Monash City Council

Ashwood Reserve
2nd Hockey Field Feasibility Study

Final Report

ASR Research
Leisure and Social Planners
October 2019

EXECUTIVE SUMMARY

Background to and key objectives of Study

The Waverley Hockey Club has, for a number of years, sought to develop a second synthetic hockey field at Ashwood Reserve. At its Meeting held 11 December 2018, Council noted the findings detailed in the *Melbourne Outer East Hockey Feasibility Study*, which included the undertaking of a feasibility study with the view to developing a sustainable management model (capital and operational) for a potential second competition level synthetic hockey pitch at Ashwood Reserve. In response to this, Council commissioned a study into the feasibility of developing a second synthetic field. The key objectives of the Study were to identify/confirm the:

- Need/demand for the field
- Management and operational implications if the field is to be developed
- Implications for current operation of the Reserve
- The attitudes of the Reserve users and relevant Council staff to the provision of a second field
- Proposed cost of constructing and maintaining the field
- Potential funding sources for the field

Key Findings

The key findings that can be drawn from the Study are as follows:

- The proposal to redevelop Ashwood Reserve North to provide a second synthetic hockey field and larger car park is feasible from a site suitability, demand, and usage perspective. However, the development of the field can only be further considered if significant external funding is secured. Until then, this project is not affordable. Waverley Hockey Club has indicated that it could make a cash contribution in the vicinity of $200,000-250,000 to the construction of the second field. The club have raised membership revenue over past 12 months and enhanced their financial position with a strong net profit recorded in 2018-19.

- The estimated capital cost of constructing a second hockey pitch at Ashwood Reserve is estimated to be $2.51M. The major components making up this figure include the synthetic hockey field, hockey floodlighting and car park.

- The synthetic surface on this second field will require resurfacing after 10-15 years and will cost approximately $400,000 (or $40,000 per annum over 10 years). Lighting and other maintenance costs will require another $15,000 annually, meaning $55,000 per annum will need to be generated to meet these costs.

- Two management options should be considered for the second hockey field:

    i. Extending the current Waverley Hockey Club lease agreement to include the second hockey pitch. Under this arrangement, the club would have sole maintenance responsibilities, meaning they would need to demonstrate that they can generate $55,000 annually.

    ii. Council manage the second pitch with an annually reviewed license agreement with the club. Under this arrangement, Council would have full maintenance and renewal responsibilities.

- If ever the external funds to build this pitch are secured, a detailed consultation process between Council and local residents is recommended. This process needs to clearly explain the development proposal and its impacts and the steps taken to mitigate these impacts.

TABLE OF CONTENTS

EXECUTIVE SUMMARY 2

1. INTRODUCTION 5

1.1 Background to and key objectives of Study 5

1.2 Study methodology 5

1.3 Information sources 5

2. ASHWOOD RESERVE 6

2.1 Location, components and ownership 6

2.2 Condition and functionality of facilities at the Reserve 8

2.3 Users and usage 8

2.4 Occupancy and maintenance arrangements 10

3. SECOND SYNTHETIC FIELD: DEVELOPMENT PROPOSAL 12

3.1 The Proposal 12

3.2 Justification/need for second field 13

3.3 Analysis of the proposal 13

4. CONCLUSIONS AND RECOMMENDATIONS 24

4.1 Conclusions 24

4.2 Recommendations 26

APPENDICES 27

Appendix A – Ashwood Reserve (single field): Typical weekly usage of Hockey Field in Winter Season 28

Appendix B – Ashwood Reserve (two synthetic fields): Potential weekly usage of fields in Winter Season 29

Appendix C – Ashwood Reserve North, Second Hockey Field: Revised Concept Plan 31

Appendix D – Case Studies 32

1. INTRODUCTION

1.1 Background to and key objectives of Study

The Waverley Hockey Club has, for a number of years, sought to develop a second synthetic hockey field at Ashwood Reserve. At its Meeting held 11 December 2018, Council noted the findings detailed in the *Melbourne Outer East Hockey Feasibility Study*, which included the undertaking of a feasibility study with the view to developing a sustainable management model (capital and operational) for a potential second competition level synthetic hockey pitch at Ashwood Reserve.

In response to this, Council commissioned a study into the feasibility of developing a second synthetic field. The key objectives of the Study were to identify/confirm the:

- Need/demand for the field
- Management and operational implications if the field is to be developed
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- Potential funding sources for the field

This report presents the findings and recommendations of the Study.

1.2 Study methodology

The Study methodology involved the following interrelated steps:

1. Review of relevant literature.
2. Audit of the condition and functionality of the facilities at Ashwood Reserve North.
3. Audit of the management, maintenance and occupancy arrangements at and the operation and use of Ashwood Reserve North.
4. Consultation with key stakeholders – user clubs, Hockey Victoria and Council staff - about the proposal to construct a second synthetic hockey field at Ashwood Reserve North.
5. Case study analyses of multi-field hockey venues in Melbourne.
6. Analysis of the proposed redevelopment option submitted by the Hockey Club and confirmation of a preferred option.
7. Production of a progress report.
8. Preparation of final report.

1.3 Information sources

Information sources for the Study included:

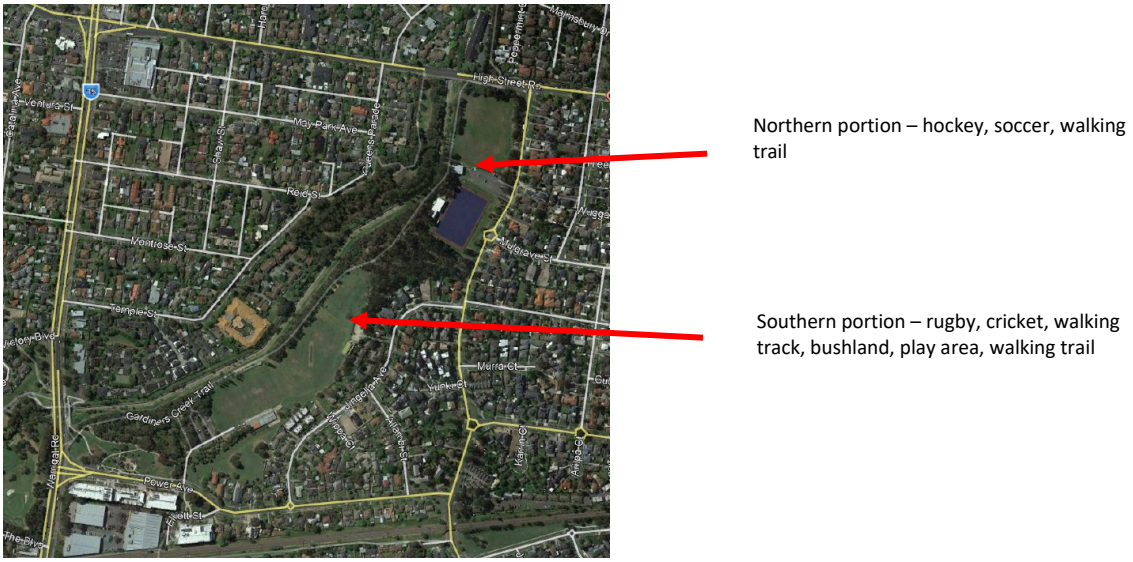
- Council's recreation, engineering, planning, assets and horticultural staff.
- Council's facility data - building condition assessments, floor plans etc.
- Users clubs - Waverley Hockey Club and Victorian Sikh Association.
- Hockey Victoria.
- Greensborough and Camberwell Hockey Clubs, Hawthorn-Malvern Hockey Centre.

2. ASHWOOD RESERVE

2.1 Location, components and ownership

Ashwood Reserve is an 18ha active/passive reserve situated off Winbirra Parade, Ashwood. The northern portion of the Reserve (Ashwood Reserve North) consists of a rectangular grass field, lit synthetic hockey field, 2 pavilions, carpark and grassed and treed surrounds. The southern portion (also known as Jingella and Holmesglen Reserves) consists of bushland areas, cricket ovals, rugby fields, 2 pavilions, playground/picnic area, wetlands and 2 small parking areas. A walking trail and open stormwater drain (part of Gardiners Creek) runs along the western edge of the Reserve.

