

Warner Reserve Springvale Master Plan

Final Report
December 2018



Prepared for:
CITY OF GREATER DANDENONG

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V1 DECEMBER 2018

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1 INTRODUCTION

1.1 PURPOSE

Warner Reserve occupies approximately 14.52 Ha, and is located on Furnew Street and Virginia Street, Springvale, between Springvale Road and Racecourse Drive.

The Mile Creek runs along the southern boundary of the western precinct of the park and bisects the north east and south east sections of the park. The land uses that surround the reserve include Residential (GRZ1 and RGZ1), and a couple of pockets of Industrial. The eastern interface to Warner Reserve is Sandown Racecourse. The Springvale Activity Centre is located to the south west of the reserve with the Springvale Station approximately 800m walking distance south from the reserve.

The City of Greater Dandenong's Open Space Strategy 2009 identifies Warner Reserve as a district park that provides multi use sports and community facilities that will meet the long-term requirements of the broader community. District Parks are large sized open spaces, individually designed, which provide opportunities for a range of activities, comprising both passive and active recreation, and organised and informal play.

Warner Reserve is also classified as a Sports Reserve, catering for organised (club based) sports with a broad catchment of users. Sports reserves may contain a variety of sporting facilities and associated infrastructure which are generally used and managed for organised sports. Warner Reserve provides facilities and spaces for club-based soccer, cricket and tennis.

The vision for Warner Reserve is that it shall be a district, multi-purpose park that provides for a broad range of passive and active recreational pursuits, that is well utilised and meets the needs of Springvale's growing population and diverse community profile. It will be recognised as a high quality park with an emphasis on design excellence in terms of landscape, recreational provision and flexibility of use and built form. Warner Reserve will strengthen its links with the Springvale Activity Centre and surrounding residential areas and the future redevelopment of the Sandown Racecourse.

Warner Reserve is at a point in time, where a master plan is required to lead the future direction of the reserve.

The location of Warner Reserve is indicated in Figure 1.

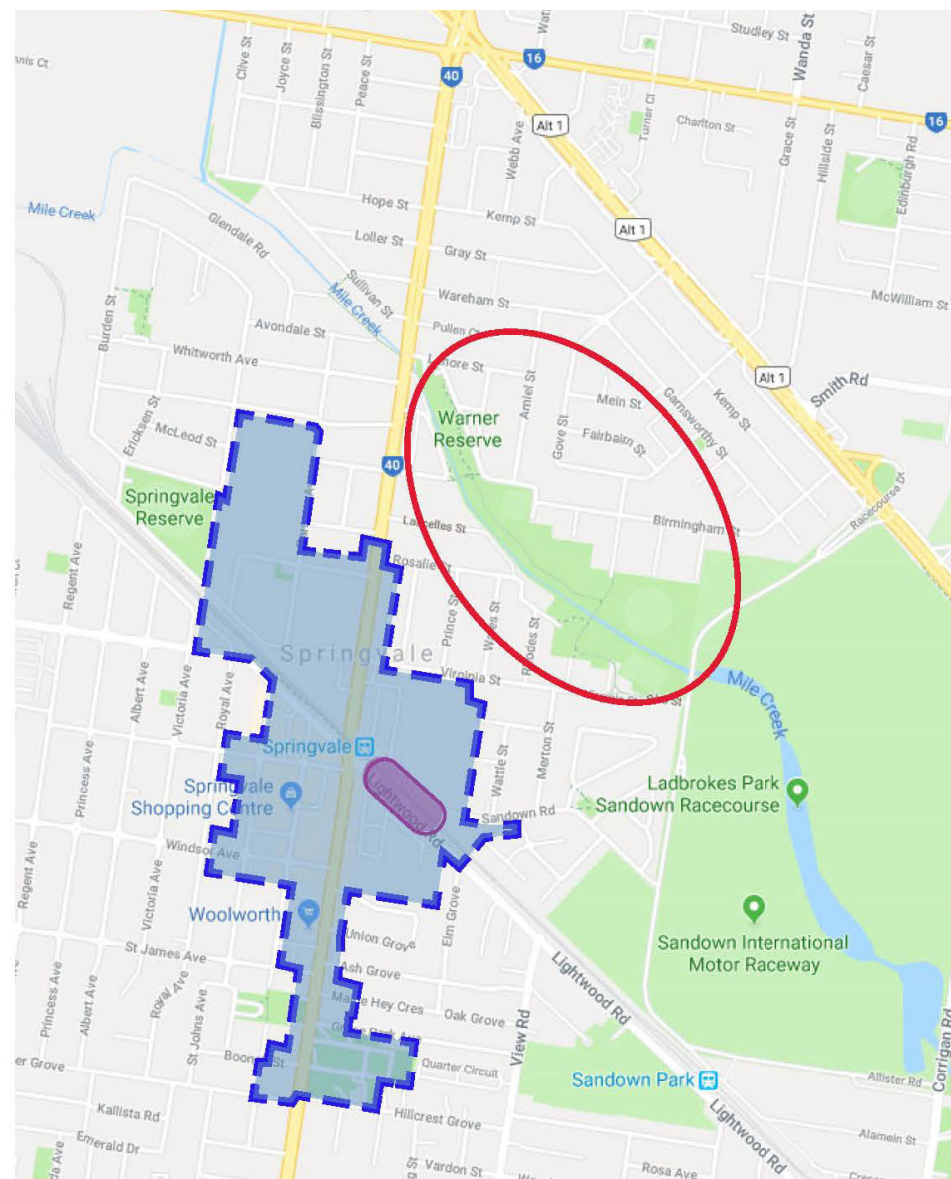


Figure 1: Site Location, Springvale Activity Centre and Springvale Rail Station

1.2 PROCESS

The preparation of the Warner Reserve Master Plan has taken the following approach:

Stage 1 Project Inception

- Inception meeting.
- Confirmation of consultation approach.
- Preparation of project plan.
- Site inspection with Council officers.
- Review of background reports.

Stage 2 Background Preparation

Stage 3 Site Analysis / Master Plan Directions

- Access and circulation review.
- Building review.
- Flooding and hydrology review.
- Landscape assessment.

Stage 4 Community and Stakeholder Consultation: Phase 1

- Meetings with tenant clubs.
- Drop-in session in the park.
- “Our Say” on-line engagement forum to allow response from community members and stakeholder groups.
- Report on findings of meetings and survey responses.

Stage 5 Preliminary Master Plan Development

Stage 6 Draft Master Plan

Stage 7 Community and Stakeholder Consultation: Phase 2

- Display of draft master plan.
- “Our Say” on-line engagement forum to allow responses from community members and stakeholder groups.
- Report on findings of meetings and survey responses.

Stage 8 Final Master Plan and Summary Report

- Refinement of draft master plan and recommendations following Council review.
- Preparation of project costs and implementation.
- Production of summary document outlining process and outcomes.



Existing path through woodland along Furnew Street



Warner Reserve pavilion, near main soccer pitches



Open parkland near Springvale North Tennis Club

2. STRATEGIC and PLANNING CONTEXT

A review of relevant legislation, policies and strategic plans was undertaken in order to understand the strategic role of Warner Reserve.

2.1 COUNCIL STRATEGIES

2.1.1 Council Plan 2017-2021 (Revised 2018)

The Council Plan outlines the actions that Council will oversee during this four-year timeframe, incorporating six strategic objectives grouped under three key areas:

- PEOPLE:** A healthy, active and safe community
A city that celebrates its diversity with pride
- PLACE:** An environmentally sustainable city
A city planned for the future
- OPPORTUNITY:** A thriving and resilient economy
A proactive council that listens and leads

Considerations for the Warner Reserve Master Plan:

- *The Council Plan makes a priority of promoting physical activity, leisure and recreation amongst the Dandenong community.*

2.1.2 Activate Sport and Active Recreation Strategy 2014-2019

The Sport and Active Recreation Strategy has the vision of building

“... active, healthy and successful communities in the City of Greater Dandenong through increased participation in sport and recreation and the provision of well planned, accessible, affordable and sustainable facilities.”

The strategy outlines strategic directions under a number of key themes including:

- **Maintaining access to outdoor sporting facilities.**
- **Providing informal recreation opportunities.**
- **Supporting structured sporting opportunities and club viability.**

The directions will be achieved through a range of strategic actions including infrastructure upgrades, programming and improved management.

Considerations for the Warner Reserve Master Plan:

- *The Sport and Active Recreation Strategy places a strong emphasis upon encouraging the continued use and enhancement of active sports facilities, such as those at Warner Reserve, to encourage broad participation in physical activity.*

2.1.3 Open Space Strategy 2009

The *Open Space Strategy 2009* maps out how, over the 20 years, the City of Greater Dandenong will achieve a quality public park and reserve network to meet the recreational and social needs of the existing and future Greater Dandenong community.

The goal of the strategy is to:

- ***provide a range of public parks and reserves within walking distance from most residents that are attractive, interesting, safe, readily accessible and comfortable places to be;***
- ***provide a comprehensive open space network that delivers environmental, social, health and well-being, and economic benefits to the community.***

The strategy outlines a three tiered hierarchy of district, neighbourhood and local reserves and establishes Open Space Provision Goals and Park Development Standards. Together these guide the planning, design, management, and ongoing maintenance of open space.

Considerations for the Warner Reserve Master Plan:

- *The Open Space Strategy makes no specific recommendations which will impact the Warner Reserve Master Plan but defines Warner Reserve as a “District Park”. The strategy notes that “District Parks are large sized open spaces, individually designed, which provide opportunities for a range of activities, comprising both passive and active recreation, and organised and informal play.” It also indicates that “District Parks may serve as Neighbourhood and Local Parks for surrounding residents, where they meet the minimum amenity and facility requirements for these types of parks”.*

2.1.4 Playground Strategy and Action Plan 2013 – 2023

The Playground Strategy and Action Plan 2013 sets out a long term plan to achieve a comprehensive playground network that meets the current and future recreational needs of Greater Dandenong residents over the next 20 years.

It provides clear design guidelines to improve design standards, around play value, accessibility, integration within the park, artwork integration, community safety and environmental considerations. The Playground Development Action Plan outlines the priority number for each playground's upgrade.

Considerations for the Warner Reserve Master Plan:

- The Strategy notes the following:

"The existing playground (installed in 2004) can currently be described as a large neighbourhood playground.It is proposed to elevate this playground to a district level status to serve residents in the Springvale area. Its redevelopment (including design, play theme, siting and integration with the park surrounds) will be considered as part of a master planning process for the park."

2.1.5 Dog off-Leash Strategy 2011

The Dog off-Leash Strategy takes a holistic approach to the management and control of dogs in the public open space network and contributes to Council's responsible pet ownership campaign and will encourage greater compliance with relevant Local Laws and Orders, and maps out a way to achieve a quality public park and reserve network to meet the recreational and social needs of the existing and future Greater Dandenong community, over the next 20 years.

The key recommendations of the strategy were:

- **A Dog Off-Leash Network Development Plan which will facilitate the expansion of the dog off-leash network from seven parks to thirteen parks;**
- **The introduction of Dog off-Leash Development Standards to guide the provision of ancillary infrastructure (such as bins, signage and fencing) in off-leash areas;**
- **A Dog off-Leash Promotion and Education Program to promote responsible dog ownership and advise residents and park users of changes to the off-leash network;**

- **Incorporating the monitoring of dog off-leash areas and the periodic review of the Dog Off-Leash Strategy into Council's Domestic Animal Management Plan planning process; and**
- **Provision for adequate ongoing capital funding for the establishment and ongoing operation of dog off-leash areas.**

Considerations for the Warner Reserve Master Plan:

- The Strategy notes the following:

"The City of Greater Dandenong's Asset Management Officers have advised that the existing dog off-leash area to the south of Mile Creek in Warner Reserve is not well utilized because there are perceived community safety concerns in Warner Reserve South due to the extensive cyclone wire fencing (which obscures sight lines in the park), frequent rubbish dumping and vandalism of Council signage. These safety concerns are compounded by the site's relative isolation from other park facilities and car parking. In addition the off-leash area is often wet in winter months, which deters dog walkers from walking through the site. As a result, Asset Management Officers are noting an increasing number of dog walkers exercising their dogs off-leash in Warner Reserve North. This increasing rate of non-compliance is of concern given that Warner Reserve North contains a district and local level playground, as well as numerous other organized sports activities."

2.1.6 Sport and Active Recreation Participation Study 2015

The 2015 Sport and Active Recreation Participation Study has been developed to provide a comprehensive understanding of participation trends in Greater Dandenong, to help Council and key stakeholders develop strategies to minimise barriers and increase participation in sport and recreation activities.

The Consultation Outcomes Report provides a comprehensive analysis of the top ten most popular sport and active recreation activities in Greater Dandenong. Children's top ten organised sport and active recreation activities (outside of school hours) is also outlined.

Considerations for the Warner Reserve Master Plan:

- The Strategy notes the following, which may influence activity provision at the reserve:

The 2015 Sport and Active Recreation Participation Study found that 50% of respondents did not engage in the recommended 30 minutes of physical activity on most days of the week, and 54% spent less than 2.5 hours participating in moderate intensive physical activity per week.

This low level of physical activity is consistent with the findings of the Victorian Population Health Survey (Greater Dandenong Modelling 2013) which found residents in Greater Dandenong (aged 18 years and over) had lower levels of physical activity than the State average. More specifically, this study found that 34.7% of Greater Dandenong residents did not meet the recommended levels of participation in physical activity, compared to the State average of 24.4%.

2.1.7 Sports Facilities Plan 2018

The Sports Facilities Plan 2018 has been undertaken to guide the planning and strategic delivery of new and improved sporting facilities throughout the City of Greater Dandenong.

Considerations for the Warner Reserve Master Plan:

- The Plan identifies the following relevant sports facility priorities for Warner Reserve:

- | | |
|--|--------|
| • Springvale North Tennis Club – pavilion upgrade | Medium |
| • Springvale North Tennis Club - fencing replacement | Medium |
| • Springvale North Tennis Club – resurface courts 5 – 8 | Medium |
| • Springvale North Tennis Club – lighting upgrade (courts 1,2,5,6) | Medium |
| • Springvale North Tennis Club – lighting upgrade (courts 7 & 8) | Medium |

2.1.8 Tennis Plan 2015

The Tennis Plan 2015 provides a snapshot of the existing situation with respect to tennis in the City of Greater Dandenong and provides a forward approach as to how Council will develop and manage facilities in the future to ensure facilities are sustainable in the long term.

Considerations for the Warner Reserve Master Plan:

The Tennis Plan provides an analysis of the Springvale North Tennis Club, including membership numbers, projected demand for tennis, infrastructure improvements and investigation of other uses for courts.

Identified in the report is that the Springvale North Tennis Club's priority capital and facility maintenance works are:

- | | |
|---|------|
| 1. Lighting - Poor quality lighting needs addressing in the future. | High |
| 2. Fencing - Fencing is poor and requires attention in places. | High |

2.2 CITY OF GREATER DANDENONG PLANNING SCHEME

Warner Reserve is subject to the requirements of the zones and overlays outlined in the Greater Dandenong Planning Scheme. Refer to Figure 2: Zoning.

2.2.1 Zoning

Warner Reserve is zoned PPRZ, apart from where the Mile Creek runs through it. The Mile Creek is zoned UFZ and is managed by Melbourne Water.

Public Park and Recreation Zone (PPRZ)

PPRZ recognises areas of public land that are designated as public recreation and open space, and encourages enhancement of the subject land in support of appropriate recreation uses and activities. It also seeks to protect and conserve areas of significance and provide for commercial areas where appropriate.

Under the zone a permit is required to:

- Construct a building or construct or carry out works. This does not apply to:
 - Pathways, trails, seating, picnic tables, drinking taps, shelters, barbeques, rubbish bins, security lighting, irrigation, drainage or underground infrastructure.
 - Playground equipment or sporting equipment, provided these facilities do not occupy more than 10 square metres of parkland.
 - Navigational beacons and aids.
 - Planting or landscaping.
 - Fencing that is 1 metre or less in height above ground level.
 - A building or works shown in an incorporated plan which applies to the land.
 - A building or works carried out by or on behalf of a public land manager or Parks Victoria under the Local Government Act 1989, the Reference Areas Act 1978, the National Parks Act 1975, the Fisheries Act 1995, the Wildlife Act 1975, the Forest Act 1958, the Water Industry Act 1994, the Water Act 1989, the Marine Act 1988, the Port of Melbourne Authority Act 1958 or the Crown Land (Reserves) Act 1978.
- Subdivide land.

Urban Floodway Zone (UFZ)

UFZ recognises waterways, major floodpaths, drainage depressions and high hazard areas within urban areas which have the greatest risk and frequency of being affected by flooding. Its purpose is ensure that any development maintains the free passage and temporary storage of floodwater, minimises flood damage and is compatible with flood hazard, local drainage conditions and the minimisation of soil erosion, sedimentation and silting; and to protect water quality and waterways as natural resources.

