

Project Delivery Strategy

Staging Approach

Step 1 [a]: Improving sport facilities at EP Nazer

Step 1 [b]: Establishing a recreation hub at EP Nazer

Step 2: Broader precinct improvements for everyday use



Multifunctional Club Rooms at EP Nazer:

- New club rooms, male and female change facilities and multi-functional spaces
- Formalised parking area, waste access, DDA parking and security/compliance lighting
- New training facilities, nets and batting cages
- Reposition of AFL field and northern goal square to optimize field layout

Master Plan Cost Estimate:

\$8.8M

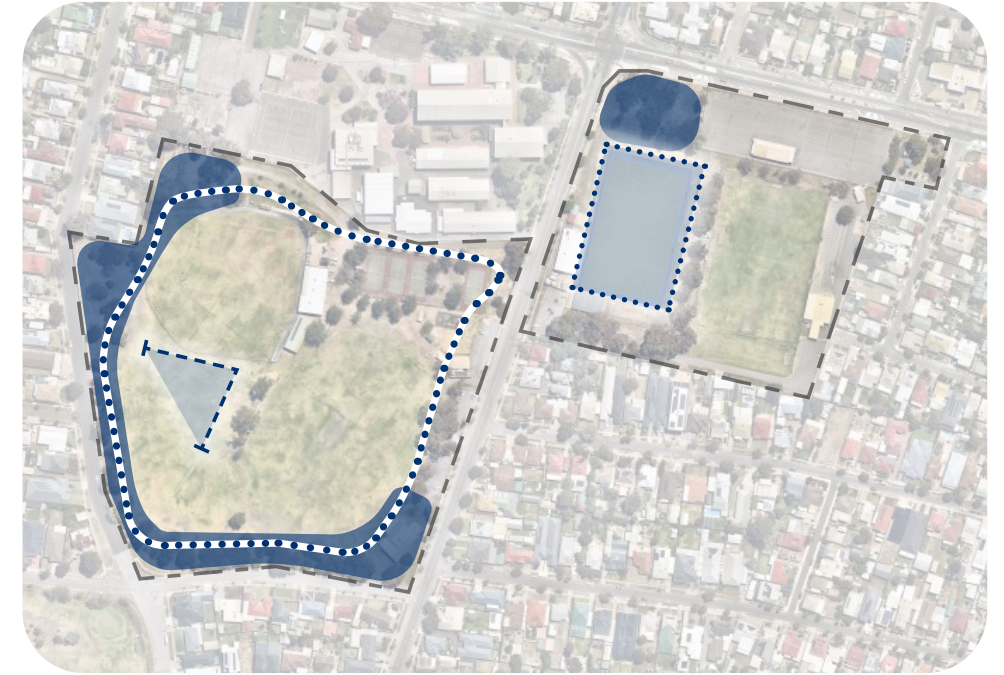


Recreation Hub at EP Nazer

- New multi-use courts, Forecourt, Play Space,
- Plaza, paths and soft landscape treatments

Master Plan Cost Estimate:

\$3.2M



Fitness Track, Biodiversity Enhancements and Wellness Space

- Demolition of redundant structures, return to parklands
- Allowances for upgrade to secondary baseball diamond
- Fitness circuit with exercise nodes
- Wellness Garden, mature tree planting & soft landscape (Inclusive of Hart Reserve Landscape Improvements)
- Removal of Hockey Fence

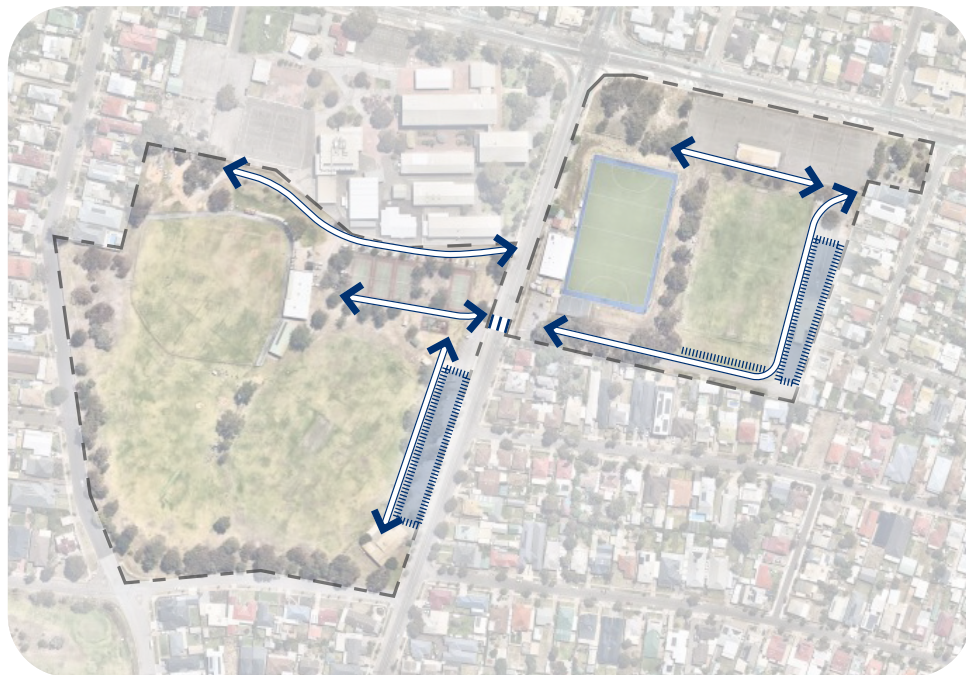
Master Plan Cost Estimate:

