

Lyndale Secondary College Sports Precinct Master Plan

September 2019



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1. INTRODUCTION

Lyndale Secondary College (the 'College') is located on the corner of Gladstone Road and Halton Road, Dandenong North. The City of Greater Dandenong (the 'Council') and the Department of Education and Training ('DET') have a joint-use agreement that permits community sporting groups to use the sports field, pavilion and car park located within the western section of the school grounds. The period of the joint-use agreement has lapsed, and it is currently in overholding.

In 2015, DET and the College commenced a master planning process to guide the redevelopment and upgrade of the College buildings and grounds, and this work has now progressed to the stage where new and upgraded building works are now occurring. As part of the 2015 master planning process, a preliminary concept plan was prepared showing how the sports field area could be improved to better accommodate the community sporting needs and the needs of the College. The concept plan was finalised in 2016 but was not endorsed by either the Council, DET or the College.

Council and the College agreed in October 2018 that the 2016 concept plan should be reviewed and updated to better reflect the current and future needs of the Council, the community sporting clubs, and the College. Simon Leisure Consulting (a sports and recreation consultancy) and Land Design Partnership (a landscape architect practice) were subsequently engaged in November 2018 to prepare a master plan for the Lyndale Secondary College sports precinct.

The sports clubs that use the sports precinct are:

- Lyndale United Football Club
- Cleeland United Soccer Club.

The sports precinct is no longer used for club-based cricket, as a section of the oval was fenced-off in 2017. North Dandenong Cricket Club had previously used the oval for junior cricket matches. The sporting facilities are now restricted to two grass soccer pitches, cricket practice nets (2 lanes), and a sports pavilion (see Figure 1).

This report summarises the master planning project, including the stakeholder engagement undertaken, key issues identified, a description of proposed improvement projects, and a costed and prioritised implementation plan.

Figure 1 – Lyndale Secondary College Site Context



--- denotes the sports precinct

■ denotes the school buildings

1.1. Project Aim and Objectives

The overall aim of the project was to establish clear directions for the future use and development of the Lyndale Secondary College sports precinct.

The following broad objectives were important for the project:

1. Confirm the needs of the two soccer clubs that use the sports precinct
2. Confirm the needs of the College as they relate to the future use of the sports precinct
3. Confirm the optimal access arrangements to the sports precinct for the sports clubs to conduct their training and competition activities
4. Investigate opportunities to optimise the shared use of any new or improved facilities, including the pavilion.

1.2. Purpose and Use of a Master Plan

A master plan determines a broad vision for a reserve and identifies a number of projects and strategies required to be implemented to achieve the vision. Further investigation and feasibility of some of the projects and initiatives recommended in the Lyndale Secondary College Sports Precinct Master Plan may be required, depending upon their scale, likely impact and estimated cost.

The inclusion and reference to projects in the master plan does not directly commit the City of Greater Dandenong, the Department of Education and Training, the Lyndale Secondary College, the sports clubs, or any other organisation to a responsibility for funding and implementation of the improvement projects.

2. PLANNING CONTEXT

The Lyndale Secondary College Sports Precinct Master Plan was informed by a number of planning considerations.

2.1. Lyndale Secondary College

Lyndale Secondary College is a Years 7-12 single-campus school. In 2018, the student enrolment was 910, with more than 40% of the school population born outside Australia in 51 different countries and speaking 56 different languages at home¹. The student enrolment increased significantly in 2019, to approximately 1,300.

The College was established in 1961 to service the Dandenong North area. The school is well developed in relation to its educational, sporting and cultural resources, and is highly regarded within the local community. It has a long and well regarded history as a successful sporting school in a variety of sports, including athletics (track & field and cross country), badminton, Australian football, soccer, table tennis, baseball, swimming & diving, basketball and netball.

Since 2015, just over \$20 million has been allocated to the redevelopment of the College's buildings². Stage 1 included the delivery of a new performing arts centre, a new STEM building (science, technology, engineering, mathematics), and several general purpose classrooms.

