**Strategic Actions:** promote community participation in sporting and recreational opportunities, especially by underrepresented groups.

**Indicators:** Percentage of females participating in organised sport.

### **Whitehorse Health and Wellbeing Plan 2021-2025**

The plan outlines the role that Council will play in improving the health and wellbeing of people in Whitehorse. The plan directs the work over eleven domains towards achieving the Whitehorse Community Vision 2040. The domain and strategy that best informs the master plan study are:



**Neighbourhood Liveability**

**Strategies:** Seek opportunities to open up and diversify use of Council spaces and facilities for multiuse, eg. on-demand lighting, casual use sports infrastructure, such as basketball/netball rings, oval walking tracks, picnic seats, community gardens; unlock athletics tracks, open toilet facilities.

## Whitehorse Recreation Strategy 2015-2024

The strategy provides Council with a decision-making framework for recreation and sport for the period to 2024. The strategy developed 8 principles to guide the planning of recreation services and facilities:

1. Different needs
2. A range of opportunities
3. Addressing recreation and sport priorities
4. Integration and design of urban infrastructure
5. Universal design
6. Partnerships
7. Facilities
8. The natural environment



The strategy is underpinned by four Key Themes and related actions that respond to recreation objectives and identified needs of the community.

The Key Themes are:

- Theme 1: Active communities.
- Theme 2: Effective information and communication.
- Theme 3: Flexible community facilities.
- Theme 4: Deliverable partnerships.

Themes and Actions relevant to the master plan study are:

### Theme 1 Active Communities

Increasing levels of physical activity

- Action 1: Encourage an increase in walking through:
- consideration of infrastructure, as part of site specific park planning
  - planning well connected and accessible trails and paths

### Theme 3 Flexible Community Facilities

Park master plans

- Action 16: Ensure planning of Council's parks and reserves considers:
- pathways for casual/ local recreation and fitness activities for different age groups
  - ancillary infrastructure, such as seating, bike racks, toilets, etc. as per Council's Open Space Strategy
  - directional signage and distance markers
  - spaces and infrastructure that optimise opportunities for local physical activity

Access to sports pavilions

- Action 21 Enhance use of sports pavilions with a focus on:
- increasing the level of use by casual users
  - optimising shared use of facilities by sporting clubs and other community groups
  - design of facilities that optimise use by compatible activities and organisations

Potential upgrade of sports fields

- Action 22 Consider/ identify existing sports fields that could have potential upgrades to accommodate additional usage.

Access to sports fields

- Action 23 Enhance use of sports fields with a focus on:
- optimising use of grounds via field upgrades where appropriate
  - increasing lighting of sports fields and training areas where appropriate
  - design of sports fields that optimises use by compatible activities and organisations

Accessible facilities

- Action 33 Apply universal design principles when planning new recreation facilities, or upgrading existing facilities, in order to optimise use by all ages and abilities.

### **Draft Whitehorse Indoor Sports Plan (2025)**

The draft plan provides a road map to optimise the use and increase the capacity of existing indoor sports facilities across the City of Whitehorse; it also considers the development of new indoor sports facilities where required and appropriate.



The indoor sports demand analysis shows that there is currently a surplus of 4 badminton courts in Whitehorse, however, by 2046 this will have changed to a deficit of 24 courts. In relation to table tennis the demand analysis shows that there is currently a deficit of 6 table tennis courts in Whitehorse, and by 2046 this will have increased to a deficit of 10 courts.

#### Badminton Analysis

Due to the multiuse nature of indoor courts, the use of shared-use venues for badminton is restricted, as there is high competition for the use of courts by other indoor sports, such as basketball and netball, at the same time as they are required for badminton.

*Interim* strategic recommendation for Badminton -

To foster the growth of badminton in Whitehorse the strategic objective is to build on the network of district fit-for-purpose (competition) and local (social) level facilities that foster the growth of badminton that:

- Considers the need for additional badminton courts as part of the statutory planning processes for new badminton centre applications.
- Considers increasing badminton access to Aqualink Box Hill and Sportlink.
- Ensures the Active Communities and Leisure Team partner with clubs/associations/badminton providers and Badminton Victoria to proactively develop the participation opportunities for all ages, genders and abilities, and pathways for players from grass-root to elite competition.

### Table Tennis Analysis

The Mahoney's Reserve Northern Hall Pavilion (4 tables) is listed as one of the current key facilities for table tennis in Whitehorse.

