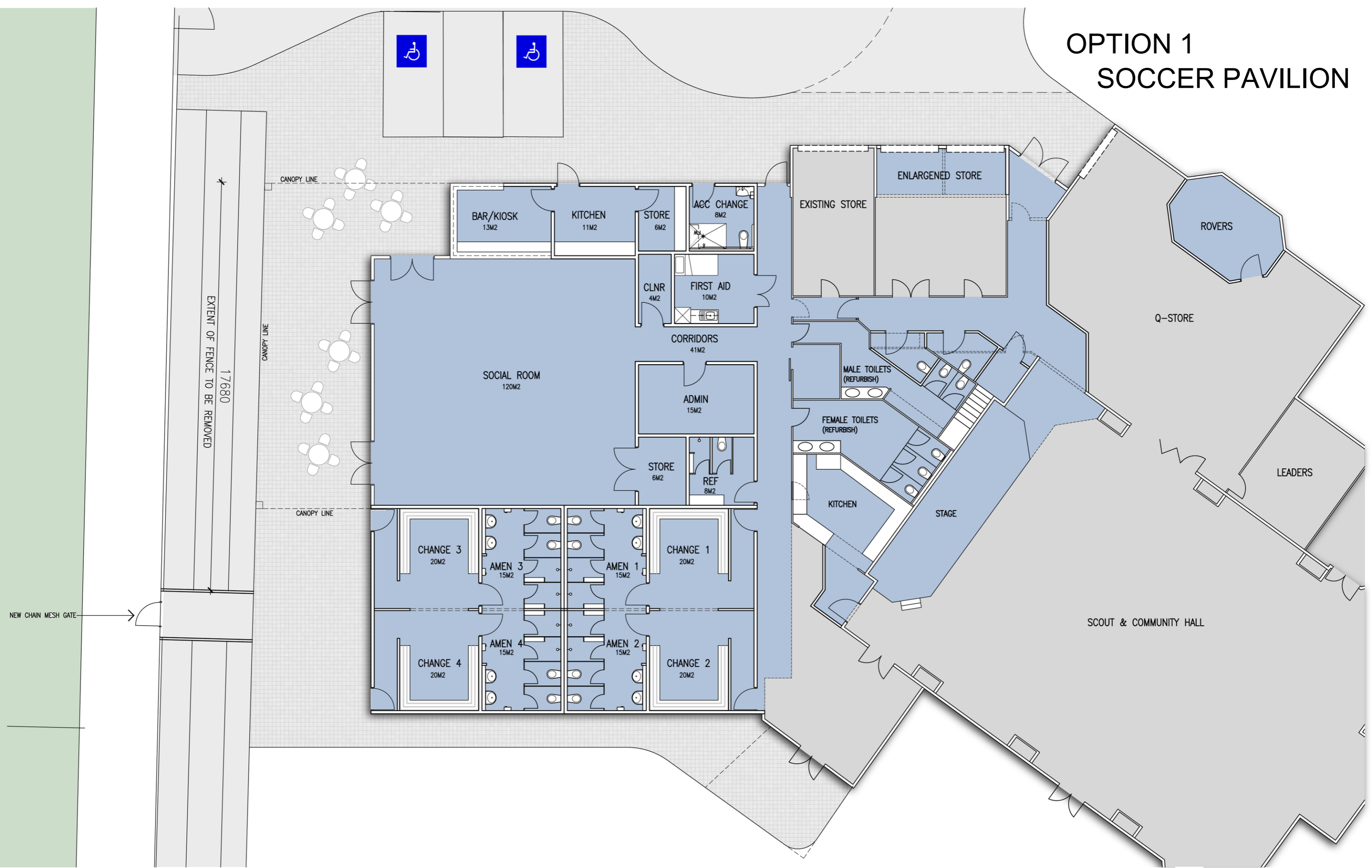