Stage 2 and Stage 3 is delivering a new library and IT wing, converting the former library into a new staff administration facility, and constructing a new Technology Art facility incorporating Food Tech.

2.2. Background Reports and Plans

The following planning reports and strategies were important references to inform the master plan.

- City of Greater Dandenong Sports Facilities Plan – Implementation Plan Update 2018

- City of Greater Dandenong Sport and Recreation Participation Study 2015.

The following is a summary of the key information and directions considered during the master plan process.

Sports Facilities Plan – Implementation Plan Update 2018

The Implementation Plan Update 2018 is a strategic and coordinated approach to ensuring resources are appropriately targeted to maximise community benefit, and respond to greatest need. The plan includes a prioritised listing of all capital works projects, and outlines a set of facility guidelines and standards for sports pavilions, floodlighting, and other sporting infrastructure.

The plan classifies the Lyndale Secondary College sports precinct as a 'School Sports' reserve, and identifies and prioritises two projects:

- | | |
|---|--------------|
| 1. Pavilion upgrade | Low priority |
| 2. Floodlighting upgrade for both pitches | Low priority |

Sport and Recreation Participation Study 2015

The Sport and Recreation Participation Study provides an understanding of sport and recreation participation in the City of Greater Dandenong. The following findings are relevant to the Lyndale Secondary College Sports Precinct Master Plan:

- Half of Greater Dandenong residents do not engage in the recommended levels of physical activity
- In 2015, soccer (19%) was the 2nd most popular activity for children (5 – 14 years) behind swimming (39%). More boys (29%) played soccer than girls (5%).
- Participation in soccer by people aged 15 years and older declined between 2011 (12% participation) and 2015 (6%). In 2015 soccer was the 7th ranked activity for adults.
- Participation in cricket also declined between 2011 (5% participation) and 2015 (2%), and was the 16th ranked activity.

¹ Lyndale Secondary College Annual Report 2018

² Victorian School Building Authority website

3. SITE ANALYSIS

A review of the existing conditions of the sports precinct at Lyndale Secondary College was carried out by the consultant team during a site visit on 20 November 2018.

The reserve comprises of the following sporting facilities.

- Two soccer pitches
- Cricket practice nets
- A sports pavilion.

Soccer Pitches

The two pitches are of dimensions 93m x 65m, which meets the minimum dimensions for a senior soccer pitch (90-120m long and 45-75m wide)³. The pitches are currently oriented east-west, which is not the preferred orientation of north-south.

The main soccer pitch (Halton Road side) is constructed to a higher standard than the southern pitch. It has sub-surface irrigation, is partially fenced, has two players' benches, and has floodlights. At the time of inspection, the surface of the main pitch was in average condition due to overuse.

Cricket practice nets

The cricket practice nets comprise of two lanes, with one only lane having a synthetic surface over the concrete pitch. The overall condition of the cricket practice nets is average.

Pavilion

The pavilion was built in 1990, and includes two player change rooms, a kitchen/ canteen, a large multipurpose area with dividing wall, a storeroom, and a social room upstairs. The pavilion is in good condition, with the change rooms having been recently upgraded, and complies with minimum standards, however, there are no referee change rooms.

The social room is well fitted-out and maintained by the Lyndale United Soccer Club. It contains a bar but no kitchen facilities.

Other areas

The surface of the balance of the sports field area is degraded, most likely due to the lack of subsurface irrigation and inconsistent turf species.

Vegetation throughout the sports precinct is sparse, with several red gums located around the edges. Public pedestrian links into the sports precinct are available from Halton Road (although no path exists), and also from a small reserve in the southwest corner. This reserve is on the corner of Azalea Crescent and Darwin Street, and also provides direct access from the East Link shared path from the south. An entry point to the East Link shared path is also located north of the car park from Halton Road.

A gravel car park off Halton Road services the sports precinct.



³ Field Dimensions and Pitch Markings Guide, Football Victoria (2019)

4. STAKEHOLDER CONSULTATION

Meetings were conducted with the following external stakeholders:

- Lyndale Secondary College
- Lyndale United Football Club
- Cleeland United Soccer Club.