*Interim* strategic recommendation for Table Tennis -

To foster the growth of table tennis participation in Whitehorse the strategic objective is to build on a network of fit-for-purpose table tennis facilities. This would include:

- Considering the outcomes of the Table Tennis Facility Feasibility Study.
- Considers the need for a consolidated table tennis facility as part of the statutory planning processes for new table tennis centre applications.
- Considering proposal for two additional indoor courts previously proposed at Aqualink Box Hill that could accommodate a regional table tennis centre.
- Ensuring the Active Communities and Leisure Team partner with clubs/associations and Table Tennis Victoria to proactively develop the participation opportunities for all ages, genders and abilities, and pathways for players from grass-root to elite competition.

### **Table Tennis Facility Feasibility Study - Situational Analysis Report (2025)**

The demand analysis modelling carried out during the study shows that there is currently a deficit of 6 table tennis courts in Whitehorse and by 2046 this will increase to a deficit of 10 courts.



The current provision of courts across several small halls is restricted and not ideal. The small number of courts in each location is impacting the ability for the sport to attract participants (particularly juniors) and to grow the competition structure.

The findings of the study support the development of a dedicated 18-20 court table tennis facility in Whitehorse which will require a total area of 2,000m<sup>2</sup> plus 80-120 car parking spaces.

## Whitehorse Sports Field Activity Audit 2022

The purpose of the audit was to assess the compliance of sports fields against relevant standards, and the suitability of venues to host different levels of community sport and casual recreation. The assessment of risk was also informed by previously acquired information by Council on known safety and risk issues, planned future capital works likely to reduce the level of risk, and non-sporting use, such as dog off leash areas.

Identified risks were allocated a priority action rating which included a priority action timeline. The priority action rating has four levels of risk: Extreme, High, Medium and Low.

The sports fields at Mahoney's Reserve were identified as having items of Medium and Low risks only. The priority action timeline for Medium and Low risk items are:

Medium	actioned and/or reviewed within 12 months
Low	monitored on ongoing basis – risk status reviewed every 3 years

The following table summarises the risks associated with the sports fields.

Risk Area	Issue	Priority	Mitigation Strategy
South Mid			
Neighbouring Properties	Ball escape	Medium	Install protective fencing at exposed areas (45m wide x 5m high) or reduce the level of play to junior cricket only. Existing trees acting as natural barrier
Paths/seating	Ball escape	Medium	Install protective fencing in exposed areas (30m wide x 5m high) or reduce the level of play to junior cricket only
Light towers/	Encroaching	Low	Pad light poles and relocate



Risk Area	Issue	Priority	Mitigation Strategy
drainage pits	in run off areas		drainage pit to outside compliant run off area
Floodlighting	Below recommended levels	Low	Upgrade lighting to 100lux
Bob Saker Oval			
Car parks	Ball escape	Medium	Erect signage advising of risk to vehicles and provide infill planting where gaps exists
Roads	Ball escape	Medium	Provide infill planting where gaps exists or reduce the level of competition to junior cricket
Paths/seating	Ball escape	Medium	Erect signage advising of sport in progress
Playground	Ball escape	Low	Install protective fencing (15m wide x 5m high) in front of the playground
Pavilion	Ball escape	Low	Install warning signs or reduce the level of play on this field to junior cricket only
Goal posts	On cricket field	Low	Continue to remove goal posts for summer sport
South East			
Car parks	Ball escape	Low	Erect signage advising of risk to vehicles. Alternatively, install new 80m wide x 5m high cyclone fence – this would also reduce the risk of cricket balls entering the soccer field from north oval
Field of play	Ball escape	Low	Extend the height of the cyclone fence behind the west goals (25m wide x 5m high) and provide infill planting
Terrace	Spectator safety	Low	Undertake a risk / compliance audit

Risk Area	Issue	Priority	Mitigation Strategy
South West			
Paths/ seating	Ball escape	Medium	Install a straight cyclone perimeter fence 50m long x 1.1m high on north side and 30m long x 1.1m high on south side to prevent ground balls entering the path
Roads	Ball escape	Medium	Install a straight cyclone perimeter fence(65m long x 1.1m high) parallel to Ashcroft Grove to prevent ground balls entering the road
Run off areas	Drainage pits	Low	Clearly mark the location of drains so players are aware of proximity.

### Whitehorse Open Space Strategy 2025 (and Technical Report)

The strategy outlines an overall framework and strategic direction for the future provision, planning, design and management of the public open space network in the City of Whitehorse for the next 15 years.

The strategy describes five overall directions for open space development in Whitehorse. The statements relevant to the development of Mahoney's Reserve are included below.

#### Improve the quality of existing open space

Quality includes the surrounding urban context, the facilities, the character, and overall condition of the open space.