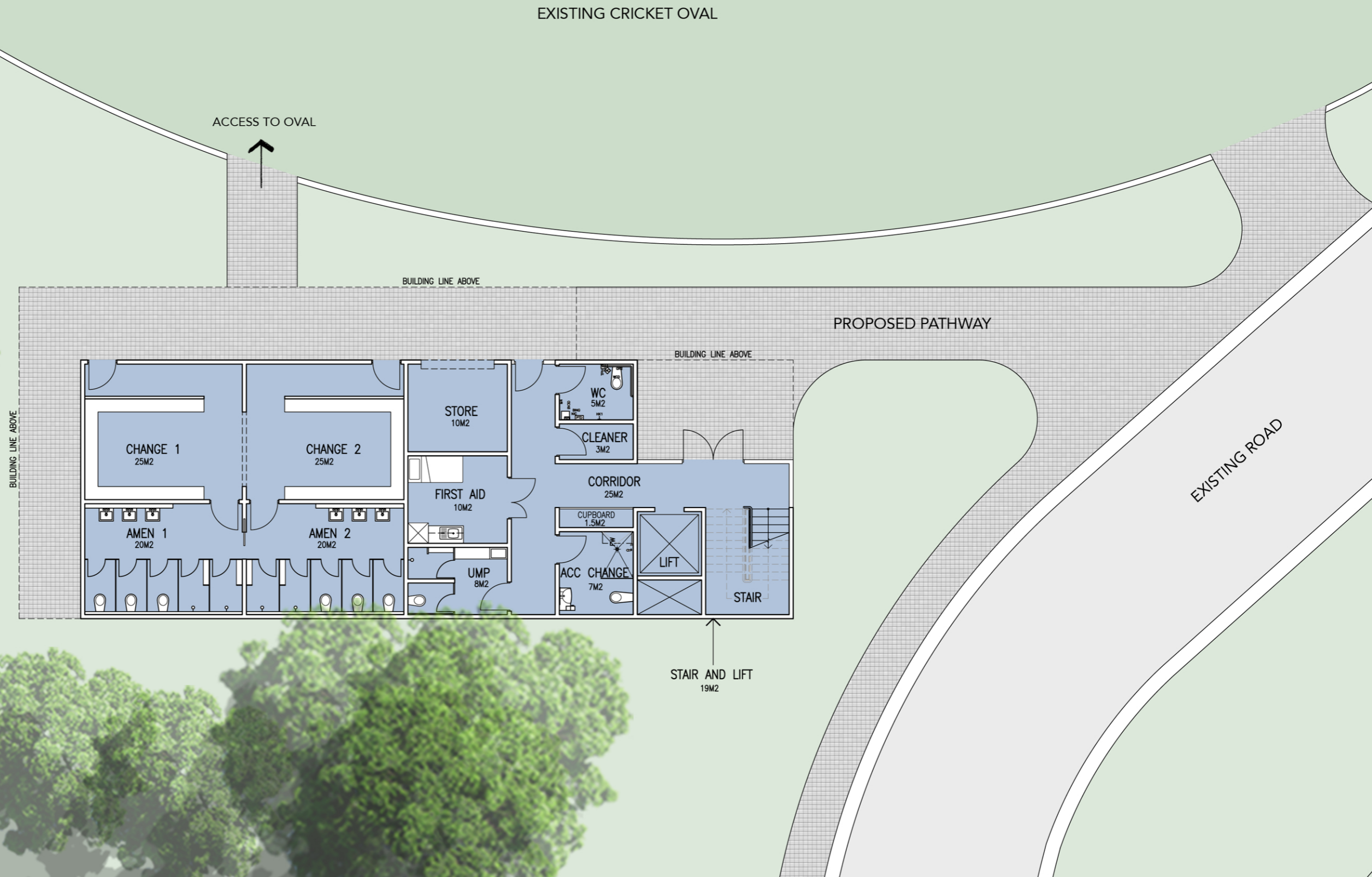


