

## Attachment C - Officer Response to Key Issues

### Key Issue 1 - More cricket practice wickets on site

Monash's Cricket Wicket Policy (draft 2021) & Cricket Victoria Infrastructure Guidelines recommend provision of 6 turf practice strips and 3 synthetic practice wickets for the level of cricket being played. Existing provision at Mount Waverley Reserve is consistent with Monash's Cricket Wicket Policy.

Based on club feedback, the masterplan has been updated to relocate cricket practice wickets to the north-eastern corner of the reserve. This provides capacity for an additional 3 practice strips to be accommodated over and above Council's provision standards. It also enables new cricket practice facilities to be developed sooner (i.e. no longer dependent on the tennis club's relocation).

MWCC will be required to fund (or source external funding) for the provision of practice wickets over and above Council's prescribed provision standards.

The proposed location of practice wickets (and maintenance shed) has changed from the location detailed in the draft masterplan to the north-east corner of the reserve as indicated in the image below:



#### Notes:

1. Additional storage for the club's ball machines will also be considered as part of redevelopment of the cricket practice nets/maintenance shed.
2. There will be a net loss of car parking on-site until the tennis club is relocated off-site, making way for additional car parking adjacent to the community plaza. The cricket and football clubs have indicated they will proactively manage parking and collaboratively engage with stakeholders (i.e. Waverley Community Learning Centre), club members and local residents to minimise any impact on game days.

**Key Issue 2 - Back-up cricket practice facilities (secondary sites)**

Officers have met regularly with the MWCC over the last 12 months in an attempt to find suitable back-up cricket practice facilities (secondary site/s) to meet club needs. A range of secondary site options have been presented to the club over this period including Wellington Reserve.

MWCC have since indicated they did not want to proceed with Wellington Reserve and have agreed to use Batesford and Mayfield Reserves as secondary training venues – officers are in the process of negotiating a shared use agreement for Mayfield Reserve.

**Key Issue 3 - 150 lux Sportsfield Lighting**

Monash's Sportsfield Lighting Policy prescribes 100 lux lighting for AFL community training.

The sportsfield lighting design will incorporate capacity for both 100 and 150 lux switching options.

WBFC will be required to fund (or source external funding) for the difference between providing a 100 lux and 150 lux lighting solution.

**Key Issue 4 - 10m extension to the ground to fall in line with AFL standards**

Current ground dimensions fall within AFL minimum standards. An 10m extension to the ground would make the playing surface longer than Windy Hill (VFL) and the Sydney Cricket Ground (AFL).

The masterplan recommends reshaping of southern end of ground to deliver a true 'oval' shape. Further extension of the ground is not supported as it will impinge on community recreational space (e.g. playground, active recreation hub, circuit walking trail) and is not warranted for the level of sport being played.

**Key Issue 5 - Increased pavilion social & spectator space**

The existing pavilion at Mount Waverley Reserve generally meets AFL standards and Council's service provision standards. The existing pavilion has a 148m<sup>2</sup> social room – this size exceeds current AFL local facility standards (100m<sup>2</sup> social room) and Council's Active Reserve Facility Hierarchy standard for an A grade pavilion (120m<sup>2</sup> social room).

The Mount Waverley Reserve pavilion is not listed in any forward capital plan, nor is it considered a priority for redevelopment under Council's Capital Works Priorities Framework (2018) and currently sits thirteen in Council's priority order for new pavilions. This project has not been flagged in Council's long-term capital works program nor has any funding been allocated to commence design work necessary to meet grant funding conditions.

In Council's Active Reserve Facility Hierarchy (2018), the Mount Waverley Reserve Pavilion is classified as an A grade pavilion based on its size. The sportsground is classified as a B grade surface which is deemed adequate based on level of sport being played (EFL div. 3 & 4, local/district cricket) and there being only a single oval.

Whilst the draft masterplan does not support the development of a new 2 storey pavilion with capacity to cater for 200+ spectators, it is recommended the existing pavilion be redeveloped and the footprint expanded to enable:

- Female and family friendly amenities upgrade
- Separate unisex umpires change and amenities
- Improved spectator viewing area
- Consider improvements to functionality and flexibility with the view to enhancing social space where appropriate and feasible to do so e.g. operable walls to open change rooms into extended social space
- Interior refurbishment and functionality improvements
- Additional storage.

Council's current policy position does not support the funding of gyms and/or bars in Council sports pavilions.

The masterplan is a high level strategic document and does not look to resolve the layout for a pavilion redevelopment. A budget bid has been submitted for pavilion design in 2022/23 and further consultation with tenant clubs will be undertaken as part of any detailed design process.

### Issue 5 – Future of Tennis Club

The club-operated tennis facility at Mount Waverley Reserve has four undersized en-tout-cas courts with 2.5 courts lit. There is no room to expand the existing courts due to the minimal buffer (<1m) between the courts and the adjacent residential properties.

An independent Tennis Facility Audit and Condition Report (2018) confirmed all the existing club-operated courts and enclosures are non-compliant and too small to meet current standards. The report also noted that existing infrastructure, such as steps and light towers, make this problem worse (i.e. impact the run-off zone) and the tennis coach raised this as a concern when coaching youths who play at a high standard.

The Monash Tennis Plan (2021) recommends a minimum of 6 courts for sustainable clubs. Existing spatial constraints make it near impossible to develop 6 compliant courts at Mount Waverley Reserve without severely impacting the functionality, accessibility and local amenity, and significantly reducing the amount of public open space available in the reserve.

As a result, a club-operated tennis facility is not considered strategically sustainable at this site over the longer-term. The installation of new infrastructure (such as additional light towers) in the run-off zones on the existing courts is also not supported. It is recommended that any investment in club tennis at Mount Waverley Reserve would be better spent supporting the club's relocation to a new site in accordance with the principles detailed in the Monash Tennis Plan (2021).

Understandably the tennis club wants some guarantees around their future. Officers have reassured the club representatives that officers would help facilitate a feasible relocation solution and have started meeting with other tennis clubs in Mount Waverley.

It is recommended Council authorise officers to commence discussions with tennis clubs in Mount Waverley regarding a potential relocation and/or merger with the Mount Waverley Tennis Club with the view to prioritising capital investment into the destination club by way of incentive. Possible options to be explored include:

1. Co-locate/merger with Essex Heights Tennis Club at Federal Reserve
2. Co-locate/merger with Bayview Tennis Club at Jordan Reserve
3. Co-locate/merger with Mayfield Tennis Club at Mayfield Reserve
4. Co-locate/merger with Glenburn Tennis Club at Glen Waverley North Reserve.

In the interim it is recommended a 3 year lease be offered to the MWTC to provide them with some certainty and security over this period.