

An aerial photograph of a large, open green field, likely a reserve or park, situated in a suburban neighborhood. The field is surrounded by residential streets with houses and driveways. In the background, a dense urban area is visible under a clear sky. The text 'BENSONHURST PARADE RESERVE' is prominently displayed in large, bold, white capital letters across the upper middle of the image. Below it, 'Point Cook' is written in a slightly smaller, bold, white font. Further down, 'Master Plan' is written in a smaller, bold, white font, and 'March 2019' is written in the smallest, bold, white font at the bottom right of the text block.

BENSONHURST PARADE RESERVE

Point Cook

Master Plan

March 2019

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1. Introduction

Project purpose

The purpose of this project is to prepare a Master Plan for the potential future development of a new Active Open Space reserve that will be known as Bensonhurst Parade Reserve, for the period 2018 - 2028. The Master Plan will focus on provision of sport and recreation infrastructure to service identified community needs.

Project objectives

- Key objectives for the project included:
- The development of a Master Plan that reflects the sport facility needs identified in the Wyndham Sports Strategy (2017);
 - Maximising opportunities for community use of the reserve; and
 - Facilitate effective use of resources, including multi-use; and contribute to the amenity and landscape character of the neighbourhood.

2. Strategic Context

Point Cook West Precinct Structure Plan (PSP)

The Point Cook West Precinct Structure Plan (PSP) is located to the west of the existing Point Cook area and was formally part of the East Werribee Employment Precinct (EWEP). The area is expected to provide for a population of approximately 5,000 people accommodated in 1,800 households.

The Point Cook West PSP establishes the future urban structure of the new community including acquisition of open space to service the passive and active recreation needs of future residents. The PSP provides for an area suitable to accommodate:

- Two AFL ovals and associated pavilion – or equivalent.
- 6 – 12 tennis courts and associated pavilion – or equivalent.
- Car parking, landscaping, etc.
- Neighbourhood park facilities such as BBQ, public shelter, play space, etc.

The PSP resulted in acquisition of the reserve on Hacketts Road (now known as Bensonhurst Parade Reserve) to incorporate a one (1) hectare area for passive open space (i.e. neighbourhood park) and approximately 8.73 hectares for active recreation. In addition to land acquisition, the Developer Contribution Plan (DCP) provides funding equivalent to construction of the above facilities (i.e. ovals, pavilions, tennis, car parking, etc).

Wyndham Sports Strategy 2045

Subsequent to the Point Cook West PSP, the City adopted the Wyndham Sports Strategy 2045 in November 2017 which provides a comprehensive strategic framework and guide to the delivery of sport and active recreation facilities across the municipality.

Research conducted as part of the Wyndham Sports Strategy identified that across the City as a whole community satisfaction with current sports infrastructure is high. Parks, Gardens and Open Space were rated as the third most important aspect of local government service provision by residents. The Sports Strategy notes that access to parks gardens and open spaces are important to the whole community. Furthermore, the secondary uses of active open space for informal recreation, health and wellbeing will be important to balance with the primary function of sport.

Background analysis used to inform development of the Wyndham Sports Strategy identified that there are currently 10 active open space reserves in the East planning district (incorporating Point Cook) with an additional six sites to be constructed. Two sites are to be developed in the older growth corridors of Point Cook and Williams Landing providing a 4ha and 8 ha site respectively. Four sites are to be developed in the new growth front, three in the north and one in Point Cook West, all approximately 8 hectares – including Bensonhurst Parade Reserve. The strategy notes that all new sites are to provide for district level community sport and recreation.

Acquisition and development of active open space off Hacketts Road (now known as Bensonhurst Parade Reserve) represents the largest open space land acquisition to service the Point Cook community since the development of Saltwater Reserve in 2013 – which was largely targeted at servicing the existing Point Cook community. The speed and scope of housing development since this time reinforces the importance of Bensonhurst Parade Reserve to provide for the needs of the emerging community in close proximity to the reserve rather than existing established areas of Point Cook or other suburbs of Wyndham.

The Wyndham Sports Strategy (2017) therefore outlines the following specific recommendations for development of Bensonhurst Parade Reserve to service local community needs:

- Cricket Recommendation: No. 38. Bensonhurst Parade Reserve Master Plan to consider the delivery of two cricket ovals.

- Soccer Recommendation: No. 49. Bensonhurst Parade Reserve Master Plan to include up to four soccer pitches.
- Tennis Recommendation: No. 55. Bensonhurst Parade Reserve Master Plan to consider provision for tennis courts.

The Wyndham Sports Strategy (2017) also outlines a number of key provision principles as outlined below:



The Master Plan will respond to the Principles in the following ways:

- **Best Value:**
 - Provide facilities that reflect identified community needs.
 - Maximise opportunities for multi-use of facilities and infrastructure.
 - Open space design which promotes accessibility, inclusiveness and diversity in participation opportunities.
- **Maximise Participation:**
 - Provide for sports with growth needs – i.e. soccer, cricket and tennis.
 - Provide for activities that reflect community interests.
 - Maximise multi-use options.
 - Cater for both formal sport and informal recreational use.
 - Provide lighting to maximise opportunities for use of facilities.
 - Provide an integrated path network.
- **Social Impact:**
 - Provide facilities for use by sporting clubs and community groups.
 - Provide facilities for social gathering and intergenerational use.
- **Sustainable Partnerships:**
 - Complement existing development of the reserve (i.e. playspace precinct by the Land Developer).
 - Plan facilities having regard to existing Developer Funding Contributions.
 - Provide a Master Plan that could support possible external funding applications.