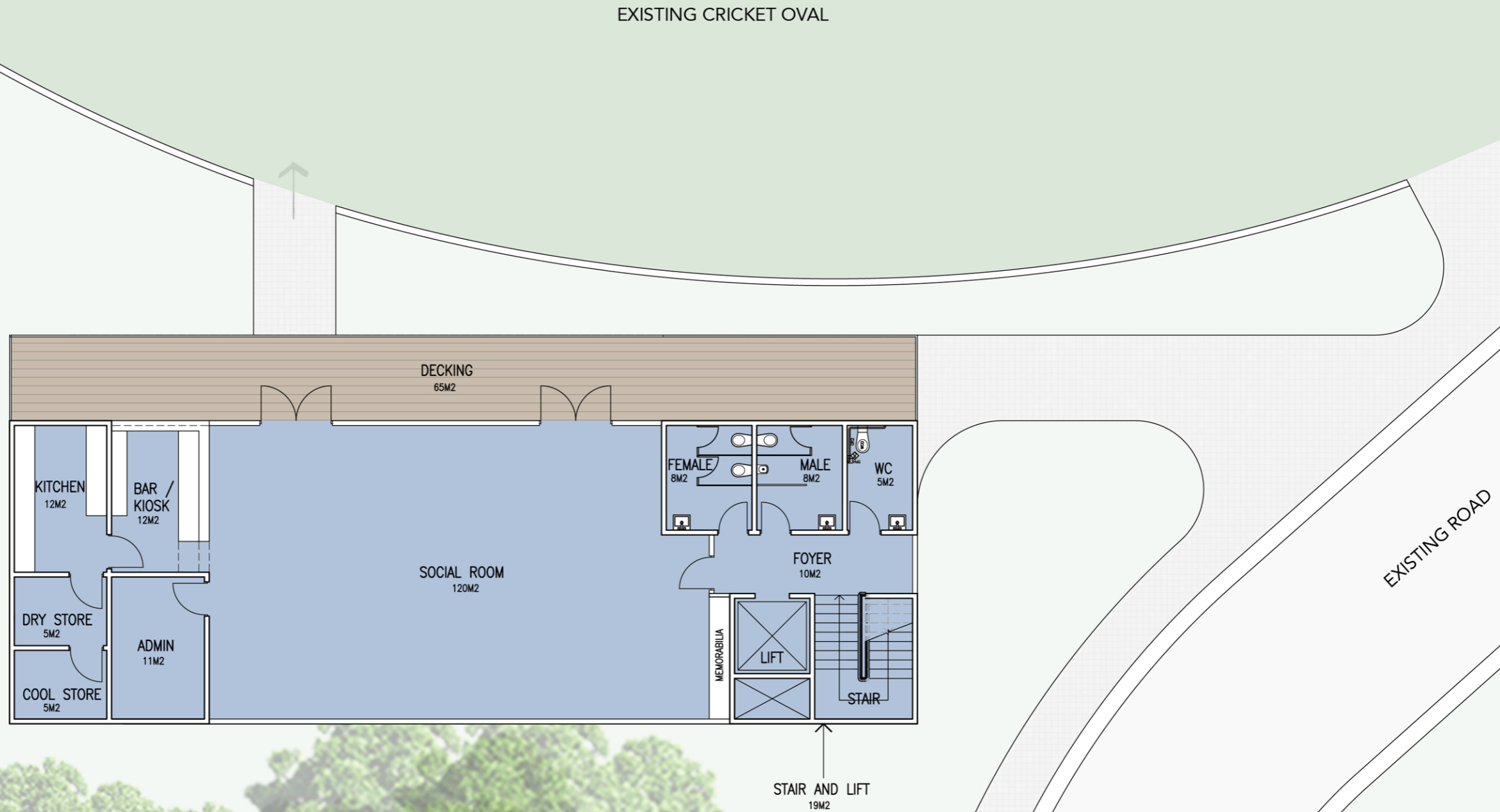
OPTION 1 SOCCER PAVILION



OPTION 1 CRICKET PAVILION GROUND FLOOR



OPTION 1 CRICKET PAVILION FIRST FLOOR



OPTION 2
 SINGLE BUILDING
 SHARED FACILITIES
 SEPARATE SOCIAL ROOMS
 SITE PLAN



PEDDLE THORP

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ELTHAM NORTH PAVILION
 SOCCER / SCOUT / CRICKET PAVILION

PROJECT NO:
 36-0009

REASON FOR ISSUE:
 DRAFT

SITE PLAN

REVISION:
 A

DATE:
 29-07-2016

SCALE:
 1:200 @ A1

DRAWING NO:
F011

OPTION 2
 SINGLE BUILDING
 SHARED FACILITIES
 SEPARATE SOCIAL ROOMS

GROUND FLOOR PLAN

SOCCER SOCIAL ROOMS
 SHARED FACILITIES, INCLUDING
 CHANGEROOMS

EXISTING SOCCER PITCH