One round of meetings was undertaken at the commencement of the study, with a second round of meetings and interviews conducted to receive feedback on the 1st draft master plan.

A chronological summary of the consultation undertaken is shown in the following table.

Date	Method of Consultation	Group
13 December 2018	Meeting	Lyndale Secondary College
6 February 2019	Meeting	Cleeland United Soccer Club
	Meeting	Lyndale United Football Club
3 June 2019	Meeting (draft master plan)	Lyndale Secondary College
11 June 2019	Joint Meeting (draft master plan)	Cleeland United Soccer Club Lyndale United Football Club
11 June 2019	Email (feedback on 2 nd draft master plan)	Lyndale Secondary College
11 September 2019	Meeting (review master plan Option 2)	Lyndale Secondary College

See Appendix 1 for the list of people consulted.

This section reports the key findings from the first round of meetings only, as the feedback received from the later meetings has been reflected in the two master plan options prepared.

4.1. Lyndale Secondary College

- The College is currently being redeveloped and upgraded in accordance with an endorsed Lyndale Secondary College Master Plan
- The College supports the continued joint-use of the sports precinct with the community, with management of the use continuing to be coordinated by Council
- Staff noted that there is capacity to relocate the beach volleyball court and the eastern boundary encircling it.

Items raised to be considered during the development of the master plan:

- Current layout of the gravel car park is inefficient
- College would support a synthetic surface with floodlighting, with the second pitch potentially being lined for hockey and rugby
- Area is popular with local residents as a dog off leash area.

Items to consider during the planning for any new/ upgraded pavilion:

- College has a strong bike education program, and would like any pavilion development to incorporate an internal or external bike store
- College would continue to utilise the multipurpose spaces for teaching sport classes within any new/ upgraded pavilion
- Pavilion design should be visually appealing and suitable for a range of different users.

4.2. Cleeland United Soccer Club

- Club was founded in 2004, and has been based at Lyndale Secondary College since 2012. It comprises of people of mainly South Sudan descent
- Club has 5 junior teams (U17, U15, U11, and 2 Mini Roos teams). Club has found it difficult to sustain senior teams due to the costs involved (the Club had 2 senior teams in 2016)
- Training and matches attract all family members, and are occasions for South Sudanese community members to come together.

Use of the sports precinct:

- Training: Wednesday & Friday using Pitch 1
- Matches: Sunday using Pitch 1.

Constraints and opportunities identified by the Club:

- Club requires use of both pitches for training, however, there are no floodlights on Pitch 2
- Two sets of change rooms are required for the number of junior teams, and there are no change rooms for referees
- Canteen is too small, and the storage is limited
- The multipurpose space available on the ground floor is highly valued but is too small for the Club's homework club (6.00 – 7.00pm) and its Zumba fitness group (7.00 – 8.00pm).



Other items to consider for improving the sports precinct:

- Increase the number of off-street car parks
- Install new goals on Pitch 2
- Increase the provision of shelters and seating
- Pitch 1 needs improved drainage
- Bin store needs to be secured.

4.3. Lyndale United Soccer Club

- Club was founded in 1977, and has always been based at Lyndale Secondary College
- Club has 2 senior teams (FV Div 4) and 5 junior teams (2 x U7, U8, U9 & U10), and aspires to introduce a girls' team and a women's team in the short-term

- Matches attract 80 – 100 spectators.

Use of the sports precinct:

- Training: Tuesday & Thursday using Pitch 1
- Matches: Saturday using Pitch 1.

Constraints and opportunities identified by the Club:

- Floodlighting is required for both pitches to enable training to be distributed across both pitches, which will ensure that Pitch 1 can be maintained to a suitable standard for matches for the duration of the season
- Club has no issues co-locating in the pavilion with the College and with Cleeland United Soccer Club both now and into the future, including any future shared use of social spaces
- Whilst the current change rooms are adequate for the senior teams, two sets of change rooms are required for the number of junior teams, and there are no change rooms for referees
- Canteen is too small, and the fixtures and fit-out are outdated
- Storage is limited
- Any new pavilion would be preferred as two storey facility, with the social room on the first storey
- The provision of a bar is considered by the Club as essential, as socialising is a large part of the social fabric of the Club.

