

# Yarraville Glory Football Club - YGFC



## Feedback to Maribyrnong City Council Mclvor Reserve Master Plan

Prepared By: Con Giatas  
Approved By: Takis Lambetsos  
Issued: 16 Dec 2022, ver2

# Background

This document is prepared with reference to the DRAFT Mclvor Reserve Master Plan and map as published by the Maribyrnong City Council at the link →

<https://www.yourcityyourvoice.com.au/mclvor>

The feedback is in relation to only the relevant 7 of the 26 “Site-Specific Improvements” shown and listed on the map of Mclvor Reserve, which have direct relevance to YGFC.

See Figure 1 for extract of the complete map.

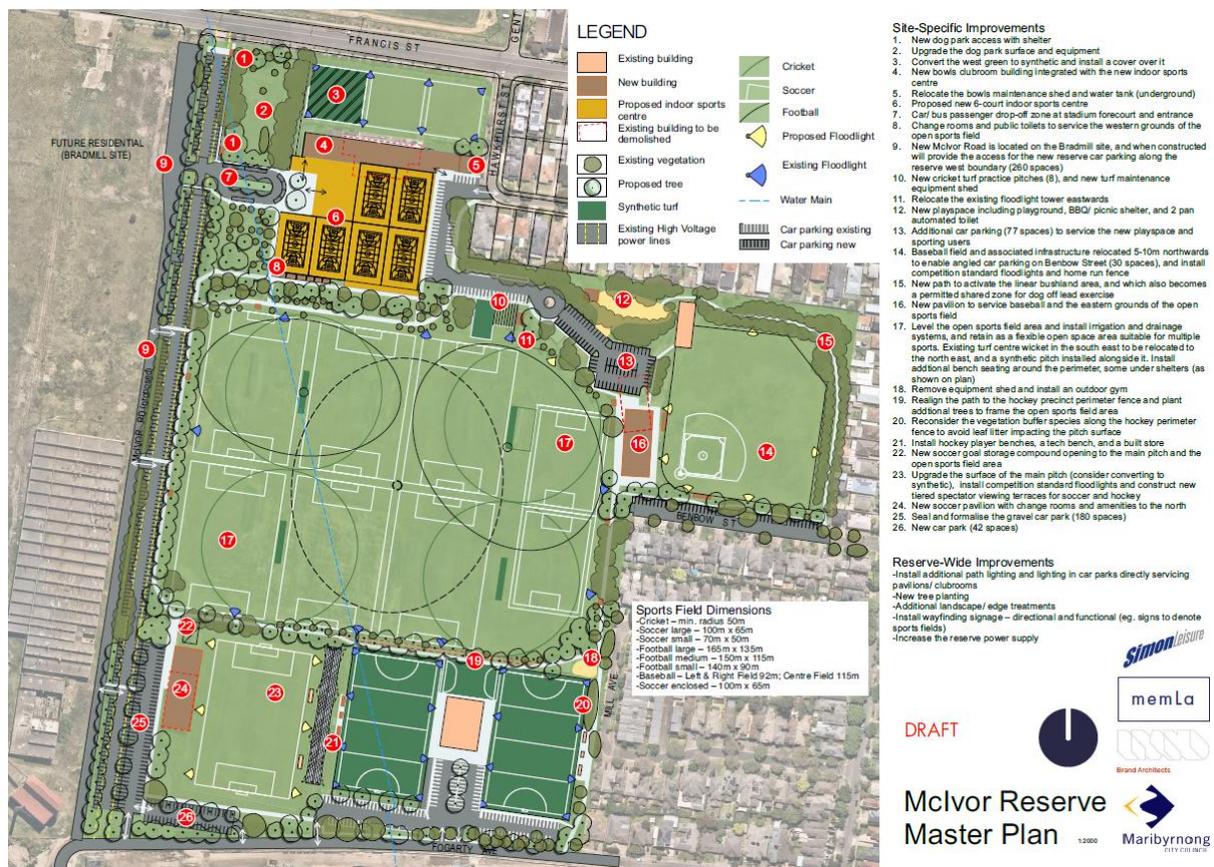


Figure 1 – extract of Master Plan Map

Also, **Additional Improvement # 1**, has been added as this item has not specifically been covered by the existing twenty-six (26) “Site-Specific Improvements” and is considered fundamentally important for the Master Plan.