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ELTHAM NORTH PAVILION
 SOCCER / SCOUT / CRICKET PAVILION

PROJECT NO:
 36-0009

REASON FOR ISSUE:
 DRAFT

GROUND FLOOR PLAN

REVISION:
 A

DATE:
 29-07-2016

SCALE:
 1:100 @ A1

DRAWING NO:
F012

OPTION 2
SINGLE BUILDING
SHARED FACILITIES
SEPARATE SOCIAL ROOMS

FIRST FLOOR PLAN

CRICKET SOCIAL ROOMS



OPTION 2A Split Shared Facility

FLOOD ZONE LINE

All facilities shared
Separate Social Areas
Split Building
Single Precinct

SITE PLAN



OPTION 2A Split Shared Facility

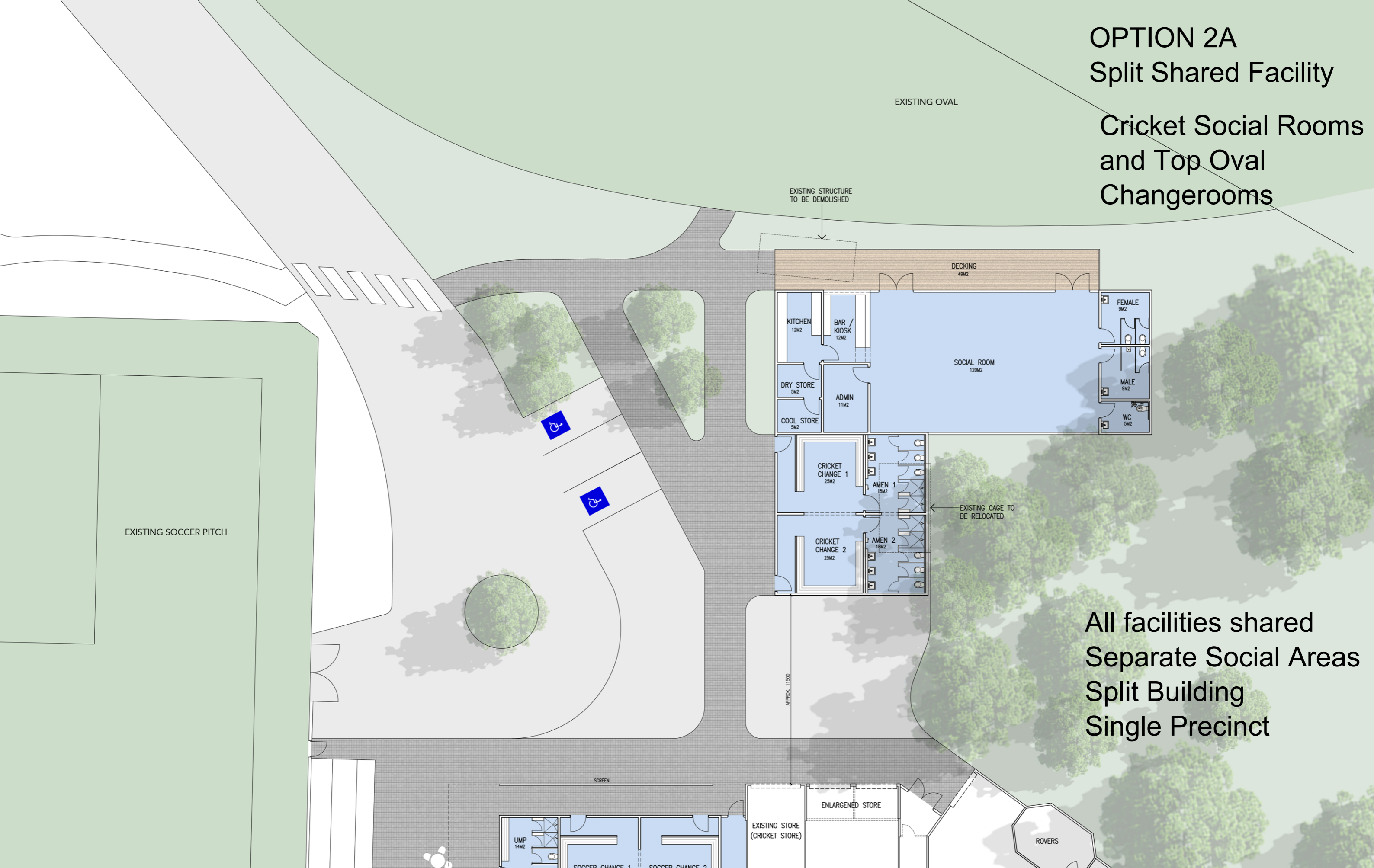
All facilities shared
Separate Social Areas
Split Building
Single Precinct