Under the zone a permit is required to:

- Construct a building or construct or carry out works, including:
 - A fence.
 - Roadworks.
 - Bicycle pathways and trails.
 - Public toilets.
 - A domestic swimming pool or spa and associated mechanical and safety equipment if associated with one dwelling on a lot.
 - A pergola or verandah, including an open-sided pergola or verandah to a dwelling with a finished floor level not more than 800mm above ground level and a maximum building height of 3 metres above ground level.
 - A deck, including a deck to a dwelling with a finished floor level not more than 800mm above ground level.
 - A non-domestic disabled access ramp.

This does not apply to:

- Flood mitigation works carried out by the responsible authority or floodplain management authority.
- The following works in accordance with plans prepared to the satisfaction of the responsible authority:
 - The laying of underground sewerage, water and gas mains, oil pipelines, underground telephone lines and underground power lines provided they do not alter the topography of the land.
 - The erection of telephone or power lines provided they do not involve the construction of towers or poles.
 - Post and wire and post and rail fencing.

2.2.2 Overlays

Warner Reserve is the subject of a **Land Subject to Inundation Overlay** along Mile Creek, aligned with Urban Floodway Zone.

Beyond the requirements of the Urban Floodway Zone, there are no specific permit requirements associated with the **Land Subject to Inundation Overlay**.

Issues and Opportunities: Implications for the master plan

- The planning context contained within the Greater Dandenong Planning Scheme creates no specific limitations upon park works, other than master plan works such as paths, small structures and toilets, which may require a planning permit under the UFZ.

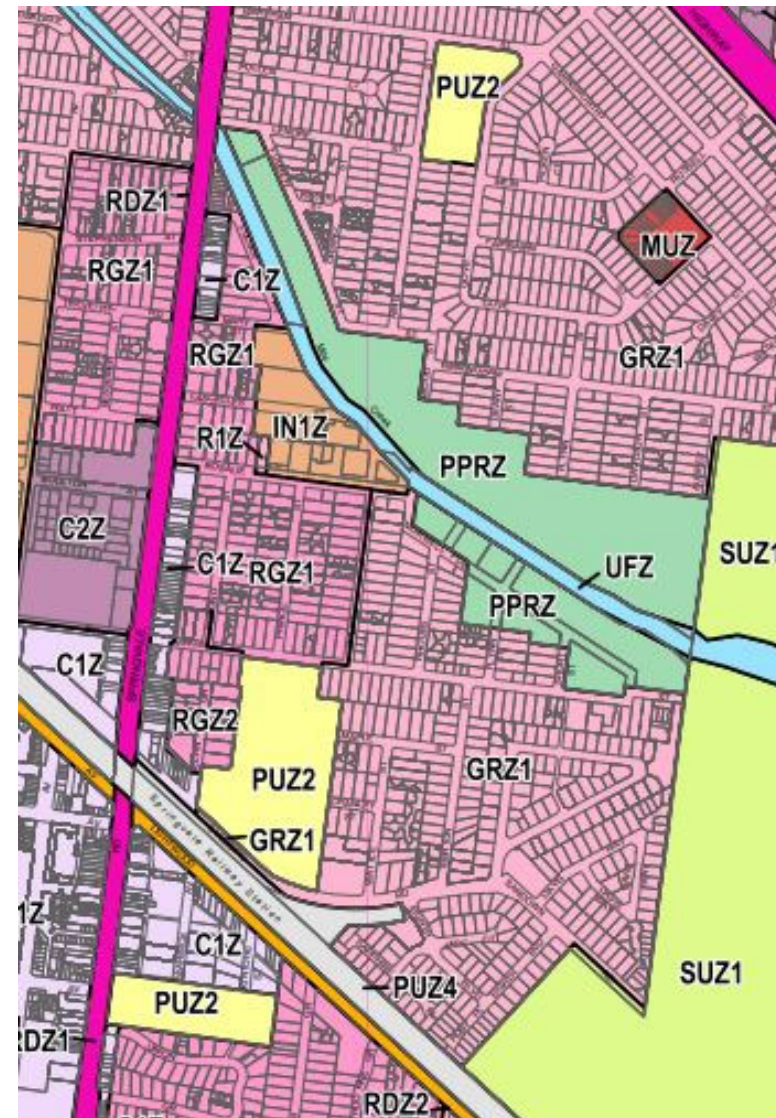


Figure 2: Zoning

3. THE SITE

The overall Warner Reserve site and a number of its key features are highlighted on Figure 3 - Site Plan. The detailed features and elements of the site are described below under the following headings:

- Access, Circulation and Parking
- Buildings
- Sports Activities and Areas
- Landscape and Passive Recreation Areas



Figure 3: Site Plan

3.1 ACCESS, CIRCULATION and PARKING

Vehicle access and parking associated with Warner Reserve was reviewed by One Mile Grid traffic engineers.

The key findings of One Mile Grid's review are outlined below, with their full review attached as Appendix A.

- Access to Warner Reserve from the surrounding arterial road network is from Springvale Road to the west and from Princes Highway to the north and west. The reserve is located approximately 800 metres south of the major intersection of Princes Highway / Police Road / Springvale Road. The routes are highlighted in Figure 3 below.
- Warner Reserve is provided with a number of separate access points from the local road network, via the roads outlined below:
 - Furnew Street, providing extended access along the northern boundary of the reserve;
 - Deany Street, Flynn Street, Davidson Street and Audrey Street from the north, which are all "no-through-roads" which terminate at the reserve;
 - Lucien Avenue and Mary Street, which provide access from Springvale Road to northern footbridge over Mile Creek;
 - Rosalie Street and Morwell Parade, which provide access from Springvale Road to the southern footbridge over Mile Creek;
 - Virginia Street which provide access from Springvale Road to the south-eastern corner of the reserve;
 - Flynn Street and Short Street from the south, which are "no-through-roads" which terminate at the reserve.

These streets and access routes are shown on Figure 3.

- Warner Reserve currently has no access from the east, due to the Sandown Racecourse, which is owned by the Melbourne Racing Club.
- Car parking within and around Warner Reserve is unrestricted and comprises 3 formed car parks within the reserve and kerbside parking on streets which interface with the reserve. The capacity of the three formal car parks is summarised in Table 1 below. The car park locations are indicated on Figure 3.

Parking for the Springvale North Tennis Club is accessed directly off Furnew Street, rather than via a specific access / crossing point. This leads to some conflicts between vehicles leaving this parking and vehicles travelling along Furnew Street. This is exacerbated by the proximity of the car park to the Furnew Street / Birmingham Street corner.

	Flynn Street Car Park	Springvale North Tennis Club Car Park	Virginia Street	TOTAL
Formal Parking Spaces	98	25	0	123

Table 1: Formal Parking Provision

	Flynn Street Car Park	Springvale North Tennis Club Car Park	Virginia Street	TOTAL
Summer Peak	40	32	30	102
Winter Peak	140	6	-	146

Table 2: Parking Demand

- Public transport, bicycle and pedestrian routes in the vicinity of Warner Reserve are highlighted on the TravelSmart map in Figure 4. This map reveals that:
 - The site has good public transport accessibility, with multiple transport routes servicing the vicinity of the site.
 - Springvale Railway Station and Sandown Park Railway Station are in close proximity to the reserve.
 - The 813, 814, 885, and 902 bus services operate along Springvale Road.
 - The 800 bus service operates along Princes Highway.
 - The site has connection with residential areas to the west via the Mile Creek shared trail although the extent of this trail is limited.
 - The new Caulfield to Dandenong rail corridor shared path called the 'Djerring Trail' provides improved bicycle access to the reserve from the south.

- Warner Reserve features a number of formed pedestrian paths, in locations summarised below:
 - Between the Lenore Street / Furnew Street intersection and the main soccer pavilion. This is a concrete path meandering through the trees in the northern part of the reserve and then closer to the bank of the Mile Creek;
 - Between the Lucien Avenue / Mary Street intersection and Furnew Street, via the northern Mile Creek footbridge. This path provides formed access to the existing northern playground;
 - Between Flynn Street north and Flynn Street south, via the southern Mile Creek footbridge. This is an important connecting path, not only providing access to Springvale Station for residents north of the reserve, but also providing access to the southern playground and main soccer pavilion;
 - Shorter paths connecting Rosalie Street, Short Street and Bird Street, in the south-east, with the Flynn Street connection.

Apart from these paths connecting external areas to the reserve, there are no paths providing internal loop trails of connecting internal park features. The location of the existing pedestrian / shared path network is indicated on Figure 3.

Access, circulation and parking: Implications for the master plan:

Issues / weaknesses

- While the site is easily accessible from arterial roads and the local street network, there is a lack of clear direction to the site for both vehicles and pedestrians;
- While there is a strong pedestrian path spine, there is a lack of smaller loop trails which may add to the diversity of experience for reserve users;
- Current parking and access arrangements during larger sporting events may be inadequate;
- There are conflicts between vehicles using the Springvale North Tennis Club car park and vehicle using Furnew Street.

Strengths / opportunities

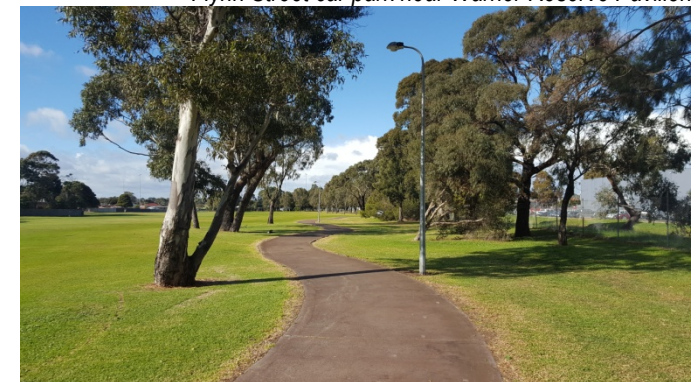
- There is the opportunity to extend the car park along the northern boundary of the reserve and provide additional car parking on the southern Virginia Street side to service the sports uses;
- Formal road access is available to all major destinations within the reserve, giving the site flexibility in its usage;
- The reserve is large enough to provide an enhanced pedestrian circulation system for the benefit of regular reserve users;
- There may be opportunity for improved access in the future subject to the outcomes of the Sandown Racecourse Master Plan.



Furnew Street car park near Springvale North Tennis Club



Flynn Street car park near Warner Reserve Pavilion



Typical pedestrian path

Figure 4: Circulation

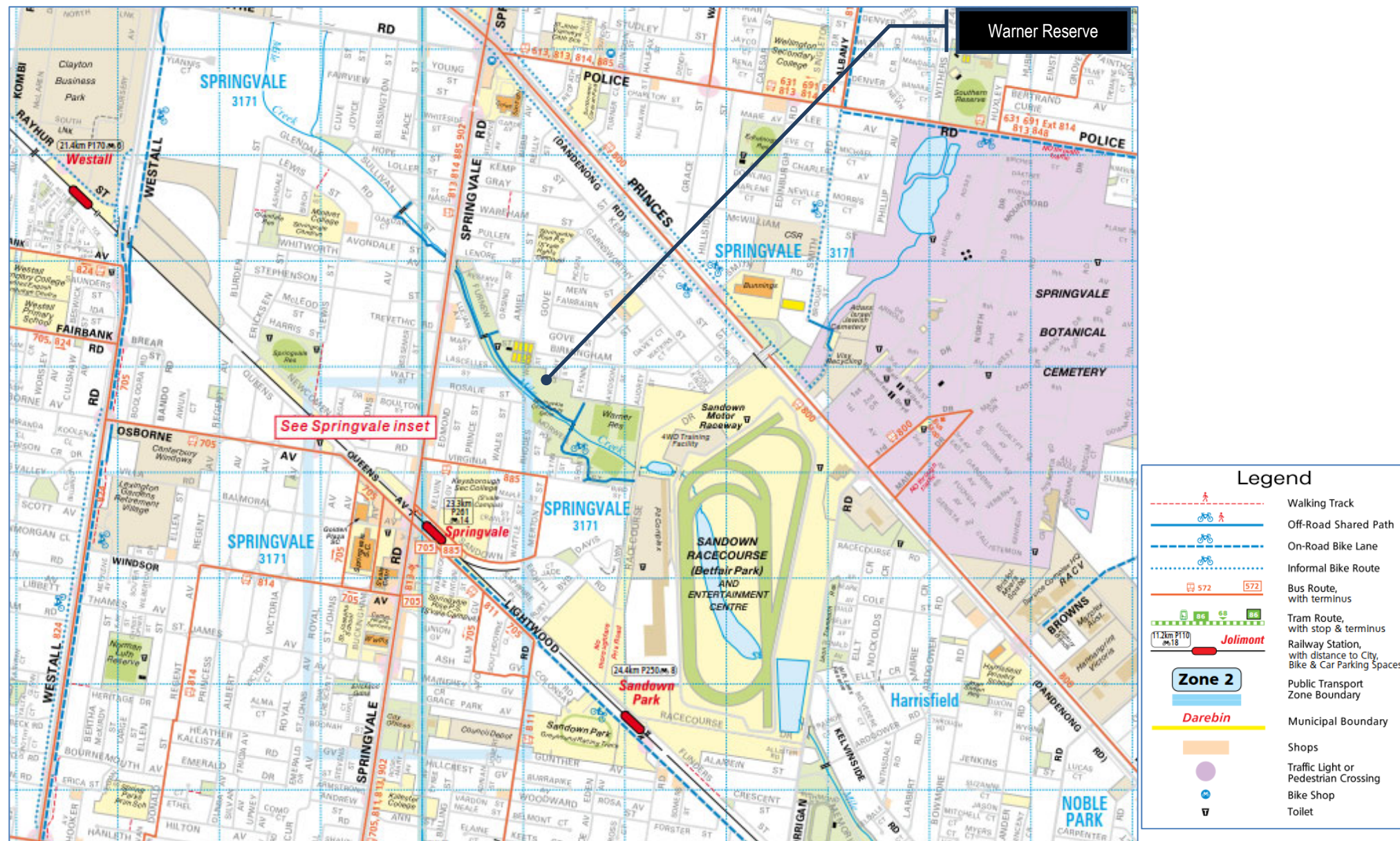


Figure 5: TravelSmart Map – Warner Reserve

3.2 BUILDINGS

There are three main buildings located at Warner Reserve:

- Warner Reserve Pavilion (Flynn Street)
- Springvale North Tennis Club Pavilion
- Public Toilet

Each of the buildings was reviewed as to its present condition and suitability for purpose. A consultation meeting was also held on site on 11th December 2017, providing representatives of all tenant sporting clubs the opportunity to discuss issues associated with the current buildings.

A summary of findings is outlined below, with a more detailed outline of the consultation provided in the Engagement Findings report in Appendix B

Warner Reserve Pavilion (Flynn Street)

The Warner Reserve Pavilion is home to the South Springvale Soccer Club. The Noble Park Cricket Club also use the pavilion for change rooms, however, it is not their home base.

The Warner Reserve Pavilion is a large pavilion with kiosk & social/function rooms, as well as change rooms. The building is a reasonably recent addition to the reserve, with construction having been completed in 2011.

Issues:

- The Springvale North Soccer Club indicates that while the pavilion is generally well suited to its current use, the primary issue is the shortage of storage space. This particularly applies to the storage of temporary goals used on the informal western soccer pitch.
- There are some obvious maintenance issues with external materials, particularly the plywood lining to eave overhangs.

Opportunities:

- The pavilion strongly addresses the addresses the soccer pitches to the east; however, there is an opportunity to make a stronger connection to the community zone to the west through enhanced hard and soft landscape and potentially re-orientation of the existing playground.

Springvale North Tennis Club (Furnew Street)

The Tennis Club Pavilion is a small red brick building which would appear to date from the 1970's. The clubhouse is approximately 180sqm in area, and comprises a lounge/ social space with kitchen, male and female toilets, a miscellaneous room, and storage. Whilst the clubroom is well maintained, its appearance and fixtures are dated.

It is noted that a review of the City of Greater Dandenong Sports Facility Plan will review in further detail the adequacy of the current building.

Issues:

- The Club is of the view that the clubhouse building is inadequate and does not meet all needs, particularly around the size of the lounge/ social space and change rooms. As noted in Section 2 of this report Council's Tennis Plan (2015) notes that the clubhouse does not have change rooms, and includes the following description, "The clubhouse is very small and could do with additional space for a changing room and toilet upgrade". The 2018 Sports Facilities Plan notes these works as a medium priority.