#### Increase the diversity of facilities in open space

The diversity of facilities will be increased so they appeal to different age groups and provide a wide range of structured sport and



unstructured recreation facilities along with informal social facilities and spaces. This includes spaces that are natural in character to allow the community to relax and unwind.

The intent is to encourage broader participation in unstructured recreation activities and socialising in open space while balancing this with the ability to relax and enjoy the natural values in open space.

#### Provide open space within a safe and easy walk of everyone

This will be achieved by a number of actions including expanding existing open spaces with new entry points into them to increase their visibility and accessibility.

#### Protect and strengthen biodiversity values

The presence of remnant or mature indigenous trees and vegetation in the open space network is a key feature that is to be protected and strengthened. This includes planting additional indigenous vegetation to introduce mid-storey and ground layer species where they increase diversity and do not impact on open and safe views into and within the open space.

#### Assist to mitigate urban heat island effect

Maximise permeable surfaces that will absorb moisture in combination with large broad spreading canopy trees that are effective at evapotranspiration and assists with urban cooling, along with incorporating sustainable water sources to support natural turf, garden beds and trees. The focus will also be on designs that allow winter sunlight and warmth and excellent shade and cooling in summer.

The following actions are included in the strategy and technical report and are specific to Mahoney's Reserve:

Ref 7.10B-16 It is proposed that there will be a major upgrade of unstructured recreation facilities, including a circuit path to improve access and protect nature conservation values. Additional information to this proposal includes providing a landscape plan to

guide the provision of additional unstructured recreation and social facilities along with improving the landscape character, protecting the existing remnant indigenous trees and providing east-west shared path access through the reserve as part of the broader east-west link between KooyongKoot/ Gardiners Creek and Dandenong Creek.

- Ref 7.10B-17 Continue to maintain and protect the remnant trees. In the future, continue to strengthen nature conservation values and plant additional trees.
- Ref 7.10B-20 Mock Street Reserve – strengthen east-west path link to Mahoney’s Reserve.
- Ref 7.10C-2 Investigate options to improve the cycle/ pedestrian priority link west of Springvale Road, including along Mock Street, through Mock Street Reserve, along Parkland Place to Mahoney’s Reserve, and into and through Mahoney’s Reserve.
- Ref 7.10C-3 As part of improving the east-west link between KooyongKoot/ Gardiners Creek and Dandenong Creek, investigate options to provide a clear and safe shared path crossing point over Mahoney’s Road in the vicinity of Mahoney’s Reserve and Parkland Place.

### **Pavilion Development Policy (2019)**

The aim of the policy is to provide facility standards to guide the development and/or refurbishment of pavilions, and a framework for the funding contributions towards pavilions.

Council has three types of capital works projects for Council’s sporting pavilions.

1. ‘Stay in Business (Renewal)’ of Council’s sporting pavilions will refer to those capital works that involve the refurbishment of existing pavilions to a condition that is compliant with current standards but excludes building extensions.



2. ‘Refurbishment’ extends the service potential or functionality of the existing facility giving the user a greater ability to offer a wider range of services or activities.
3. ‘New Development’ will refer to capital works projects which involve the creation of a new asset where there previously was none, or where a pavilion cannot be refurbished due to its poor condition and requires demolition and a new development.

The policy notes that Council’s priority is to renew and/or refurbish existing sports pavilions, before considering and planning for the development of new facilities.

The policy outlines pavilion components, standards and contributions, and contains the following universal design principles that any pavilion development needs to consider:

- Equitable Use
- Flexibility in Use
- Simple and Intuitive
- Perceptible information
- Tolerance for Error
- Low Physical Effort
- Size and Space for Approach and Use

### **Whitehorse Cycling Strategy 2016**

The strategy aims to increase participation in cycling across the municipality while respecting the needs of others in the community. It has the Vision to increase cycling through creating a connected network of attractive, safe and inviting low-stress streets and paths which are accessible to all and respects the needs of all users.

There is nothing specific to Mahoney’s Reserve in the strategy.



### **Whitehorse Urban Forest Strategy 2021-2031**

This strategy sets a vision for an urban forest that melds community aspirations and existing policies and strategies to guide Council to better protect, enhance and connect Whitehorse's natural assets.



The vision is for a *'diverse, healthy and resilient urban forest'*.

The strategy has 5 objectives and those relevant to the development of reserve master plans are:

Objective 1: Protect the urban forest - maximise the health, vigour and condition of Council-managed vegetation, while managing risks. Protect trees on private property.

Objective 2: Expand the urban forest and adapt to climate change - grow more trees and vegetation across both public and private realms and adapt to climate change.