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 REDBACKS FOOTBALL CLUB INC.

ABN 34 394 819 801, Reg No. A0008940Y

Correspondence to: PO Box 236, Eltham, VIC 3095. Ph. 03 9439 1666

Home ground: Wattletree Rd, Eltham North

30th August 2016

Pauline Gordon
General Manager Community and Leisure
Nillumbik Council
Civic Drive
Greensborough VIC 3088

Dear Pauline

Re: Eltham North Reserve Facility Redevelopment Project.

On behalf of the Eltham Redbacks FC members, I take this opportunity to thank the Nillumbik council in allowing us to participate in the redevelopment of the Eltham North Reserve facility. We are encouraged by the progress to date and fully support option 2A and Nillumbik council's funding proposal to bridge the gap to construct a 2 pavilions that will have enduring benefits to our members and the wider Nillumbik community.

Eltham Redbacks FC has a proud history since 1967 and now has now 869 players ranging from the age of 4 through to over 45 teams with more than 50 male and female teams represented in FFV competitions. Our member base is in excess of 1,500 (parents of children and players) of which 90% live in Nillumbik. We are the biggest sporting club in Nillumbik using council facilities and 4th biggest soccer club in Victoria. Female participation has grown considerable and we can now boast to have the highest participation in the North East of Melbourne.

Over last 10 years we having been working with council and state government to plan and cater for the biggest growing sport in our region. This culminated in the soccer strategy being adopted by council in August 2014 earmarking short and long term projects totaling several millions of dollars. With this strategy, we were able to secure state government funding of \$2 million to allow us to redevelop the current dilapidated Eltham North facilities. The funds are to be used to build facilities to cater for a player base of 869, proper change facilities for women and serve the needs of a sport that is year round. The funding would also go towards facilities for 250 North Eltham Wanderers cricketers and the local scouts group. (both are the biggest in the North East)



THE FUTURE IS FOOTBALL
REDBACKS FOOTBALL
elthamredbacksfc.org.au



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ABN 34 394 819 801, Reg No. A0008940Y

Correspondence to: PO Box 236, Eltham, VIC 3095. Ph. 03 9439 1666

Home ground: Wattletree Rd, Eltham North

Unlike other sporting codes whereby multiple clubs and fields are spread throughout Nillumbik, we only have one facility that caters for soccer for all the region. So the redevelopment of the Eltham North facility is absolutely critical and will become an important asset for all Nillumbik residents and benefit other community groups like U3A and other organisations.