Figure 1- Ashwood Reserve (full reserve)



Ashwood Reserve North is bounded by High St Rd to the north, Winbirra Pde and house frontages to the east, a bushland area to the south and an open stormwater drain to the west. The Reserve has the following facilities:

- Synthetic hockey field with six training lights (note: the lights have been recently upgraded to competition standard lights – 500 lux).
- A rectangular grass field (approx. 140m x 108m) configured as 2 soccer pitches.
- Pavilion serving the hockey field which has two changerooms, umpires' rooms and social room.
- Pavilion serving the rectangular field which has two changerooms, umpires' rooms and a small social room.
- Sealed carpark with 66 bays located between the synthetic hockey field and the grass field.

The grass field is flanked by bollards and trees. The hockey field is surrounded by a 2m chain wire fence. Vehicle entry to the Reserve is off Winbirra Pde. Pedestrian entry to the Reserve is via the walking track or through the unfenced boundary of the rectangular grass field. Entry to the synthetic field is via a gate on the chain wire fence at the western end of the carpark. The Reserve is ringed by trees of varying heights and age.

A section of the Reserve, including parts of the grass field, is crown land (the white shaded area in Figure 3). Council is the delegated management committee for the crown land section of the Reserve.

Figure 2- Ashwood Reserve North (Soccer/hockey)



No	Element
1	Vehicle entry/exit
2	Rectangular grass field
3	Carpark
4	Soccer pavilion
5	Synthetic hockey field
6	Hockey pavilion
7	Competition/training lights

Figure 3 – Ownership of Reserve



Crown land – white shaded area

Council land – unshaded areas

2.2 Condition and functionality of facilities at the Reserve

The Reserve and its component spaces are generally functional and in good condition. The central carpark off Winbirra Parade and the paths leading off the carparks to the hockey and central/soccer pavilion are sealed and in good condition. The synthetic hockey field surface was installed in 1988 and has been renewed on two occasions – the most recent in 2015. The surface has FIH approval. It is in good condition and will not require surfacing for at least 8 years. New training lights (8 poles with LED globes) have been erected over the hockey field. The lights produce 500 lux, making them suitable for night hockey competitions. The Reserve is flanked by healthy, attractive and mature trees on all sides. The changerooms in the central pavilion have cubicle showers and multiple water closets. They are suitable for use by both genders. The chain wire fence around the hockey field is ageing (30 years old). It is sagging and lifting in some sections. The grass playing field is in poor condition. It has no irrigation system and develops large bare areas in summer and is often unplayable.

The Hockey Pavilion was originally constructed in 1991. It is 330m2 in size and comprises a large social room, kitchen, 2 changerooms, amenities area, office, 2 toilet areas and accessible WC. It does not have an umpires' room and players from both teams share the one amenities area. A building condition audit was undertaken in 2017, with fascia boards, guttering, wall cladding, electrical and rainwater tank all being assessed as in poor condition. With the potential increased use of this building brought on by the introduction of a second hockey pitch, the increase on demand of these facilities would also need to be considered to ensure they can cope. The central soccer pavilion was constructed in 2015. It is 180m2 in size and comprises a social room, kitchen, 2 changerooms, 2 toilet areas, accessible WC and umpires' room. The pavilion is functional, in good condition and complies with the BCA code.

2.3 Users and usage

2.3.1 Hockey facility

The Waverley Hockey Club is the main user of the hockey field at the Reserve. The Club was founded in 1958. It used a number of venues in Mt Waverley before moving to Ashwood Reserve North in 1986. At the time, there were two grass fields at the Reserve. One of the grass fields was converted to a synthetic surface in 1988. The Club stopped using the remaining grass field in 1987 when hockey in metropolitan Melbourne became a fully synthetic surface sport (note: hockey is still played on grass in some country areas). The hockey pavilion was built in 1992.

In 2018, the Hockey Club had 572 playing members (246 juniors and 326 seniors, 310 male and 262 female). The Club enters 33 teams in a broad range of competitions including men's, women's, junior mixed, junior girls and veterans' competitions. It competes in the men's and women's premier league competitions, the highest grade of hockey competition in Victoria. The Club also offers the sub-junior skills development program, Hookin2Hockey. 67 children are participating in this program in 2019 (53 in 2018).

Table 1 – Waverley Hockey Club: Player and Team Numbers

	Player numbers		**Team numbers**	
	2012	**2018**	**2012**	**2018**
Veteran men	20	65	1	4
Veteran women	23	0	1	0
Senior men	150	144	8	7
Senior women	98	117	5	7
Junior mixed	145	119	12	10
Junior girls	97	74	5	5
Hookin2Hockey	50	53	N/A	N/A
Total members	**583**	**572**	**32**	**33**

The hockey facility is used by the Hockey Club for competition and training activities. The facility is also utilised by schools, school sports associations and other local sporting clubs, predominantly for hockey but also for fitness training. These schools and clubs include Oakleigh Grammar, Eastern Independent Schools of Melbourne, Mount Scopus Memorial College, Wesley College, Girls Sport Victoria, Sporting Schools Victoria, Caulfield Grammar, Salesian College, Kingswood College, Kilvington Grammar, Carey Baptist, Wesley College, Wantirna College, Bentleigh Secondary College, Wheelers Hill Secondary College, McKinnon Secondary College, Mount Waverley Cricket Club, Monash University Hockey Club and Sporting Schools Victoria. The facility is also used by Hockey Victoria.

The Hockey Club estimates that the field is used for around 68 hours per week during the winter hockey season – 39 hours for competition, 23 for training and 6 for external hire (see Appendix A on page 24 for a schedule of use).

Table 2 - Usage by type of activity

Activity	Ave hours per week
School competition	10
Junior competition	9
Senior competition	17
Masters competition	3
Junior training	11
Senior training	9
Representative training	3
School hire	6
Total	**68**

2.3.2 Rectangular grass field

The Victorian Sikh Association is the main user of the rectangular grass field and associated pavilion. The Association was formed in 1988 by a small group of Sikh families. Initially, the Association was an informal group drawn together by a common interest in sport. This rapidly grew to an Association which celebrates its Sikh cultural heritage through casual sport and social activities.

The Association has been based at Ashwood Reserve since 1988. It currently provides a range of activities including casual soccer, hockey, netball, volleyball, golf, social events and youth programs. The Association indicated that up to 800 people can take part in its activities. Of these, 190 participate in its soccer activities at Ashwood Reserve North (note: The Association uses other venues in Monash and neighbouring municipalities).

Table 3 – Victorian Sikh Association: Player and Team Numbers (soccer)

	Male		Female	
	Players	**Teams**	**Players**	**Teams**
Sub-junior	20	0	0	0
Juniors	35	1	8	0
Seniors	60	2	12	0
Masters	40	1	15	0
Total	**155**	**4**	**35**	**0**

Under its allocation agreement with Council (see 2.4.2), the Sikh Association has access to the pavilion for 27.5 hours per week in summer and winter and the grass field for 17.5 hours in winter. Outside these hours, the field and pavilion are available for other groups to use - subject to Council permission. In 2018, Council allocated use of the facilities to non-tenant groups on 18 occasions – for overflow soccer training, rugby training and gridiron training.

Table 4 – Victorian Sikh Association: Player and Team Numbers (soccer)

Facility	Allocated use
Pavilion	**Summer and winter** Tuesday: 6.00pm-10.30pm Thursday: 6.00pm-10.00pm Friday: 5.00pm- 10.00pm Saturday: 5.00pm–11.00pm Sunday: 10am– 6.00pm
Rectangular field	**Winter only** Tuesday: 6.30pm-9.30pm Thursday: 6.30pm-9.30pm Saturday: 3.00pm- 6.30pm Sunday: 10am– 6.00pm

An important consideration on the current use of the grass field is that there is no sports floodlighting, meaning the pitch cannot be activated in accordance with the above allocation during winter.

The grass field is also used for informal/passive recreation activities. The field is unfenced and can be easily accessed by residents for informal recreation activities. The path along the western edge of the field is a popular walking and cycling track. The field is also a designated dog off-leash area.

