

Site Assessment – Parks and Reserves (City of Melton)

Park/Reserve Name:	Norm Raven Reserve	
Address:	Glitter Road, Diggers Rest	
Ward: -	Watts	
Melways Ref:	Map 352 B5	
Classification (Hierarchy):	Neighbourhood Reserve (IAMS), Neighbourhood Reserve (Draft OSS)	
Asset No (IAMS):	1339 (Reserve) and 5502 (Playground)	
Site Area:	1.1 hectares.	
Age:	26 years, 6 months	
Master Plan: Yes/No. If yes, state name and year adopted	No	
Date of Assessment:	3 June 2013	

Aerial photo



Park/Reserve Photo



Existing conditions and purpose:

- Description of existing conditions including topography, size, shape, orientation and access.
- Function and standard (Quality).
- Evidence of current community use of the park and reserve (active, passive, social, vacant or other use).
- Proximity to other parks, public open spaces, sport and recreation facilities, shops, public transport and other community facilities.

Comments:

- Irregular shaped reserve that is flat (slight fall from north to south) and contains a rotunda/shelter (timber posts and colourbond roof) with picnic tables and a BBQ. Additional picnic tables located to the south and west of the rotunda/shelter. Waste bin and drinking fountain located to the east of the rotunda/shelter.
- A play space area is located to the south of the rotunda/shelter
- Half court basketball area located to the west of the rotunda/shelter.
- A concrete path is located along the eastern side of the reserve and connects with a circular granitic sand path located within the reserve.
- Established landscaping (trees) planted within and around the perimeter of the reserve.

Site Assessment

Existing Facilities:	Recommended*	Desirable*	Available (Yes/No)	Condition**	Comments
Basketball	No	No	Yes	2	Half court area.
BBQ's	No	Yes	Yes	1	
Bicycle racks	No	Yes	No		
Boardwalks	No	No	No		
Car parking	No	No	Yes	2	Indented (non line marked) car park located adjacent to the eastern boundary of the reserve.
Coaches boxes	No	No	No		
Cricket wickets	No	No	No		
Drinking fountains	No	Yes	Yes	1	
Dog leash/off leash.	No	No	No		
Fencing	No	No	Yes	2	Timber bollards (east boundary), wire mesh (west boundary) and timber paling (residential properties) on the north and south boundaries.
Irrigation	Yes	No	Yes	2	Located adjacent to the eastern boundary of the reserve.
Landscaping • Garden beds • Trees	Yes	Yes	Yes	2	
Lighting (public and sports)	No	No	Yes	2	
Netball courts	No	No	No		
Paths	Yes	Yes	Yes	2	
Pavilions	No	No	No		
Picnic tables	No	Yes	Yes	1	
Play Space	Yes	No	Yes	2	Minor damage to swings area.
Practice nets (cricket)	No	No	No		
Public Art	No	No	No		
Public Toilets	No	Yes (larger parks)	No		
Rotundas	No	Yes	Yes	1	
Scoreboards	No	No	No		
Seating	Yes	No	Yes	2	Park bench seat (metal) next to play space area is brand new while the remaining seats are in good condition.
Service Assets (gas, water, power, sewerage)	No	No	Yes	3	Graffiti.
Signage	Yes	No	Yes	2	Sign identifying name of the reserve located on eastern boundary (not a standard Council sign).
Sports grounds	No	No	No		
Tennis courts	No	No	No		
Waste bins	No	Yes	Yes	1	
Water features/WSUD	No	No	No		
			TOTAL	28	

* Refer to the park and reserve hierarchy/classification in Council's Draft Open Space Strategy.

** 0= New, 1= Very Good, 2=Good, 3=Fair, 4=Poor, 5= Very Poor, 6= Out of service

Key Assessment Criteria:

	YES/NO/NA	COMMENTS
ACCESS		
Walking	Yes	A concrete path along the eastern boundary connected to adjacent residential footpath. Circular, granitic sand path located within the reserve and connected to concrete path on the eastern boundary.
Disability Access	Yes	Reserve is flat. Concrete path along the eastern side of the reserve and circular granitic sand path within the reserve.
Car/Motorcycle	Yes	Reserve is accessible by motor vehicle. Limited car parking available in the form of an indented bitumen car park (not line marked) adjacent to the eastern boundary of the reserve.
Bicycle	Yes	A concrete path along the eastern boundary connected to adjacent residential footpath. Circular, granitic sand path located within the reserve and connected to concrete path on the eastern boundary.
Public Transport	Yes	Bus stop on Welcome Road approx. 90 metres to the north-east of the reserve. Diggers Rest Railway Station to the
BARRIERS		
Physical	No	
Social	No	
Psychological	No	
Economic	No	
Emotional	No	
CATCHMENT (within 500m)		
Residential areas	Yes	Residential development adjacent and surrounding the reserve to the north, south and east – some directly fronting and others with side/rear boundaries abutting the reserve.
Other Open Space areas	No	
Schools	No	
Shops	Yes	Local shop (Convenience store) located adjacent to the north-east boundary of the reserve.
Community Facilities	No	
PLANNING CONTROLS		
Zones and overlays	Yes	Public Park and Recreation Zone. No overlay controls apply.
Native Vegetation	No	
Environmental Significance (Fed/State/Local)	No	
Heritage Significance (Fed/State/Local)	No	
Cultural significance (AAV)	Yes	
SAFETY AND SURVEILLANCE		
Condition of equipment	Yes	
Active/Passive Surveillance	Yes	Open and visible from local roads to the east. Residential development adjoining or fronting the reserve to the north, south and east. Lighting located within the reserve adjacent to rotunda/shelter.

Park/Reserve Condition comments:

- The existing infrastructure and equipment in the reserve is generally in very good condition.
- Play space area only has minor damage to the swings but otherwise in good condition.
- Rotunda/shelter appears brand new while BBQ and picnic tables are in very good condition.
- Landscaping is in good condition.

Recommendations:

- Large reserve that has been developed with a rotunda/shelter, BBQ, picnic tables, park bench seating, basketball court (half court), play space, drinking fountains, waste bins, paths and landscaping.
- All infrastructure identified as being recommended or desired under the draft OSS hierarchy has already been provided at this reserve except for bicycle racks.
- The reserve is greater than 15 years old, however, appears to have been developed more recently.
- There is space available on the northern side to upgrade/develop the reserve further to include a sports oval or playing field or include additional seating, drinking fountains and exercise/fitness stations around the existing granitic stand path.

Site Assessment – Parks and Reserves (City of Melton)

Park/Reserve Name:	Punjel Drive Reserve	
Address:	Punjel Drive, Diggers Rest	
Ward: -	Watts	
Melways Ref:	Map 52 C5	
Classification (Hierarchy):	Local Reserve (IAMS), Local Open Space (Draft OSS)	
Asset No (IAMS):	1441(Reserve) and 46427 (Playground)	
Site Area:	0.96 hectares	
Age:	18 years, 3 months	
Master Plan: Yes/No. If yes, state name and year adopted	No	
Date of Assessment:	3 June 2013	

Aerial photo



Park/Reserve Photo



Existing conditions and purpose:

- Description of existing conditions including topography, size, shape, orientation and access.
- Function and standard (Quality).
- Evidence of current community use of the park and reserve (active, passive, social, vacant or other use).
- Proximity to other parks, public open spaces, sport and recreation facilities, shops, public transport and other community facilities.

Comments:

- Battle-axe shaped reserve that is relatively flat and contains a small play space area in the centre of the reserve.
- Landscaping (trees) confined to the southern (front) portion of the reserve.
- Residential development to the north, south, east and west of the reserve. The north-east boundary of the reserve adjoins the Calder Freeway.
- A sign has been erected at the front of the reserve advising that no trail bikes are allowed on the reserve.
- Timber bollards/posts erected along the southern boundary of the reserve to prevent vehicle access.
- A 15.3 metre wide carriageway easement is located along the western boundary of the reserve.