We have been part of the Reference Group and have worked with council over the last 2 years in developing several options and now fully support option 2A as this presents the most appropriate and feasible option for Eltham North Reserve. The option provides shared amenities facilities with separate social areas which includes the cricket social areas and change rooms being located closer to the top oval. This option is aligned with the original intent of all tenants enabling the ability to secure \$2 million state government funding and \$950k from the Nillumbik council. Acknowledging the need for community clubs to contribute towards projects that will directly benefit their members, Eltham Redbacks FC will contribute \$250k towards the project by using existing funds, borrowings and introducing a building levy to all its members

However after all the hard work in developing options and concept plans, there still remains a funding gap to allow us to realise our dream. We have considered all other alternative funding options and now seek the support of the Nillumbik Council to increase their funding to enable the project to proceed.

As I said at the outset, we thank the Nillumbik council in allowing us to participate in the redevelopment of the Eltham North Reserve facility and look forward to a favorable outcome at the next council meeting.

Yours faithfully

Ivan Dalla Costa
President



THE FUTURE IS FOOTBALL
REDBACKS FOOTBALL
elthamredbacksfc.org.au



29th August 2016

Ms. Pauline Gordon
General Manager Community and Leisure
Nillumbik Shire Council
PO Box 476
Greensborough Vic 3088

Dear Pauline

RE: Eltham North Pavilion Upgrade

I refer to my letter of the 25th January 2016.

The North Eltham Wanderers Cricket Club (the Club) has been involved in the Pavilion Upgrade project for over 8 years, but more importantly since a presentation was made to Council on 22nd October 2013 setting out our options.

The North Eltham Wanderers Cricket Club was established in 1981 and has been a tenant at the Eltham North Reserve for over 20 years. The Club currently fields 10 juniors, 5 seniors and 3 veterans teams in all formats of the game, competing in the Diamond Valley Cricket Association.

The Club's membership stands at 220 and is developing new programs for the upcoming 2016 / 2017 season to attract new members, particularly women and girls. The Club is actively growing female participation, and is seeking to build on growing participation in modified cricket, T20 Blast and mixed junior teams by establishing a girls-only team in the inaugural DVCA junior girls league. Currently we have 115 junior members, 90 seniors and veterans and 15 social members and a number of Life Members. We understand that 70% of membership base is in the Nillumbik Shire Council.

I have been engaged in the reference group for the Eltham North Pavilion Project since its inception on the 17th December 2014.

The Club has considered the three options with plans drawn and costed to determine the most appropriate and feasible option for the Eltham North Reserve.

At the reference group meeting held on Wednesday 17 August 2016 there was a consensus that Option 2A is the preferred option and now the Club is supportive of Option 2A being progressed.

Option 2A provides a shared facility with separate social areas which includes the cricket social areas and change rooms being located closer to the top oval.

It is estimated that based on the QS assessment of the concept plans the total project cost for option 2A is \$3,762,750 which will be funded through Victorian State Government, Nillumbik Shire Council and Club Contributions.

North Eltham Wanderers Cricket Club

ABN 48 977 020 411

Eltham North Community Centre, Wattletree Road, Eltham North, Victoria 3095

Web Site: newcc.vic.cricket.com.au

Email: seniors@newcc.com.au

All correspondence to:

1/9 Cassinia Court, Diamond Creek, Victoria 3089



The Club is prepared to make a maximum contribution of \$250,000 (including GST), subject to suitable arrangements being entered into between the Council and the Club securing our contribution against any future displacement. The Club has to agree to such arrangement.