2.4 Occupancy and maintenance arrangements

2.4.1 Hockey facility

Waverley Hockey Club occupies the hockey section of Ashwood Reserve North under a lease with Monash City Council. The features of the lease are as follows:

- Commencement date and term - 1/10/2006, 15 years fixed.
- Rent – Security deposit $500, annual rental charged for pavilion only started at $850 in 2006, paid once a year, currently $1,450, annually adjusted for CPI.
- Premises – Whole of land and buildings and other structures inside the shaded area in Figure 4.
- Permitted hours of use – 7am to 12 midnight every day.
- Exclusive access – Club has exclusive access to the Hockey facilities. It can hire out to other groups and retain income.
- Outgoings and other expenses – Club must pay all rates, taxes, levies, utility charges and communication costs associated with the premises.
- Maintenance is a club responsibility. It must keep the premises tidy and in good working order and condition. It is responsible for the renewal of the synthetic surface.

Figure 4 – Area of reserve subject to lease



- Insurances – Club must maintain public liability and contents insurance.
- The club must provide Council with an annual audited financial report, annual maintenance plan, site safety/risk management report, certificates of insurance and a report which details the Clubs activities for the previous year

2.4.2 Rectangular field and pavilion

The Victorian Sikh Association accesses the non-hockey section of the Reserve (rectangular field, carpark and pavilion) under an annually reviewed, 5+2 year licence agreement with Council. The features of the agreement are as follows:

Figure 5 – Area of reserve subject to licence



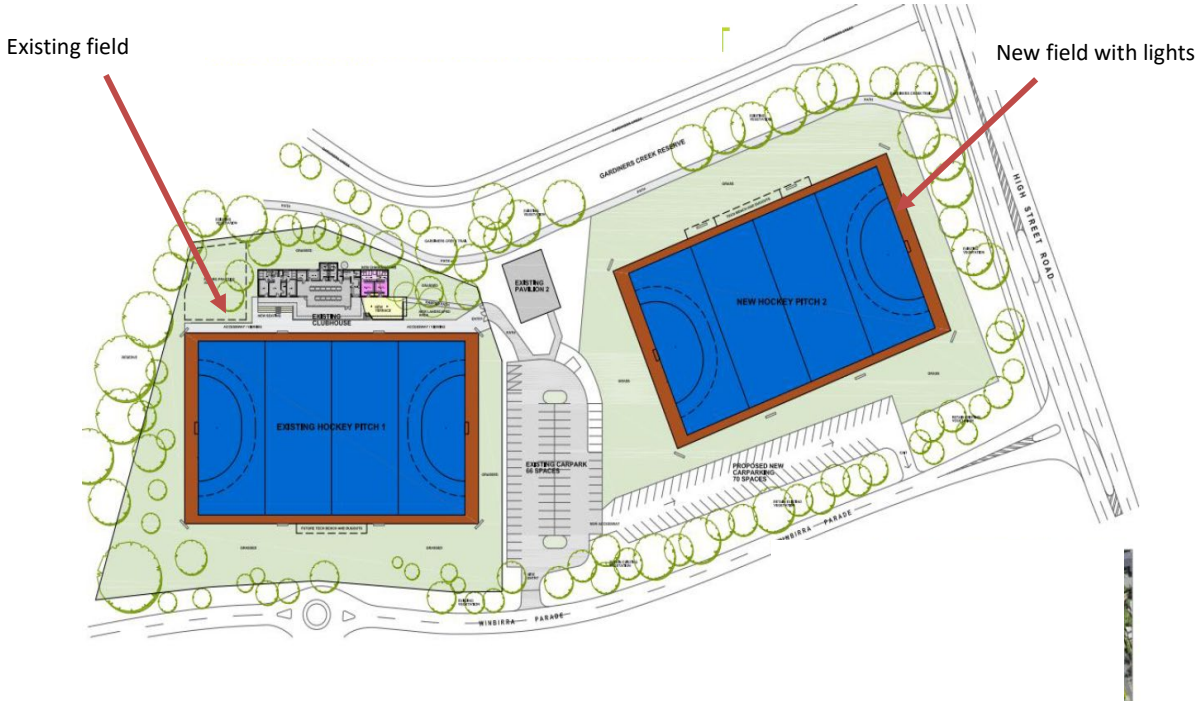
- Commencement date and term - 1/3/2012, 5 plus 2 years, annually reviewed.
- Rent/licence fee – Based on Association's usage of the licensed area and in accordance with Council's 'schedule of fees and charges for sporting reserves and pavilions'. Currently $3,380 per annum.
- Licensed premises – Rectangular field, carpark and pavilion.
- Permitted hours of use – As per the times agreed to between the Association and Council (see table 4)
- Access – Officially, the Association only has access during the permitted hours of use. It **cannot** hire out the premises to other groups.
- Outgoings and other expenses – Association must pay its proportion of rates, taxes, levies, utility charges and communication costs associated with the premises. Association is not required to pay for water.
- Maintenance responsibilities – Council has the main responsibility for the maintenance and upgrade of the facility. Association is responsible for ensuring the licensed area is kept clean and tidy and repairing any damage that it causes which is not the result of fair wear and tear.
- Insurances – Association must maintain public liability and contents insurance.
- Relocation – Council can terminate the licence if it requires the licensed area for 'municipal purposes'. Council must attempt to find an alternative location for the Association.
- Overholding – The licence goes into overholding if the Association remains in the licensed area after the licence term ends.

3. SECOND SYNTHETIC FIELD: DEVELOPMENT PROPOSAL

3.1 The Proposal

Waverley Hockey Club seeks to redevelop Ashwood Reserve as a two field hockey venue. The redevelopment works proposed by the Club include the construction of a new lit synthetic field and expansion and upgrade of the carpark (70 additional carparks).

Figure 4– Ashwood Reserve, Proposed Layout, Waverley Hockey Club



The estimated cost of the works is $2,507,000.

Note: This figure excludes any building works that may be required as a result of additional use at the site.

Table 5 – Second hockey field: cost estimates

Field Construction	**Est $**
Design documentation, site survey, geotechnical assessment	230,000
Site preliminaries and management	80,000
Hockey field – drainage, sub-grade, edges and paths, base pavement, asphalt layer, synthetic surface including shock pads	1,000,000
Dugouts, flags, goals	60,000
Competition standard LED lights (500 lux)	400,000
Perimeter fence and gates – 1.2m high, 3m-5m at ends, netting where necessary	80,000
Electrical supply upgrade	50,000
Carpark extension and upgrades	240,000
Landscaping, seating	40,000
Subtotal	**2,180,000**
Contingencies 15%	327,000
Total	**2,507,000**

3.2 Justification/need for second field

The Hockey Club provides the following information to support its case for the provision of a second synthetic field:

- The Club is one of the largest hockey clubs in Melbourne and one of biggest sporting clubs in Monash. In 2018, it fielded 18 senior teams and 15 junior teams and ran a sub-junior program with 53 children.
- The Club provides recreation opportunities for all ages and across females and males – from U/10 juniors through to 60-70 year old veterans.
- The Club is a successful club on and off the field. It competes in the highest level of competition and has won many premierships. It has a committed hardworking committee and is in a financially strong position. The Club has demonstrated a capacity to maintain, renew and upgrade its facilities. Twice, it has paid for the renewal of the synthetic surface and contributed to the erection of new lights and the redevelopment of the pavilion. It also undertakes most of the maintenance works at the pavilion. The club has expressed it is willing and has capacity to renew and maintain 2 pitches. Currently, the club is paying off a loan for the most recent pitch renewal works on the existing hockey pitch. The club have raised membership revenue over past 12 months to enhance their financial position and were profitable in 2019-20.
- The Club serves a sub-regional area. Players come from more than 60 suburbs across Melbourne - from as far away as Skye, Ringwood, Highett and Southbank.
- The Club's facilities are used by a number of district level schools and sports associations.
- The Club cannot accommodate all its competition games at Ashwood Reserve. Some home games have to be played at the State Hockey Centre and other distant venues.
- The Club has to compromise its training programs to fit all the teams in. Many training sessions have to be shortened and/or run in unsuitably small areas. The Club indicates that it is starting to lose players and failing to attract other players because of the compromised training programs.
- The Club cannot participate in all the competitions. It is keen to enter teams in the women's veterans competition but it cannot access a playing field.
- The existing synthetic field is overloaded. Normally, a synthetic field would last 12-15 years. The surface at Ashwood Reserve had to be replaced in 2013 after 8 years. The addition of a second field would reduce the load and extend the surface life of the existing field.
- The grass field and its pavilion would receive substantially higher use if it was converted to a hockey field. The Club estimates that it would use a second synthetic field for about 28 hours per week (peak hours) as soon as it becomes operational (see Appendix B). It is confident that schools and other sports organisations would use the field during non-peak hours.

