



Nillumbik Shire Council

Attachment 1 – ENR Aerial View



This material may be of assistance to you, but the State of Victoria and its employees together with Nillumbik Shire Council and its employees, do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or consequences which may arise from you relying on any information contained in this material.

Eltham North Reserve – Aerial View – Existing Conditions

Map Width: 380.1 m

Date: Tuesday, 29 November 2016

Reproduced with permission from the Department of Environment, Land, Water & Planning.



Contains Vicmap information.
© The State of Victoria, Department of Environment, Land, Water & Planning 2016.

OPTION 2A Split Shared Facility

All facilities shared
Separate Social Areas
Split Building
Single Precinct

SITE PLAN



OPTION 2A Split Shared Facility

All facilities shared
Separate Social Areas
Split Building
Single Precinct

Soccer Social Rooms
and Changerooms,
All Shared Facilities



OPTION 2A Split Shared Facility

Cricket Social Rooms and Top Oval Changerooms



All facilities shared
Separate Social Areas
Split Building
Single Precinct



Eltham North Reserve Sports Pavilion and Community Hall Upgrade Draft Concept Plan
Summary of Submissions – December 2016

Submitter		Summary of submission	Officer response
1	Resident	Request provision of netball training facilities.	Four 4 netball courts are under construction at St Helena Secondary College. Two netball courts are proposed for development at Eltham High School.
2	Resident	Request provision for dogs off-leash on the sportsground.	Dogs have not permitted off leash at Eltham North Reserve since 2002. Sixty-one hectares of off-leash area is available at nearby Diamond Creek Reserve, located one kilometre north of the Reserve.
3	Eltham North Scouts	Redevelopment looks fantastic and will be a real asset to all tenants. Scouts Victoria contributing funding. Congratulations to Nillumbik Council and Scouts Victoria	Support noted.
4	Resident	Great idea and long overdue.	Support noted.
5	Resident	Redevelopment will provide the much needed facilities for all ages into the future. Development sensitive to setting and local environment. Seek to encourage better integration across all principal user groups.	Support noted.
6	Resident	Full support for the redevelopment, benefitting the sporting and scouting communities.	Support noted.
7	Resident	Fully support proposal, including improvements to scout hall given membership size Concerned about the amount of parking that is available.	Support noted. Additional car parking demands at peak times is not anticipated as the Reserve already operates at capacity. Site requires an additional 80 bays to meet current demands. Budget allocation is sitting in Council's indicative 2020/21 capital works program.
8	Resident	A fantastic facility - safer for kids (reduced traffic conflict close to pavilion) and better area for spectators.	Support noted.
9	Resident	Agree with the redevelopment. Project will create jobs, sporting opportunities for all abilities players and improved social facilities.	Support noted.
10	Resident	Fantastic for local area.	Support noted.
11	Resident	Club rooms are in need of redevelopment to cater for increased number of local children.	Support noted.

Eltham North Reserve Sports Pavilion and Community Hall Upgrade Draft Concept Plan
Summary of Submissions – December 2016

Submitter		Summary of submission	Officer response
12	Eltham Redbacks Football Club	Excited about the project in addressing the lack of facilities for soccer year round including change rooms and facilities for both men and women. Redevelopment benefits ERFC, NEWCC and the scouts. Reserve is the premier soccer venue for the whole of Nillumbik.	Support noted.
13	Resident	Supportive of the redevelopment benefitting a large numbers of families.	Support noted.
14	Resident	Supportive of the redevelopment benefitting a large numbers of families (Separate submission to the one above).	Support noted.
15	Resident	Support the redevelopment of Eltham North Reserve.	Support noted.
16	Resident	Supports project. Concerned that the proposals allows cars to drive up to the clubrooms, using the roundabout as a drop-off point	A boom gate/barrier will be incorporated into plan to reduce vehicle-pedestrian conflict whilst providing for specific access requirements such as people with a disability.
17	Resident	Support the plans to redevelop.	Support noted.
18	Resident	Fantastic improvement, and support the project.	Support noted.
19	Resident	This needs to be done; the facilities for a football (soccer) club of this size are terrible.	Support noted.
20	Resident	Strongly support the upgrade to the Reserve.	Support noted.
		Ensure there are female change rooms.	Change rooms will be unisex providing for all female teams.
		Provide bicycle parking facilities to reduce cars. Parking can be very difficult on weekends.	Bike parking facilities will be provided to encourage active transport. Additional car parking demands at peak times is not anticipated as the Reserve already operates at capacity. Site requires an additional 80 bays to meet current demands. Budget allocation is sitting in Council's indicative 2020/21 capital works program.
21	Resident	The top oval is in poor condition during the winter soccer season. Upgrade the ground or convert to synthetic surface.	Sports ground was redeveloped in 2008/09, with recent additional improvements and increased maintenance. A synthetic soccer pitch is currently under construction at nearby St Helena Secondary College. It will provide ERFC an additional venue to spread usage and manage wear and tear.
22	Resident	The redevelopment of the club rooms is a fantastic and much needed project.	Support noted.