Other items to consider for improving the reserve:

- Increase the number of off-street car parks
- Install security lighting within the car park and around the pavilion
- Club would support one synthetic pitch and one natural grass pitch
- Club supports the provision of a playspace within the sports precinct
- Increase the provision of spectator shelter and seating.

5. LYNDALE SECONDARY COLLEGE SPORTS PRECINCT MASTER PLAN

5.1. Plan Development

The Lyndale Secondary College Sports Precinct Master Plan (Options 1 & 2) was developed through consideration and analysis of information collected during the project from the following sources:

- Site analysis by the consultant team
- Input from Council's project team and other stakeholders
- Assessment and feedback from Council's project team on the preliminary concept plans
- Review and feedback of the draft master plan by Lyndale Secondary College staff and the two soccer clubs.

The main differences between the two master plan options are the location of the pavilion and the cricket practice nets.

5.2. Key Directions of the Master Plan

The key elements and directions identified in the master plan are described below, and should be read in conjunction with the illustrated master plans in Appendix 3 (Option 1) and Appendix 4 (Option 2). The numbers below correspond with the project numbers on the master plans.

1. Shared path link to the Eastlink bicycle path, install bollards to prevent unauthorised vehicles from accessing path
This project will prevent cars from parking on the shared path and blocking bicycle access, which occurs now.
2. New pavilion to accommodate uses by external sporting clubs and the school
A new pavilion is required in the medium to long term to better accommodate the needs of the sporting clubs and the College. An area schedule has been prepared for the pavilion and suggests a footprint of approximately 455sqm is required. This allows for 4 change rooms, a referees' change room, a social/multipurpose room, kitchen/ canteen,

and internal and external storerooms (see Appendix 2 for the pavilion area schedule).

It is proposed that the pavilion be a single storey building, but raised 0.5 – 0.75 metre above the ground surface level to improve the spectator viewing capabilities from inside and immediately outside the pavilion.

There are strengths for both pavilion locations identified in Options 1 & 2, and the pavilion design development process will be the opportunity for Council, the school, and the user groups to further investigate the optimal site.

Option 1 has the following strengths, assuming that the western soccer pitch will be the main pitch:

- *player and referee change rooms can be easily accessed; spectator shelter can be provided by verandahs; and the social space will benefit by having direct viewing to the main pitch*
- *views into the reserve along Halton Road will be unobstructed by siting the pavilion to the west, in front of the Halton Road overpass*
- *the existing pavilion can continue to be used throughout the full period of construction of the new pavilion, which will eliminate any interruption to business for the clubs and the school, and will save any costs that might otherwise have been required to hire temporary change rooms and other off-field facilities.*

Option 2 has the following strengths:

- *car park yield is greater (approx. 79 spaces compared to approx. 64 spaces in Option 1)*
- *the pavilion is closer to the existing school buildings, so would be more easily accessed by students, and would consolidate the building mass in this area of the school.*

3. Paved area around the pavilion

Paving around the pavilion will reduce maintenance, improve spectator comfort for those standing, and will create a good area for the assembly of students using the pavilion and surrounds for classes.

4. New car park with security lighting and a gate to control access off Halton Road
Both options provide a significantly larger car park for sport and school uses, and the lighting and gate will improve the security of the car park and the pavilion. (Option 1 approx. 64 spaces, and Option 2 approx. 79 spaces).
5. Remove existing pavilion.
Refer No. 2
6. Sports field to incorporate two full size soccer pitches, with a cricket oval overlay
The master plan provides an opportunity for the sports field area to better provide for soccer by reconfiguring the space to create two full-size pitches that orientate north-south. This orientation also allows a hard cricket wicket to be installed, which will not only increase the flexibility and use of the whole sports field area, but will also provide Council with an additional overflow cricket oval to allocate seasonally.
7. Player shelters
Permanent player shelters are possible in this location, and are required in accordance with Football Victoria's Field Dimensions and Pitch Markings Guide
8. Secure compound for soccer goals storage
A compound is recommended to ensure there is secure storage for soccer goals during summer for the Council and the soccer clubs, particularly if the cricket oval is activated. The location behind the pavilion will mean the storage compound will not detract from the visual amenity of the sports precinct.
9. New cricket practice nets
New cricket practice nets are required, as the existing nets will need to be removed to allow for the full-size soccer pitches.
10. Remove existing cricket practice nets
Refer No. 9