3.3 Analysis of the proposal

The merits of a second field

The provision of a second field can be justified on a demand basis. All the reasons cited by the Club (see Section 3.2) are valid. The Club ls large by hockey and general sporting club terms. In terms of play numbers, it is the 7th largest hockey club in Melbourne and the 3rd largest at single field venues. It has 572 players which in football, soccer and cricket terms is the equivalent of 26, 41 and 52 teams respectively. The Club has to hire other venues for home games which can fragment the Club and be costly in terms of venue hire. Its single field is clearly overloaded with training sessions compromised and the surface having to be prematurely replaced. The Club cannot meet current demand and has to cap player numbers. It also has to limit the competition it plays in – e.g. not being able to compete in the veterans women's competition due to no available field time.

Two field hockey venues, however, are **not** common. There are around 43 competition hockey venues in Victoria - only 8 have two fields. Only 4 of the 17 clubs that compete in the women's or men's premier league competitions have access to two field venues. This small number of clubs should be not seen as a reflection of need or demand for multi-field venues. It is more an outcome of or reaction to:

- Hockey not having as high a profile as football, cricket, soccer and basketball and netball.
- The initial high cost of constructing a synthetic hockey field.
- Site constraints at the single field hockey venues including, at many venues, the unavailability of land for a second field.

The small number of two field venues is also not a reflection of the desire of the Clubs to access second fields. A number of the premier league clubs are advocating strongly for additional fields and have been doing so for many years. Hockey Victoria confirmed that the lack of playing fields is the most significant problem that hockey is currently facing. The Melbourne Outer East Hockey Facilities Study found that the region currently has a deficit of 3 fields which will increase to 4 when the field at the Knox School closes.

Can the site accommodate the field and associated infrastructure? Is the concept plan the only and best configuration?

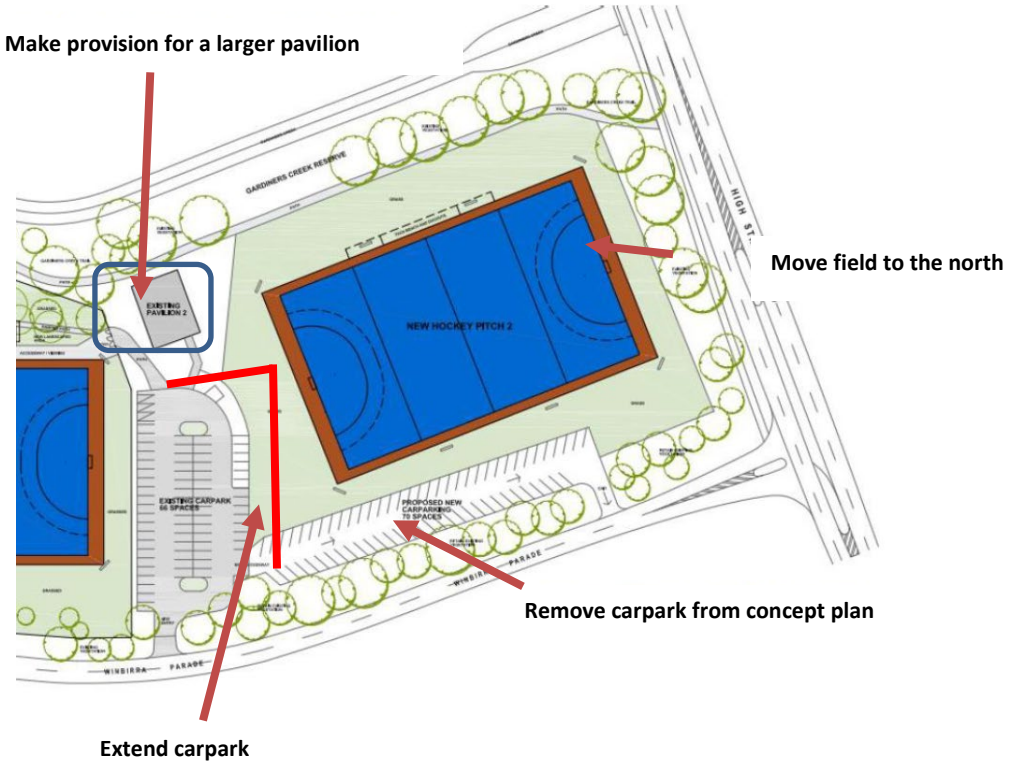
The concept plan submitted by the Waverley Hockey Club proposes that a regulation size synthetic field be located on the grass field oriented in a north south direction. A regulation size hockey field with suitable run-off is 97m long and 63m wide. The grass field is 125m long (N-S) and 98m wide (E-W) and could easily accommodate the synthetic field.

The concept plan shows the provision of a new 70 place carpark within the Reserve along the eastern side of the grass field. The carpark area is 18m wide and 70m long. It together with the synthetic field can be accommodated on the grass field. The synthetic field would encroach on the crown land portion of the Reserve and State Government permission would be needed to construct the field. The Government would have to be convinced of the community benefit of the field.

The orientation and position of the synthetic field – north-south and centrally located - is suitable. There are concerns about the siting of the carpark. It may impact on the trees and be visually intrusive. Council's horticulture and engineering departments indicated a preference for the existing carpark to be expanded to the north rather than construct a wing off the carpark along Winbirra Parade. The Engineering Department advised that the carpark was originally designed for a northerly expansion. It conceded that less parking bays would be realised but the number would still be sufficient. It stated that it would also be a more efficient design.

The concept plan does not provide for an extension of the central soccer pavilion. The Hockey Club has raised the notion of (in the long term) developing a central pavilion serving both fields. The long term pavilion needs of the Hockey Club require further investigation but provision should be made in the concept for a larger pavilion footprint.

Figure 7 – Ashwood Reserve, Proposed Layout, Waverley Hockey Club; Some changes



Will there be adverse impacts? Can they be mitigated/managed? What do the key stakeholders say?

The development of the second hockey field and associated infrastructure would cause some adverse impacts. These are discussed below.

Impacts to the Sikh Association

The Sikh Association has been a tenant at the Reserve for 30 years. Currently, it occupies the Reserve under an annually reviewed, 5+2 years licence agreement which expires in 2019. Under the licence agreement, the Association has access to the rectangular grass field, the central pavilion and the carpark. The agreement allows the Association use of the pavilion for 28 hours per week in summer and winter and the grass field for 18 hours per week in winter. The Association is essentially a cultural/recreation group. It offers a range of sporting and cultural activities from multiple locations but uses Ashwood Reserve as its home base. It indicates that around 800 people regularly participate in its activities, including 190 people in the soccer program it offers on the grass field at Ashwood Reserve.

Under the Hockey Club's proposal, the grass field would be converted to an FIH approved synthetic surface field – i.e. a surface with a short pile that is suitable for hockey. Soccer could be played on this surface but it would not be ideal – the pile would be too short. The Hockey Club indicates that it would use the field for 28 hours per week immediately it became available. It would also want access to the central pavilion. This use would be during peak time hours and conflict with the Sikh Association's use of the Reserve.

Currently, it is very challenging for the Sikh Association to fully use its allocated hours at the Reserve. This is due to the condition of the grass playing field – large bare areas in summer and muddy in winter – and the lack of training lights discourages use of the field. It should also be acknowledged that the Sikh Association are not like the typical

user of a sporting reserve - it is a cultural group; not a sporting club. Whilst competition sport is one of the Association's main undertakings, it is also involved in non-sport activities. These activities do not have set times and are not held each week, like competition sport. They are intermittent and may occur in batches.

The Sikh Association has been informed of the proposal to convert the grass field to a synthetic field. It is not opposed to the general concept. However, the Association wants to retain access to the pavilion and a grassed area in the Reserve that could be used for basic soccer training and informal soccer activities (not necessarily a full size field). The Association asked whether the synthetic field could be oriented east-west which would leave a grassed area to the north that could be for soccer. This pitch orientation option has been investigated, but **not** recommended as viable. A full size hockey field with an east-west orientation would fit. However, it would nearly touch the path on the western boundary and some trees would have to be removed on the eastern boundary. Also, once an expanded carpark was provided for, the amount of grassed area left would be minimal. The orientation of the field would not be ideal – looking east into the morning sun and west into the late afternoon sun.