Eltham North Reserve Sports Pavilion and Community Hall Upgrade Draft Concept Plan
 Summary of Submissions – December 2016

Submitter		Summary of submission	Officer response
23	Resident	Congratulations to the Council for leading the redevelopment of such a well-used community resource.	Support noted.
24	Resident	Wholehearted support for the redevelopment of the club rooms.	Support noted.
25	Resident	Full endorsement of the concept plans to redevelop the Eltham North Reserve.	Support noted.
26	Resident	Submission in favour of the Eltham North Reserve Clubrooms	Support noted.
27	Resident	Submission in favour of the redevelopment of the Eltham North Reserve. An updated sporting precinct in the area will benefit the large number of families across all sporting, scouting and community groups.	Support noted.
28	Resident	Much needed upgrades for soccer club and scouts. Welcome and support the development and improvement of facilities.	Support noted.
29	Resident	Redevelopment well overdue. Council should be commended in supporting this project. The expenditure of government funds will be well spent on an extensively used community asset, especially catering for females.	Support noted.
30	Resident	Approve development.	Support noted.
31	Resident	Support the project and concept plans.	Support noted.
32	Resident	Excited by the prospect of having these great facilities and fully support the redevelopment.	Support noted.
33	Resident	Submission in favour of the redevelopment of the Eltham North Reserve.	Support noted.
34	Nillumbik U3A	Support the proposal for the upgrade of the Eltham North Reserve, potentially benefitting current membership of 470. Proposed upgrades to the halls and the social rooms would provide group with a variety of different sized venues.	Support noted.
35	Resident	Oppose the building of a cricket sports pavilion.	The cricket pavilion is necessary to provide for facilities adjacent the top oval. Changerooms will be used by soccer in the winter season.

Eltham North Reserve Sports Pavilion and Community Hall Upgrade Draft Concept Plan
 Summary of Submissions – December 2016

Submitter	Summary of submission	Officer response
	Already negatively impacted by noise from the soccer pavilion.	Increased use of facilities for functions is anticipated. An independent acoustic assessment has been commissioned to assist with informing the design and construction of facilities to optimise noise attenuation. Addressing noise issues will be considered during the planning permit application process. Controls through planning permit conditions will be reflected in tenancy agreements.
	Area will also be disturbed by the anticipated increase cars.	Replacement and expanded car parking will be provided in the car park on Wattletree Road. No additional traffic is anticipated at peak times.
	Concerned about possible increased alcohol consumption and seek restriction on social use of community facilities.	Council is consulted by the Liquor Licence Commission on all liquor licence applications, and will comment cognisant of local area amenity. The Police are responsible for managing illegal or anti-social behaviours. Council will monitor facility tenants' and hirers' appropriate use of Council facilities in accordance with usage conditions.
	Concerned by potential tree removal.	An arborist report will be commissioned to assess if any trees may need to be removed (subject to final design) and their offset requirements.
36	Resident Support upgraded facilities.	Support noted.
	Seek clarification as to when the upgraded halls will be utilised. Don't believe hall should be allowed for evening functions.	Use of hall will remain predominantly be daytime, and continue to be unavailable for evening use in the winter season.
	Believes upgraded community hall should not be permitted to serve alcohol.	Likely in the future temporary liquor licence only would only ever be issued for temporary events. Scouts will be the permanent tenant from 4pm weeknights and won't supply liquor.
37	Resident Seek full community and Council support for the crucial redevelopment. The facilities have been substandard for quite some time.	Support noted.
38	Resident Oppose any further development of the facilities, and alarmed by urban development, population growth and traffic congestion impacting on local area amenity.	Concerns noted.
	Increase in noise at soccer matches has reached unbearable	Use by sports club will remain at current levels- sportsgrounds

Eltham North Reserve Sports Pavilion and Community Hall Upgrade Draft Concept Plan
 Summary of Submissions – December 2016

Submitter	Summary of submission	Officer response
	<p>levels. Grounds are used intensively until 10.30pm.</p> <p>Traffic is problematic at peak times, with illegal parking on weekends, creating safety and amenity issues. Considers proposed replacement car parking spaces in concept is inadequate.</p> <p>Soccer club has exceeded the facility's capacity. Council needs to consider an alternative location for the Club.</p>	<p>are already operating at capacity at peak times.</p> <p>All replacement car parking bays will be relocated to main car park off Wattletree Road.</p> <p>Additional car parking demands at peak times is not anticipated as the Reserve already operates at capacity. Site requires an additional 80 bays to meet current demands. Budget allocation is sitting in Council's indicative 2020/21 capital works program.</p> <p>ERFC membership is capped. Club will have access to additional facilities at St Helena Secondary College from late 2017 following the current development of a new synthetic pitch.</p>
39	Resident Redevelopment accommodates ERFC members, reduces conflict between the clubs who share facilities, and maximises use of facilities.	Support noted.
40	Resident Concept plan is overdeveloped, and cost to Council considered too high.	<p>Scope meets minimum sports facilities guidelines and achieves Council and State policy outcomes including female participation, universal access and environmental sustainability. Costings consistent with recent development of similar facilities, and agreed to by Sport and Recreation Victoria.</p> <p>Designs undergone significant reiterations and value engineering to minimise scope.</p> <p>Sports clubs to fund separate social rooms.</p>
41	Cricket Victoria Cricket Victoria endorses the plan for the new pavilions. Concept meets cricket facility guidelines.	Support noted.
42	Football Federation Victoria Endorses current draft concept plan to service the growing demand for the sport locally in Eltham North and within the Shire of Nillumbik.	Support noted.