\$3.9M

Project Delivery Strategy

Staging Approach

Step 3: Improving Pedestrian Connectivity & Parking



Improved Pedestrian Connectivity and Parking:

- Traffic and movement assessment to determine parking requirements
- Formalising of carparking (rationalise spaces):
- Formalised pedestrian paths
- Formalise Allen Tapp Way. Potential widening for two-way traffic.

Master Plan Cost Estimate:

\$3.5M

Step 4: Improving Sport Facilities at John Hart



Multifunctional Club Rooms at John Hart:

- Reorientation of Netball show court
- Demolition of existing clubrooms and public toilets
- New Club Rooms
- Spectator zones
- Reposition southern playing field
- Multi-use courts

Master Plan Cost Estimate:

\$5.5M

Step 5: Establishing a Recreation Hub at John Hart



Estsablishing a Recreation Hub at John Hart

- Soft and hard surface treatments
- Entry plaza
- Forecourt and signage

Master Plan Cost Estimate:

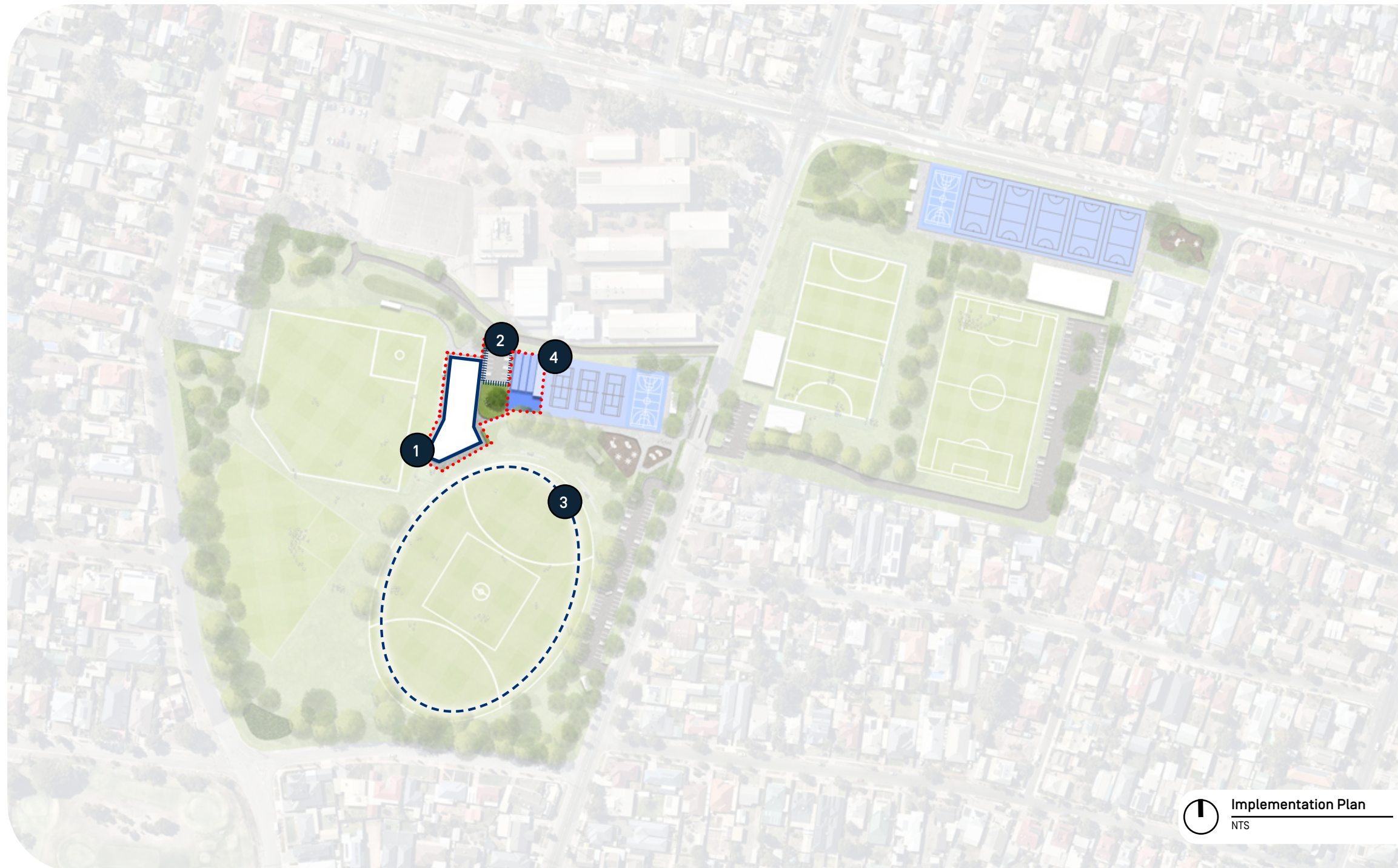
\$3.3M

Project Delivery Strategy

Step 1(a) Improving Sport Facilities at EP Nazer

Summary of Scope:

1. **New Clubrooms Building** changes facilities and multi-functional spaces
2. **Formalise parking area** with consideration given to loading requirements to club facilities, vehicle turn-around space and facility car parking.
3. **Reposition AFL field** and northern goal square and optimize open space for casual recreation.
 - Irrigation
 - Spectator seating
 - Paving, surfaces and maintenance access
4. **New training facilities** – coordinated approach to allow baseball and cricket to continue to train during construction of club rooms. Preparatory site works summary:
 - Reconstruction of fences/make good to existing courts
 - Minor footpath and perimeters works



Project Delivery Strategy

Step 1(b) Establishing a Recreation Hub at EP Nazer

Summary of Scope:

1. **New multi-use courts** including
 - new playing surface, line marking, fencing,
 - installation of basket ball hoops
2. **Recreation Hub Forecourt**, inclusive of
 - picnic shelters, seating and bicycle parking,
 - park furniture
 - irrigated turf
3. **Play Space**, inclusive of play equipment, soft fall (organic and synthetic), park furniture and shelters