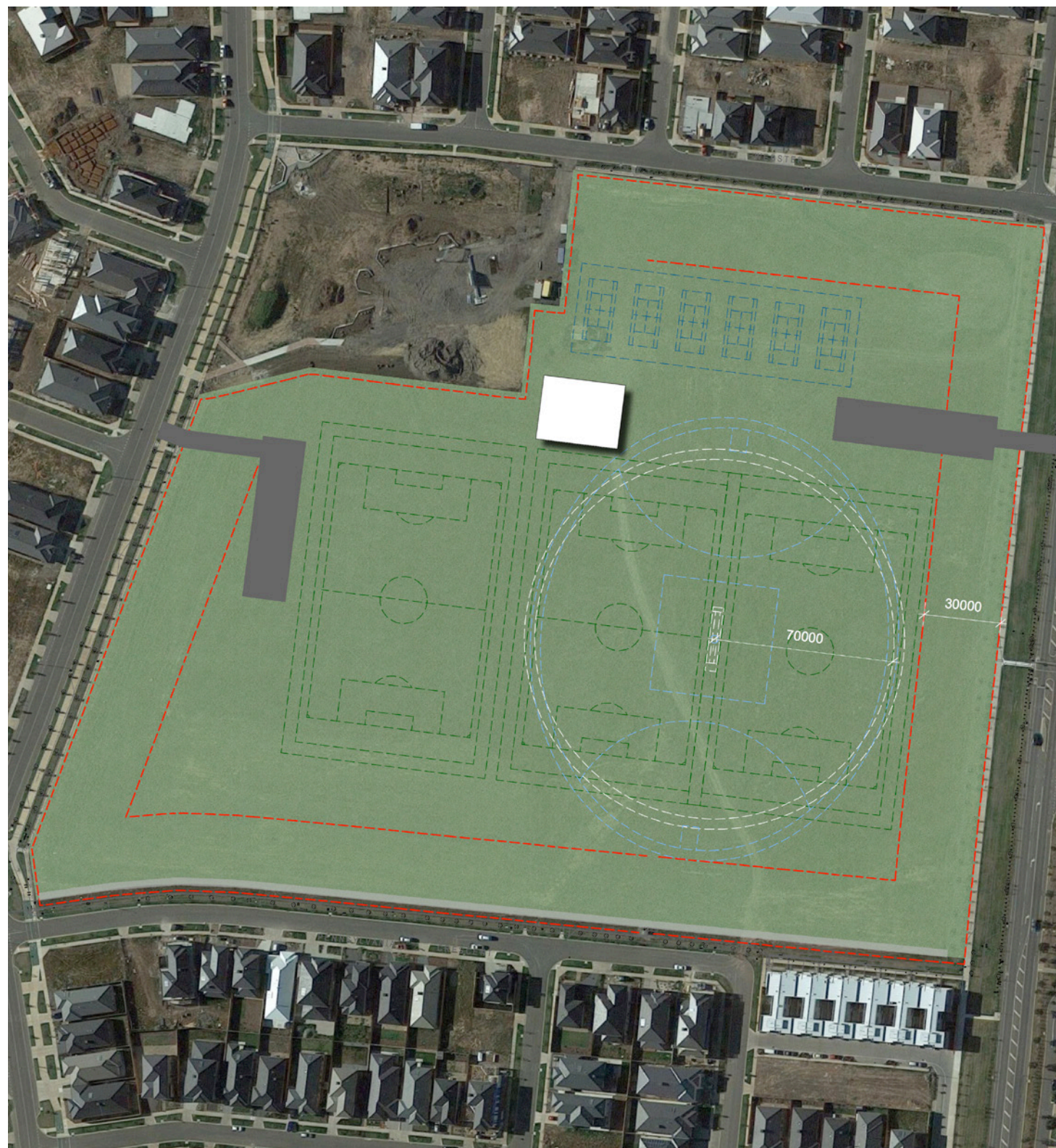


Figure 2.1: The recommended 30m buffer (red line) from the reserve boundary (as per the Wyndham's Sports Facility Capital Development Guide 2015 – 2020) for the scope of facilities recommended in the Wyndham Sports Strategy

Wyndham's Sports Facility Capital Development Guide 2015 – 2020

The Wyndham Sports Strategy (2017) refers to council policy regarding the specific provision standards and dimensions of sport infrastructure. Application of the policy to the specific recommendations for cricket, soccer and tennis at Bensonhurst Parade Reserve would result in the provision of:

- 2 x Ovals for cricket use in summer sport season with synthetic wickets.
- 4 x soccer pitch overlay on the 2 ovals for winter sport season.
- 6 x tennis courts.
- 1 x pavilion to service cricket and soccer.
- 1 x tennis pavilion. (NB: pavilions can be combined/co-located to maximise multiuse and long term flexibility).
- Sealed car parking for 150 cars in total, including designated accessible car parking spaces.

The Development Guide also recommends sport facilities, including playing fields, be developed having regard to an adequate buffer zone to the boundary of the active open space reserve. An area of approximately 30m from the reserve boundary is recommended. However in the case of Bensonhurst Parade Reserve it is not possible to deliver the recommended scope of facilities (i.e. 2 x cricket ovals, 4 x soccer and 6 x tennis) allowing for a 30m buffer to the reserve boundary. This is represented in the image presented on the previous page which highlights that a reduced scope of sport facilities would be necessary in order to achieve a 30m buffer zone.

Ultimately reducing the scope of sport facilities would have a significant impact on the long-term health and wellbeing outcomes for the local community, as well as reducing the sustainability of individual sports clubs. Therefore the Master Plan, which follows, presents an option to achieve the recommended scope of facilities within the spatial constraints of the reserve.

Carefully considered detailed designs will be required prior to construction to ensure adequate fencing, netting, landscaping and constructed barriers are installed at pinch points where required. However where possible fencing should be minimised across the site in order to encourage casual access, functionality and amenity of the reserve as a whole.

3. Functional Brief



- 1 Potential area for formal/ active recreation.
- 2 Preferred vehicle access points.
- 3 Preferred pedestrian access between reserve and youth precinct.
- 4 Pavilion with social/ event spaces and change facilities to be located centrally within formal recreation area to ensure close proximity to all sports.
- 5 Potential path access to link existing pedestrian and shared paths.
- 6 Existing trees to site boundary to be retained and protected.
- 7 Existing shared path to be retained.
- 8 Existing recycled water pipe to southern boundary.