Tennis Victoria has not adopted any formal standards or guidelines for tennis facilities, including the size and components of a clubhouse. The size of most components of a tennis clubhouse will be somewhat dependent on the size and use of a tennis centre, including the number of courts, the number of club members, and the level of activity and use of the centre.

At 180sqm, the clubhouse footprint at the Springvale North Tennis Club compares favourably with other tennis facilities with 6 – 8 courts: Keysborough Tennis Club (8 courts) 180sqm; Parkdale Tennis Club (9 courts) 180sqm; Mentone Tennis Club (5 courts) 175sqm; Wellington Tennis Club, Mulgrave Tennis Club (6 courts) 170sqm; Notting Hill -Pinewood Tennis Club (12 courts) 260sqm; and Lum Reserve, Wheelers Hill Tennis Club (6 courts) 230sqm.

A scan of other Councils' adopted sports facility standards/ policies reveals a variation exists in the preferred size of tennis clubhouses: Wyndham City Council 200sqm; Brimbank City Council 265sqm; Hobsons Bay City Council 180sqm; and Casey City Council 194sqm. The variations are largely due to different sizes allowed for the lounge/ social space, change rooms, and equipment storage, and some Councils include a first aid room and an accessible toilet.

- Whilst the size of the lounge/ social space in the clubhouse is adequate to meet the needs of a tennis club this size, the lack of formal change rooms and an accessible toilet need to be addressed.
- The building has no active interface with the reserve.
- Four of the eight courts are in poor condition, as are existing fences, are in poor condition and would require replacement or re-surfacing as a priority above building works.
- Road access and car parking is problematic, with conflicts occurring between vehicles leaving the existing parking and vehicles travelling around the Furnew Street Birmingham Street corner.
- The combined building and court facility acts as a visual and perceptual barrier between the community and the park at this interface, particularly with tennis court fences constraining movement into the reserve from residential areas.

Opportunities:

- The location of the clubhouse is good, being close to the on-street car park, orientating east, and providing good access to all courts via the central path. Should the decision be made to retain the existing building these strengths should be retained and enhanced.
- Should a new pavilion be developed there may be potential to either relocate the facility to an alternate location within the reserve, or to provide a positive interface with the reserve.

Public Toilet

This is an older style brick toilet block located apart from other facilities. The toilet block was constructed in 1977 and due to its age has poor facilities.

Issues:

- The facility does not comply with current DDA, BCA or Australian Standard requirements in relation to accessibility and cubicle layout or dimension.
- The location of the facility is isolated from other activity within the reserve.

Buildings: Implications for the master plan:**Issues / weaknesses**

- The existing Warner Reserve Pavilion, while a relatively recent structure, does not provide adequate storage space for club activities.
- The existing Springvale North Tennis Club building and its associated fencing presents poorly to the reserve and provides no positive interface.
- The existing toilet block, while centrally located, is an outdated facility which presents as unsafe and is not in accordance with CPTED principles.

Strengths / opportunities

- The existing Springvale North Tennis Club building, while in need of some updating and additional change / toilet facilities, appears of a suitable size for current club membership and activities.
- The Warner Reserve Pavilion is generally un-used apart from club activities, particularly during day-time hours. There may be an opportunity for broader use of the facility, particularly by community groups.
- The City of Greater Dandenong Building Renewal programme has identified a number of potential improvement of the facility including solar panels, security system upgrade and pavement renewal.
- The opportunity exists to relocate the public toilet block to a preferred location as an outcome of the master plan process.



WARNER RESERVE
EXISTING CONDITIONS - BUILDINGS



Warner Reserve Pavilion



Existing Toilet Block



Springvale North Tennis Club

Figure 6: Buildings.

3.3 SPORTS ACTIVITIES and AREAS

The club based sporting user groups at Warner Reserve are:

- South Springvale Soccer Club
- Springvale North Tennis Club
- Noble Park Cricket Club

Sports Activities

Usage of Warner Reserve by each of the clubs is summarised below:

South Springvale Soccer Club

The club has 240 members. Membership has been capped due to the number of pitches available for competition and has been stable for the past 5 years.

The club fields 2 senior men's teams, 1 senior women's team and 9 junior teams. The club also runs 2 Mini Roos groups.

The club uses the reserve between March and September for training on Monday to Thursday evening and for competition on Saturdays and Sundays.

Springvale North Tennis Club

The club was formed in 1936 and relocated to Warner Reserve in 1978. It has 150-165 members, with membership having grown in the past 5 years.

The club has 60 active junior competition members, and 40 active senior competition members. This allows for 12 junior teams, 2 senior teams, 2 night teams, and 2 HotShots teams. The club currently has no Saturday pennant teams. The club's coaching squad includes 150 adults and children.

The club uses the courts for coaching everyday, for over 50's competition on Thursdays and for social tennis on Sundays.

Noble Park Cricket Club

The club has 120 members. Membership has been stable for the past 5 years.

The club fields 4 senior men's teams and 4 junior teams.

At the time of preparing the master plan, the club was temporarily using the ground on Saturday for 3rd XI & 4th XI competitions. The club also has some Sunday use of the ground for training by the local U15 representative team.

The cricket club use the Warner Reserve Pavilion as a change facility, but it is not their home base.

Ovals

Warner Reserve contains a combined soccer / cricket fields with two formal soccer pitches, and a four pitch turf wicket table located centrally between the soccer pitches.

Key characteristics of the soccer / cricket field:

- Aligned in a north - south orientation
- Approximate playing surface dimensions of 150m x 110m (including run-off areas)
- Defined by 120mm high perimeter chain mesh fence
- 4 pitch turf table
- The entire field has formal drainage, but no irrigation.
- Includes lighting compliant with current Australian Standards for sports lighting for training (100lux)

In addition to the formal soccer / cricket ground, Warner Reserve has two informal soccer pitches.

The western field has boundary lines marked as required and caters for junior training and competition and "friendly" games. It has no lighting and no support infrastructure.

The southern field is used for training and has a perimeter fence, but no lighting or other support infrastructure. While this field is in good condition it is remote from the soccer pavilion and main pitches, which results in it being less used.

Tennis courts

The Springvale North Tennis Club complex includes 8 plexipave courts. The courts are surrounded by a perimeter 2400mm high chain mesh fence. The courts are in poor – moderate condition and are estimated to require reconstruction within 10 years.

Sports Areas and Activities: Implications for the master plan**Issues / Weaknesses**

- The remote nature of the southern soccer pitch reduces its effectiveness. This could be overcome through enhanced infrastructure and improved connection to the pavilion / main fields.
- The tennis court surfaces and fencing are in poor – moderate condition and should be a higher priority for replacement than upgrade of the pavilion.

Strengths / opportunities

- There is an opportunity to utilise the informal soccer pitch area at the end of Deany Street for a variety of community or small scale event uses, while retaining the areas for overflow and junior soccer.
- There is an opportunity to construct a new synthetic soccer pitch in the southern area for training purposes.
- There is an opportunity to review the potential for expansion of the sports areas to the east of Warner Reserve as a consideration in the master planning of Sandown Racecourse that responds to the growth in the clubs.



WARNER RESERVE
EXISTING CONDITIONS - SPORTS FIELDS



Main Soccer Pitch / Cricket Field



Overflow Soccer Pitch



Tennis Courts

Figure 7: Sports Areas

3.4 LANDSCAPE and PASSIVE RECREATION AREAS

Landscape and passive recreation areas of the reserve are summarised on Figure 9 below. Key points associated with these areas include:

- The **landscape of the reserve** is essentially divided into four character types:
 - The **woodland area** in the north of the reserve, between 2- 6 Lenore Street and the Springvale North Tennis Club. This woodland is characterised by a mix of remnant and planted native trees in a mostly open and grassy groundplane. This landscape has an attractive informal shaded character, with the scattered trees creating a diversity of spaces with both short and long views. The area is attractive to native birds.
 - The **open parkland** to the north of Mile Creek, between Springvale North Tennis Club and main soccer / cricket field. This landscape has a much more open landscape character, which is suited to a range of community activities including active sport, which is the main reserve function in this area.
 - The **Mile Creek**, which is a deeply incised and formalised drainage channel. The channelised and concreted nature of the creek, and the fact that it is required to be fenced for community safety, creates an unfortunate visual contrast with the informal nature of the rest of the Warner Reserve landscape. Scattered trees along and at the top of the Mile Creek bank help to “soften” its visual character and contribute to the biodiversity of the reserve.
 - The **south-eastern corner** of the reserve, to the south of Mile Creek. While separated from the rest of the reserve by Mile Creek, this area has a character similar to both the woodland and the parkland to the north of the creek, with a range of scattered mature native trees, as well as open areas suited to both active sport and passive community recreation. The smaller scale of this area suggests a more local and community oriented character and role.



WARNER RESERVE
LANDSCAPE CHARACTER



Northern Woodland Area between Furnew Street and Mile Creek



Open Parkland Area south of Springvale North Tennis Club



Parkland Area south of Flynn Street bridge over Mile Creek

Figure 8: Landscape Character

▪ **Passive recreation areas and facilities include:**

○ Two play areas

The **Warner Reserve West playground** is located near the northern Mile Creek footbridge and is classified as a district level playground. It is in good condition and is well used but lacks fencing which may present as safety concern to some users given its proximity to Furnew Street. While the playground is supported by seats, picnic tables and barbecues, it does not provide any formal shelter.

The **Warner Reserve General playground** is located near the Warner Reserve Pavilion, on the Flynn Street connecting path. This playground has been upgraded in the last 4 years and is classified as a neighbourhood level playground. It provides a limited number of picnic tables / seats, but o barbecues or formal shelter.

○ Barbecue / picnic facilities

As noted above, the reserve provides picnic tables and one barbecue at the Warner Reserve West playground and picnic tables at the Warner Reserve General playground.

○ Dog-Off-Leash area

A designated Dog-Off-Leash area is located to the south of Mile Creek, at the end of Short Street, between the Flynn Street path and the existing south-eastern soccer pitch. While a designated area, it lacks fencing and support facilities such as water, seats and shelter.

○ Seats

Park seats are scattered throughout the reserve. These are not generally associated with other designated functions or facilities, other than those located around the playgrounds. The seats are generally located individually and so do not encourage group social interaction.

○ Chin-lone Court

Chin-lone is a traditional ball sport played in a variety of south-east Asian countries. An informal court has been established to the south of Mile Creek, near the Flynn Street connecting path. The establishment and use of this court appears to reflect the local community's enthusiasm for this sport in Springvale.

Implications for the master plan

Issues / Weaknesses

- The limited park infrastructure across the reserve limits the opportunity for larger family or community groups to use the reserve for social gatherings. Examples of such infrastructure includes seats, shelters, drinking fountains, barbecues etc.
- Limited social recreational opportunities for older children and teenagers etc.

Strengths / opportunities

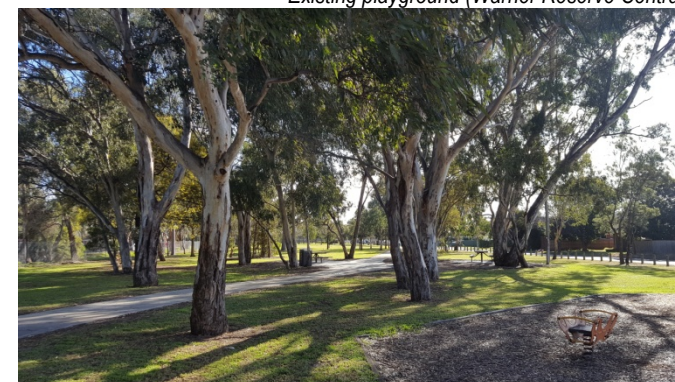
- There is opportunity to enhance the open landscape associated with the existing sports uses through additional tree planting to provide shade, character and identity, and to contribute to biodiversity.
- There is an opportunity to use undeveloped areas of the reserve to diversify the informal recreation activity to include older children's activity such as basketball etc.
- The unplanted grassed upper banks of Mile Creek present some opportunities for additional tree planting for visual amenity and biodiversity benefits.
- The potential to provide enhanced opportunities for passive recreation should be explored, in line with the objectives of City of Greater Dandenong strategic documents. This would include opportunities for play, walking, seating, group socialising, picnicking and fitness stations.
- There is an opportunity to provide an enhanced Dog-Off-Leash area to improve the perception of public safety associated with the existing area, and to implement the recommendations of the City of Greater Dandenong Dog-Off-Leash strategy.
- There is an opportunity to utilise the informal soccer pitch area at the end of Deany Street for a variety of community or small scale event uses, while retaining the areas for overflow and junior soccer.



Existing playground (Warner Reserve West)



Existing playground (Warner Reserve Central)



Existing woodland near Warner Reserve West playground

Figure 9: Passive Recreation Areas

3.5 FLOODING and HYDROLOGY

A review of the flood patterns and drainage characteristics of Warner Reserve was undertaken by Aquatic Systems Management. A summary of their findings is outlined below:

- Warner Reserve is edged, and in some areas bisected, by Mile Creek which has very high velocities when in flood (>4.0 m/s). Access into the creek easement is therefore not advisable, with the safety fence recommended to be retained. Flood velocities are lower at the eastern end of the reserve where the floodwaters pond upstream of the racecourse.
- Flooding of Mile Creek impacts on Warner Reserve mainly through tailwater conditions created by downstream culverts in the Sandown Racecourse being under sized. In this case floodwater ponds over the eastern end of the reserve affecting areas on both the north and south side of the creek. The Warner Reserve Pavilion floor level is also impacted by flood.
- Warner Reserve is also impacted by overland flood flows from adjacent catchments to the north and south with overland flows entering the site at a number of points. Overland flows along Furnew Street are exacerbated by the location of the Springvale North Tennis Club complex.
- There is potential to harvest, treat and reuse stormwater from the local drainage system in the NE corner of the site. This would involve a diversion, treatment and pumping system to large surface storage tanks. Captured and treated water could then be used as an irrigation source, offsetting the use of potable water. Harvesting from Mile Creek may also be possible but will be expensive.
- A vegetative treatment of the Mile Creek banks could be developed without significant impact on the flood levels.
- There is also potential to establish a more sinuous and natural creek form for Mile Creek, subject to discussions with Melbourne Water. This is likely, however, to be an expensive and other longer term potential.

Implications for the master plan

Issues / Weaknesses

- The high flood velocities within Mile Creek mean that it will require permanent fencing, thereby limiting its potential for integration with Warner Reserve.

Strengths / opportunities

- The unplanted grassed upper banks of Mile Creek present some opportunities for additional tree planting for visual amenity and biodiversity benefits.
- There is a longer term opportunity to develop a more natural creek form, potentially in association with downstream waterway and flood works within the Sandown Racecourse site.
- There is a longer term opportunity to collect, treat and re-use stormwater for irrigation use within the reserve.

4. MASTER PLAN DIRECTIONS

Arising from the review of the reserve and its use, a series of master plan directions were developed for review with the community. These directions represented a broad summary of potential responses to the identified issues and opportunities.

Key master plan directions included:

- Enhancing the existing northern woodland area as environmental parkland with planting for habitat and biodiversity enhancement; walking trails; and shady seating areas.
- Enhancing the existing pedestrian path within the northern woodland area to create additional loop trails with potential as exercise circuits;
- Retaining the Springvale North Tennis Club in its existing location, while allowing for the upgrade of the courts, review of the car park location and the future upgrade of the tennis club building;
- Potential formalisation of the existing informal junior soccer field;
- Utilisation of the open area between the Springvale North Tennis Club and the Warner Reserve Pavilion as an enhanced social sports / community events area with open lawns, shaded areas, shelters and seating;
- Enhancement of existing playground areas;
- Extension of the existing Flynn Street car park;
- Retention of the existing eastern soccer pitches / cricket field and pavilion;
- Enhancement of the area south of Mile Creek as an improved passive / community park with informal social sport, play, picnic areas etc;
- Activation of the south-eastern corner of the reserve with enhanced provision for active sports, including formal car parking;
- Future investigation to review opportunities to integrate the Sandown Racecourse Master Planning with the provision of competition and informal sport requirements that align with the functional requirements of managing sports clubs.

The master plan directions were tested with the community at a “drop in” event at the reserve on Saturday 24th February 2018, and via the City of Greater Dandenong’s “Our Say” on-line engagement forum, between 22nd January 2018 and 18th March 2018.

Key themes to emerge from the “drop in” event around the master plan directions were:

- Support to upgrade bridges and other park paths
- Support for sport/exercise spaces and facilities around the park

- Support for additional general park infrastructure
- Support for preservation and enhancement of the natural areas
- Support for all-ages play/interactive spaces

Key themes to emerge from the “Our Say” online engagement forum around the master plan directions were:

- Support for sport/exercise spaces and facilities around the park
- Support for preservation of park open space and tree cover
- Support for additional general park infrastructure
- Support for activating the park with cultural attractions
- Support for spaces that engage youth

The outcomes of this consultation are outlined fully in the Engagement Findings report in Appendix B.