4. **Plaza**, finished concrete edges and surface treatments to create an interlinked path network to connect the car park and Shared Club Rooms
5. **Soft landscape treatments**, inclusive of irrigated garden beds, tree planting and turf



Project Delivery Strategy

Step 2 Broader Precinct Improvements for Everyday Use

Summary of Scope:

1. **Rehabilitation of sites** including the removed cricket nets and Football Club building. Removal of building waste or contamination, rehabilitate with topsoil and grass.
2. **Fitness circuit** consisting of
 - compacted crushed rock paths,
 - furniture and wayfinding signage (distance markers)
3. **Exercise nodes** including exercise equipment on concrete or synthetic surface (no TBD)
4. **Wellness Garden**, including
 - shrub and ground cover plantings (tubetsock),
 - gravel paths,
 - edging turf and irrigation
5. **Mature tree planting** within verges and along footpaths
6. **Soft landscape treatments** including shrub and understory planting of native species, salvaged habitat logs, and drip irrigation (for establishment)
7. **Hart Reserve Landscape Improvements** including soft landscaping and minor paths
8. **Removal of Hockey Fence**



Project Delivery Strategy

Step 3 Improving Pedestrian Connectivity & Parking

Summary of Scope:

1. **Precinct traffic assessment** to determine parking requirements within the broader precinct
2. **Demolition of existing**, redundant structures and buildings to allow for optimized parking.
3. **Formalising of carparking** (rationalise spaces):
 - Demolition of kerbing and bitumen surface within existing car park
 - Tree protection works
 - Optimise access and egress
4. **Pedestrian refuge** or raised crossing to accommodate improved pedestrian movement between two reserves
5. **Sealed footpaths**, ensure DDA compliance and pedestrian infrastructure such as pedestrian crossing nodes, pedestrian refuges and accessible kerb ramps.
6. **Formalise Allen Tapp Way** re-seal, new footpath and vehicle turn-around area. Consult Lefevre High School on potential overflow parking and rear access.