4. Demographic Analysis

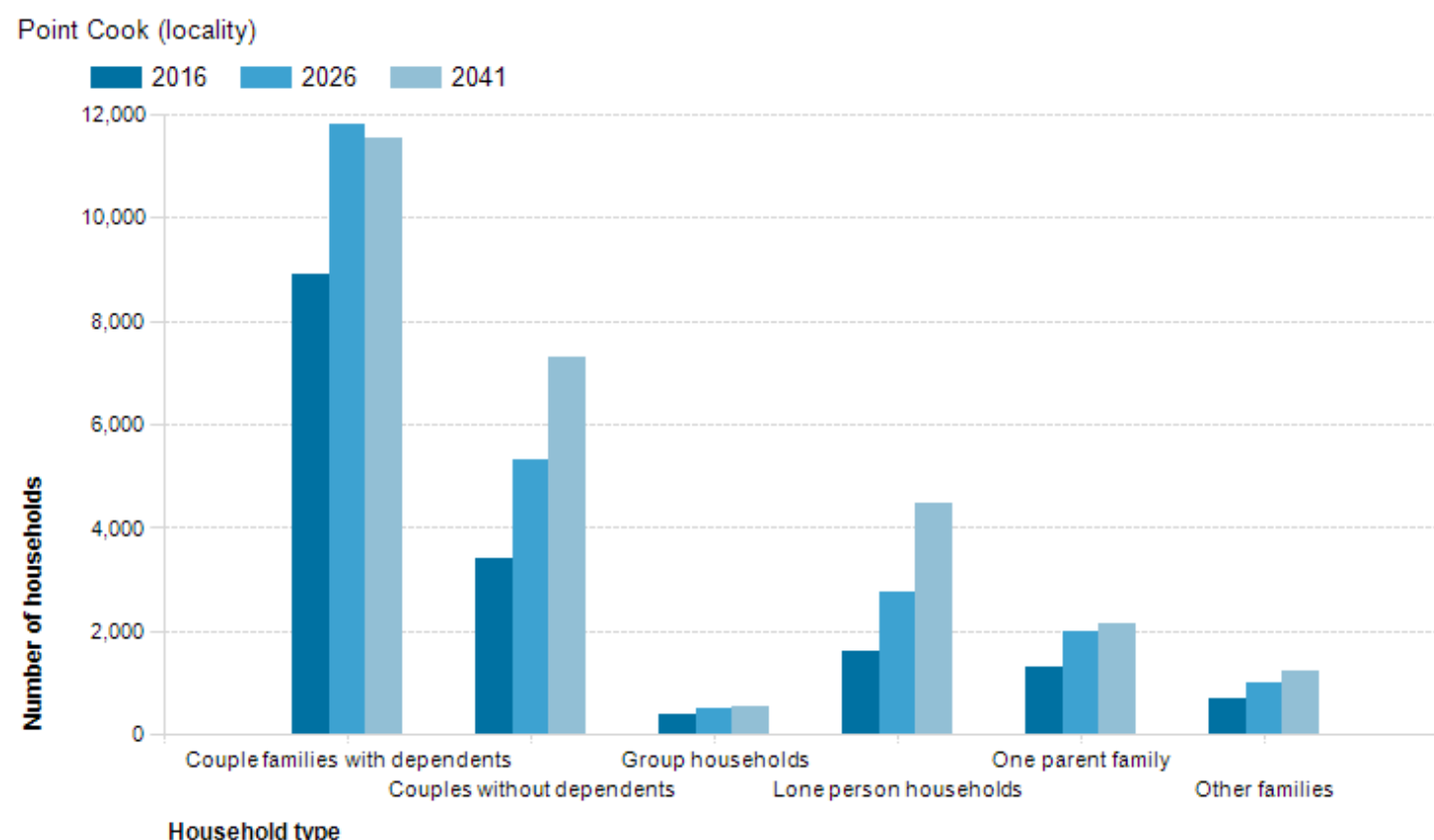
Demographics

For demographic analysis purposes¹, Bensonhurst Parade Reserve falls within the Point Cook locality. The 2018 population forecast for Point Cook is 60,901 people which is forecast to grow to 79,428 people by 2041.

Age profile & household type:

In 2016, the dominant household type in Point Cook was Couple families with dependents, which accounted for 54.5% of all households. This is expected to continue through to 2026, increasing by 2,891 households and accounting for 50.5% of all households.

Forecast household types



Population and household forecasts, 2016 to 2041, prepared by .id the population experts, May 2018.