Based on the support expressed during these consultation activities, the master plan directions were developed into a draft master plan.

5. MASTER PLAN RECOMMENDATIONS

Based on the support expressed during the consultation activities described in Appendix A, the master plan directions were developed into a draft master plan for a second round of community consultation. The second round of consultation again involved display of the Draft Master Plan on the City of Greater Dandenong's 'Our Say' online engagement forum and the placement of posters in the reserve and other key locations as outlined in Appendix B. Submissions were reviewed and the draft plan formalized into the final master plan. The final master plan is illustrated in Figure 10. The consultation process is outlined fully in the Engagement Findings report in Appendix B.

The key recommendations as described on the master plan are outlined below:

1. Northern Parkland.

Develop the existing northern woodland as an informal parkland with an environmental focus, including.

- Enhancement of the existing landscape with new native trees and low level plantings for habitat and landscape character;
- Provision of additional paths linking with existing to create walking and jogging loops;
- Provision of seating along paths;
- Provision of exercise equipment along paths to create an exercise circuit.

2. Springvale North Tennis Club

Retain the existing location of the Tennis Club complex and undertake the following:

- Resurfacing of the courts and replacement of fencing;
- Upgrade of the existing clubhouse, to include:
 - separate male and female change rooms (10m² each), amenities (8m² each), accessible toilet/ shower (7m²);
 - additional equipment storage (15m²);
 - refurbished lounge/ social space and kitchen.
- Provision of new car parking, located to also serve the Central Community Parkland (no. 4 below);
- Provision of Book-a-Court infrastructure.

3. Warner Reserve West Playground

Retain the existing location of the playground and enhance as a district playground by:

- Provision of new playground equipment;
- Investigation of additional diversity of play experience through introduction of nature play elements;
- Provision of fencing where required to control access to Furnew Street;
- Provision of additional group and family seating and shelters around playground;
- Provision of a new public toilet facility within proximity of the playground and multicourt recreation space.

4. Central Community Parkland

Develop the existing informal soccer pitch area as a multi-use sports and community space.

This will include:

- Retention of the existing open lawn area at a size suitable for junior soccer / MiniRoos and informal / overflow soccer competition, as well as community and social events / social sport;
- Provision of a perimeter path with seating, linked into the adjoining residential street system and the existing Mile Creek path;
- Provision of clusters of picnic shelters / barbecues suitable for larger social / family groups. group / family picnic shelters with group seating.

5. Mile Creek

Enhance the Mile Creek landscape.

This will include:

- Provision of additional woodland trees and low level planting at the top of the existing creek bank;
- Replacement of existing fencing with consistent and less visually intrusive black chain mesh fencing;
- Discussions with Melbourne Water to investigate addition of tree planting to grassed banks.

6. Multicourt Recreation Space

Provide for youth oriented social sport to enhance diversity of the recreation provision within the reserve.

This will include:

- Construction of a hard court providing for social basketball, tennis, futsal and table tennis;
- Provision of integrated seating;
- Demolition of the existing public toilet block and a construction of a new public toilet that services the multi court recreation space and the playground.

7. Main Soccer / Cricket field

Retain existing field for current level of competition / training and upgrade facilities as required.

This will include:

- Construction of new electronic scoreboards on each of the soccer pitches.

8. Flynn Street Car Park

Provide additional car parking to support existing and future activity, including enhanced playground (recommendation 14).

- Provision of up to 40 additional sealed parking spaces to improve access and parking facilities to service the enhanced playground and formalised soccer pitch;
- Expansion of the car park to the east of Davidson Street, as part of the access and parking improvements;
- Provision of a public toilet to service the central playground.

9. Southern Soccer Pitch

Provide enhanced soccer training capacity by upgrading the informal field to the south of Mile Creek.

This will include:

- Provision of permanent goals;
- Provision of lighting compliant with current Australian Standards for sports lighting for training (100lux);
- Provision of a new combined shelter / multi-cubicle toilet facility;
- Provision of new footbridge over Mile Creek to provide more direct connection between the southern field and the Warner Reserve Pavilion;
- Provision of new coaches boxes;
- Provision of a new synthetic soccer pitch.

10. Dog-Off-Leash Area

Retain and enhance the existing Dog-Off-Leash area in response to community safety concerns.

This will include:

- Provision of perimeter fencing to define Dog-Off-Leash area;
- Provision of support infrastructure such as signage, winter shelter, dual drinking fountain, seating and a bin with bag dispenser;
- Provision of additional planting for shade and to enhance the Mile Creek environment.

11. Sandown Racecourse Master Plan

There is a high level of opportunity to consider the expansion of the formal sporting fields into the Sandown Racecourse, as an outcome of the Sandown Park master plan process, to accommodate two senior soccer fields and an oversized multi-purpose oval to the east of Warner Reserve. Enhance the existing boundary with the Sandown Racecourse as informal open space associated with the soccer pitch and retain flexibility of use as potential future community area, subject to Sandown Racecourse development.

This will include:

- Provision of additional trees and low level planting to enhance habitat and landscape character;
- Future proofing opportunities to integrate access, sports grounds and open space connections with the Sandown Racecourse development to land both north and south of Mile Creek. Consider 3 ha Reserve (2 x Senior Soccer/1 x Open-age Cricket) located adjacent to Warner Reserve (north of Mile Creek) and 1.5 ha Reserve located adjacent to Warner Reserve (south of Mile Creek).

12. Southern Community Parkland

Develop the area at the end of Morwell Parade, between Flynn Street and Mile Creek, and to the south of the existing soccer pitches as local community parkland servicing the neighbourhood south of the reserve.

The detail of this area will be subject to detailed design in consultation with the local community, but should consider:

- Creation of a new integrated space for community / social sport e.g. chin lone/volleyball/futsal, including provision of a additional chin lone court ,as well as retaining the existing court;
- Provision of additional tree planting for shade and habitat;
- Provision of walking paths creating loops off the existing Flynn Street path;
- Provision of exercise pods for community use, creating an exercise circuit to the south if the soccer pitches;
- Provision of picnic shelters and group seating;
- Treatment of the existing sewer inspection chamber surface to act as a ball play space.

13. Central Car Park

Develop new car park to replace existing hazardous car park on Furnew Street, providing for both the Springvale North Tennis Club and for the proposed Central Community Parkland (refer recommendation 4).

This will include:

- Demolition of existing Furnew Street car park and replacement with grass and planting;
- Construction of a new sealed car park accessed from Wood Street (including kerb and channel and drainage infrastructure);
- Provision of path connection from car park to tennis courts, compliant with DDA and Australian Standards;
- Provision of connection into proposed Central Community Parkland path system.

14. Warner Reserve General Playground

Broaden general community activity in the eastern areas of Warner Reserve through enhancement of the playground and its surrounds.

This will include:

- Upgrade existing playground through provision of new equipment;
- Provide shelter and seating suited to community and family activity;
- Provide barbecues to support playground and soccer pavilion activity.

15. Virginia Street Car Park

Encourage use of the upgraded southern soccer pitch and the upgraded Dog-Off-Leash area through provision of new support facilities.

This will include:

- Installation of new sealed indented car park, including new kerb and channel and drainage infrastructure;
- Integration of new car park with proposed path system.

16. Child Care Centre

Retain existing childcare facilities and car park.

17. Residential Property

Consider future purchase of residential property to consolidate community uses in this area and provide park facilities (seating/tables/shelter etc) in support of community gardens.

18. Community Gardens

Retain existing community garden.

19. Warner Reserve Pavilion.

Retain existing pavilion and address identified storage issues and upgrade as required.

This will involve:

- Construction of a new storage cubicle for temporary infrastructure and equipment;
- Provision of solar panels;
- Renewal of security system;
- Renewal of concrete pavement.

20. General landscape upgrade.

Enhance landscape areas across the reserve.

This will involve:

- Additional planting of trees and shrubs;
- Replacement of damaged fencing;
- Upgrade of park furniture including seating, picnic tables and park way finding signs;
- Replacement of dead planting.



Figure 10: Master Plan

6. IMPLEMENTATION PRIORITIES

Recommendations outlined above which have a works component are prioritised below, along with an indication of potential cost. In each case, where appropriate, costs include assumed design fees and other costs associated with developing the plan to implementation stage.

Priorities assume the following timeframes:

High Priority: Year 2018/19 – 2022/23

Medium Priority: Year 2023/24 – 2027/28

Low Priority: Year 2028/29 onwards

6.1 IMPLEMENTATION PRIORITIES AND COSTS – BY LOCATION

MASTER PLAN REFERENCE / RECOMMENDATION	PRIORITY	OPINION OF PROBABLE COST
1. Northern woodland. 1.1 Construct new path system incorporating trail loops, exercise circuit and park furniture.	High	\$ 200,000
2. Springvale North Tennis Club 2.1 Repair / replace tennis court fencing. 2.2 Reconstruct courts and upgrade lighting – design 2.3 Reconstruct courts and upgrade lighting - construction 2.2 Construct Book-a-Court infrastructure 2.3 Upgrade existing clubhouse, subject to review of Sports Facility Plan.	High High Medium Medium Future	\$ 200,000 \$ 20,000 \$ 1,000,000 \$ 30,000 -
3. Warner Reserve West Playground 3.1 Enhance as a district playground.	Medium	\$ 500,000
4. Central Community Parkland 4.1 Develop the existing informal soccer pitch area as a multi-use sports and community space.	High	\$ 250,000
5. Mile Creek 5.1 Enhance the Mile Creek landscape, including planting and fencing.	On-going	Included in item 20
6. Multicourt Recreation Space 6.1 Provide new toilet facility to replace existing, including demolition and decommissioning existing; construct hard court providing for social basketball, tennis, futsal and table tennis, and including integrated seating; provide shelters and seating for central community parkland.	High	\$ 800,000

7. Main Soccer / Cricket field 7.1 Construction of new scoreboard	Medium	\$ 60,000
8. Flynn Street Car Park 8.1 Provide additional car parking to support existing and future activity – design 8.2 Provide additional car parking to support existing and future activity – construction	Future Future	- -
9. Southern Soccer Pitch 9.1 Upgrade informal field to the south of Mile Creek - design. 9.2 Provide new toilet facility (to also serve Southern Community Parkland) 9.3 Upgrade informal field to the south of Mile Creek – construction. 9.4 Provide new footbridge over Mile Creek.	High High Medium Medium	\$ 60,000 \$ 200,000 \$ 2,000,000 Included in item 9.3
10. Dog-Off-Leash area 10.1 Provide perimeter fencing, support infrastructure (such as signage, shelter, dual drinking fountain, seating and a bin with bag dispenser) and undertake planting to provide shade and enhance the Mile Creek environment.	High	Included in item 12.2
11. Sandown Racecourse Interface 11.1 Provide additional trees and low level planting to enhance habitat and landscape character, subject to Sandown Racecourse development	Low	Included in item 20
12. Southern Community Parkland 12.1 Local community parkland servicing the neighbourhood south of the reserve - design. 12.2 Local community parkland servicing the neighbourhood south of the reserve - construction.	High Medium	\$ 40,000 \$ 1,000,000
13. Central Car Park 13.1 Develop new car park providing for both the Springvale North Tennis Club and for the central community parkland.	Medium	\$ 500,000
14. Warner Reserve General Playground 14.1 Upgrade the playground and its surrounds	Medium	\$ 200,000
15. Virginia Street Car Park 15.1 Provide new car park and support facilities.	Medium	\$ 200,000
16. Child Care Centre 16.1 Retain existing childcare facilities and car park	On-going	-
17. Residential Property 17.1 Consider future purchase of residential property and provide park facilities (seating/tables/shelter etc)	Future	-

18. Community Gardens Retain existing community garden.	On-going	-
19. Warner Reserve Pavilion 19.1 Provide new storage cubicle 19.2 Design and install new solar panels. 19.3 Renew concrete pavement around building 19.4 Upgrade security system and software	High High High High	\$30,000 \$ 58,564 \$ 80,000 \$ 25,000
20. General landscape upgrades (including planting, fencing, seating etc) 20.1 Stage 1 20.2 Stage 2 20.3 Stage 3 20.4 Stage 4 20.5 Stage 5 20.6 Stage 6 20.7 Stage 7	On-going	\$ 100,000 \$ 30,000 \$ 30,000 \$ 30,000 \$ 30,000 \$ 30,000 \$ 30,000
TOTAL 10 YEAR INVESTMENT		\$ 6,283,564

6.2 IMPLEMENTATION PRIORITIES AND COSTS – BY YEAR

2019/20:

MASTER PLAN REFERENCE	RECOMMENDATION	COST
6.1	Multicourt Recreation Space, including Toilet Block demolition and replacement	\$800,000
19.2	Warner Reserve Pavilion - Solar Panel Design and Installation	\$58,464
20.2	General landscape upgrade (Stage 2)	\$30,000
2.1	Springvale North Tennis Club - Repair/replacement of tennis court fencing (Stage 2)	\$100,000
19.3	Warner Reserve Pavilion – Renewal of concrete apron around building	\$80,000
19.4	Warner Reserve Pavilion - Upgrade of Security Access Control System & Software	\$25,000
TOTAL		\$1,093,464

2020/21:

MASTER PLAN REFERENCE	RECOMMENDATION	COST
1.1	Northern woodland - Construction of new path system including trail loops and fitness circuit	\$200,000
20.3	General landscape upgrade (Stage 3)	\$30,000
2.4	Springvale North Tennis Club – Book a Court Infrastructure Construction	\$30,000
TOTAL		\$260,000

2021/22:

MASTER PLAN REFERENCE	RECOMMENDATION	COST
20.4	General landscape upgrade (Stage 4)	\$30,000
13.1	Central car park – new car park for Springvale North Tennis Club and the central community parkland, including kerbing, access arrangements, lighting and fencing around tennis courts	\$500,000
19.1	Provide new storage cubicle to man soccer / cricket field.	\$30,000
TOTAL		\$560,000

2022/23:

MASTER PLAN REFERENCE	RECOMMENDATION	COST
9.2	Southern soccer pitch -new toilet facility	\$200,000
20.5	General landscape upgrade (Stage 5)	\$30,000
9.1 (soccer), 12.1 (multi-use park)	Southern soccer pitch (pitch, lights & fencing) and southern multi-use parkland precinct – design	\$100,000
TOTAL		\$330,000

2023/24:

MASTER PLAN REFERENCE	RECOMMENDATION	COST
20.6	General landscape upgrade (Stage 6)	\$30,000
9.3 (soccer), 12.2 (multi-use park)	Southern soccer pitch (pitch, lights & fencing) and southern multi-use community parkland – construction	\$2,000,000
TOTAL		\$2.03M

2024/25:

MASTER PLAN REFERENCE	RECOMMENDATION	COST
20.7	General landscape upgrade (Stage 7)	\$30,000
7.1	Main soccer / cricket field - Scoreboard installation	\$60,000
2.2	Springvale North Tennis Club - Resurface courts and upgrade lighting court 1 to 8 - design	\$20,000
TOTAL		\$110,000

2025/26:

MASTER PLAN REFERENCE	RECOMMENDATION	COST
2.3	Springvale North Tennis Club - Resurface courts and upgrade lighting court 5 to 8 - construction	\$500,000
3.1	Warner Reserve West - Renewal and upgrade of playground to district level	\$500,000
TOTAL		\$1.0M

2026/27:

MASTER PLAN REFERENCE	RECOMMENDATION	COST
2.3	Springvale North Tennis Club - Resurface courts and upgrade lighting court 1 to 4 - construction	\$500,000
		\$500,000

2027/28:

MASTER PLAN REFERENCE	RECOMMENDATION	COST
TOTAL		\$0

2028/29:

MASTER PLAN REFERENCE	PROJECT TITLE	COST
14.1	Warner Reserve General Playground - Renewal and upgrade of playground and surrounds	\$200,000
TOTAL		\$200,000

TOTAL 10 YEAR INVESTMENT		\$ 6,283,564
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APPENDICES