## YGFC Feedback

### **Improvement # 8:**

*Change rooms and public toilets to service the western grounds of the open sports field.*

\* It is anticipated that if the 2 soccer fields shown in the North-West corner of the Master Plan (see Figure 2) are required or in use by YGFC at any time in the future, that the change rooms and public toilets in Improvement # 8 will be available for use by YGFC.

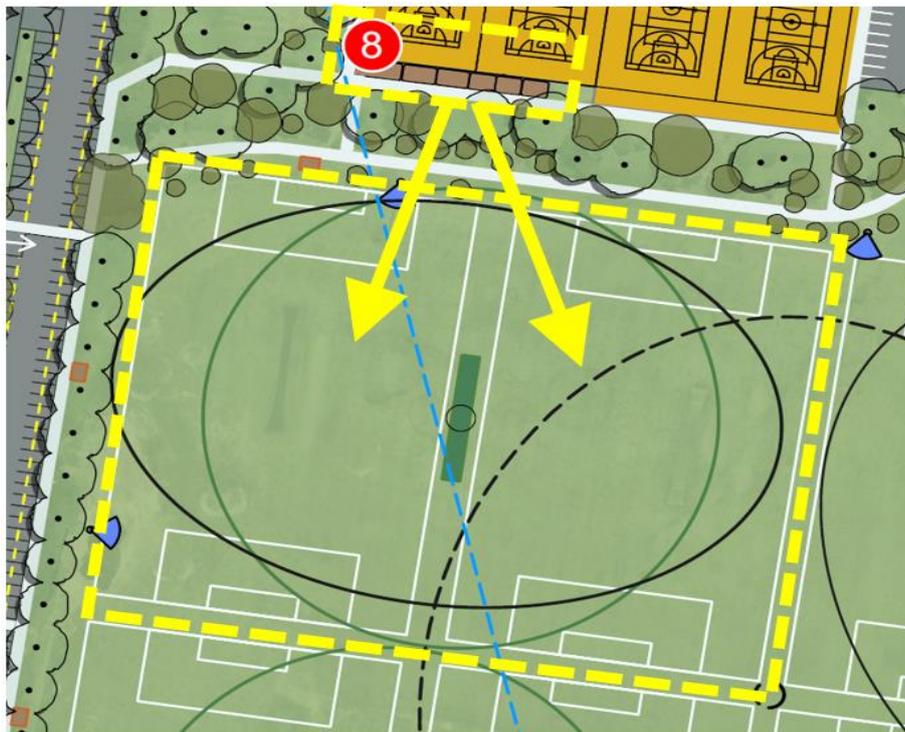


Figure 2 – North-West pitches to use change rooms/toilets

## Improvement # 17:

*Level the open sports field area and install irrigation and drainage systems and retain as a flexible open space area suitable for multiple sports. ....*

\* This is of immediate paramount importance to our club. Whilst the Master Plan implies the improvement is for the entire Mclvor Reserve, YGFC requests priority for surface repairs and irrigation/drainage to be prioritised to the 2 pitches shown in Figure 3 to prevent dust bowls in summer and flooding in winter and also allow relief of usage of the main pitch which will be highly used due to the new lighting.



Figure 3 – Priority pitches for surface repairs/drainage

## **Improvement # 22:**

*New soccer goal storage compound opening to the main pitch and the open sports field area*

\* YGFC supports this improvement. However, given the new female friendly change rooms (refer comments for Improvement # 24), the portable goals storage area needs to be relocated. It is proposed that the portable goals storage area is relocated to the area shown in Figure 4, so that the goals are accessible for the pitches outside the external fence line, via additional gates in the fence line, as well as the main pitch inside the external fence line of our facility.