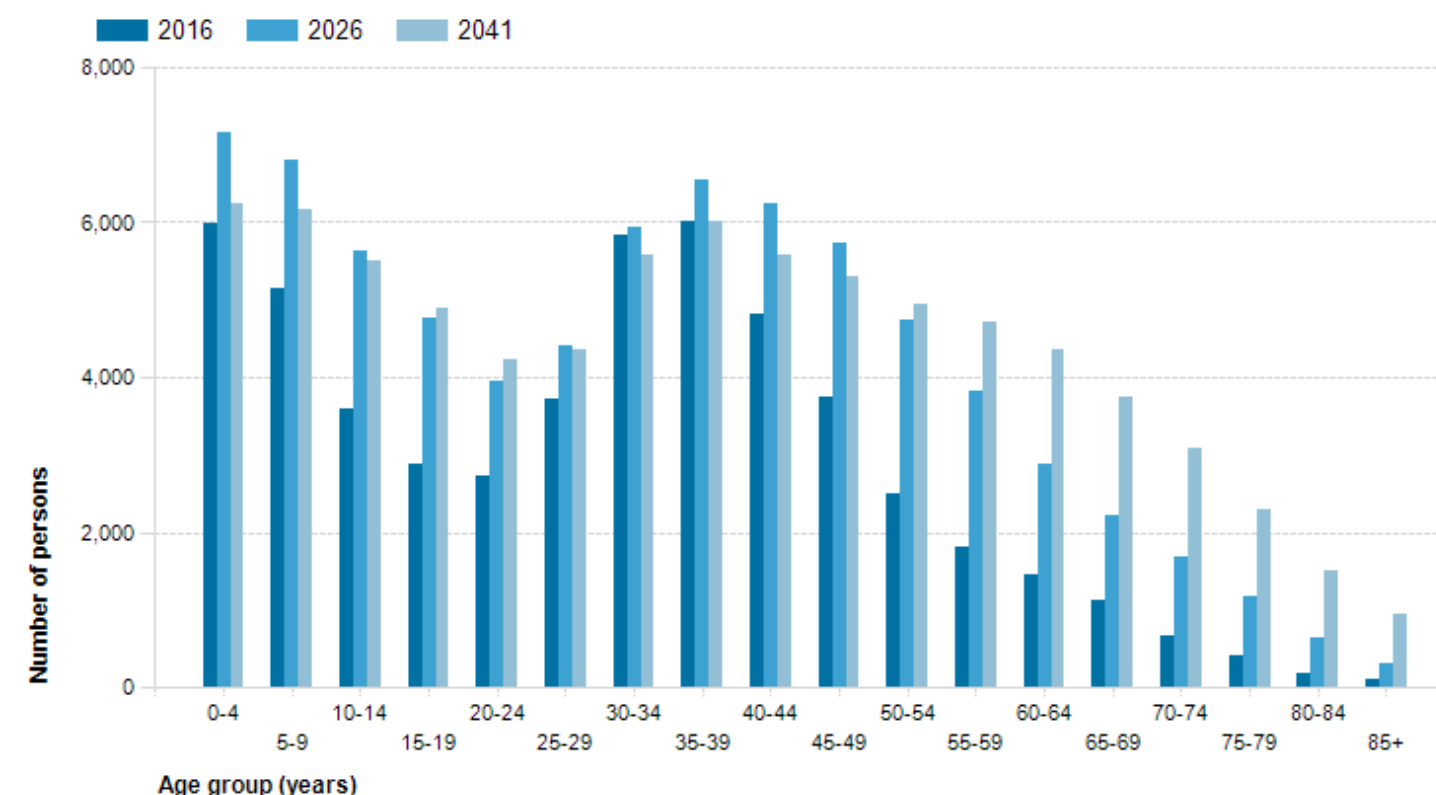


Point Cook has a young age profile. In 2016, the dominant age group for people in Point Cook was 35 to 39 years, which accounted for 11.4% of the local population. However, the proportion of residents aged over 15 years is slightly lower in Point Cook compared to Wyndham as a whole (i.e. 71.9% compared to 75.2% respectively).

Despite a young age profile, the largest increase in people between 2016 and 2026 is forecast to be in those aged 50 to 54 years, which is expected to increase by 2,242 and account for 6.4% of the local population. However, overall the age profile will remain dominated by those in younger age groups – by 2026 the largest 5 year age group is expected to be those aged 0 to 4 years, with a total of 7,153 people.

Forecast age structure - 5 year age groups

Point Cook (locality) - Total persons



Population and household forecasts, 2016 to 2041, prepared by .id the population experts, May 2018.



The high proportion of couple families with dependents and younger age profile will influence future sport and recreation demand. Providing opportunities for junior sport, active recreation (all ages), informal play and social gathering (for families and children) will be important.

There will also be demand for physical activity opportunities by older adults as well as younger residents. Quality walking paths, landscape amenity (including safety and security) and functional access to playing fields will be required for active recreation, play and physical activity. Pavilion design and management servicing the sport facilities should consider opportunities for community use beyond tenant sporting clubs (i.e. access to social rooms for community use or programming).

Country of birth:

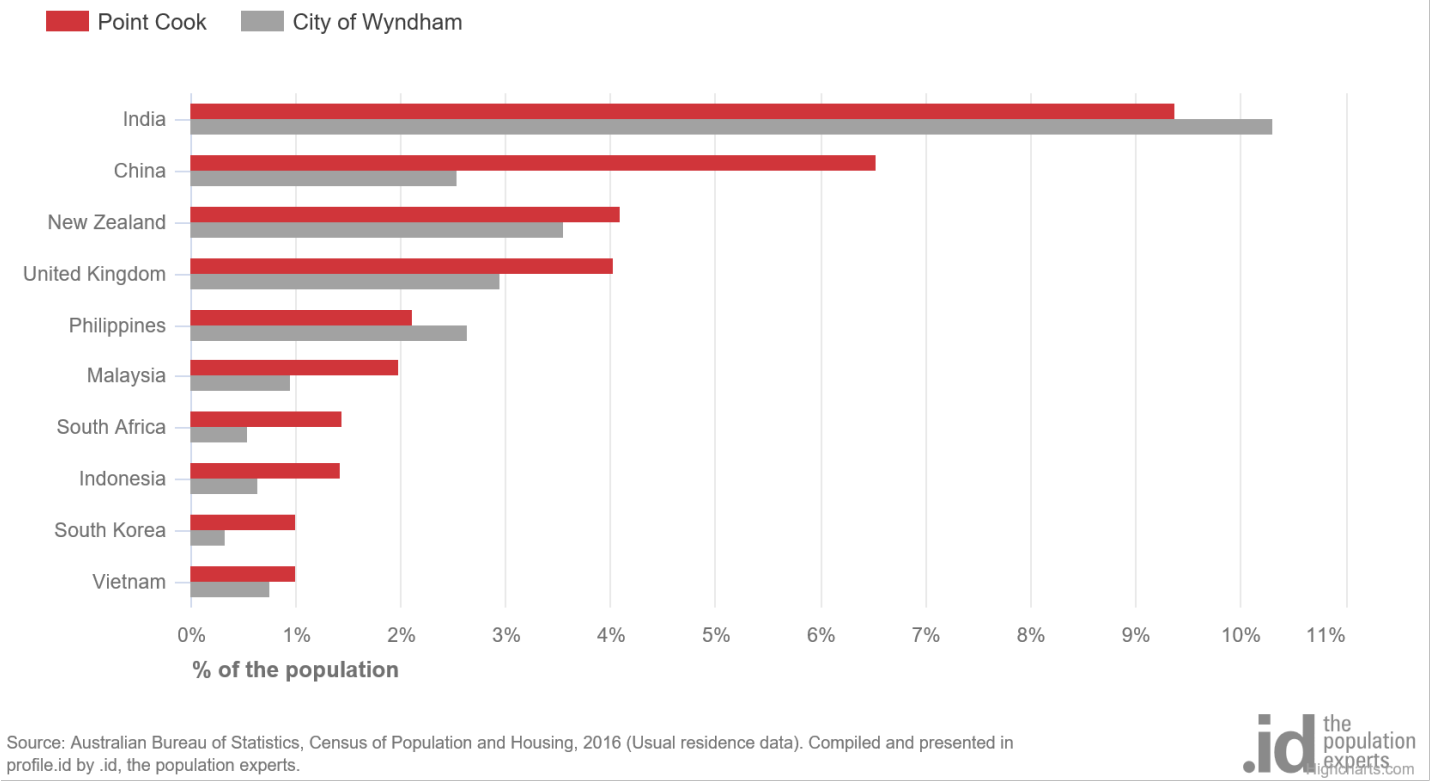
Analysis of the country of birth of the population in Point Cook in 2016 compared to City of Wyndham shows that there was a larger proportion of people born overseas, as well as a larger proportion of people from a non-English speaking background.