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Existing Facilities:	Recommended*	Desirable*	Available (Yes/No)	Condition**	Comments
Basketball	No	No	No		
BBQ's	No	No	No		
Bicycle racks	No	No	No		
Boardwalks	No	No	No		
Car parking	No	No	No		
Coaches boxes	No	No	No		
Cricket wickets	No	No	No		
Drinking fountains	No	Yes	No		
Dog leash/off leash.	No	No	No		
Fencing	No	No	Yes	2	Low level post and wire fencing located along the northern, eastern and western boundaries of the reserve. Timber bollards along the southern boundary.
Irrigation	No	No	No		
Landscaping • Garden beds • Trees	Yes	Yes	Yes	3	Existing landscaping appears to be in good condition. However, amount of landscaping planted in the reserve is minimal given its size and confined to the southern end.
Lighting (public and sports)	No	No	No		
Netball courts	No	No	No		
Paths	Yes	No	No		
Pavilions	No	No	No		
Picnic tables	No	Yes	No		
Play Space	Yes	No	Yes	1	
Practice nets (cricket)	No	No	No		
Public Art	No	No	No		
Public Toilets	No	No	No		
Rotundas/Shelter	No	No	No		
Scoreboards	No	No	No		
Seating	Yes	No	No		
Service Assets (gas, water, power, sewerage)	No	No	No		
Signage	Yes	No	No		Sign advising that trail bikes are not permitted on the reserve.
Sports grounds	No	No	No		
Tennis courts	No	No	No		
Waste bins	Yes	No	No		
Water features/WSUD	No	No	No		
			TOTAL	5	

* Refer to the park and reserve hierarchy/classification in Council's Draft Open Space Strategy.

** 0= New, 1= Very Good, 2=Good, 3=Fair, 4=Poor, 5= Very Poor, 6= Out of service

Key Assessment Criteria:

	YES/NO/NA	COMMENTS
ACCESS		
Walking	Yes	Concrete path on the southern side of Punjel Drive. However, no paths located on the northern side of Punjel Drive or within the reserve itself.
Disability Access	No	No formal paths within or directly adjacent to the reserve. Closest path is opposite on the south side of Punjel Drive.
Car/Motorcycle	No	The reserve can be accessed by motor vehicle, however, no parking is available within or adjacent to the reserve.
Bicycle	Yes	Concrete path on the southern side of Punjel Drive. However, no paths located on the northern side of Punjel Drive or within the reserve itself.
Public Transport	Yes	Diggers Rest Railway Station located approx. 175 metres to the west.
BARRIERS		
Physical	Yes	Entry to reserve is narrow and remainder of the reserve is partly obscured from the road. Lack of paths within the reserve.
Social	Yes	Limited infrastructure and lack of paths within the reserve to encourage access and use.
Psychological	No	
Economic	No	
Emotional	No	
CATCHMENT (within 500m)		
Residential areas	Yes	Established residential development surrounding the reserve to the north, south, east and west.
Other Open Space areas	Yes	Stan Payne Reserve and Diggers Rest Bowling Club located to the west within walking distance to the reserve.
Schools	No	
Shops	No	
Community Facilities	No	
PLANNING CONTROLS		
Zones and overlays	Yes	Residential 1 Zone. No overlay controls apply.
Native Vegetation	No	
Environmental Significance (Fed/State/Local)	No	
Heritage Significance (Fed/State/Local)	No	
Cultural significance (AAV)	No	
SAFETY AND SURVEILLANCE		
Condition of equipment	Yes	
Active/Passive Surveillance	Yes	Surveillance is fair/poor. Entry to reserve is narrow and remainder of the reserve is partly obscured from the road. Lack of paths or lighting within the reserve.

Park/Reserve Condition comments:

- The reserve is well maintained and the play space area is in good condition.
- Landscaping planted at the southern end of the reserve is in fair to good condition.

Recommendations:

- The reserve is mostly undeveloped except for a small play space area. It has an awkward shape with a narrow entry from Punjel Drive and the northern portion of the reserve partially hidden from the road.
- All infrastructure recommended or desired under Council's draft OSS has been provided as part of this reserve except for drinking fountains, paths, picnic tables, seating, signage and waste bins
- The reserve is more than 15 years old and could be upgraded or development to accommodate this infrastructure due to its proximity to public transport and the lack of any other similar open space areas within walking distance.
- However, it is constrained by its awkward shape, lack of surveillance, difficulties in terms of access, carriageway easement along the western boundary and lack of any link with any other open space reserve (linear or non linear).
- There is the potential to consider removing and relocating the playground equipment to Stan Payne Reserve which is located in the centre of the township (adjacent to the railway station) and selling the reserve given that it is zoned for residential purposes.