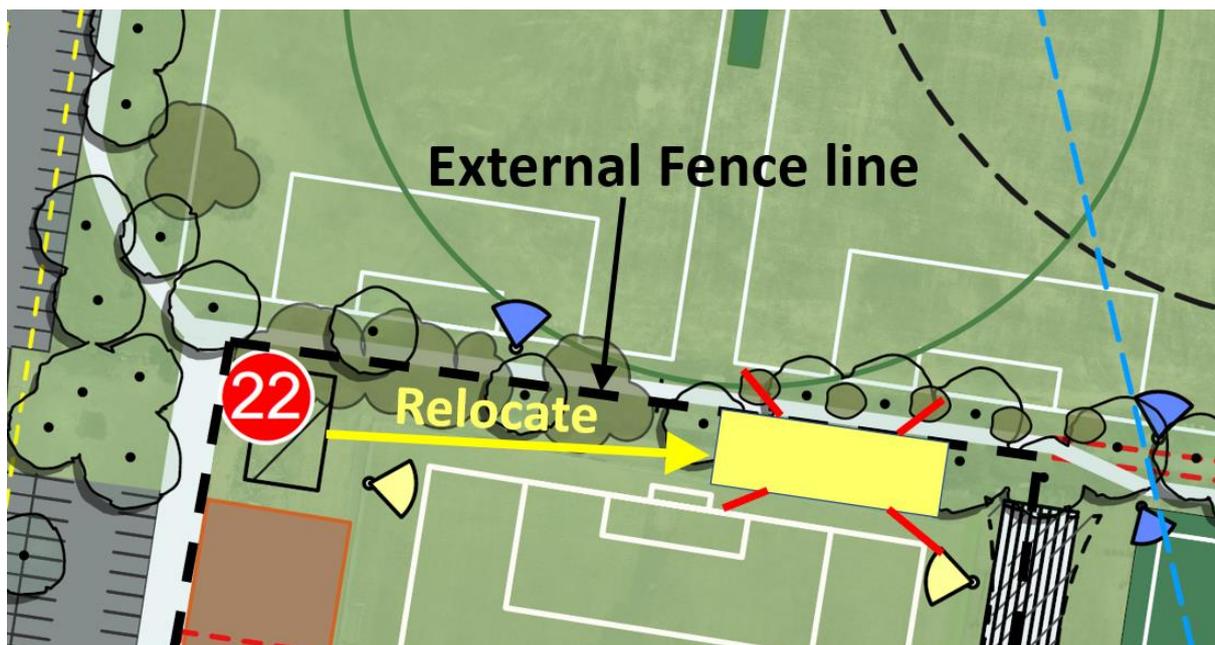


Figure 4 – relocation of portable goals storage area

## **Improvement # 23:**

*Upgrade the surface of the main pitch (consider converting to synthetic), install competition standard floodlights and*

*construct new tiered spectator viewing terraces for soccer and hockey*

\* YGFC supports reviewing the option of a “synthetic” surface on the main pitch only if it is the latest Hybrid technology, however, more discussion and a visit to another facility that already has Hybrid turf is requested before final decisions are made. As the main pitch now has competition level lighting, it would benefit greatly from the additional playing hours that are possible with a Hybrid pitch.

\* The proposed Spectator Viewing terraces on the East side of the main pitch is supported by YGFC.