Overall, 45.8% of the population was born overseas, and 35% were from a non-English speaking background, compared with 41.5% and 33.9% respectively for City of Wyndham. The largest non-English speaking country of birth in Point Cook was India, where 9.4% of the population, or 4,577 people, were born.

Whilst the population from India is slightly lower than the City of Wyndham population as a whole (10.3%), they remain the dominant ethnic group. Other major differences between the countries of birth of the population in Point Cook and City of Wyndham were:

- A larger percentage of people born in China (6.5% compared to 2.5%)
- A larger percentage of people born in United Kingdom (4.0% compared to 3.0%)
- A larger percentage of people born in Malaysia (2.0% compared to 0.9%)

Birthplace, 2016



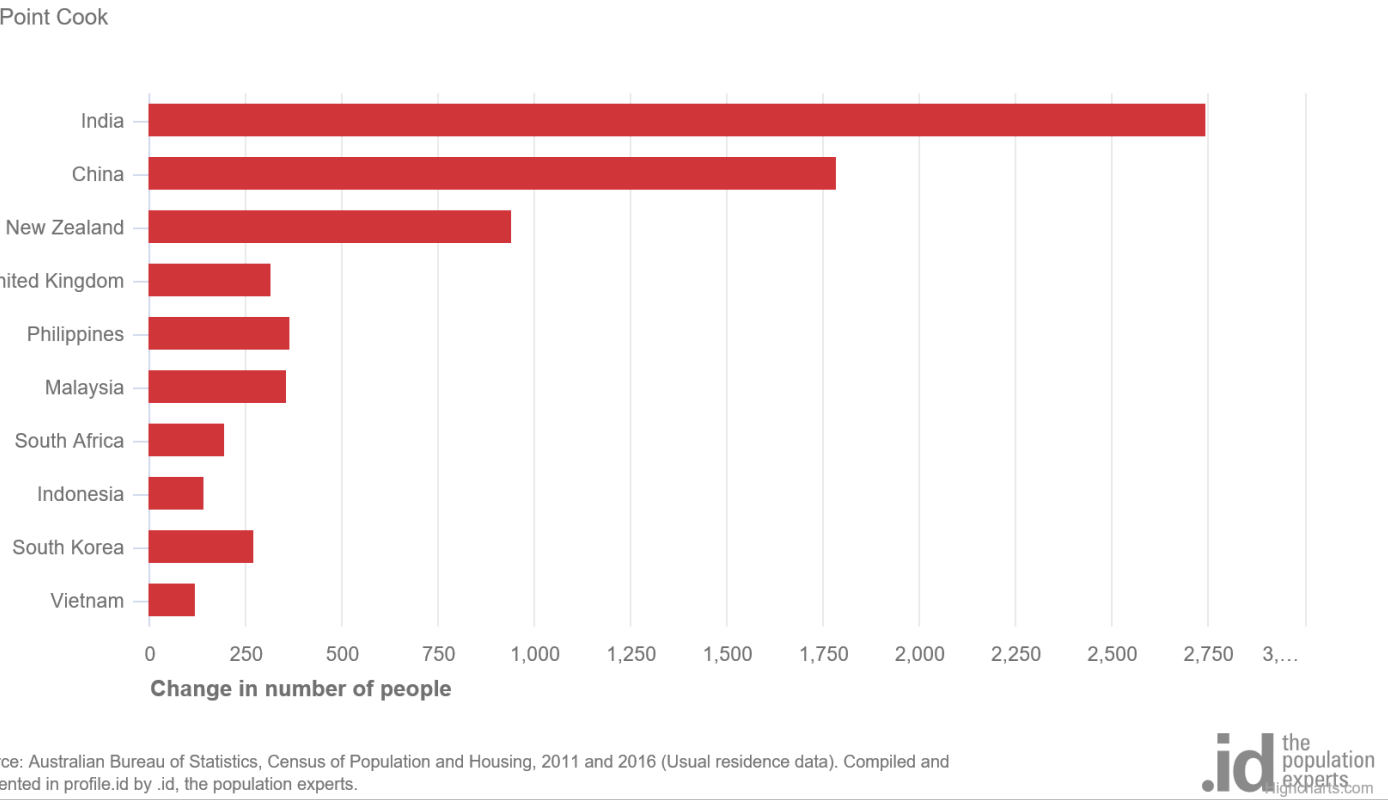
Emerging groups:

Between 2011 and 2016, the number of people born overseas increased by 8787 or 64.7%, and the number of people from a non-English speaking background increased by 7,174 or 71.1%.

The largest changes in birthplace countries of the population in this area between 2011 and 2016 were for those born in:

- India (+2,744 persons)
- China (+1,786 persons)
- New Zealand (+941 persons)
- Philippines (+367 persons)

Change in birthplace, 2011 to 2016



Birthplace changes are likely to influence sport and recreation demands, in particular contributing to strong demand for cricket and soccer participation – as these reflect popular sports in countries of origin. Opportunities for social gathering and use of open space for cultural activities will also need to be considered.

5. Community Consultation

On-site community drop-in session

A community drop-in session was held on-site on Sunday 20th January 2019 from 10.30am-1.30pm. The purpose of the session was to promote awareness of the draft Master Plan and provide an opportunity for informal discussion with users/visitors to the reserve. Approximately 30 people attended the information display over the three hour period. A summary of common comments, feedback or suggestions is outlined below.