Site Assessment – Parks and Reserves (City of Melton)

Park/Reserve Name:	Diggers Rest Recreation Reserve	
Address:	Plumpton Road, Diggers Rest	
Ward: -	Watts	
Melways Ref:	Map 352 A4	
Classification (Hierarchy):	District Reserve (IAMS), District (Draft OSS)	
Asset No (IAMS):	719 (Reserve) and 5501 (Play space)	
Site Area:	8 hectares	
Age:	22 years, 10 months	
Master Plan: Yes/No. If yes, state name and year adopted	Yes	Diggers Rest Recreation Reserve Master Plan (2007)
Date of Assessment:	30 May 2013	

Aerial photo



Park/Reserve Photo



Existing conditions and purpose:

- Description of existing conditions including topography, size, shape, orientation and access.
- Function and standard (Quality).
- Evidence of current community use of the park and reserve (active, passive, social, vacant or other use).
- Proximity to other parks, public open spaces, sport and recreation facilities, shops, public transport and other community facilities.

Comments:

- The reserve is rectangular in shape and relatively flat with frontage to Plumpton Road (east), Vineyard Road (west) and Houdini Drive (north).
- The reserve contains two sports ovals with sports ground lighting, coaches boxes, cricket wickets and irrigation. Two separate concrete pavilions with steel framed verandahs at the front located on the northern side of Oval 1. Scoreboard located on the left hand corner of the main pavilion. Park bench seats located between the oval and the pavilion.
- Oval 2 also contains park bench seating around its perimeter along with a low black powder coated steel framed fence around the entire oval. A small stone building (Scout Hall) located on the northern side of the oval.
- Tennis courts (2 x plexi pave and 2 x synthetic grass) with lighting and fencing located at the northern end of the reserve. A small brick pavilion/clubhouse is located to the south of the courts.
- To the west of the tennis courts are a half court basketball court, three cricket nets (two enclosed by fencing) and a skate park.
- A new area consisting of a full sized netball court, shelter, seating and picnic tables. A play space area enclosed by cream coloured steel picket fence located adjacent to the netball court.
- Entry to the reserve via existing vehicle crossover on Plumpton Road and internal gravel driveway.

Site Assessment

Existing Facilities:	Recommended*	Desirable*	Available (Yes/No)	Condition**	Comments
Basketball	No	No	Yes	2	Half court.
BBQ's	No	Yes	No		
Bicycle racks	No	Yes	No		
Boardwalks	No	No	No		
Car parking	Yes	Yes	Yes	3	Small car park area located on the north-east side of the reserve comprising 23 spaces. Informal parking available around part of the main oval.
Coaches boxes	Yes	No	Yes	2	One on each side of both ovals.
Cricket wickets	No	No	Yes	2	One in the middle of each oval. Currently covered up for the football season.
Drinking fountains	No	No	No		
Dog leash/off leash.	No	No	No		
Fencing	No	No	Yes	1	Black powder coated chain mesh around Oval 2, tennis courts, netball court and cricket practice nets. Cream coloured steel picket fence around new play space area..
Irrigation	Yes	No	Yes	2	North side of pavilion and north-east corner (adjacent to car park).
Landscaping	Yes	Yes	Yes	2	
Lighting (public and sports)	No	Yes	Yes	1	Sports ground lighting around both ovals and on all tennis courts.
Netball courts	No	No	Yes	0	New netball court located directly east of the tennis courts and north of Oval 1.
Paths	Yes	Yes	No		
Pavilions	Yes	No	Yes	2	Pavilions on the north side of Oval 1 are in very good condition while the pavilion (scout hall) to the north of Oval 2 has minor damage (graffiti)
Picnic tables	No	Yes	Yes	0	
Play Space	No	Yes	Yes	0	
Practice nets (cricket)	No	No	Yes	2	Two new practice cricket wickets in very good condition and one old practice net that is in poor condition and should be replaced.
Public Art	No	No	No		
Public Toilets	Yes	No	Yes	2	Public toilets located at Tennis facility
Rotunda/Shelter	No	Yes	Yes	1	
Scoreboards	No	No	Yes	2	
Seating	Yes	No	Yes	2	Park bench seating next to tennis courts and netball court are new. Seating around sports ovals are in good condition.
Service Assets	No	No	Yes	2	
Signage	Yes	No	Yes	1	Council standard I.D sign at the eastern boundary of the reserve adjacent to entrance.
Sports grounds	Yes	No	Yes	2	
Tennis courts	Yes	No	Yes	1	Synthetic and plexipave courts in good condition
Waste bins	Yes	Yes	Yes	1	
Water features/WSUD	Yes	No	No		
			TOTAL	33	

* Refer to the park and reserve hierarchy/classification in Council's Draft Open Space Strategy.