Figure 8 – Ashwood Reserve, Alternative layout for synthetic field



The Sikh Association has confirmed that it wants to remain a tenant of the Reserve with similar occupancy rights to what it has now. It would resist moving from or reducing its access to the Reserve. It would consider relocating if it could get the same or better access to a comparable or better facility, however, this may not be necessary given that a lot of their activities rely on the use of the pavilion. If access to the building remained, it is possible that the second hockey pitch could be built and coordinated in a way that all parties of catered for.

Loss of open space

The second hockey field would be developed over the rectangular grass field. This area is currently unfenced and available for use by local residents for informal play. The hockey field would have a synthetic surface. It would have to be fenced (a low fence 1.2m fence) to prevent balls from leaving the playing field and discourage vandalism. Residents could still access the field for informal play but their use would be not be as unrestricted. Continuing the use of the field as a dog off leash area (as it is now) would not be suitable. In general, the Reserve will be less inviting and accessible as a space for unstructured recreation.

There are other nearby open space options for informal recreation, e.g. the southern portion of Ashwood Reserve (Holmesglen and Jingella Reserves) can be used for informal play and Electra Reserve, which is a designated dog off leash area, is not far away. However, residents will still feel some inconvenience, particularly those living directly across the road from the grass field on Winbirra Parade.

Impacts to visual amenity

Currently people walking, cycling and driving by or living near the grass field area of the Reserve look into an attractive, well grassed and amply treed area with no visual barriers other than the vegetation along the edges. The redevelopment of the Reserve to include a second synthetic hockey field will change this visual perspective. The open grass soccer field will become a hard surface, blue coloured field, light towers and a low boundary fence will be visible, a carpark will replace some of the grass area, some trees may be lost to accommodate the carpark and the central pavilion in the long term could become a larger, more prominent facility. In essence, the look and feel of the Reserve will dramatically change.

Impacts to residential amenity

The installation of the second hockey field will increase activity in the Reserve. There would be more traffic and noise. There may also be some light disturbance from training lights over the field.

Council has not received any complaints about the current operation of the hockey field with respect to noise – even though on some nights the field is used to 11pm. The second field will generate more noise. The field will only have neighbours on one side – the residents of the houses on the east side of Winbirra Pde. It is unlikely that the noise will be loud or constant enough to disturb these residents. The provision of a second field will also enable the club to complete its activities earlier in the night – at 10pm rather than 11pm.

It is not considered that light disturbance will be an issue. The houses in Winbirra Pde facing the Reserve are slightly elevated and will look down rather than up at the lights. Modern light towers/globes also contain the light spill more efficiently that the older style towers/globes.

in the past year, Council has received complaints from nearby residents about cars parking on nature strips in Winbirra Pd when hockey and other activities are taking place in the Reserve. Council's engineering department was asked to comment on the parking situation at the Reserve. It confirmed that:

- Residents in Winbirra Pde and Mulgrave St have made complaints about cars parking on the road and the nature strips at the front of their properties on weekends during hockey season.
- Parking on nature strips is prohibited. Council, however, did recently issue fines to cars parking on the nature strips in Winbirra Pde and Mulgrave St. This remedied the nature strip problem.

- Council's position is that households should have reasonable access to on street parking at the front of their properties. Council has decided to introduce parking restrictions on the east side of Winbirra Pde and north side of Mulgrave St., with permit only parking introduced on weekends – between 8am - 6pm, Saturday and Sunday.

The engineering department indicated that, from a parking perspective, it was not opposed to the construction of a second synthetic field at Ashwood Reserve: It said that:

- The weekend parking restrictions along Winbirra Pde and Mulgrave St will ensure that the extra demand generated by the second field will not impact residents in these areas.
- The restricted sections of these streets could be extended if cars attending the hockey park outside the restricted area.
- The redevelopment plan for the Reserve provides for additional carparking. This should be more than sufficient to cater for most of activities held at the Reserve.
- Angle parking could replace the parallel parking along the west side of Winbirra Pde, if it was found, in the future, that more parking was needed.

The department said that the Hockey Club should be required to demonstrate how it will manage the carparking load generated by the two fields. The Club was asked about parking demand at the Reserve. It indicated that the existing carpark has sufficient capacity to cater for all the hockey activities at the Reserve – even premier league games (see table 6 below). It said that parking is only a problem when its premier league games coincide with an activity on the grass field. The Club stated that if it controlled both fields, it would not schedule a 'high car park load' activity on the second field when premier league games are being played on the main pitch. It also stated that it will better manage the carpark in the Reserve to ensure that it is used to full capacity e.g. insisting that Waverley players and officials park in the more distant areas of the carpark so that the away team players and officials see and uses the empty spaces in the carpark rather than park on the streets.

Table 6 – Carparking loads: Waverley Hockey Facility, 60 off street spaces available

Day	Activity	Typical no of vehicles (peak load)	Comments
Monday	10am-3pm, School competition	2-4 buses	Peak numbers occur at change between junior training and masters games
	5pm-7pm, Junior training	40 cars	
	7pm-10pm, Masters competition	20 cars	
Tuesday	2pm-4pm, School hire	2-4 buses	Peak numbers occur at change from junior to senior training
	5pm-8pm, Junior training	40 cars	
	8pm-11pm, Senior training	30 cars	
Wednesday	2pm-4pm, School hire	2- 4 buses	Peak numbers occur at change from junior to senior training
	5pm-8pm, Junior training	40 cars	
	8pm-11pm, Senior training	30 cars	
Thursday	2pm-4pm, School hire	2- 4 buses	Peak numbers occur at change from junior to senior training
	5pm-8pm, Junior training	40 cars	
	8pm-11pm, Senior training	30 cars	
Friday	5pm-10pm, Junior competition	50 cars	Peak numbers occur at change-over of games
Saturday	8pm-12pm, Junior competition	55 cars	Peak numbers occur at change-over of games and during premier league games
	12noon-8pm, Senior competition	60 cars	
Sunday	8am-11am, Representative training	20 cars	
	11pm-8pm, Senior competition	40 cars	

What are the planning requirements/considerations?

A planning permit will not be required for the construction second field as Council will be responsible for the works and the Reserve is owned and/or controlled by Council. However, Council's planning department recommends that the proposed redevelopment go through a process similar to a planning permit – where all the issues discussed above about parking, lighting, noise, visual amenity and alienation of open spaces are investigated and the nearby residents impacted by the redevelopment are consulted.

The planning department is not opposed to the development of the second field. It recognises the development will help to maximise the use of the Reserve and improve facilities for one of Monash's largest sporting clubs. However, the department also recognises that the development will significantly change the Reserve from visual amenity, neighbourhood amenity and access perspectives – as mentioned before the carparking load will increase, the open green grass fields will become a hard surface blue field, the lights towers and a low boundary fence will be visible, a carpark will replace some of the grass areas, some trees may be lost to accommodate the field and carpark and the Reserve will be less inviting and accessible as a space for unstructured recreation.

The department indicated that it was aware that carparking was currently causing concern. It said that a parking management plan should be prepared for the 2 field facility. It said that the redevelopment proposal should also demonstrate how the visual impact of the development will be minimised. It expressed a concern about the potential loss of trees arising from the proposed carpark development. It agreed with the engineering department that a better option would be to expand the existing carpark to the north.

What will be the cost of the redevelopment? How will the cost of renewing the field be met? What are the potential funding sources?

The estimated capital cost of the reserve redevelopment is $2.51m. The major components are the synthetic field ($1m), training lights ($400,000) and carparking ($240,000). The synthetic surface on the second field will require resurfacing every 10-15 years. The cost will be around $400,000 (or $40,000 per annum over 10 years). Lighting, maintenance and other costs will be around $15,000 per annum. $55,000 per annum will need to be generated to meet these costs. These are substantial costs.

Definite and potential sources of capital funding are SRV grants, one-off election related grants, Monash City Council and the Waverly Hockey Club. A definite source of funding the renewal of the second field and meeting lighting costs is the Waverley Hockey Club.