Theme/ element	Summary comments	Response/ Implications for the Master Plan
CCTV	<ul style="list-style-type: none"> Consider installation of CCTV to protect assets. 	<ul style="list-style-type: none"> CCTV is not identified in the Master Plan, however could be retrofitted as required. Provision of CCTV throughout the municipality requires a more strategic review and clear Council policy on provision and management.
Lighting	<ul style="list-style-type: none"> Park lighting will be needed throughout the reserve to discourage anti-social behaviour and support personal safety. 	<ul style="list-style-type: none"> Lighting to be provided at strategic locations – e.g. car park, at entrances, along perimeter paths and main access paths and the main pavilion.
Traffic calming	<ul style="list-style-type: none"> Traffic calming (e.g. speed humps) may be needed in Webster Street and Bensonhurst Parade to slow vehicles and prevent accidents reserve users. 	<ul style="list-style-type: none"> Outside the scope of the Master Plan – to be referred to Council's Traffic/Engineering Department for consideration.
Play equipment	<ul style="list-style-type: none"> Fantastic playground, however more equipment needed for 0-3 years olds, e.g. toddler swing (with safety harness). 	<ul style="list-style-type: none"> Playground is still under construction at time of writing.
Tennis courts	<ul style="list-style-type: none"> Question if provision of 8 tennis courts is needed. Consider options to include multi use outdoor courts for tennis/ netball/basketball/badminton (not just tennis). 	<ul style="list-style-type: none"> Add multi-use courts adjacent to the proposed tennis courts. Add outdoor table tennis tables (x 2).
Vegetation	<ul style="list-style-type: none"> Ensure shade trees – along paths, around oval, and in a 'quiet' parts of the reserve to create a cool/shady/green/natural space 	<ul style="list-style-type: none"> Tree planting already identified in proposed Master Plan – consider opportunities for additional planting around tennis/multi-use courts.
Main oval	<ul style="list-style-type: none"> Ensure the main cricket oval can be used for community gatherings and local events – e.g. access to 3-phase power, water outlets, etc. Consider capacity for future Turf cricket table if required. 	<ul style="list-style-type: none"> No change proposed – access to power, water etc should be available at the proposed sports pavilion. Turf table not proposed – however could be retrofitted if future demand requires.

Sports clubs	<ul style="list-style-type: none"> Support establishment of new sports clubs from the local area to use the facilities as a home base. Pt Cook Action Group can assist in establishing new clubs. 	<ul style="list-style-type: none"> Noted, no change.
Indoor sports	<ul style="list-style-type: none"> Would like to use some of the reserve for an indoor sports centre (e.g. badminton and table tennis). 	<ul style="list-style-type: none"> Indoor sports facility not supported in the City's Sports Facility Strategy for this location. This reserve is required for active outdoor playing fields. The proposed sports pavilion could be used to program some community activities and uses e.g. personal fitness, yoga, dance, table tennis, etc.
Dog litter	<ul style="list-style-type: none"> Ensure adequate litter bins, signage and dog litter bags. 	
Timing & support	<ul style="list-style-type: none"> Overall strong support for the draft Master Plan. When will the reserve be fully developed and ready for use? 	<ul style="list-style-type: none"> Indicative implementation staging to be included in final Master Plan.
Other	<ul style="list-style-type: none"> Diagonal path from the corner of Webster Street and Bensonhurst Parade to the community play area is needed. Ensure adequate fence heights or netting, particularly along Hacketts Road to prevent balls going on the road. Ensure adequate park seating, shade and shelter throughout the reserve. Ensure concrete (or hard surface paths) not gravel. 	

The Loop community survey

The section below provides a summary of key findings from the community survey (completed by 123 people) provided on The Loop (Wyndham City consultation website) with the draft Master Plan.

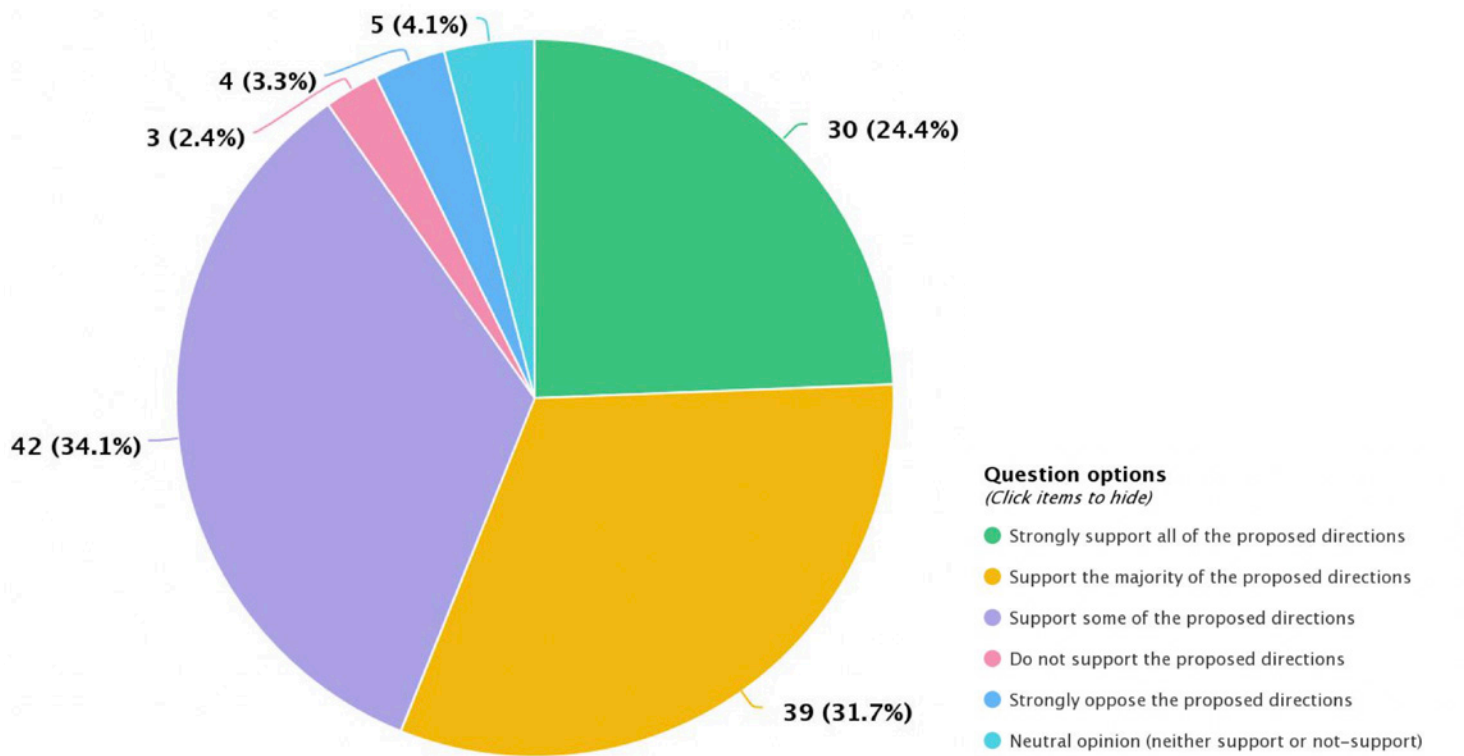


Figure 5.1: Level of Support for the Master Plan as indicated by respondents on The Loop Community Survey