#### **Improvement # 24:**

*New soccer pavilion with change rooms and amenities to the north.*

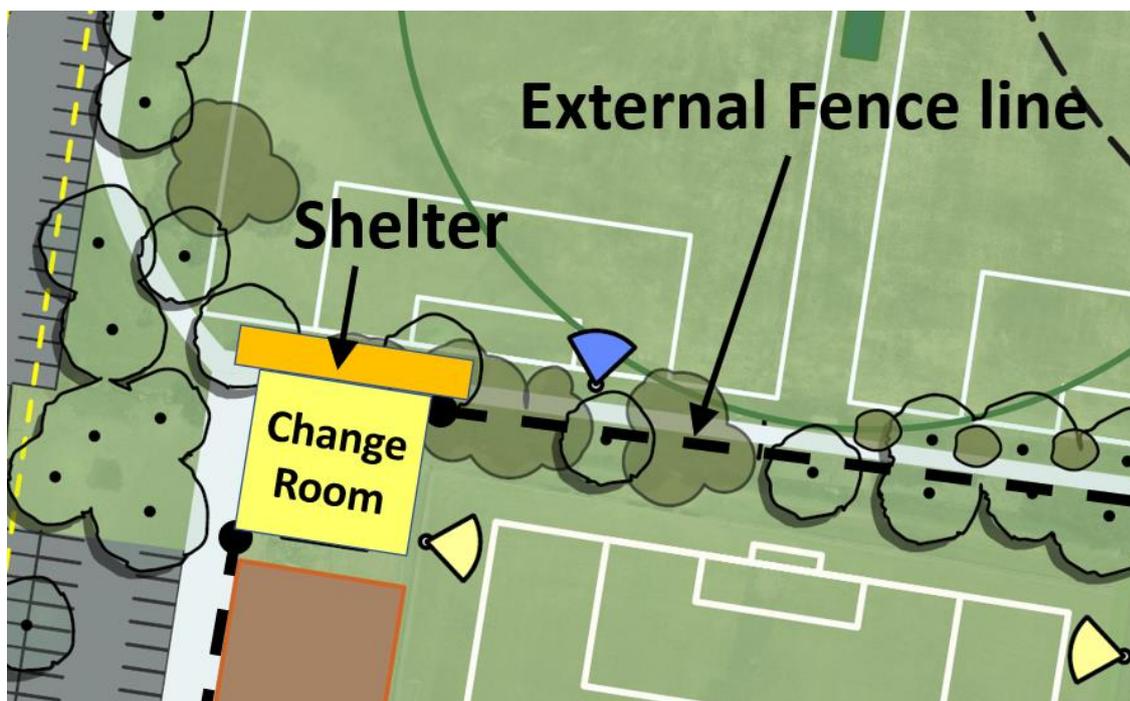


Figure 5 – location of new change room & shelter

- \* YGFC anticipate that this pavilion will be built in the North-West corner of the current external fence line and will not require fencing on the West and North faces, as shown in Figure 5. This can allow access to toilets and change rooms without the need to open the gates of the main pitch area.
- \* As the funding for this pavilion with female friendly change rooms is being largely provided via the West Gate Tunnel grant, YGFC requests that the build of this pavilion is separated from the timing of the Master Plan as funding for this improvement is immediately available via the grant secured by YGFC with the WGTP community grant program.
- \* As insufficient shelter is a key concern for all sport using Mclvor Reserve, YGFC proposes a shelter area to be extended Northwards as shown in Figure 5.
- \* This pavilion can also be shared with the Yarraville Cricket Club (YCC) during the summer cricket period.
- \* It is proposed by YGFC that this pavilion also contains a small kiosk that could again be shared between YGFC and the YCC. If funding for this proposed kiosk is outside the scope of the original WGTP grant, it is requested that the very small incremental funding be provided by Maribyrnong City Council.
- \* If Improvement # 24 is to include the future knock down and rebuild of the existing 2 storey facility, it is YGFC's understanding that a facility equivalent in size and functions would be erected in its place, retaining a 2 storey design and adding the provision of a small elevator to support our

elderly members being able to access the viewing area on the 1<sup>st</sup> floor.

**Improvement # 25 and # 26:**

*Seal and formalise the gravel car park (180 spaces).*

*New car park (42 spaces)*

\* YGFC “wholeheartedly” supports these improvements to the car parking surface as they will provide a great benefit to our club, especially given the challenges being experienced with the heavy trucks currently using our car park for the build of the West Gate Tunnel project.



Figure 6 – Sealed carpark areas

## **Additional Improvement # 1: Soccer specific Lighting**

\* As Improvement # 17 seeks to improve the surface and drainage on Mclvor, it follows logically that the current lighting should be reviewed to ensure lighting levels and consistency/spread are as per Australian Standards.

\* Current lighting is only around the perimeter of Mclvor and does not satisfy the needs and requirement specific to soccer. Figure 6 shows that the 2 pitches in the southwest corner of Mclvor are lacking lighting, especially closer to the middle of Mclvor. The proposed light tower # 11 on the west side would ensure even lighting as per the 2 current towers on the east side.