Objective 3: Enhance biodiversity - protect native bushland, extend and connect habitat and improve connectivity.

### **Whitehorse Climate Response Strategy 2023-2030 (and Plan)**

The strategy sets objectives and targets for Council's corporate operations, as well as how Council will support the community to reduce its emissions and adapt to climate change.



The plan outlines actions for Council to work towards, and those relevant to the master plan study are:

- Identify, prioritise and advocate for opportunities to improve connections between sustainable transport modes, including cycling routes and public transport hubs.
- Explore options for assets owned or operated by Council are powered by 100% renewable electricity.

- Support occupants of Council's leased buildings to improve energy and water efficiency, recover resources, and access State and Federal sustainability grants and rebates.
- Embed and implement the Environmentally Sustainable Design Policy for Council Buildings and Infrastructure.

## State Sporting Association Strategies

### Cricket Victoria Strategic Plan FY 24-27

The Cricket Victoria Strategic Plan sets the direction for the organisation 2027. The plan is a one page summary of what Cricket Victoria will focus on to achieve the plan, and there are only general references to guide the master plan development.



### Football Victoria State Football Facilities Strategy to 2026

The strategy was launched in 2018 to guide the growth of football in Victoria to 2026. The goals and strategies relevant to this master plan are shown in the following table.



Goals	Relevant strategies
More pitches	<ul style="list-style-type: none"> <li>Develop additional pitches at existing venues</li> </ul>
Increase the carrying capacity of existing pitches	
Facilities suited to all levels of the game	<ul style="list-style-type: none"> <li>Support programs to upgrade current standard of facilities to be more inclusive and code compliant</li> <li>Increase the compliance of referee facilities</li> <li>Increase the proportion of pitches that are compliant senior pitches</li> </ul>
Facility development opportunities	This section lists specific venues for potential upgrades/ development. Mahoney's Reserve is not listed.

The strategy outlines projected player numbers in each LGA and additional pitches required. Based on a participation rate of 1.1% (the 2018 soccer participation rate in Victoria), the projected number

of soccer players in Whitehorse by 2026 is estimated at 917, which converts to an additional 3 pitches being required.

The strategy notes the following priorities for Whitehorse by 2026:

1. Increase the number of pitches with lighting from 17 to 19, eg. Mahoney's Reserve.
2. Aim to have a minimum of 2 artificial pitches in Whitehorse.

The strategy has provided a list of each LGAs' estimated additional full size equivalent pitches desirable based on 2016 FFV registrations with 5% growth. The City of Whitehorse is estimated to require an additional 5 pitches.

### Table Tennis Victoria Strategic Plan 2024

The plan has a vision to "build a community for all Victorians where anyone is able to participate and achieve their aspirations through table tennis".

The plan contains four themes, objectives and goals, with the ones relevant to the master plan study being:

#### Theme 1 Our Participation

Connecting people with table tennis

Goal 4: Develop strategies to grow affiliated facility footprint, venue capacity, and operational sustainability

The Strategic Plan also includes an Operational Plan, and of the four Operational Plan themes, the ones relevant to the master plan study are:

#### Theme 1 Our Participation

Connecting people with table tennis

Goal 6: Increase the number of recognised table tennis venues by 5% and grow capacity of existing sites to correlate with demand as required

### Table Tennis Victoria Facility Audit 2020

The Facility Audit analysed the level of table tennis club affiliation with Table Tennis Victoria. There are 40% more unaffiliated clubs (38) in Metro Melbourne than affiliated clubs (27). Of the affiliated clubs:



- 23% are permanent set-up facilities and 77% are shared facilities.
- 36% provide pennant play only, 23% provide social play only, and 41% provide for both.

### Badminton Victoria Strategic Plan 2021-2025

The plan sets the vision, purpose and values for the organisation, and outlines six strategic pillars to guide Badminton Victoria,. There are only general references to guide the master plan development.



### Scouts Victoria Strategic Plan 2021-2024

The Scouts Victoria Strategic Plan outlines five strategic pillars. Those relevant to the facilities at Mahoney's Reserve are:



Strategic Pillar 4: Unlock Scouting infrastructure for growth

- Priorities:
- Explore models of outsourced and shared facilities management to give flexible options that reduce volunteer workload
  - Promote our facilities for external use to maintain the affordability of Scouting use

### State Sporting Association facility standards and guidelines

Where the development of the master plan recommends new/ upgraded sporting facilities at Mahoney's Reserve, the following reports have been referred to, to ensure compliance with relevant standards endorsed by respective state sporting associations.