- Of the 123 responses recieved on The Loop:
- Over 90% of respondents supported ‘some’, ‘majority’ or ‘all’ of the proposed directions.
 - Only 7% of respondents opposed the proposed directions. Common reasons included:
 - Prefer the park to be quiet green space.
 - Development for formal sports will attract traffic and noise. Traffic calming will be required which will add to congestion in local streets.
 - Pt Cook needs a public access swimming pool.
 - Prefer the site include development of an indoor sports centre (as a higher priority than outdoor sports fields).
 - Pt Cook needs a dog-park.

6. Master Plan



- 1 Proposed 4 x soccer fields (100x 64m as per Football Federation Australia Guidelines) with 2x 55m radius junior cricket fields with wickets located centrally between soccer fields. Active recreation space to be irrigated.
- 2 Proposed 70m radius cricket field (as per Cricket Australia recommendation for open age regional facilities).
- 3 Proposed 150 space car park.
- 4 Proposed 800m2 shared use pavilion (soccer, cricket and tennis) with social space, 10 change rooms and 2 umpires change rooms.
- 5 Proposed 4x crickets nets.
- 6 Proposed concrete pedestrian path along the Pennsylvania Crescent provide a connection between Bensonhurst Parade and Hacketts Road.
- 7 Proposed 1x multi use court (with netball, basketball and tennis linemarking and) 3x tennis courts with lighting.
- 8 Proposed 4x tennis courts with lighting.
- 9 Proposed future tennis shelter, suitable for tennis club/ community use.
- 10 Proposed chain mesh fence to boundary of soccer junior cricket fields. Fence to be of a low height around the field except along Hacketts Road where fence should be high enough to prevent balls reaching the road.
- 11 Proposed water storage facility.
- 12 Potential future table tennis tables within existing youth precinct.
- 13 Quiet shaded grass area with potential future bocce court and for personal training



Figure 6.1: Pavilion functional layout

Pavilion functional layout

Figure 6.1 is a functional layout of the proposed pavilion based on *Wyndham’s Sport Facility Capital Development Guide* and comparable facilities provided across the City. The pavilion will cater for all sporting clubs and activities at Bensonhurst Parade Reserve as well as community use, events and social functions.

- In order to provide for all users, the proposed pavilion will include the following core components:
- Social area (100m2) – club and community social space, suitable for community gathering and social functions. Detailed design to consider potential flexibility to allow opening to adjacent change rooms to increase the overall space available for the social area.
 - Change rooms (25m2) and amenities (15m2) – female friendly change rooms and amenities to service the playing fields. One home and one away change room for each field and to service the tennis courts.
 - Kitchen/kiosk – two 20m2 kitchen/kiosk facilities to service the social area and flexibility to service outdoor spectators. Second kitchen located to provide options for Tennis, Soccer and/or Cricket to operate independently when needed.
 - Office and store room (40m2) – multi-use meeting space, potential to function as a small clubroom for tennis with kitchen/kiosk adjacent.
 - Public toilets (35m2) – to service park users and spectators.
 - Umpires rooms (2x10m2) – female friendly umpire change rooms and amenities.
 - First aid room (15m2) – first aid room to service sporting club requirements.
 - Detailed design to consider final layout, circulation, additional storage, service areas and awnings to provide opportunities for under-cover spectator viewing.

7. Materials palettes

Indicative planting

Plant species selection is to be made with consideration to the requirements and the uses of the specific location within the site. Use of indigenous species of local provenance is strongly encouraged and is emphasised in this indicative palette, however use of exotic species and non-indigenous native clutivars will also be appropriate in many situations.

Designers should refer to recommendations and guidelines published by Wyndham City Council, and ensure that all species proposed are robust and suitable to provide long-term landscape amenity.