You can understand our concerns in relation to some form of agreement, lease or other suitable arrangement being agreed to as we intend to take out a loan for at least 50% of our contribution. Commercially we are concerned about a loan without any form of guaranteed tenure.

In relation to the proposed contribution, we would seek to borrow \$130,000 from the Valley Community Financial Services and would seek approval from the Council to guarantee the loan. We are prepared to provide all financial information as required, although Council has all of your financial statements as part of our Ground Allocations and other applications to Council.

The Club has been supportive of Council's application through the Growing Suburbs Funding for the development of Option 1.

Through further discussions with all stakeholder groups, the general consensus is that should the funding eventuate and the project becomes fully funded, it is in everyone's best interest to continue with Option 2a.

I suggest that where possible the Club contribution be reduced to relieve the financial burden on the Club going forward.

Kind regards

Brian Stieg
President
North Eltham Wanderers Cricket Club

Phone (M) 0400 560 490

North Eltham Wanderers Cricket Club

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1st Eltham North Scout Group



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Eltham North Reserve Pavilion Redevelopment

Support for Option 2A

Scouting's origins date back to the start of the Twentieth Century. The organisation has survived the two World Wars, sweeping social events and the challenges of other influences, to become stronger than ever. It does this by placing the needs of young people first -- in a program that can adapt to change.

Scouting is a worldwide movement that has shaped the development of youth and adults for 100 years. Scouts are in every part of our community, and Scouts is the biggest and most successful youth organisation in Australia. More than 20,000 boys, girls, and adults in Victoria from wide cultural or religious background including those with an intellectual or physical disability enjoy an unlimited range of activities.

The aim of Scouting is to encourage the physical, intellectual, emotional, social, and spiritual development of young people so they may play a constructive role in society as responsible citizens and as members of their local and international communities. This aim is achieved through a strong and active program that inspires young people to do their best and to always be prepared.

1st Eltham North Scout Group has a long tradition at Wattletree road spanning 41 years. In that time, the group has affected the lives of hundreds of families and volunteers. It has contributed to many community goals including environmental education, conservation, social inclusion and female participation in sport and recreation.

The youth membership currently stands at 98 members supported by 37 leaders, committee members and other adults. The total gender ratio is 35% female and 65% male. The age range is from six years to 26 years for youth members. Our membership includes families living in Eltham North, Eltham, St Helena, Greensborough, Diamond Creek, Kangaroo Ground, Doreen, Watsonia, Research, Epping, Montmorency, Briar Hill and Mill Park. 1st Eltham North is one of the largest and most active Scout groups in the state.

1st Eltham North has been directly involved with the reference group for the Eltham North Pavilion Project since June 2015. We were represented by the



Nillumbik District of Scouts Victoria prior to this date and have been involved in planning with Nillumbik Shire Council via the Plenty Valley Region and Yarra Valley Region of Scouts Victoria for many years.

Our Group Council and Group Support Committee has considered the three options presented by the reference group. Review of the plans and costing confirmed option 2A as the preferred option. 1st Eltham North Scout Group supports the progression of option 2A.

Scouts Australia Victorian Branch has agreed to contribute \$20,000 toward the redevelopment costs. This represents more than 10% of the project costs associated with accommodating our Scout group's needs.

The group has outgrown the existing facilities in regard to hall space for the activities of the youth sections and in particular to the storage space for our equipment.

The proposed redevelopment including two separate community / social facilities will make the larger existing community hall space available for Scouting use and will provide flexibility to accommodate other community users within the expanded facilities. The existing Scout hall space will be reassigned as storage space to allow safe access to our equipment.

Additionally, the redevelopment will provide the highly desirable use of a kitchen facility as cooking is part of our learning program.

Completion of the redevelopment will provide exciting growth opportunities for our group and for Scouting overall.

Yours in Scouting



Andrew Goddard
Group Leader

