












LEGEND

-  Central east-west link to be paved, widened and illuminated
-  Heritage elements to be retained
-  New continuous path along Melbourne Road
-  Other new and/or reconfigured paths
-  New permeable aggregate or existing hard surface
-  Existing tree
-  Existing tree - Canary Island Date Palm
-  Proposed tree
-  Existing tree to be removed
-  Key areas for seating and lighting
-  Grass
-  Garden bed
-  Shrubs
-  Fence
-  Built form
-  Existing facilities to be demolished
-  PTV Bus stop
-  Accessible parking to be retained



STAGE 1

- Demolish former ladies bowls club and pavilion
- Demolish existing tennis pavilion and courts
- Temporarily relocate Tennis club into Bowls club
- Construct 4 new tennis courts with floodlighting
- Remediation of disturbed areas with temporary grassing

STAGE 2

- Enhancement of landscape surrounding tennis courts including
 - new trees
 - path and informal spectator seating with low level lighting between the courts and back fences
- Upgrade east-west pathway with widened paving, lighting and seating
- Provide secondary connecting path near Lyons St
- Construct Melbourne Road perimeter path with landscape enhancement at Ferguson Street / Melbourne Road corner
- Upgrades to playground surrounds, including new fencing, and perimeter planting
- New secondary paths to the east and north of the playground
- Enhanced seating node north of playground

STAGE 3

- Demolish existing senior citizens centre and temporarily relocate users to another facility off-site
- Construct new multi-purpose community building
- Remediate surrounding landscape
- Reconfigure connecting paths to support desire lines

LEGEND

-  Demolish / relocate
-  New landscape elements
-  New community facilities

The works are proposed to be implemented in three stages. The majority of the investment will occur in the first stage and the final stage. The remaining works in between will be of a relatively low order of cost.

COSTS ESTIMATES

Indicative costs for implementation of the components of the Masterplan are based on similar recent Council projects:

Stage 1	\$1,200,000
Stage 2	\$350,000
Stage 3	\$3,500,000
Total	\$5,050,000