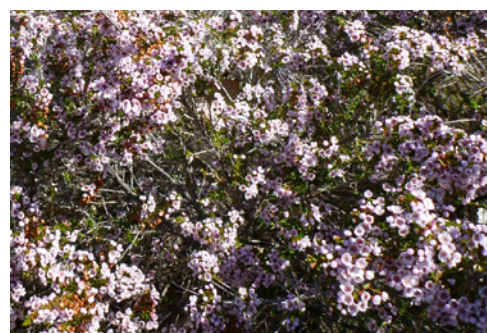
Chinese Elm



Spotted Gum



Yellow Gum



Rock Thryptomene



Rosemary-leaf Grevillea



White Correa



Common Everlasting



Creeping Juniper



Knobby Club-rush

Botanical name	Common name	Size at maturity
TREES		
<i>Acacia implexa</i> * <i>Acacia melanoxylon</i> * <i>Allocasuarina verticillata</i> <i>Corymbia maculata</i> <i>Eucalyptus leucoxylon</i> <i>Lagerstroemia indica</i> 'Yuma' <i>Tristaniopsis laurina</i> <i>Ulmus parvifolia</i>	Lightwood Blackwood Drooping Sheoak Spotted Gum Yellow Gum Crepe Myrtle Water Gum Chinese Elm	5-15m x 4-7m 7m x 5m 10m x 5m 15m x 8m 10m - 30m high 4m x 3m 15m x 10m 13m x 10m
SHRUBS		
* <i>Banksia marginata</i> * <i>Bursaria spinosa</i> * <i>Callistemon sieberi</i> <i>Correa alba</i> * <i>Correa glabra</i> * <i>Dodonaea viscosa</i> ssp. <i>spatulata</i> * <i>Grevillea rosmarinifolia</i> <i>Hebe</i> 'Blue Gem' <i>Hakea nodosa</i> * <i>Leptospermum lanigerum</i> <i>Philotheca myoporoides</i> <i>Thryptomene saxicola</i> 'FC Payne' <i>Westringia fruticosa</i> 'Grey Box'	Silver Banksia Sweet Bursaria River Bottlebrush White Correa Rock Correa Wedge-leaf Hop-bush Rosemary-leaf Grevillea Hebe Yellow Hakea Woolly Tea-tree Long-leaf Wax-flower Rock Thryptomene Dwarf Coastal Rosemary	1-10m x 1-5m 3m x 2m 3m x 3m 1.5m x 1.5m 1.5m x 2m 2m x 1m 2m x 2m 1m x 1m 4m x 3m 3m x 2m 1.5m x 1m 0.75-1.5m x 1-1.5m 0.6m x 0.6m
GRASSES/ TUFTING PLANTS AND GROUNDCOVERS/ CREEPERS		
* <i>Atriplex semibaccata</i> * <i>Chrysocephalum apiculatum</i> * <i>Dianella revoluta</i> * <i>Einadia nutans</i> * <i>Hardenbergia violacea</i> <i>Juniperus horizontalis</i> <i>Lomandra longifolia</i> <i>Myoporum parvifolium</i> * <i>Poa labillardieri</i> * <i>Themeda triandra</i>	Creeping Saltbush Common Everlasting Black-anther Flax-lily Climbing Saltbush Purple Coral Pea Creeping Juniper Spiny-headed Mat-flax Creeping Boobialla Tussock Grass Kangaroo Grass	0.2m x 1-2m 0.2m x 1m 0.8m x 0.4m 0.3m x 1m climber/ prostrate x 3m 0.3-0.4m x 3m 0.8m x 0.8m 0.2m x 1-3m 0.5m x 0.3m 0.5m x 0.4m
SWALES AND RAINGARDENS		
<i>Carex appressa</i> <i>Dianella</i> 'Little Jess' <i>Isolepis nodosa</i> <i>Liriope</i> 'Just Right' <i>Lomandra hystrix</i> 'Katie Belles'	Tall Sedge Flax-lily Knobby Club-rush Liriope Green Mat-rush	0.5-1.2m x 0.5-1m 0.4m x 0.4m 0.7m x 0.7m 0.5m x 0.5m 1-1.5m x 1-1.5m
*Indigenous plant species (reference: Sustainable Gardening in the City of Wyndham 2009)		

Landscape materials

Selection of landscape materials is to be made with consideration to the requirements and the uses of the specific location within the site. Designers should refer to recommendations and guidelines published by Wyndham City Council (including Council’s standard furniture suite), and ensure that all elements proposed are robust and suitable to provide long-term landscape amenity.



Plain grey concrete paths



Compacted gravel paths (may be used for formal or informal areas)



Feature paving



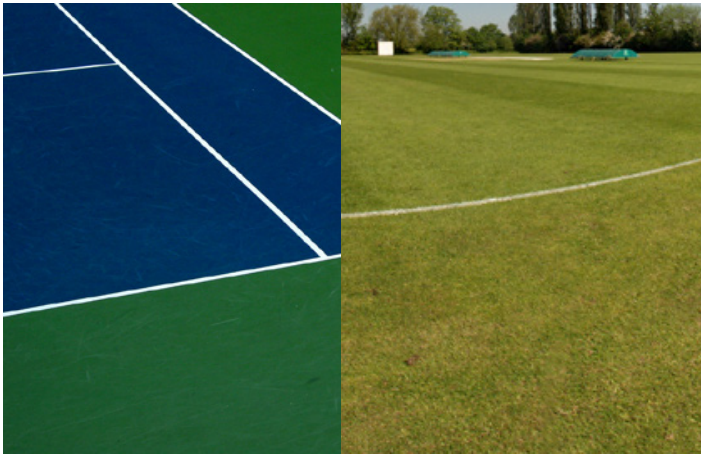
Feature furniture



Recreational facilities (table tennis tables and bocce court)



Low black chain mesh fence to soccer fields/junior cricket ovals



Sports surfaces

8. Implementation

8.1 Costing and indicative staging

Project Costs	Estimate	Stage 1	Stage 2	Stage 3	Stage 4
PROFESSIONAL SERVICES					
Consultants Fees (8%)	\$1,153,257	\$78,896	\$670,765	\$380,319	\$23,277
Authority Charges (1%)	\$144,157	\$9,862	\$83,846	\$47,540	\$2,909
CONSTRUCTION					
Landscape and Civil Works Construction					
Earthworks	\$986,202	\$986,202	\$ -	\$ -	\$ -
Soccer fields and boundary fence	\$4,879,319	\$ -	\$4,879,319	\$ -	\$ -
Cricket oval	\$2,339,314	\$ -	\$2,339,314	\$ -	\$ -
Tennis courts and tennis shelter	\$1,038,874	\$ -	\$1,038,874	\$ -	\$ -
Water storage facility	\$127,050	\$ -	\$127,050	\$ -	\$ -
Paths and feature paving	\$541,413	\$ -	\$ -	\$541,413	\$ -
Seating and trees	\$92,070	\$ -	\$ -	\$92,070	\$ -
Cricket nets, outdoor table tennis tables and bocce pitch	\$290,957	\$ -	\$ -	\$ -	\$290,957
Building Works					
Car parking	\$578,501	\$ -	\$ -	\$578,501	\$ -
Pavilion	\$3,542,000	\$ -	\$ -	\$3,542,000	\$ -
Summary					
Professional services	\$1,297,414	\$88,758	\$754,611	\$427,859	\$26,186
Construction	\$14,415,700	\$986,202	\$8,384,557	\$4,753,984	\$290,957
Total	\$15,713,114	\$1,074,960	\$9,139,168	\$5,181,843	\$317,143

8.2 Development Program

The following diagram provides an indication of timeframes for the delivery of the proposed works at Bensonhurst Parade Reserve. Following the Master Planning process, Detail Design will commence followed by a staged construction program as detailed below.