SRV's Community Infrastructure Funding Program provides major facility grants of up to $800,000 to develop or upgrade sub-regional and regional sport and active recreation facilities. The second synthetic field would qualify for this funding program, however, even if successful in securing funds through this grants program, a significant shortfall would still apply. An election related grant of $1m had been committed for the field had the ALP won the Federal election. This is no longer available. However, the Club continues to pursue funding through the State and Federal local members. There is currently no allocation in Monash Council's capital works budget for the construction of the second field.

Waverley Hockey Club has indicated that it could make a cash contribution of around $200,000-250,000 to the construction of the second field. In addition, the Club said that it would explore the option of taking out a medium term loan to help fund construction of the field. The Club said it would totally fund the renewal and operational costs of the second synthetic field. The Club indicated that it is in a strong financial position. Revenues are growing and the Club can meet all its obligations, including setting aside funds each year for the renewal of the existing field. The

Club claims that the provision of a second synthetic field will make the Club's financial position stronger. Membership revenues will grow and income from canteen and bar sales and other social activities will increase. Funds will be also be generated from the external hire of the field and potentially from use of the two field venue by Hockey Victoria for tournaments. Expenditure will also decrease in some areas. The second field will extend the life of the existing field. The Club will be able to reduce the amount of money its sets aside for the renewal of the existing field. Lighting costs will decrease as result of the conversion to LED globes.

What would be the most suitable management/occupancy arrangement for the second field?

Two management options should be considered for the second field. These are:

1. Extending the current lease agreement between the Waverley Hockey Club and Council to include the second field, carpark and central pavilion.
2. Council continuing to directly manage the second field and allocating the use of the second field to the hockey club under an annually reviewed licence agreement (similar to the way it manages the synthetic soccer field at Jack Edwards Reserve).

Option 1 – Extending lease

Waverley Hockey Club occupies the hockey section of Ashwood Reserve under a 15 year fixed term lease with Monash City Council. Under the terms of this occupancy arrangement, the Club:

- Is permitted to use the facility between 7am to 12 midnight every day.
- Has exclusive access to the hockey facilities at the Reserve – synthetic field and hockey pavilion.
- Can hire out the facilities to other groups and retain the income.
- Must pay all rates, taxes, levies, utility charges and communication costs associated with the facilities/
- Must keep the facilities in good working order and condition.
- Is responsible for the renewal of the synthetic surface (at a cost of around $500k every 10 years).

Under Option 1, the lease arrangement would be extended to include the second field, central pavilion and carpark. The Hockey Club would be responsible for coordinating the use of these added facilities. It would retain the income generated from this use (club and external) and meet all operational costs - including the significant cost of renewing the surface every 10-15 years.

The pros of this arrangement are:

- Council's maintenance role would reduce. Council would not have to maintain the grass field and its responsibilities for the pavilion would lessen.
- The field would be managed by a strong, financially viable and stable club that has demonstrable skills in facility management and maintenance.
- Council would not have to contribute to the renewal of the second field.

The potential concern about this arrangement in that the Hockey Club may unreasonably dominate the use of the field and pavilion. It is likely that Council would have to make a substantial contribution towards the initial construction of the second field. In return for this investment, Council would want the field to be optimally used, preferably by multiple groups, e.g. Hockey Club, Hockey Victoria, schools, soccer clubs, other local sporting clubs for training and informal groups like kite flyers or frisbee groups. It would also want local residents to have access to the field for suitable informal play.

This issue was discussed with the Hockey Club. It indicated its firm commitment to encouraging multi-use of the second field. It points to the diverse external use of the existing synthetic field as evidence of its support for multi-use. It claimed that it would be in the club's interest, from a revenue perspective, to promote external hire of the second field – stating that without external hire it would be difficult for the Club to raise the funds needed to renew the field.

Council could write a clause into the lease requiring the Club to encourage multi-use. It could go further and stipulate the number of hours and times per week the field must be available for external use. It is not recommended that Council pursue this approach – at least initially. It should give the Hockey Club the opportunity to demonstrate how it will ensure multi-use of the field.

Option 2 – Council management and hockey granted access under a licence arrangement

Under this arrangement, Council would coordinate the use of the second field and pavilion and be responsible for the maintenance and upgrade of the facilities and renewal of the synthetic field. The Hockey would be given a licence to occupy the field and pavilion during set hours and set days. Outside these hours, the field and pavilion could be used by other groups.

This type of arrangement is similar to the one currently in place at Jack Edwards Reserve – a two field soccer venue in Oakleigh which has grass and synthetic fields. The grass field is licensed to the tenant soccer club. The synthetic field is managed by Council and hired out to users. The hire fees range from $11 for tenant club usage to $44 for casual and commercial use. The soccer club is one of the users and pays the lowest hire fee - $11 per hour. The soccer club is getting reasonable access to the synthetic field and the field is receiving some use by other groups. Around $30,000 is being raised each year in revenue from the hire of the field.

The appeal of Council management is that Council could feel reassured the field is being optimally used. The concern about Council management is that it could be more costly to Council. It is unlikely the hire of the second field would raise enough revenue to pay for the renewal of the field. Council would also have to meet annual maintenance costs. There would be more certainty about the Hockey Club's capacity to meet the maintenance and renewal costs as it more acceptable for the Club than Council to charge a high hourly hire fee - currently the Club charges $100 per hour for the field at Ashwood Reserve compared to the $11-$44 Council charges at Jack Edwards Reserve. The Club can also generate income from canteen and bar sales, member contributions and other forms of fundraising.

Table 7 – Funding and management options for second field (Club or Council)

Management option	Potential funding scenario for second field	Management arrangements for two synthetic field hockey facility	Considerations (pros and cons)
OPTION 1 Club (Long term lease to Club)	Capital • Club $1m - club cash, through loan, commitment from external source other Council • Council $800,000 • SRV grant $800,000 Renewal and operation of field • Club $40,000-$45,000 per annum into sinking fund • Club $10,000 towards operational costs – lights etc	Club: • Has full access to facility and controls its use • Is required to encourage eternal use, where feasible • Pays Council an annual lease fee • Retains all income from the operation of the leased facility • Meets all operational and maintenance costs • Meets the cost of renewing the synthetic surfaces • Contributes to future capital upgrade/renewal, e.g. fences, pavilion etc Council • Undertakes major structural works • Contributes to future capital upgrade/renewal works, e.g. fences, pavilion etc	Pros: • Experienced, competent community club managing the venue • Club management can help to optimise revenue – club likely to be active in promoting venue and trying to attract events and other uses, club can charge more than Council (not limited by fee policy) • Costs to Council kept to a minimum. Council does not have to be concerned about renewal of field or most maintenance works Cons: • External clubs/groups may not get the level of access to the facility that Council desires • Council collects no revenue from the operation of the facility
OPTION 2 Council (Lease with Club continued for existing field. Council directly manages 2nd field. Club uses field under a shorter term licence arrangement).	Capital • Council $1.8M - club cash, through loan, commitment from external source other Council • SRV grant, $800,000 Operation, maintenance and renewal of field • Council $40,000-$45,000 per annum into sinking fund • Council $10,000 towards operational costs – lights etc	Club: • Retains control of existing field and pavilion • Has access to a second field under a licence arrangement with Council. Fee based on Council's fee policy for sporting reserves • Contributes to future capital upgrade/renewal works, e.g. fences, pavilion etc Council: • Controls the use of the second field and pavilion • Is responsible for encouraging the use of the field and pavilion • Retains all income from the operation of the field and pavilion • Meets all operational and maintenance costs associated with the second field and pavilion • Meets the cost of renewing the synthetic surfaces on the second field • Contributes to future capital upgrade/renewal, e.g. fences, pavilion etc • Undertakes major structural works	Pros: • Experienced, competent Council department managing the facility • Council can be satisfied that field is being used flexibly and external use is being optimised • Council will retain all income Cons: • Costly for Council to operate, maintain and renew. Council maintenance obligations will be significant and it will have to fund the renewal of the field. Officer time will have to be allocated to coordinating and promoting the use of field • Less revenue is likely to be generated and unlikely to be sufficient to cover renewal and operational costs. Council does not have the same financial incentive to promote the use of the field that the Club has. Council will charge less per hour than Club • The financial position of the Club may be adversely impacted. The hire cost of the Council controlled field will be less than the Club controlled field. External groups may choose to use the cheaper field.