- Appendix A Traffic Report
- Appendix B Community Engagement Report

APPENDIX A TRAFFIC REPORT

MEMO

Fedrick Wachter Reserve & Warner Reserve, Dandenong

Masterplan Advice

To Lindsay Fraser
Company Land Design Partnership Pty Ltd
Copy To

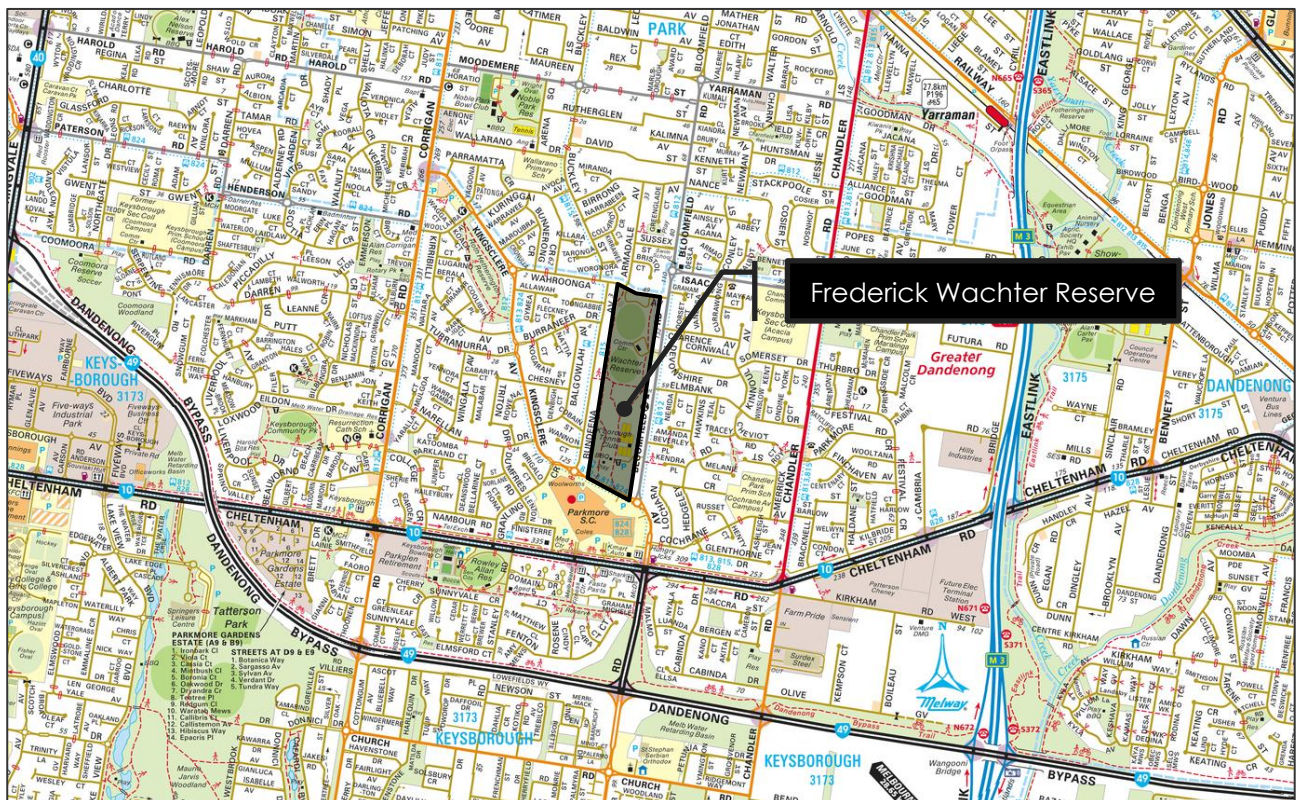
Date 24 November 2017

Existing Conditions

Site Locations

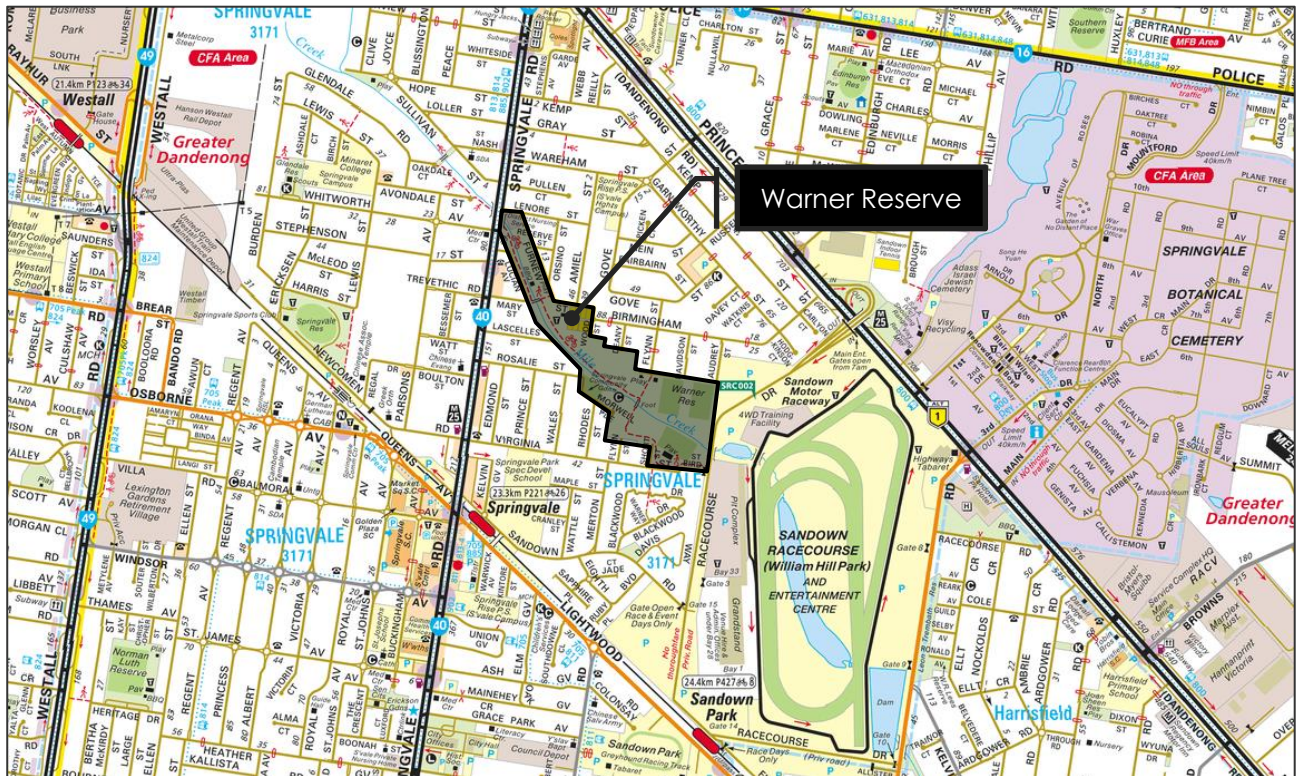
Frederick Wachter Reserve is located in Keysborough, approximately 1.4 kilometres west of Eastlink and 300 metres north of the intersection of Cheltenham Road and Perry Road, as shown in Figure 1 below. The reserve is directly north of Parkmore Shopping Centre and approximately 1.5 kilometres south west of Yarraman railway Station.

Figure 1 Site Location – Frederick Wachter Reserve



Warner Reserve is located in Springvale, beginning from Springvale Road at the west end to Sandown Racecourse in the east, as shown in Figure 2 below. The reserve is located within 500 metres of Springvale Railway Station and approximately 800 metres south of major intersection of Princes Highway / Police Road / Springvale Road.

Figure 2 Site Location – Warner Reserve



Sustainable Transport

An extract of the TravelSmart Map for the City of Greater Dandenong is shown in Figure 3 and Figure 4, highlighting the public transport, bicycle and pedestrian facilities in the area.

As shown, both reserves have off-road shared paths running through them and bus routes along the nearby road network. Warner Reserve is located within close proximity to Springvale Railway Station and Sandown Park Railway Station.

Figure 3 TravelSmart Map – Frederick Wachter Reserve

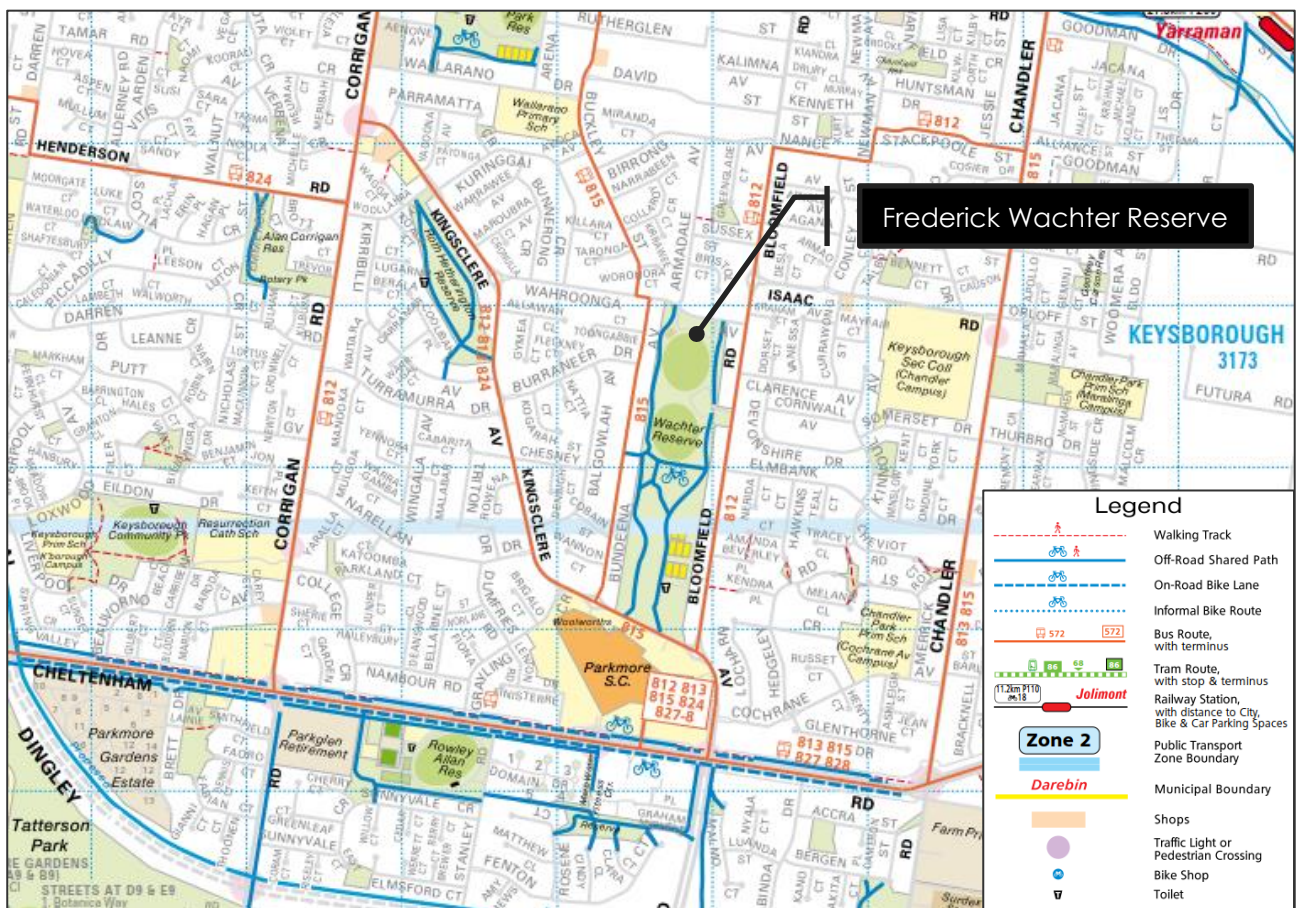
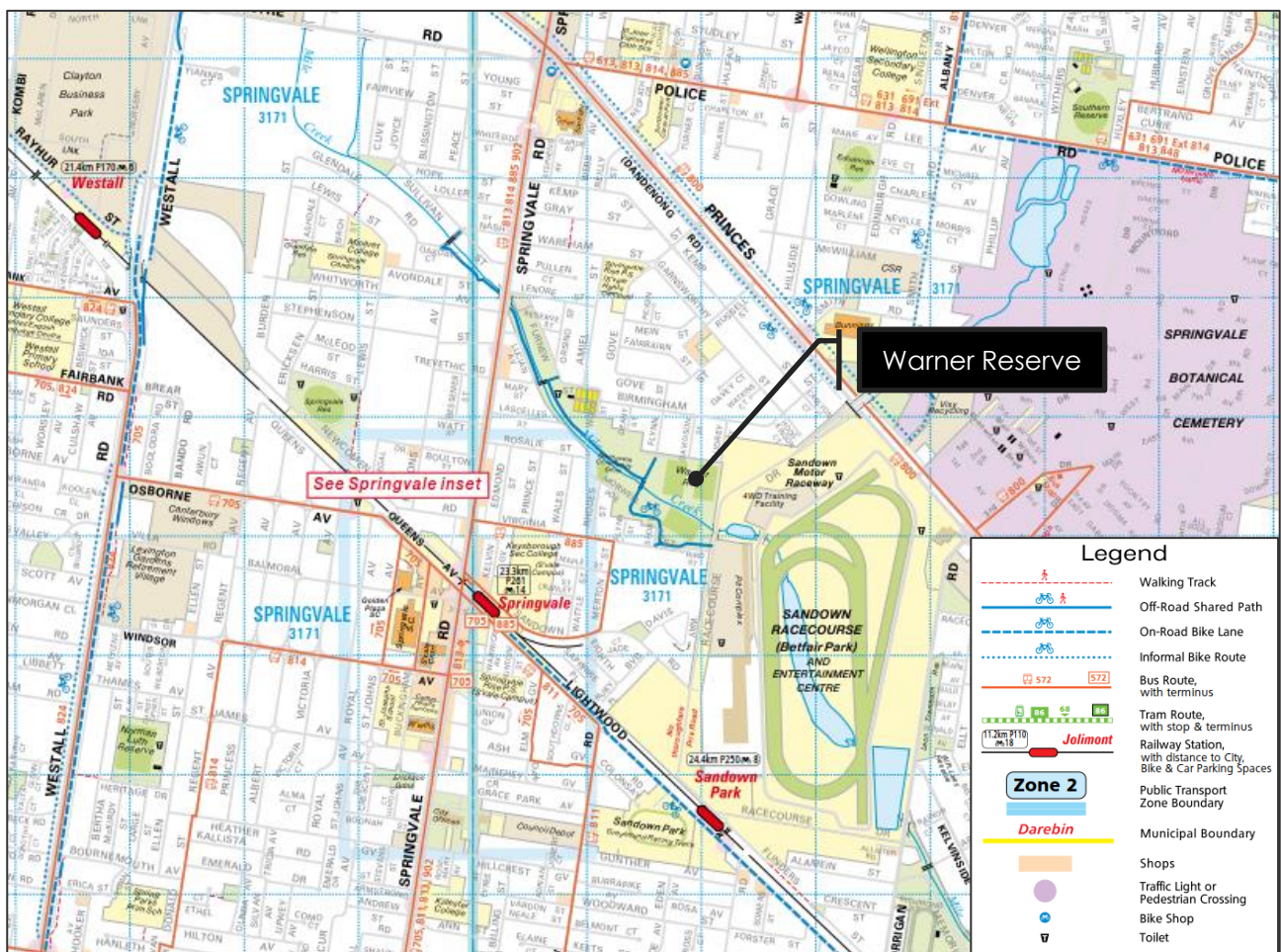


Figure 4 TravelSmart Map – Warner Reserve



Car Parking

Table 1 represents the anticipated car parking demand for the peak summer and winter periods for Frederick Wachter Reserve and Warner Reserve.

Table 1 Anticipated Car Parking Demand

Period	Car Parking Demand						
	Frederick Wachter Reserve			Warner Reserve			
	North	South	Total	Flynn Street Car Park	Tennis Club	Virginia Street	Total
Summer Peak	66	52	118	40	32	30	102
Winter Peak	53	52	105	140	6	-	146

A detailed breakdown of the car parking demand for the two reserves is attached in Appendix A.

Traffic Volumes

Traffic volume, speed and classification surveys were provided by City of Greater Dandenong at two locations along Kingsclere Avenue which runs along the southern boundary of Wachter Reserve. Both surveys were for a one-week period, from Friday 10th May 2017 to Friday 17th May 2017 for the surveys outside of property no. 173 (south of the reserve), and from Friday 28th August 2017 to Friday 5th May 2017 for the surveys outside of property no. 29 (north of the reserve).

The location of the surveys is shown in Figure 5 and the results are summarised in Table 2 and Table 3 below.