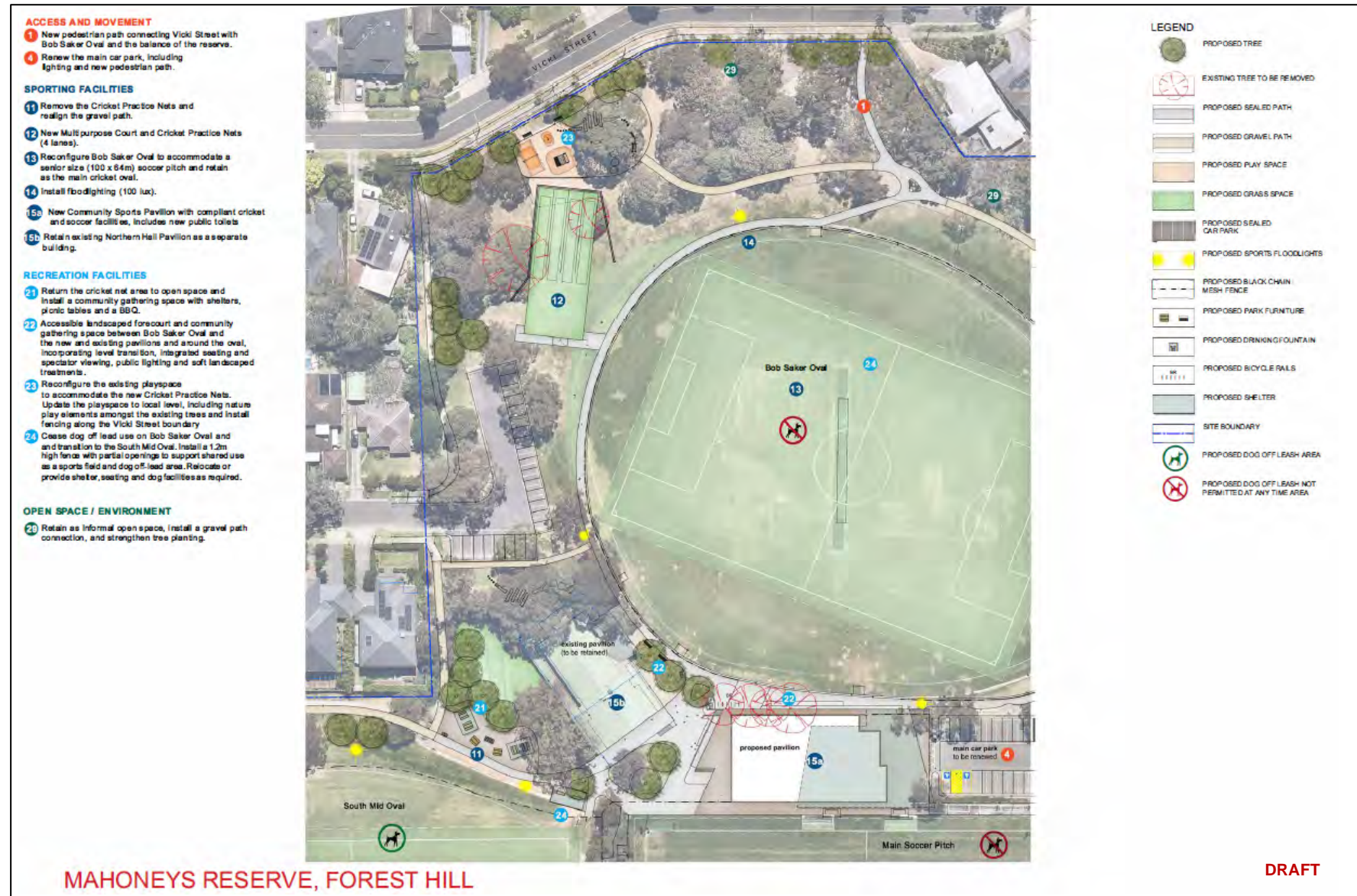
- Community Cricket Facility Guidelines (2023)
- Football Victoria NPL Victoria Licencing Criteria 2024.
- Football Victoria Field Dimensions and Pitch Markings Guide (2019)
- Football Victoria Football Lighting Guide (2019).
- Football Victoria - Football Facilities Building Development Guide (2019).

# APPENDIX 2

## Draft Mahoney's Reserve Master Plan – Sheet 1 (whole reserve)



## Draft Mahoney's Reserve Master Plan – Sheet 2 (reserve central zone)



Draft Mahoney's Reserve Master Plan – Sheet 3 (indicative pedestrian alignment through the reserve central zone)