Part of the Reserve where the field is proposed is Crown Land. What are the implications of this?

DEWLP's interest/objective as landowner is largely to ensure that the Reserve is managed appropriately and in line with the Reserve's purpose – community sport and recreation. The current/historical usage of this area has been in line with this purpose. Any future management proposal retaining this same/similar usage would be viewed positively.

The works proposed by the Hockey Club - building a new synthetic field and extended carpark - are likely to be viewed favourably by DEWLP. The proposed works are retaining the same land usage and would be considered as an upgrade rather than a new management direction. The works would require DELWP assessment and consent prior to proceeding. Checks/considerations relating to vegetation removal, public benefit, planning requirements etc would apply in the conduct of the assessment.

What is happening at other hockey clubs and venues with respect to management and occupancy arrangements?

Three clubs/venues were studied – Hawthorn-Malvern Hockey Centre, Camberwell Hockey Club, Greensborough Hockey Club see Appendix C). The key findings are outlined below. Some interesting learnings are as follows:

- Private schools have been willing to contribute to the development of hockey facilities on Crown/Council land (Carey Grammar) and Public Schools (Camberwell Grammar).
- Club management is a common form of management of hockey facilities.
- Hockey Clubs have successfully managed two field facilities.
- A Club with a much smaller membership than Waverley Hockey Club (Greensborough) has successfully operated and maintained a two field venue.
- Hockey Clubs are capable of raising sufficient revenue to meet the costs of synthetic surface renewal.

4. CONCLUSIONS AND RECOMMENDATIONS

4.1 Conclusions

The key conclusions that can be drawn from the Study findings are as follows:

- The provision of a second synthetic field at Ashwood Reserve North has merit. Waverley Hockey Club is large by hockey and general sporting club terms. It fields teams in both women's and men's competition and in all competition age groups – from sub-junior through to older age veterans. The single hockey field the Club uses at Ashwood Reserve is overloaded with training sessions compromised (shorter in time than desirable) and the surface having to be prematurely replaced. The Club cannot meet current demand and has to cap player numbers. It also has to limit the competitions it plays in – e.g. not being able to compete in the veterans women's competition due to no field time being available. The Club has to hire other venues for home games which fragments the Club's operation and is costly in terms of external venue hire.
- Ashwood Reserve North can accommodate a second synthetic field and an extension of the carpark. The suggested orientation and position of the second field – north-south and centrally located - is suitable. The location of the carpark proposed by the Hockey Club – inside the Reserve boundary along Winbirra Pde - is not considered to be suitable as it may impact the existing trees. Council suggests an alternative - the existing carpark being extended to the north. It may be necessary to extend the central pavilion in the future if demand warrant. A larger footprint for the pavilion should be provided in the development plan for the second field.
- The construction of the second field and associated infrastructure would cause some adverse impacts:
  - The grass field, which the Victorian Sikh Association is currently the main user of, would transition into a synthetic hockey surface and would create a significant change to their typical use of the field.
  - There will be more noise. However, the field will only have neighbours on one side – the residents of the houses across Winbirra Pde. It is unlikely that the noise will be loud or constant enough to disturb these residents. The provision of a second field will also enable the club to complete its activities earlier in the night – at 10pm rather than 11pm.
  - Demand for parking will increase. There are already parking issues at the Reserve. Council is about to introduce permit parking along Winbirra Pde to address these issues. The redevelopment proposal provides for additional carparks in the Reserve. Waverley Hockey Club maintains that it will be able to manage the carparking demand through these additional bays and better management practices.
  - Accessibility will reduce. The second synthetic field will be surrounded by a low fence and will not be as 'open' as the former grass field.
  - The visual appearance of the Reserve will change. It will be important to retain the perimeter trees and attractively treat the carpark. Also, new structures should be designed so that they blend in with the existing hockey facilities at the Reserve.
  - Continuing use of the field as a leash free area as it is now would not be suitable.
- No planning permit will be required for the redevelopment. However, Council's Planning Department recommends that the project should proceed as if a planning permit is required. Tasks would include the preparation of a parking management plan and consultation with nearby residents.
- The estimated capital cost of the reserve redevelopment is $2.51m. The major components are the synthetic field ($1m), training lights ($400,000) and carparking ($240,000). The synthetic surface on the second field will require resurfacing every 10-15 years. The cost will be around $400,000 (or $40,000 per annum over 10 years). Lighting, maintenance and other costs will be around $15,000 per annum. $55,000 per annum will need to be generated to meet these costs. Definite and potential sources of capital funding are SRV grants, one-off election related grants, Monash City Council and the Waverley Hockey Club. A definite source of

funding the renewal of the second field and meeting lighting costs is the Waverley Hockey Club. SRV's Community Infrastructure Funding Program provides major facility grants of up to $800,000 to develop or upgrade sub-regional and regional sport and active recreation facilities. An election related grant of $1m had been committed for the field had the ALP won the Federal election. This is no longer available. However, the Club continues to pursue funding through the local State and Federal members. There is currently no allocation in Monash Council's capital works budget for the construction of the second field.

- Waverley Hockey Club has indicated that it could make a cash contribution of around $200,000-250,000 to the construction of the second field. In addition, the Club said that it would explore the option of taking out a medium term loan to help fund construction of the field. The Club said it would totally fund the renewal and operational costs of the second synthetic field. The Club indicated that it is in a strong financial position. Revenues are growing and the Club can meet all its obligations, including setting aside funds each year for the renewal of the existing field. The Club claims that the provision of a second synthetic field will make the Club's financial position stronger. Membership revenues will grow and income from canteen and bar sales and other social activities will increase. Funds will be also be generated from the external hire of the field and potentially from use of the two field venue by Hockey Victoria for tournaments. Expenditure will also decrease in some areas. The second field will extend the life of the existing field. The Club will be able to reduce the amount of money its sets aside for the renewal of the existing field. Lighting costs will decrease as result of the conversion to LED globes.
- Two management options should be considered for the second hockey field – 1) extending the current lease agreement between the Waverley Hockey Club and 2) Council managing the second field or Council allocating the use of second field to the hockey club under an annually reviewed licence agreement. These options have positive and negative aspects. Under Option 1, Council's maintenance role would reduce. Council could feel reassured that the field would be managed by a strong, financially viable and stable club that has demonstrable skills in facility management and maintenance. It would not have to contribute to the renewal of the second field. The potential concern is that the Hockey Club may unreasonably dominate the use of the field and pavilion. Under Option 2, Council's would control the use of the field. An experienced, competent Council department would manage the facility. Council could be satisfied that the field is being used flexibly and external use is being optimised. However, the field could be costly for Council to operate, maintain and renew. Council maintenance obligations would be significant and it will have to fund the renewal of the field. Officer time would have to be allocated to coordinate and promote the use of the field. The revenue generated from the use of the field is unlikely to be sufficient to cover renewal and operational costs. Council would not have the same financial incentive to promote the use of the field than the Club has and would, because of its active reserve fee policy, be obliged to charge less per hour for field hire than the Club. Also, Council's hire of the second field may adversely impact the financial position of the Club. The hire cost of the Council controlled field will be less than the Club controlled field. External groups may choose to use the cheaper field.
- Option One is considered to be the better option. It is cheaper and cleaner for Council and users – minimal maintenance and surface renewal costs and a single manager of the Reserve. With respect to the concern about the Hockey Club dominating use, a clause could be written into the lease requiring the Club to encourage multi-use and/or stipulating the number of hours and times per week the field must be available for external use. It is not recommended that Council pursue this approach – at least initially. It is in the club's interest, from a revenue perspective, to actively encourage multi-use. Also, the Club has shown, in its management of the existing field, that it supports multi-use.
- Part of the second synthetic field will be built on Crown Land. Construction of the field will require DEWLP consent. DEWLP is likely to approve the construction as the works are consistent with the Reserve's current land usage – sport and recreation.

- The Case Study analysis confirmed that Club management is a common form of management of hockey facilities, hockey clubs are successfully managing two field facilities, a Club with a much smaller membership than Waverley Hockey Club is successfully operating and maintaining a two field venue and Hockey Clubs are capable of raising sufficient revenue to meet the costs of synthetic surface renewal.