Figure 5 Traffic Volume and Speed Survey Locations

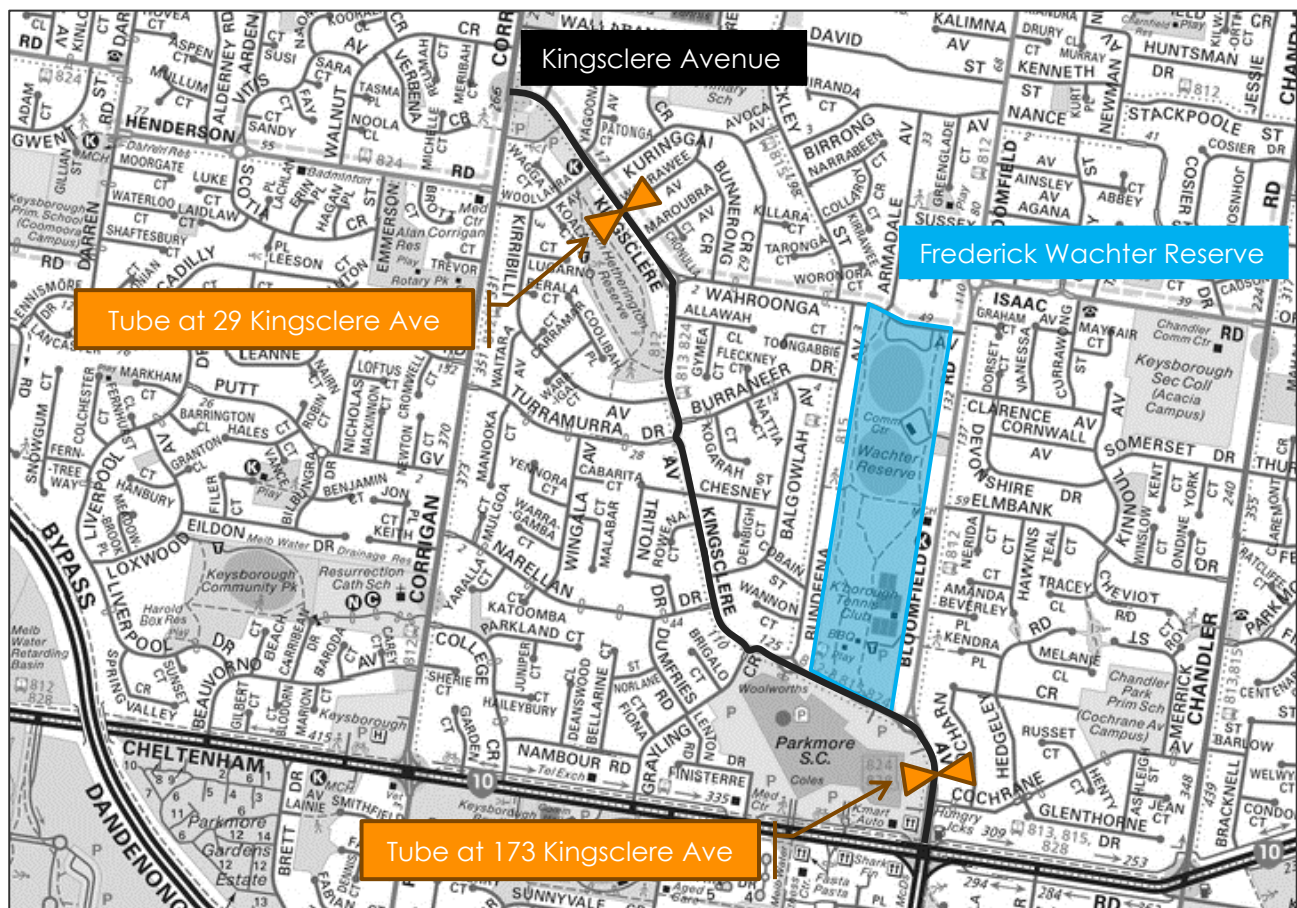


Table 2 Traffic Volume and Speed Surveys – 173 Kingsclere Avenue (south of reserve)

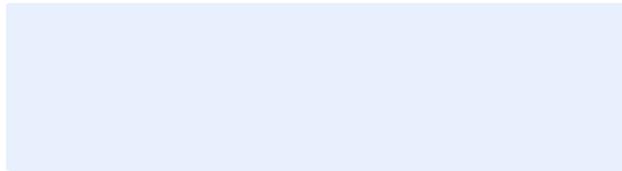
Time Period	Direction	Traffic Volume (vpd)	Average Speed (km/h)	85 th Percentile Speed (km/h)
Weekday Average	Northbound	6,844	42.6	47.0
	Southbound	6,718	45.3	50.1
	Both Directions	13,562	44.0	48.7
7 Day Average	Northbound	6,725	42.9	47.3
	Southbound	6,626	45.4	50.3
	Both Directions	13,351	44.1	48.9

Table 3 Traffic Volume and Speed Surveys – 29 Kingsclere Avenue (north of reserve)

<i>Time Period</i>	<i>Direction</i>	<i>Traffic Volume (vpd)</i>	<i>Average Speed (km/h)</i>	<i>85th Percentile Speed (km/h)</i>
Weekday Average	Northbound	5,336	49.8	55.7
	Southbound	4,934	50.0	56.2
	Both Directions	10,270	49.9	55.9
7 Day Average	Northbound	5,301	48.9	55.8
	Southbound	4,866	50.7	56.4
	Both Directions	10,167	49.8	56.1

Please do not hesitate to contact Jamie Spratt should you wish to discuss the above.

Kind Regards,



Jamie Spratt

Director - Senior Engineer

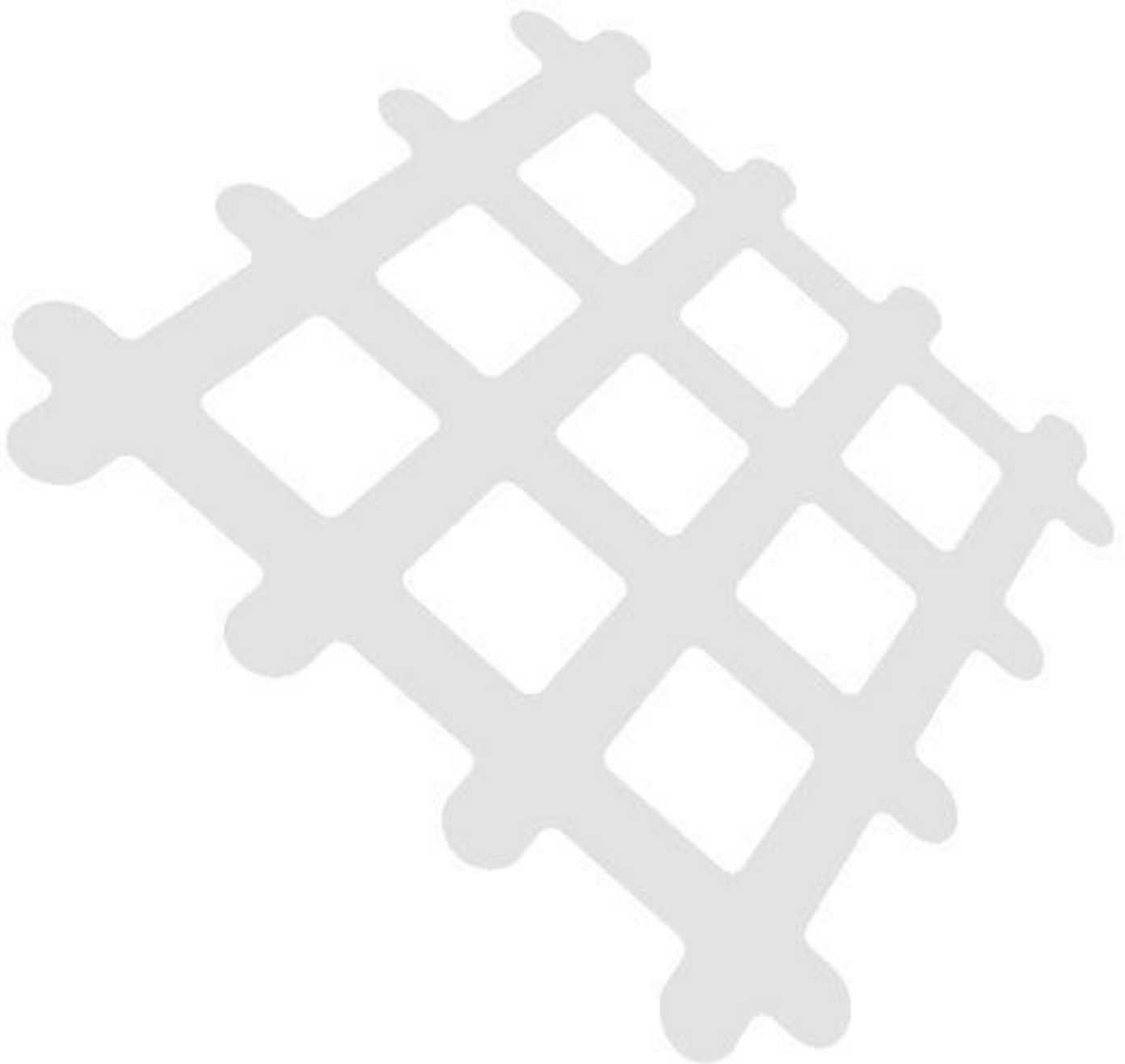
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Appendix A Car Parking Demand



Anticipated Peak Parking Demands

The anticipated parking demands of the proposed sports grounds are expected to vary depending on what activities are occurring on each of the grounds and also when those peak activities coincide with each other. In order to understand the level of activity on each sporting ground and during what time of the week and year discussions have been held with the applicant. The attendances and corresponding periods are presented in the table attached.

For the purposes of assessment, a parking demand of 0.8 spaces per senior attendee and 0.5 spaces per junior attendee has been adopted. These rates are based on case study data and previous experience with sporting facilities. The anticipated parking demands of the facility are calculated in the attached table, utilising the activity times and attendance information provided.

Table 1 Anticipated Parking Demands – Frederick Wachter Reserve (SUMMER)

Scenario	Oval/Area	Activity	Time	Peak Attend.	Peak Rate	Peak Demand
Summer Weekday	Turf	Mens Cricket Training	4pm – 8pm	15	0.8	12
	Synthetic	U15 Cricket Training	4pm – 8pm	15	0.5	8
	Peak Sub-Total (north)		4pm – 8pm			20
	Tennis	Training	All Day	15	0.8	12
		Social	All Day	8	0.8	6
	Playground	No Activity	N/a	N/a	20	20
	Peak Sub-Total (south)		N/a			38
	Total					58
Summer Saturday	Turf	Mens Cricket	12pm – 7pm	25	0.8	20
	Synthetic	U15 Cricket – Parkmore CC	7am – 12pm	25	0.5	13
		Mens Cricket – Parkmore CC	12pm – 7pm	25	0.8	20
		U13 Cricket – Noble Park CC	8am – 12pm	25	0.5	13
	Peak Sub-Total (north)		12pm			66
	Tennis	Junior Competition	8:15am – 12:15pm	20	0.5	10
		Senior Competition	1:30pm – 7pm	40	0.8	32
	Playground	No Activity	N/a	N/a	20	20
	Peak Sub-Total (south)		1:30pm – 7pm			52
	Total					118
Summer Sunday	Tennis	Social	All Day	8	0.8	6
	Playground	No Activity	N/a	N/a	20	20
	Peak Sub-Total (south)		N/a			26
	Total					26

Table 2 Anticipated Parking Demand – Frederick Wachter Reserve (WINTER)

Scenario	Oval	Activity	Time	Peak Attend.	Peak Rate	Peak Demand
Winter Weekday	Turf	Junior Football Training	4pm – 8:30pm	20	0.5	10
	Synthetic	Junior Football Training	4pm – 8:30pm	20	0.5	10
	Peak Sub-Total (north)		4pm – 8:30pm			20
	Tennis	Training	All Day	15	0.8	12
		Social	All Day	8	0.8	6
	Playground	No Activity	N/a	N/a	20	20
	Peak Sub-Total (south)		N/a			38
	Total					58
Winter Saturday	Turf	Auskick	8am – 12pm	40	0.5	20
		U9-U17 Football Training	12pm – 5pm	20	0.5	10
	Synthetic	Junior Football Matches	8am – 6pm	45	0.5	23
	Peak Sub-Total (north)		12pm			53
	Tennis	Junior Competition	8:15am – 12:15pm	20	0.5	10
		Senior Competition	1:30pm – 7pm	40	0.8	32
	Playground	No Activity	N/a	N/a	20	20
	Peak Sub-Total (south)		1:30pm – 7pm			52
	Total					105
Winter Sunday	Turf	Junior Football Matches	6:30am – 6pm	45	0.5	23
	Synthetic	Junior Football Matches	6:30am – 6pm	45	0.5	23
	Peak Sub-Total (north)		6:30am – 6pm			46
	Tennis	Social	All Day	8	0.8	6
	Playground	No Activity	N/a	N/a	20	20
	Peak Sub-Total (south)		N/a			26
	Total					72

Table 3 Anticipated Parking Demands – Warner Reserve (SUMMER)

Scenario	Oval/Area	Activity	Time	Peak Attend.	Peak Rate	Peak Demand
Summer Weekday	Virginia Street Pitch	Soccer Training	6:30pm – 8:30pm	30	0.8	24
	Peak Sub-Total (Virginia St)		6:30pm – 8:30pm			24
	Tennis	Training	All Day	15	0.8	12
		Social	All Day	8	0.8	6
	Peak Sub-Total (Tennis)					18
	Playground	No Activity	N/a	N/a	20	20
	Peak Sub-Total (Flynn St)					20
Total						62
Summer Saturday	Virginia Street Pitch	Soccer	10am – 2pm	60	0.5	30
	Peak Sub-Total (Virginia St)		10am – 2pm			30
	Tennis	Junior Competition	8am – 12pm	20	0.5	10
		Senior Competition	1:30pm – 7pm	40	0.8	32
	Peak Sub-Total (Tennis)		1:30pm – 7pm			32
	Turf	Senior Cricket – Noble Park CC	12pm – 7pm	25	0.8	20
	Playground	No Activity	N/a	N/a	20	20
	Peak Sub-Total (Flynn St)		12pm – 7pm			40
Total						102
Summer Sunday	Tennis	Social	All Day	8	0.8	6
	Peak Sub-Total (Tennis)		N/a			6
	Playground	No Activity	N/a	N/a	20	20
	Peak Sub-Total (Flynn St)		N/a			20
Total						26

Table 4 Anticipated Parking Demands – Warner Reserve (WINTER)

Scenario	Oval/Area	Activity	Time	Peak Attend.	Peak Rate	Peak Demand
Winter Weekday	Tennis	Training	All Day	15	0.8	12
		Social	All Day	8	0.8	6
	Peak Sub-Total (Tennis)		N/a			18
	Turf	Mens Soccer Training	6:30pm – 8:30pm	15	0.8	12
		U12-U16 Womens Soccer Training	6:30pm – 8:30pm	30	0.5	15
	Playground	No Activity	N/a	N/a	20	20
	Peak Sub-Total (Flynn St)		6:30pm – 8:30pm			47
	Total					65
Winter Saturday	Tennis	Junior Competition	8am – 12pm	20	0.5	10
		Senior Competition	1:30pm – 7pm	40	0.8	32
	Peak Sub-Total (Tennis)					32
	Turf	Senior Mens Soccer	9am – 6pm	60	0.8	48
	Playground	No Activity	N/a	N/a	20	20
	Peak Sub-Total (Flynn St)		9am – 6pm			68
	Total					100
Winter Sunday	Tennis	Social	All Day	8	0.8	6
	Peak Sub-Total (Tennis)		N/a			6
	Turf	Juniors, Womens & Miniros Soccer	8am – 6pm	240	0.5	120
	Playground	No Activity	N/a	N/a	20	20
	Peak Sub-Total (Flynn St)		8am – 6pm			140
	Total					146

APPENDIX B COMMUNITY ENGAGEMENT REPORT



Warner Reserve Engagement Findings

Social Fabric Planning
15 October 2018

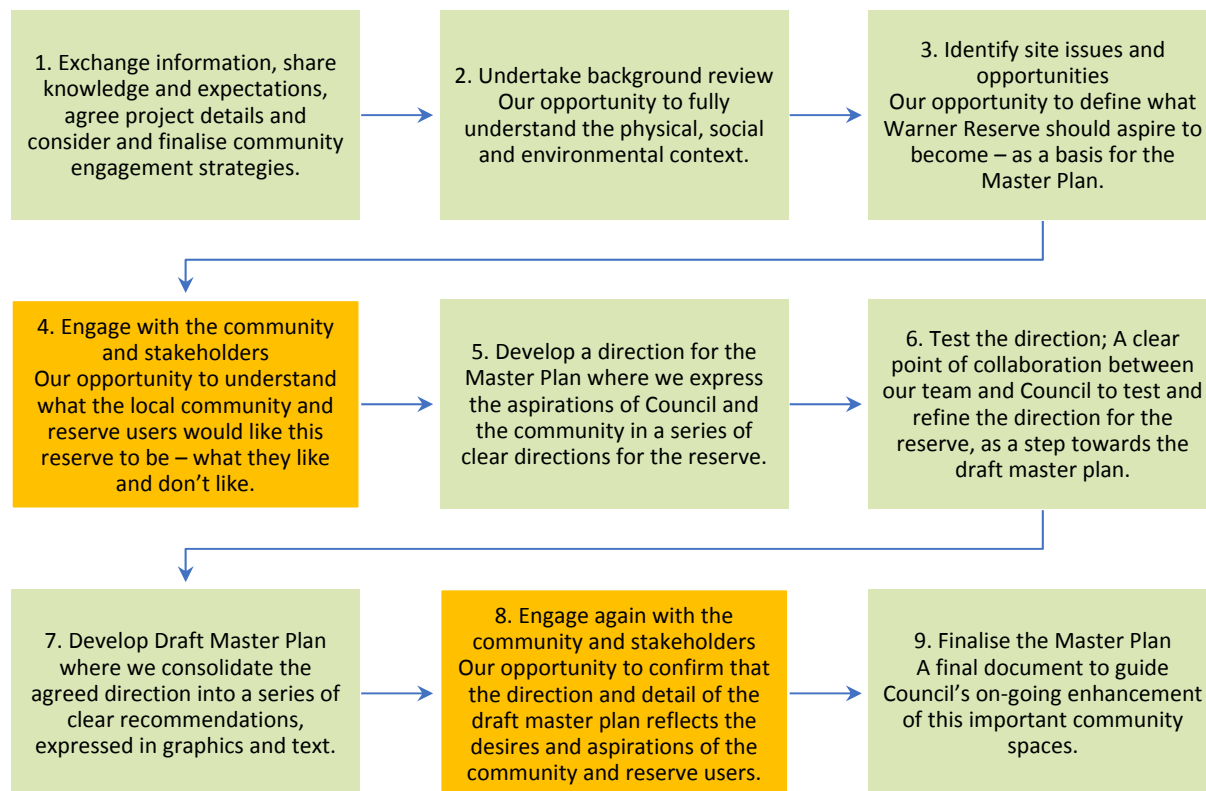
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1. PROJECT METHODOLOGY

Social Fabric Planning supported Land Design Partnership to prepare a masterplan for Warner Reserve, Springvale.