Project Delivery Strategy

Step 4 Improving Sport Facilities at John Hart

Summary of Scope:

1. Netball Courts Preparatory Site Works

- Demolition of existing structures

2. Reorientation of courts

- New line-marking
- Dedicated show-court including seating and lighting upgrades
- New fencing as required

3. Reposition southern field

- Perimeter works including fencing, paths and furniture

4. Clubrooms and change facilities

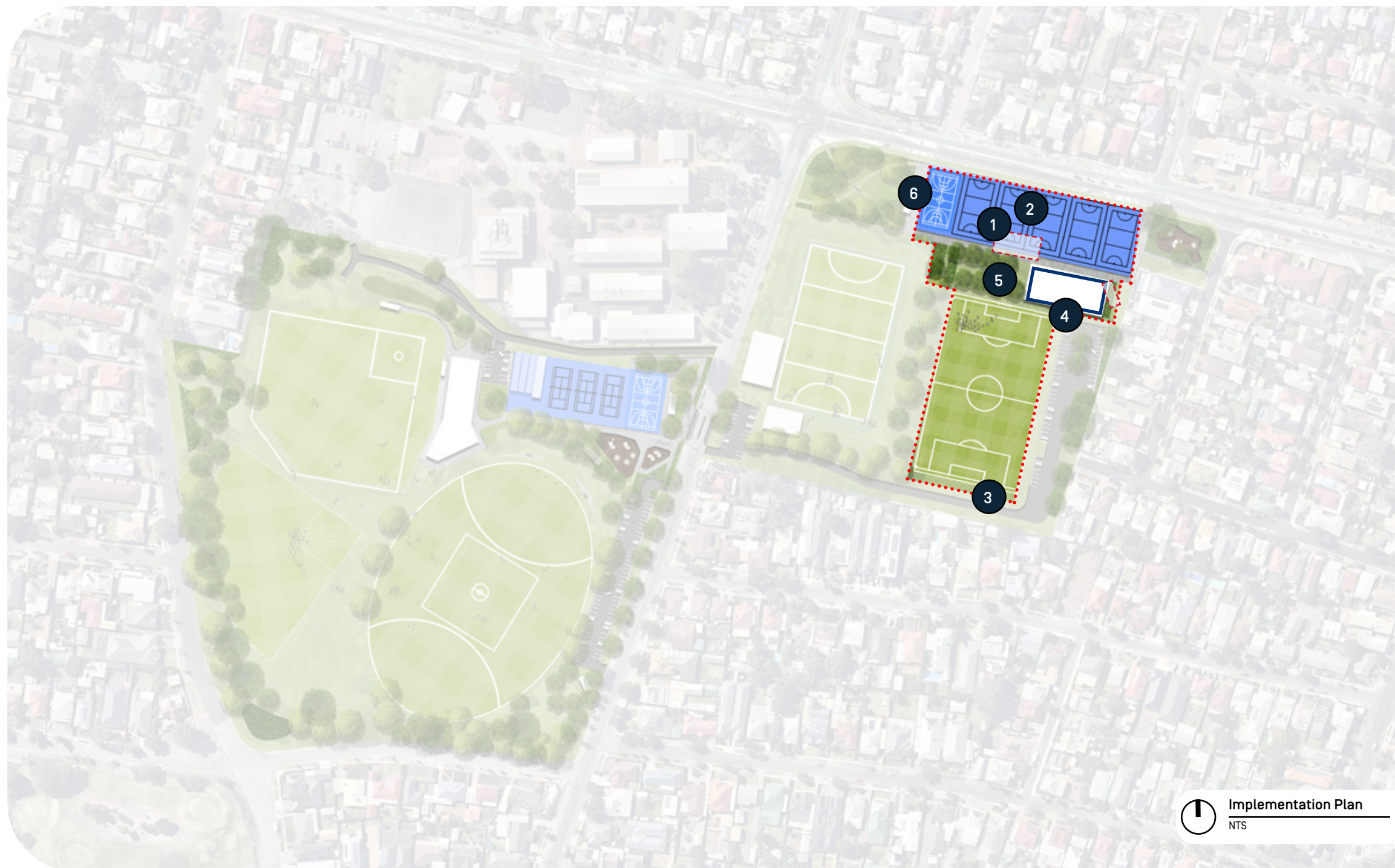
- Paving and undercover spectator areas
- Integrated public amenities

5. Spectator areas and landscaping

- Canopy trees
- Turf and irrigated garden beds
- Public lighting as required

6. Multi-use courts including

- new playing surface,
- line marking, fence alterations uPVC fencing,
- installation of basket ball hoops



Project Delivery Strategy

Step 5 Establishing a Recreation Hub at John Hart

Summary of Scope:

- 1. Recreation Hub Forecourt**, inclusive of
 - picnic shelters, seating nodes, bicycle parking,
 - park furniture
 - irrigated turf
- 2. New pedestrian linkage**; partial realignment of Hockey perimeter fence
- 3. Soft and hard surface treatments** inclusive of
 - irrigated garden beds, tree planting
 - concrete plaza with some decorative elements
 - interconnected path network to link to the broader precinct



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