11. New path to connect all areas of the sports field and the entrance points into the school
The proposed path will improve the accessibility into and around the sports precinct for the community and students, particularly when the grass is wet.
12. Realign existing fence and relocate the sand volleyball court
This realignment allows the soccer pitches to be full-size.
13. Maintenance vehicle access
To allow Council maintenance vehicles to access the sports precinct.
14. Proposed local level playground
This proposal will require further assessment by Council and the College. It is a facility requested by the soccer clubs to better service the needs of children attending training sessions and matches.

5.3. Indicative Cost Plan

The Lyndale Secondary College Sports Precinct Master Plan recommends more than 14 separate improvement projects. The total estimated cost for full implementation of the master plan is between \$4.62M - \$5.10M.

The practicality and order of implementation of projects will be subject to a number of factors and criteria before proceeding, including:

- Availability of funding
- Current and future priorities of Council, and the broader needs of the community
- Further investigation, research and consultation.

The Master Plan Cost Plan is shown in Table 1. The item number assigned to each project is the same as the numbered symbols on the master plan drawings.

Prioritisation of projects will be undertaken by Council officers in conjunction with the College and the soccer clubs, as funding is procured.

Notes about the Master Plan Cost Plan

- The directions contained in the master plan do not commit the City of Greater Dandenong, the Department of Education and Training, the Lyndale Secondary College, the sports clubs, or any other organisation to a responsibility for funding.
- All capital cost estimates shown in the tables are based on works being undertaken by professional contractors. Consultant fees associated with design development, contract administration and project management have been averaged at 10% of construction costs.
- The cost estimates have been provided as indicative costs, based on similar projects undertaken in the past 18 months. No detailed plans have been prepared for any of the proposed upgrades, which are typically required to calculate more accurate cost estimates from a Quantity Surveyor
- The cost estimates have been provided as indicative costs, based on similar projects undertaken in the past 18 months. No detailed plans have been prepared for any of the proposed upgrades, which are typically required to calculate more accurate cost estimates.
- Cost exclusions include:
 - Construction contingencies.
 - Any costs/ loss of income, which may be incurred by the sports clubs and the College during construction of projects.
 - Goods and Services Tax (GST).

It should be noted that some capacity might exist for cost savings during the implementation of the capital improvement program by packaging projects into one larger contract.

Table 1 - Lyndale Secondary College Sports Precinct Master Plan Cost Plan

No.	Category/ Project	\$ Range
Sport		\$4.00M - \$4.30M
2	- New pavilion (455sqm)	\$2,500,000
5	- Demolish existing pavilion	\$45,000
6	- Sports field upgrade: 2 soccer/ 1 oval (sub-surface irrigation & drainage, sandy loam and turf), floodlighting x 2 pitches, concrete wicket	\$1,415,000
7	- Player shelters (x 2)	\$10,000
8	- Soccer goal compound (chain-mesh fencing)	\$15,000
9	- New cricket practice nets (2 lanes)	\$175,000
10	- Remove existing practice nets and reinstate to grass	\$7,500
Landscape		\$0.17M - \$0.25M
1	- Install bollards along bike path	\$8,250
3	- Paved area around the pavilion, and 6 benches	\$55,000
11	- Sealed concrete path: 1.5m wide, approx. 800m long with 100m	\$102,000
-	- Tree planting (allowance for 100 @ \$250 each)	\$25,000
Other		\$0.45M - \$0.55M
4	- Car park (79 spaces) with kerb and channel, lighting, gate and bollards/ fence	\$400,000
12	- Realign fence (approx. 75m)	\$11,250
13	- Incorporated into No. 4	\$0
14	- Local playspace, including softfall	\$75,000
Total Estimated Cost		\$4.62M - \$5.10M