The project was undertaken in nine key steps.



The project methodology included two stages of community engagement as shown on Step 4 and Step 8 of the above diagram. Step 4 was undertaken to understand key issues and aspirations for the park prior to the design process. Step 8 was undertaken to test the draft masterplan (post the development of the draft plan).

Based on further discussion with Council's Media and Communications team the Step 4 was later refined into two sub-steps starting with the generic and broad consultation about all parks / open spaces in the municipality and then subsequently was followed by the specific and targeted consultation about the four parks / open spaces that were subject to the master planning process.

2. COMMUNITY ENGAGEMENT FRAMEWORK

The following table outlines the community engagement framework for this project.

Table 1: Summary of the Community Engagement Framework.

APPROACH	PURPOSE	DESCRIPTION
Council Website City Magazine	To promote project, provide updates, and advertise upcoming consultation opportunities	Advertise Our Say Survey Invite public to comment through email or phone Invite public to the Drop-in Session
Meeting with Sporting Clubs Email correspondence	To understand the key issues and aspirations for the park (prior to design) To test the draft master plan (post design)	Springvale South Soccer Club Noble Park Cricket Club Springvale North Tennis Club
Postcard Posters (Stage 2)	To promote the project (Stage 2) through the means described on the next column.	Distributed postcards at the Australian Day Event in January Letter drop postcards to residents within a 1km radius of the park (prior to Drop-in Sessions) A1 Poster displayed at multiple entries of the park A3 Poster and postcards available at the Sport club rooms, Council's libraries and Council's customer service centres (prior to design)
Posters (Stage 3)	To test the draft masterplan (after stage 2 consultation received) and invite public to comment through Our Say or email or phone no.	A1 draft Masterplan displayed at multiple entries of the park A3 Poster and draft masterplans available at Council's libraries and Council's customer service centres
Our Say Surveys	To understand public aspirations, issues, ideas and opportunities of the municipality's parks in CGD (Stage1) and specifically about Warner Reserve (Stage2). To test public opinion on the draft masterplan (Stage3)	Stage 1-2 asked the community questions such as; How do you currently use our park? What would make you want to visit them more? Stage 3 asked the community questions like; What do you like about the plan? What don't you like? And What are your top 3 priorities?
Drop-in Session	To break down barriers for participating for harder to reach community members To create interest and buzz about the project Advertise Our Say Survey	Face to face engagement with the consultant Activities including ideas by pegboard, feedback on maps, Priority dots. Running Drop-in session while a sporting club is present on-site Postcard

3. COMMUNITY ENGAGEMENT PROCESS AND OUTCOME

3.1. The City Magazine Article (Dec 2017 -Jan 2018 Edition)

The promotion of this project started with a general article explaining about how Council valued the importance of parks and open spaces and why Council was about to undertake the park masterplan project. This article was featured in The City magazine (Dec17-Jan18 edition) that went out to all residents in the municipality with 'watch the space' message for the upcoming up park masterplan consultation. This was also followed by Council's social media posts.

3.2. Our Say – Stage 1

Council provided an opportunity for the community to comment on the parks and open spaces in the City of Greater Dandenong (CGD) in general through the online survey; Our Say-Stage 1 that was open for general public comments during 15 Dec 2017 until 15 Jan 2018.

The Our Say- Stage 1 was built around two main general questions including, "How do you currently use our parks?" and "What would make you want to visit them more?" This was deliberately targeted to a broader audience to provide a broad database that could be used to establish a general design and ideas framework when commencing consultation on each of the four park master plans.

The table below identifies the number of people engaged, the number of ideas presented and the number of votes for the ideas people presented through this Our Say- Stage 1 survey.

Number of people engaged	Number of ideas	Number of comments	Number of votes	Idea views
38	32	8	60	438

Email Submission	1 email
------------------	---------

During OurSay – Stage 1, 38 people engaged in the Our Say consultation, with 32 ideas put forward with 8 comments and 60 votes received on those ideas. The forum pages were viewed 438 times. In addition to that 1 email was received through 'futureofpark' email inbox.

The key themes coming from the broad consultation undertaken in Our Say Stage 1 are summarised in the table below

Theme	No of comments and/ or votes
Playgrounds – including all ages, sensory, adventure	22
Café in parks	18
More trees	18
Adult Fitness Station	11
Provision of toilets	11
Tables/seating	5

Passive recreation	4
Shade	4
Paths	4
Map of parks	2
Artwork	2
Visitor book	2
Update velodrome	2
Parking	2
Wild areas	2
Possum nesting boxes	2

As can be seen in the above table, the quality and diversity of playground experiences was the area commented on most with combined 22 comments and votes received about this. The next themes were having cafés in parks and more trees with each combined 18 comments and votes, fitness stations and toilets with 11, tables/seating with 5, passive recreation, shade and paths each with 4 and all other themes each receiving combined 2 comments and votes.

3.3. Engagement with the Sporting Clubs

A consultation meeting was held on 11th December 2017 with representatives from the three sporting clubs operating on the reserve which included:

- Springvale South Soccer Club
- Noble Park Cricket Club
- Springvale North Tennis Club

Springvale South Soccer Club

Club Profile

- 240 members (capped membership), membership has been stable for the past 5 years
- 2x Mini Roos teams, 9x Junior teams, 2 Senior men teams, 1x Senior women team
- Usage of the pitches: Training – Monday-Thursday; Competition – Sat & Sunday

Key Issues:

- Requires 2 additional pitches
- Lack of storage for goals
- Require two coaches/ player benches for the eastern pitch
- Car park is inadequate
- Aspiration to increase the Club's summer program

Noble Park Cricket Club

Club Profile

- 120 members, membership has been stable for the past 5 years
- 4x junior teams, 4 senior men teams

- Usage of cricket oval: Competition – Saturday for 3rd Nov & 4th Nov, some Sunday uses for training by the Craig U15 representative team.
- Warner Reserve is not the primary home for the club.

Key Issues:

- Quality of turf pitch is average (pavilion is great)
- Opportunity for a hard wicket on the eastern side of the turf table

Other Issues:

- Both Soccer and Cricket clubs have no real use of the playground
- No identified issue with dogs off-leash
- No conflict with residents
- Social team use the ground for soccer and cricket, but no real impact

Springvale North Tennis Club

Club Profile

- 150-165 members, membership has grown in the past 5 years
- Active competition members: 60 juniors, 40 seniors
- Coaching squad: 150 people
- Usage: Coaching every day, Thursday over 50's, Sunday social tennis, no pennant teams, 12 junior teams, 2 senior teams, 2 night teams, HotShots

Key Issues:

- Considered that 8 courts are still required, condition is poor: perhaps a mixture of hard courts and plexi-cushion
- Opportunity to provide permanent HotShots courts
- Floodlights are poor quality, has impacted membership (prefer that 6 courts be floodlit), however two courts have upgrades being completed this financial year.
- Pavilion considered inadequate, expand and relocate pavilion to maximise views to courts
- Lack of exposure of the tennis club on the site
- Corner at Furnew Street is an issue (safety)

3.4. Postcards and Posters (prior to the draft master plan)

Council prepared generic and specific consultation posters and postcards inviting people to attend the Drop-in Session and/ or to have their say about the four district parks subject to this master planning process. If the community could not attend the drop in session, then their comments could also be provided through OurSay -Stage 2 survey, email or phone. These generic and specific posters and postcards were promoted to the public and residents during late Jan- mid March 2018.

The generic postcards were placed or made available at the following event/ locations:

- Australian Day event on the 26 Jan 2018 at Dandenong Park
- Posters and postcards were placed at Dandenong Library and Dandenong Civic Centre.

The specific Warner Reserve poster and postcard were promoted via the following means or made available at the following locations:

- Letter drop box to properties within the 1km catchment of the corresponding park occurred during late Jan- early Feb 2018 (2 weeks prior to the Drop-in Sessions)
- The Warner Reserve poster and postcard were placed at the Springvale Library, Springvale Customer Service Counter and Warner Reserve sport club rooms (Cricket/Soccer and Tennis pavilion)
- 4x A1 size posters were displayed at the multiple entry points of the parks

3.5. Our Say – Stage 2 and Email submission

The OurSay- Stage 2 forum was on Council's website from 22 January-18 March 2018. Like in the OurSay-Stage 1, the consultation was built around the same two broad questions including "How do you currently use our park?" and "What would make you want to visit them more?" However, this time it was asked in the context that related to the specific attributes of Warner Reserve for which the masterplan was being prepared.

Number of responses

The table below identifies the number of people engaged, the number of ideas presented and the number of comments and votes for those ideas people presented through this Our Say- Stage2 survey as well as the number of email submissions received through the 'futureofparks' email inbox during the same period of time.

	Number of people engaged	Number of ideas	Number of comments	Number of votes
OurSay Stage 2	20	12	0	22
Email submission	2		2	

During the Our Say-Stage 2 survey 11 individuals contributed 12 ideas, and 20 individuals contributed to those combined 12 ideas and 22 votes. And in addition to the Our Say – Stage2 responses there were another 2 email submissions received through the 'futureofparks' email inbox, which added the total number of people engaged to 22 people during this period of time.

Our Say – Stage 2 key themes

The key themes coming from the consultation undertaken through Our Say-Stage 2 were:

- Support for sport/exercise spaces and facilities around the park
- Support for preservation of park open space and tree cover
- Support for additional general park infrastructure
- Support for activating the park with cultural attractions
- Support for spaces that engage youth

Our Say – Stage 2 detailed responses

Some of the more detailed comments coming from the consultation undertaken through Our Say-Stage 2 are elaborated in the below paragraphs.

Support for sport/exercise spaces and facilities around the park

Survey respondents expressed support for more formalised sport and exercise infrastructure. One person requested that there be a basketball court for those that enjoy basketball, while another suggested a cricket/soccer ground that is contained like the tennis court.

Examples of quotes:

“mini fenced cricket/soccer ground like tennis one.”

“you have all the facilities for other sports but have never seen a basketball at Warner Reserve”

“lot of workout benches machines like I saw in some other parks”

Support for preservation of park open space and tree cover

Park users like the open space that Warner Reserve offers. Survey participants would like to see the open space preserved rather than developed, and enhanced through tree planting. One participant suggested that native flowers could beautify the natural areas, while another suggested a water pond.

Examples of quotes:

“please keep all of the parkland”

“leave in a pristine state for future generations to continue to enjoy”

“plenty of canopy tree on the sides and at the entry without hindering the play area”

Support for additional general park infrastructure

As in the drop-in session, survey participants suggested the instalment of general park amenities, including seating, picnic facilities, and drinking fountains. One participant suggested expanding the off-leash dog area, while another recommended nesting boxes for possums and birds to attract wildlife. Respondents favour using recycled materials for new amenities, such as felled river red gums and plastic shopping bags (donated as benches and tables from Woolworths or Coles). Additionally, park-users value the presence of a children’s playground, but suggested it might be expanded and shaded.

Examples of quotes:

“timber from felled river red gums from Skyrail would add to its infrastructure eg. seating, tables etc.”

“it would be wonderful and very useful to have possum nesting boxes for the possums and birds installed [...] drinking fountains would be great too”

Support for activating the park with social/cultural attractions

Some ideas from the survey suggested that participants feel the park is currently underutilised in a social/cultural capacity. One respondent commented that Warner Reserve should be advertised, with group

park walks to attract more people to the area. Users are also interested in art installations and local festivals in Warner Reserve.

Examples of quotes:

“walks around local parks to encourage usage, local festivals to encourage participation”

“add one or two public art pieces celebrating the multi-cultural aspects of the City of Greater Dandenong along the bike trail”

Support for spaces that engage youth

As in the drop-in session, survey respondents expressed satisfaction with the existence of a play space for children along with a desire for similar spaces for young people. One commenter suggested that exercise/gym equipment installation would be suitable, while another simply called for consideration of older children’s needs.

Examples of quotes:

“think about older children. Have things and activities for older children”

“would be good to see some gym equipment installed for the older kids”

Email submissions during Our Say – Stage 2

The key themes coming from the 2 email submissions including from the Tennis Club received during the Our Say-Stage 2 are summarised in the following dot points:

- Various improvements to the Tennis Courts and facilities
- Missed engagement during the Drop-in Session

3.6. The City Magazine Article (Feb 2018 Edition)

The second article in The City magazine was featured in the February edition to promote the Our Say- Stage 2 survey as well as to invite people to the Drop-in Sessions at the park. This was also followed by Council’s social media posts.

3.7. The Drop-in Session at the park

The drop-in session was held on Saturday 24 February 2018 between 9.00am-12pm at the Warner Reserve to provide an opportunity for any residents and public to comment on the ideas presented which would assist in guiding the development of the draft masterplan.

Number of participants and general notes

- 24 groups had their say on the options/ideas
- Some people experienced a language barrier and could not participate
- Additional postcards distributed on the day to encourage online engagement

- Some participants dropped-in to the arranged consultation area while others were approached throughout the park (sporting clubs and passers-by)
- Drop-in visitors had a range of ideas and comments regarding the park in its current state as well as its potential future.

Key Themes of Drop-In Session

The key themes coming from the consultation undertaken through the Drop-In session at the park were:

- Support to upgrade overpass and other park paths
- Support for sport/exercise spaces and facilities around the park
- Support for additional general park infrastructure
- Support for preservation and enhancement of the natural areas
- Support for all-ages play/interactive spaces



Detailed Responses from the Drop-In Session

Some of the more detailed comments coming from the consultation undertaken through Drop-In sessions are elaborated in the below paragraphs.

Support to upgrade overpass and other park paths

Walking was observed as a popular activity among park users throughout the day, and many participants voiced a desire for more, improved pedestrian and bike paths. In particular, **two** participants suggested that the creek overpasses should be updated and another **two** respondents thought the footpaths and paths could be updated. Support for this is echoed in the respondents' top prioritisation of the "potential to

enhance existing area as environmental parklands with planning for habitat, walking trails, and shady areas.”