** 0= New, 1= Very Good, 2=Good, 3=Fair, 4=Poor, 5= Very Poor, 6= Out of service

Key Assessment Criteria:

	YES/NO/NA	COMMENTS
ACCESS		
Walking	No	Existing concrete within road reserve adjoining the eastern boundary of the site. No footpaths located within the reserve.
Disability Access	No	No concrete paths within the reserve and no provision made for access by disabled people within the reserve (buildings excepted).
Car/Motorcycle	Yes	Very accessible by car, motorcycle and other vehicles. A small, sealed and line marked car parking area located on the eastern side of the reserve comprising 23 spaces. However, this car park is suffering from wear and tear.
Bicycle	Yes	Existing concrete within road reserve adjoining the eastern boundary of the site. No footpaths located within the reserve.
Public Transport	Yes	Bus stop on Houdini Drive located adjacent to the north-east corner of the reserve.
BARRIERS		
Physical	Yes	Poor accessibility within the reserve (no formal path network to connect all existing infrastructure and equipment).
Social	No	
Psychological	Yes	Poor accessibility within the reserve (no formal path network to connect all existing infrastructure and equipment).
Economic	No	
Emotional	No	
CATCHMENT (within 500m)		
Residential areas	Yes	Residential development to the east of the reserve (opposite side of Plumpton Road).
Other Open Space areas	Yes	Cradle Road Reserve located to the east.
Schools	Yes	Diggers Rest Primary School occupies the adjoining land to the south.
Shops	Yes	Local shops located to the east (Cradle Rd) approximately 270 metres from the reserve.
Community Facilities	Yes	Kindergarten and maternal child and health centre located in the north-east corner of the reserve.
PLANNING CONTROLS		
Zones and overlays	Yes	Public Park and Recreation Zone. No overlays apply.
Native Vegetation	No	
Environmental Significance (Fed/State/Local)	No	
Heritage Significance (Fed/State/Local)	No	
Cultural significance (AAV)	No	
SAFETY AND SURVEILLANCE		
Condition of equipment	Yes	
Active/Passive Surveillance	Yes	Large reserve that is open on all sides from adjacent local roads (in particular, Plumpton Rd) and adjacent facilities including primary schools, kindergarten and other community facilities. Residential development fronting reserve to the east (opposite side of Plumpton Road).

Park/Reserve Condition comments:

- Overall, the reserve is in good condition with some works recently undertaken in accordance with the approved master plan – construction of a new netball court, shelter, picnic tables and play space area to the eastern side of the tennis courts and north of Oval No.1).
- Pavilions are generally in good condition particularly those adjacent to Oval No.1. The tennis club pavilion is in fair condition but looks in need of an upgrade/improvement. The scout hall is also in fair condition and has some graffiti on the front of the building.
- Cricket practice nets are brand new except for one practice wicket that looks old and is not covered by any netting.
- Sportsground lighting is in very good condition.
- Landscaping in good condition.
- Half court Basketball area and skate park are in good condition.

Recommendations:

- Reserve is in the process of being developed in accordance with the master plan adopted by Council in 2007. A new netball court has been constructed adjacent to the tennis courts and a new shelter with picnic tables and play space is located adjacent to (eastern side) of the court. New scoreboard has been installed on the eastern side of Oval 1 and the orientation of Oval 2 has changed from north-south to east-west in accordance with the plan. A new mod grass tennis court has been constructed to the west of the existing courts and the practice cricket nets have been relocated to the west of the tennis courts.
- However, extensions to the sports pavilions and tennis clubhouse have not occurred at this stage and the proposed vehicle access and car parking arrangements from Houdini Drive (north), Plumpton Road (east) and Vineyard Road (west) have not been undertaken at this stage,
- In relation to the draft OSS hierarchy for district level reserves, all recommended and desired infrastructure has been provided except for BBQ's, bicycle racks, paths and water features. None of these are currently identified in the approved master plan.
- It is considered that a BBQ area with shelter and picnic tables could be accommodated (location to be determined) as part of the reserve and paths to link all facilities and car parking areas together and provide a space for people to walk, jog and cycle without using the existing ovals.