\* The proposed light tower # 11 would be more centrally located and would initially have a few light fittings to just illuminate the south-west pitches. However, tower #11 would be a more substantial tower that can have light fittings added later to cover 360 degrees as shown in Figure 6.

\* From the oval shaped fields shown, (Northwest and Northeast), if light tower #10 was centrally located, as shown in Fig 6, this would still allow the two (2) AFL pitches to be available at the same time and they would both benefit greatly from the additional lighting via proposed tower # 10.

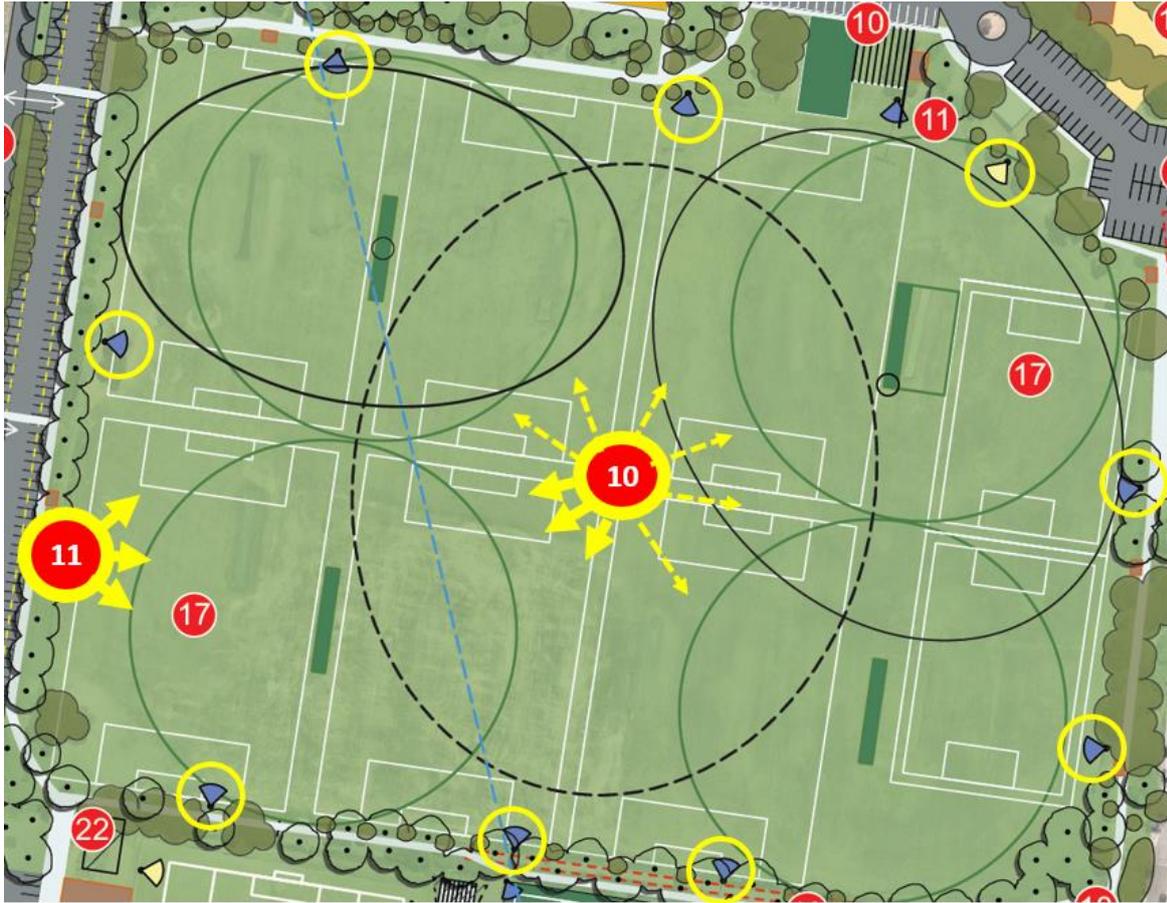


Figure 7 – Additional “soccer specific” lighting

\* The dotted oval line field shown would severely restrict the use of Mclvor as there could be no other AFL game on at the same time and it would also prohibit the use of 4 x soccer pitches