Examples of quotes:

“wider bridge, footpath, and bike path”

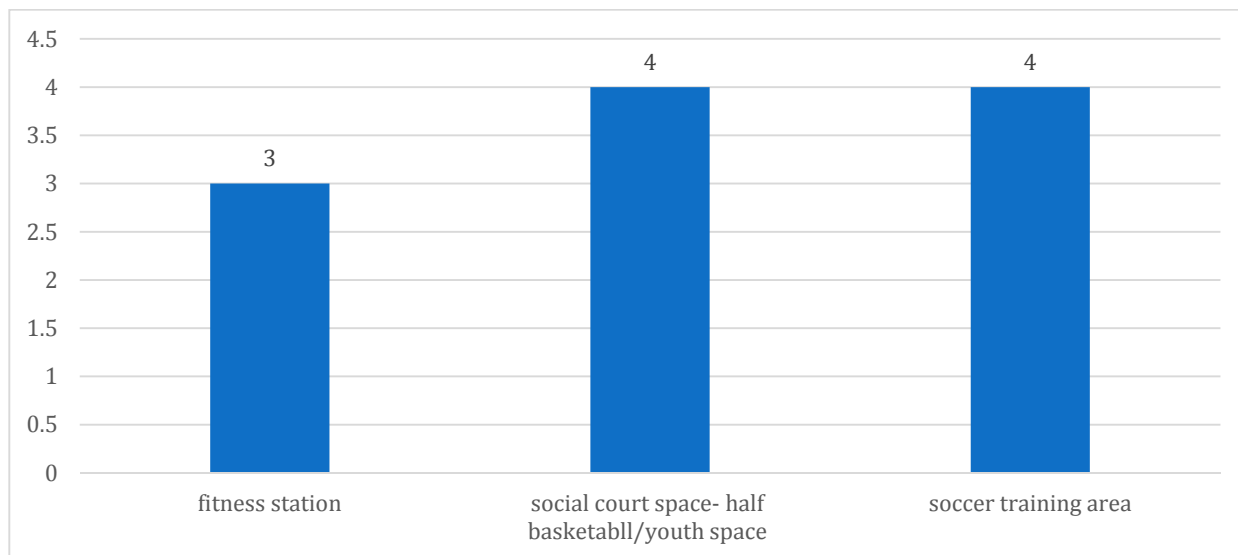
“upgrade paths”

“improve paths over creeks”

Support for sport/exercise spaces and facilities around the park

Some participants suggested the addition of exercise spaces and facilities in the park. Several recommended sport infrastructure, such as a more formalised soccer pitch, while others expressed interest in an exercise station or a flexible addition such as a mixed-use hard court. The potential for a social sports area with open lawns, shaded areas, and shelter, was a top-3 priority for four participants.

Table 1: Summary of ideas relating to sport/exercise spaces and facilities around the park



Examples of quotes:

“soccer pitch – synthetic/mini roos/ lighting/training”

“soccer needs more space”

“exercise station and areas”

“fitness station”

Support for additional general park infrastructure

A significant proportion of responses focused on general park infrastructure. Park-users offered a wide range of suggestions for additions to improve the overall park amenity, especially water fountains, lighting, rubbish bins, seating, picnic areas, dog off-leash area and shelter.

Examples of quotes:

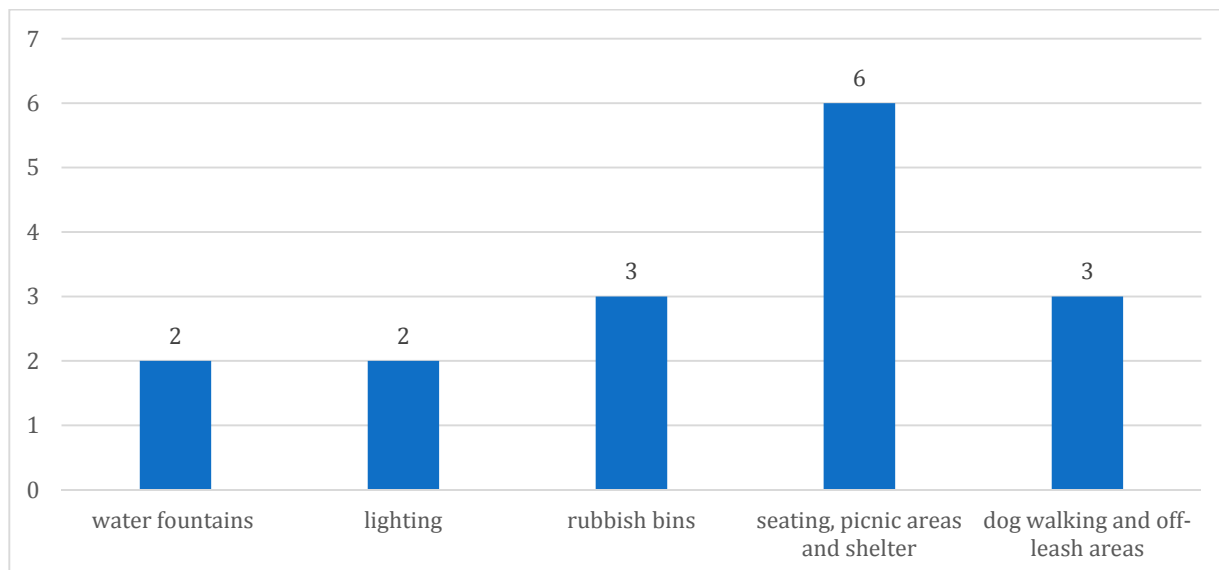
"more shelter throughout"

"water fountains throughout"

"seating and rest spots"

"dog walking facility"

Table 2: Summary of ideas relating to additional general park infrastructure



Support for preservation and enhancement of the natural areas

The largest number of park-users chose "potential to enhance existing area as environmental parklands with planning for habitat, walking trails, and shady areas" as their first or second priority for Warner Reserve. **Six comments** focused on this theme. Users would like to see the natural woodland areas remain intact, as well as enhancement of the spaces through increased tree cover, and walking paths.

Examples of quotes:

"more trees throughout"

"support existing habitat"

"increase natural habitat"

Support for all-ages play/interactive spaces

Park-users would like the park to engage all ages. **Two respondents** noted that while there are some play areas for children, Warner Reserve lacks a space that specifically targets youth. **Two additional respondents** suggested that more family-friendly spaces and activities are needed, so that there is something for every member to enjoy at the park. There is also a desire for the existing play space to be improved/upgraded, perhaps shaded.

Examples of quotes:

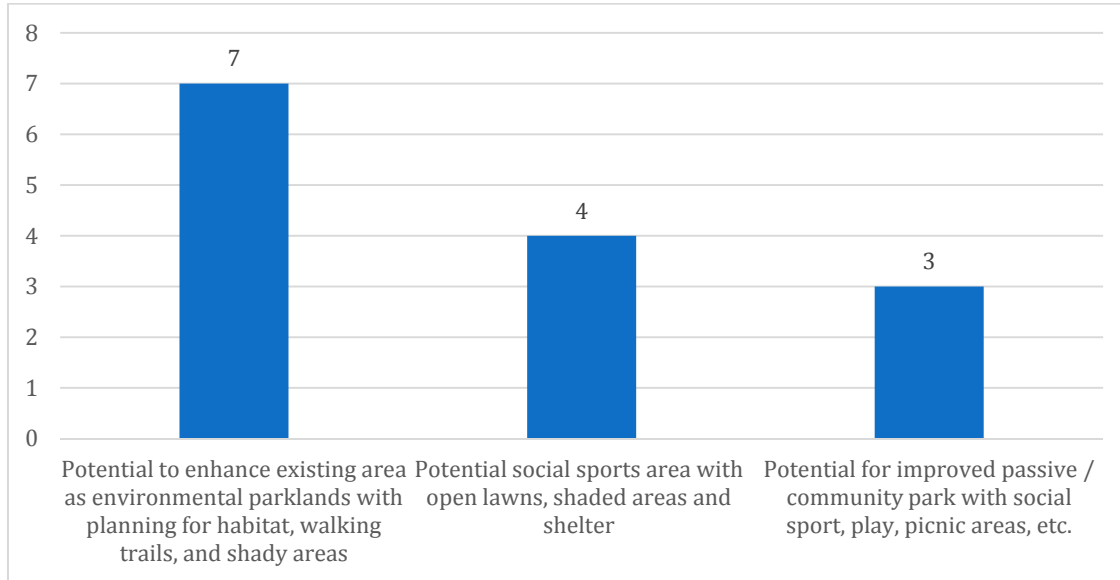
"middle year youth space"

“family friendly ideas”

“update play space”

Top Priorities

At the drop-in session, park users were able to nominate their top 3 priority areas. The three issues/priority areas with the most responses were:



3.8. Development of the Draft Masterplan



3.9. Poster and Display of the Draft Masterplan

The draft options were exhibited during 11 July-17 Aug 2018. Council placed posters and the draft of the masterplan at the following locations:

- 4x A1 size posters of the draft masterplan were displayed at multiple entry points and highly trafficked paths of the parks
- A3 size posters and the draft masterplans were displayed at the Dandenong Library and Springvale Library
- A3 size posters and the draft masterplans were displayed at Council's customer service counters at Dandenong Civic Centre, Springvale, Parkmore Shopping Centre, and Paddy O'Donoghue Centre

The poster included the OurSay link and the email address where people were invited to provide feedback on the draft masterplans through OurSay- Stage 3, email submission or phone.

3.10. Our Say – Stage 3 and Email submissions on the Draft Master Plan

Council provided an opportunity for the community to provide further feedback and comments about the draft masterplan through Our Say – Stage 3, email submissions or phone. The consultation was built around three questions including "Tell us if you support the plan? If not, why not?" and "If you do, what are your top three priorities from the ideas listed on the plan?" This online survey was open for public comments on the OurSay –Stage 3 platform during 11 July – 17 August 2018.

An email notification with the link to the Our Say-Stage3 survey and Council's 'futureofparks' email address were also sent to all respondents from the Our Say-Stage 1 and Stage 2 survey and the previous email submitters. Council officers also contacted representatives of the Sporting Clubs to seek their further feedback on the draft masterplan.

During this stage Council received 6 engagements contributing to the combined 3 ideas + 3 comments + 6 votes through the Our Say-Stage 3 survey. In addition to that, 3 email submissions were also received through Council's 'futureofparks' email inbox. And two feedbacks were received from the two Sporting Clubs. This adds up to a total of 11 engagements.

Key themes of Our Say – Stage 3 and Email Submissions

The key themes coming from the consultation undertaken through the Our Say – Stage 3 are summarised in the following dot points:

- 5 out of the 6 engagements from the Our Say-Stage 3 survey related to the various improvements of the tennis courts requested from the Tennis Club or its members.
- 2 emails also related to the improvement of the tennis club or its car parking.
- The remaining comments relate to the fencing of the playground from Furnew Street, and the concern around the proximity of the proposed multi-purpose/ active courts/ activities to the residential interface (and its potential noise/flying balls/ trespassing issues).
- One feedback suggested the idea of the relocation of Parkfield Reserve's cycling track to Warner Reserve, which was not considered in the draft masterplan.

Detailed comments of Our Say – Stage 3

Improvement to the tennis club facilities from the Tennis Club and its members

- "to reconstruct all the tennis courts and lighting"
- "for indoor facilities to cater for wet/windy/hot/sunny days. Can this be organised with a multi-purpose facility built in Warner Reserve which could cater for tennis/basketball/netball/badminton/volleyball etc?...with the multi-courts a priority would be to have a hitting wall, basketball ring, table tennis etc."
- "the car park behind the tennis club is another priority".
- "the tennis club requires new clubrooms/office/storage/canteen facilities as the current one is inadequate to cater for the community."..."the existing Club house is far too small, not having sufficient space and facility for the girls & boys and accompanying parent on training days, especially on competition days"
- "the courts are quite good but the fencing is quite old and will sometimes make life hard getting balls that end up going underneath."
- "currently the lighting on each courts are limited so any possible upgrade to that would be great."
- "parking bay near Springvale North tennis court needs bit of maintenance. Tall trees, bushy trees needs trimming. We need signs to implement parking and speed limit. Needs proper wheelchairs access."

The proximity between the multi-purpose active courts and the adjoining residential interface

- "I would like to see the court moved elsewhere or have a tall fence barrier set up to prevent balls from flying over onto private property."
- "another concern residents may have is noise levels due to the increased recreational space. It would be ideal to have paths, playgrounds, courts, and other facilities positioned away from properties"

The relocation of the Parkfield Reserve cycling track

- "concurrent with the planned removal of Parkfield Reserve Velodrome, if there is no way to retain it, Warner Reserve could be where the velodrome is relocated due to the large amount of available space."

Fencing around the playground on Furnew Street

- "perhaps it's possible to have a fence around the playground on Furnew Street as the traffic along that street has increased a lot"

Responses from Soccer Club post the draft masterplan

- Site to be reserved for future minor pavilion next to soccer pitch on Virginia Street (southern pitch).
- Additional bridge to be included to link the soccer areas closer together.
- Requested repair/upgrade of playing surface on pitches 1 & 2.
- Requested formalised pitch with lighting to be located on open grassed space to west of pavilion.

Responses from Tennis Club post the draft masterplan

- Need to consider interface of new club entrance with new carpark.
- New shade structures, seating and a BBQ to be included in and around venue.

4.0. SUMMARY AND WAY FORWARD

4.1. Number of Engagement

Below is a table that summarises the number of people who engaged during the entire consultation process. As can be seen, Stage 1 had 39 engagements from OurSay forum and email but this covered broad and general responses with regards to open spaces and parks in the entire municipality and did not necessarily relate to Warner Reserve. The Stage 2 consultation had a total 49 people engaged who contributed to combined online ideas, comments, votes, verbal feedbacks and emails specifically on the issues and opportunities related to Warner Reserve prior to the development of the master plan. The Stage 3 consultation had the least number of engagements including 11 people engaged including 5 people from the members of Springvale North Tennis Club. In total the entire consultation generated 99 engagements.

Stage and Type of Engagement	No of Engagements
Stage 1-Our Say (All Parks)	38 engaged from OurSay 1 email
Stage 2-Our Say and Email Submission	20 engagements from OurSay 2 emails
User Group Consultation (Sporting Clubs)	3 people (3 representative groups from the three sporting clubs)
Pop Up Consultation	24 groups
Stage 3-Our Say and Email Response	6 engagements from OurSay 3 emails 2 feedbacks (from 2 sporting clubs)
Total groups engaged during the entire process	99 engagements

4.2. Overview of Stage 2 consultation (prior to masterplan)

Key themes of Stage 2 consultation

- Park-users currently view many aspects of the park positively, and wish to retain open, natural spaces. Potential exists for tree planting along the edges and pathways.
- The playground is another popular feature of the reserve, and users wish to preserve this and perhaps expand and update it.
- Significant support exists for improving the overall park amenity through upgrades and additions to general park infrastructure.
- Respondents also request improved, diversified sport and non-sport spaces.

Key areas of improvements

- Participants would like to see improvements to the park's path network and overpasses, as well as additions to amenities such as lighting, drinking fountains, and seating.
- The park currently contains sports grounds utilized by various groups, but there is an opportunity to formalize and diversify the sport and exercise facilities at the reserve. Suggestions include a mixed-

use hard court, instalment of exercise station with gym equipment, and more space for soccer, amongst others.

- Users suggest that the addition of a youth-oriented space and utilization of the park for social/cultural activities would activate the reserve, draw in visitors, and diversify uses.
- The tennis club requested various improvements to the facilities including 4xAustralian Open courts, HotShot courts, clubhouse, lights, fencing, spectator's benches and car parking.

4.3. Summary of community responses on the draft masterplan

Most of the key themes and feedback received had been considered in the development of the draft master plan exhibited during the Stage 3 of the consultation.

Recommendation for the remaining outstanding feedbacks

The recommendations for the remaining community feedback received during Stage 3 are:

- The addition of fencing along the playground at Furnew Street that can be easily incorporated into the implementation stage that undertakes detailed design and development of the park.
- The draft masterplan will be revised to make the proposed multi-purpose court areas more compact and to be distanced further away from the residential interface. Tall perimeter planting will also be incorporated along the adjoining residential interface.
- The improvements to the tennis courts, lighting, fencing and tennis club's carparks have been considered as part of the draft Master plan.
- The improvements to the tennis court pavilion and facility is not part of the draft Master plan but they can be considered as part of the CGD Sport Facility Plan amongst other competing priorities.
- The suggestion to relocate the Parkfield Reserve's cycling track to the Warner Reserve was not considered necessary due to its unsubstantiated demand and the restricted site constraints.

Recommendation for addressing responses from the Soccer Club post the draft masterplan

- A shelter and a public toilet facility will be added near the southern soccer pitch as part of the final masterplan.
- An additional bridge to be included in the final masterplan to link the soccer areas closer together.
- The repair/upgrade of playing surface on pitches 1 & 2 has been considered in the draft master plan.
- The formalised pitch with lighting to be located on open grassed space to the west of the pavilion is not considered in the final masterplan. However, this need has been addressed by the new formalised southern pitch.

Recommendations for responses from Tennis Club post the draft masterplan

- The interface of the club entrance with the new carpark will be considered in the next detailed design development of the park including the consideration to establish a well-designed and legible way-finding signage system throughout the park.
- The shade structures, seating and a BBQ will be incorporated into the children's playground and multi-purpose court area to the area north of the tennis club pavilion. This will be considered as part of the final masterplan.