APPENDIX 1

People and organisations consulted

Project Management (City of Greater Dandenong)

Name	Position
Christy O'Shea	Coordinator Sport & Recreation
Tom Cullen	Project Officer – Sport & Recreation

Groups Consulted

Name	Organisation
Pam Robinson	Assistant Principal, Lyndale Secondary College
Theo Petkaris	Staff-sport, Lyndale Secondary College
Diana Kennedy	Staff-sport, Lyndale Secondary College
John Isaac	Cleeland United Soccer Club
James Onye	Cleeland United Soccer Club
Yasser Elmoudir	Cleeland United Soccer Club
Daniel Pehar	President, Lyndale United Football Club
Kevin McKenna	Secretary, Lyndale United Football Club
Luca Santucci	Treasurer, Lyndale United Football Club

APPENDIX 2

Proposed area schedule for a new pavilion

Accommodation	Football Victoria Standards # (m2)	Council Standards * Area (m2)	Recommended Areas (m2)	Comments
Home Team				
Home Change (Senior)	25	25	25	Allow for roller door between Home senior and junior change to allow for larger change room
Home Amenities (Senior)	-	20	20	Allows for 3 showers, 2 pans, 2 handbasins. To be female friendly
Home Change (Junior)	20	25	20	
Home Amenities (Junior)	-	15	15	Allows for 2 showers, 2 pans, 2 handbasins. To be female friendly
Away Team				
Away Change (Senior)	25	25	25	Allow for roller door between Away senior and junior change to allow for larger change room
Away Amenities (Senior)	-	20	20	Allows for 3 showers, 2 pans, 2 handbasins. To be female friendly
Away Change (Junior)	20	25	20	
Away Amenities (Junior)	-	15	15	Allows for 2 showers, 2 pans, 2 handbasins. To be female friendly
Other Spaces				
Referees Change Room	20	20	20	Includes 1 shower plus change area within cubicle, 1 pan and 1 handbasin, and a writing desk/ bench and chair.
Internal Accessible WC	-	8	8	
First Aid	Not Specific	10	10	
Meeting Room	-	20	120	Install operable wall to allow space to be divided into two smaller spaces - proposed one at 100sqm; one at 20sqm, to create flexibility for use by tenant clubs and school
Social/ Multipurpose Room	-	Not Specific		
Kitchen /Canteen	-	25	20	Shared space
Kitchen Store	-	-	3	
Bar	-	-	10	Space to be separated from the Kitchen and with capacity to be shuttered off from view to the multipurpose room
Furniture store	-	-	8	Furniture store required to enable flexible use of the multipurpose room
Internal Store	-	20	15	Include internal cages to allow secure store for 2 tenants
External Store			20	Include internal cages to allow secure store for 2 tenants and the school
Internal Toilets	-	-	0	Design to allow for the public toilet provision to also service the social/ multipurpose room
Miscellaneous Areas				
Cleaner's Store	-	-	3	
Services	-	-	2	
Bin store		Not Specific	5	Should be secured
Public Toilets	Not Specific	25	30	Allows for 3 pans, 2 handbasins in female and 2 pan, 2 urinals, 2 handbasins in male. Includes Accessible WC (8sqm)
Covered Viewing Area	-	50	50	
Total Net Area	110.0	348.0	434.00	excludes covered viewing area
Grossing (Circulation at 5%)	5.5	17.4	21.70	
Total Building Area	115.5	365.4	455.70	

Source: Football Victoria Minimum Facility Standards (2017)

* Source: Facility Development Guidelines - Community (Sports Facilities Plan, 2015)

APPENDIX 3

Lyndale Secondary College Sports Precinct Master Plan (Option 1)



APPENDIX 4

Lyndale Secondary College Sports Precinct Master Plan (Option 2)