4.2 Recommendations

1. Acknowledge that:
   - The proposal to redevelop Ashwood Reserve North to provide a second synthetic field and larger carpark is feasible from a site suitability, demand, usage perspective
   - The development of the field could only be further considered if significant external funding was secured

2. Two management options should be considered for the second hockey field:

   a. Extending the current Waverley Hockey Club lease agreement to include the second hockey pitch. Under this arrangement, the club would have sole maintenance responsibilities, meaning they would need to demonstrate that they can generate $55,000 annually.

   b. Council manage the second pitch with an annually reviewed license agreement with the club. Under this arrangement, Council would have full maintenance and renewal responsibilities.

3. Amend the concept plan submitted by the Hockey Club as follows (see Appendix C):
   - Remove the carpark wing along the eastern boundary
   - Extend the central carpark to the north
   - Move the synthetic field to the north
   - Make provision for a larger building footprint for the central pavilion (twice the existing size)
   - Allow for the provision of competition standard lights.

4. Explore allocation and management options for the second hockey pitch that are considerate and accommodating of the Victorian Sikh Association's needs, including their reliance on the northern pavilion.

5. A detailed consultation process between Council and local residents is recommended. This process needs to clearly explain the development proposal and its impacts and the steps taken to mitigate these impacts.

APPENDICES

Appendix A – Ashwood Reserve (single field): Typical weekly usage of Hockey Field in Winter Season

TIME	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
8:00							
9:00							
10:00							
11:00							
12:00							
13:00							
14:00							
15:00							
16:00							
17:00							
18:00							
19:00							
20:00							
21:00							
22:00							

ACTIVITY	COLOUR	AVE HOURS PER WEEK
School competition		10
Junior competition		9
Senior competition		17
Masters competition		3
Junior training		11
Senior training		9
Representative training		3
School hire		6
Total		**68**

Appendix B – Ashwood Reserve (two synthetic fields): Potential weekly usage of fields in Winter Season (based on an actual fixtured week)

Existing field no 1

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
8 am :15 :30 :45							
9 am :15 :30 :45						U12 Boys Pennant v Doncaster	U13 Boys Hotshots
10 am :15 :30 :45						U10 Boys & Girls v Southern	U15 Boys Hotshots
11 am :15 :30 :45						Hookin2Hockey & Panthers	
12 pm :15 :30 :45							
1 pm :15 :30 :45						Men's PLR V Mentone	Men's PE V Greensborough
2 pm :15 :30 :45						Men's PL V Mentone	Men's PA V MCC
3 pm :15 :30 :45							
4 pm :15 :30 :45						Women's PL V Mentone	Men's PB V Altona
5 pm :15 :30 :45	U14 & U16 Shield Boys	U16 District & Pennant	U14 District & Pennant			Women's PLR V Mentone	
6 pm :15 :30 :45	Boys Goalkeeping Session	U16 Shield Boys	U14 Shield Boys & Girls	U12 Shield Boys & Girls	U14 Mixed Pennant v Mentone		
7 pm :15 :30 :45	45+CSE Masters v Mentone	Men's PL & PLR	Men's PA & PB	Men's PL & PLR	U16 Mixed Shield v Altona		
8 pm :15 :30 :45	35+BSE Masters v Hawthorn				U14 Mixed Shield v Hockey Geelong		
9 pm :15 :30 :45			Men's PD, PE, PF, Met A				
10 pm :15 :30							

New field no 2

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
8 am							
:15							
:30							U13 Girls Hotshots
:45							
9 am							
:15							
:30							
:45							
10 am						U12 Girls Pennant v Knox	U15 Girls Hotshots
:15							
:30							
:45							
11 am						U12 Girls Shield v Brunswick	
:15							
:30							
:45							
12 pm							
:15							
:30							Women's Pennant F V Frankston
:45							
1 pm						PL & PLR Warm up	
:15							
:30							
:45							Women's Pennant A V MCC
2 pm							
:15							
:30							
:45							Women's Pennant D V Altona
3 pm							
:15							
:30							
:45							
4 pm							
:15							
:30							
:45							
5 pm							
:15							
:30	U14 & U16 Girls Shield	U12 Shield Boys & Girls		U10			
:45							
6 pm				U12 District & Pennant	U16 Mixed Pennant v Knox		
:15							
:30	Girls Goalkeeping Session	U16 Shield Girls	Women's PD, PE, PF & Met B				
:45							
7 pm					U16 Girls Shield v Essendon		
:15							
:30	45+D Masters v Camberwell Blue	Women's PL, PLR & PA	Women's Masters v	Women's PL, PLR			
:45							
8 pm							
:15							
:30			Women's Masters v				
:45							
9 pm							
:15							
:30							
:45							
10 pm							
:15							
:30							

Appendix C – Ashwood Reserve North, Second Hockey Field: Revised Concept Plan



ASHWOOD RESERVE NORTH PROPOSED SECOND HOCKEY FIELD

0 10 20
METRES

LEGEND

- PROPOSED SECOND HOCKEY FIELD
- PROPOSED CAR PARK SPACES
- EXISTING CAR PARK
- PROPOSED LARGER BUILDING FOOTPRINT
- LT PROPOSED LIGHT
- PROPOSED 1.2m HIGH PERIMETER FENCE TO THE HOCKEY FIELD

Appendix D – Case Studies

Hawthorn-Malvern Hockey Centre

- Two field venue off Auburn Rd, Hawthorn.
- Used by two 2 clubs – Hawthorn and Tooronga – East Malvern. Each has around 500 members.
- Carey Grammar also allocated regular use of venue on Saturday due to a long standing arrangement with Council. The School helped fund the development of the facility.
- One field and the main pavilion are on Melbourne Water land which is controlled by Council. Other field on Council land.
- Venue managed by a committee comprising three representatives of each club. 5 year lease with Boroondara Council. Committee coordinates the use of the fields, pays all operational costs, maintains the facilities and renews the synthetic surfaces. Sets aside $50-60k per annum towards renewal.
- Fields are used by HV for championships. Also used by schools and other groups for non-hockey activities, e.g futsal and soccer training.
- Fields are used to capacity. Committee needs a third field – approached St Kevin's College and is investigating other options.
- Parking is not an issue for the majority of uses. Plenty of on and off street parking. Can be a problem when multiple activities are held concurrently in and around the hockey field – farmers market, hockey and rugby across the road.

Camberwell Hockey Club

- Uses two venues – home field in Canterbury and a second field at Koonung Secondary College which is lined for hockey and tennis.
- Club has 860 players including 330 juniors.
- New pavilion recently developed at home field at a cost of around $3m.
- Koonung field was recently renewed. Paid for by Camberwell Grammar who also have access to field. Hockey Club paid for lights to be erected.
- Club leases the Canterbury facility from Boroondara Council. 5 year term. Like Waverley Hockey Club, Club is responsible for maintenance of the venue and renewal of the field. Club hires field at Koonung Secondary College on an hourly rate basis.
- Club is happy with these arrangements but would prefer to have a second field that it controls.
- Parking is a significant problem at the Canterbury facility.

Note: Waverley Hockey Club has investigated potential school options but has not found any suitable opportunities.

Greensborough Hockey Club

- Uses a two field venue in Plenty. Venue is part of a larger reserve which also contains 8 tennis courts and a football/cricket oval. Oval is used by Diamond Creek WFC, one of the largest women's football clubs in Melbourne.
- First field built in 1998, second field in 2010. First stage of pavilion constructed in 2004 (only 2 changerooms). State Government and Hockey Club paid for most of the works. Banyule contributed to the construction of first field. No contribution from Nillumbik.
- About to build second stage of the pavilion - around $3m. Financed by State Government ($2m) and Club.
- First field runs north south. Lights provide 250 lux. Second field runs east west. Lights provide 500 lux. First field used for higher level games held during the day. Second field used for night competition.
- Club has around 380 players. Very successful on field – has won 10 premierships in the past 20 years.
- Club leases the venue from Nillumbik City Council – 3 year term. Like Waverley Hockey Club, Club is responsible for maintenance of the venue and renewal of the fields.
- Club is financially viable. Club generates significant revenue from external hire of the fields. Many schools and local clubs use the fields, including soccer clubs for training. It charges $75 per hour for the hire of the field. This is the amount that Hockey Victoria will clubs to hire their fields.
- Parking is a problem. Hockey venue has 50 sealed carparks – not sufficient. Overflow parking area is available on the site.