
Dandenong Police Paddocks Reserve Sports Precinct Concept Plan

June 2020



SimonLeisure

Dandenong Police Paddocks Reserve Sports Precinct Concept Plan

About this document

This report describes the process to prepare the Dandenong Police Paddocks Reserve - Sports Precinct Concept Plan for the City of Greater Dandenong, and the resultant recommendations and key directions for the concept plan.

Acknowledgements

The support and assistance provided by the reserve user groups, Parks Victoria and the Victoria Police is acknowledged and appreciated. The study was managed and informed by a Council Project Working Group, and the guidance from this group is appreciated.

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1. INTRODUCTION

The City of Greater Dandenong’s vision for the Dandenong Police Paddocks Reserve - Sports Precinct is that it will be a multipurpose sporting space for soccer, softball, baseball, cricket and Australian Rules football, and provide Council with a regional sporting events space.

The purpose of the Dandenong Police Paddocks Reserve Sports Precinct Concept Plan is to guide the future improvement of the precinct to achieve the vision.



The Dandenong Police Paddocks Reserve is a site of State and National significance, particularly for its association with Aboriginal heritage and for its use as the Victoria Police Stud Depot for more than 80 years. Today, the 499 hectare reserve located in Endeavour Hills is recognised for its areas of cultural heritage, significant indigenous flora, and network of gated walking paths and fire management tracks, which makes it a popular destination for walkers, cyclists, birdwatchers and other naturalists.

The sports precinct within the reserve was first established in the 1970s, and has been progressively developed into a combined sports area of 28.6 hectares featuring the following three sub-precincts user groups:

Northern Field Precinct
(the 3 sports fields north of Brady Road)

Melbourne Strikers Cricket Club
Mid Year Cricket Association
Dandenong City Soccer Club

Softball/ Baseball Precinct

Dandenong Softball Association
Wheeler's Hill Baseball Club

Soccer Precinct
(Frank Holohan Soccer Complex)

Dandenong City Soccer Club

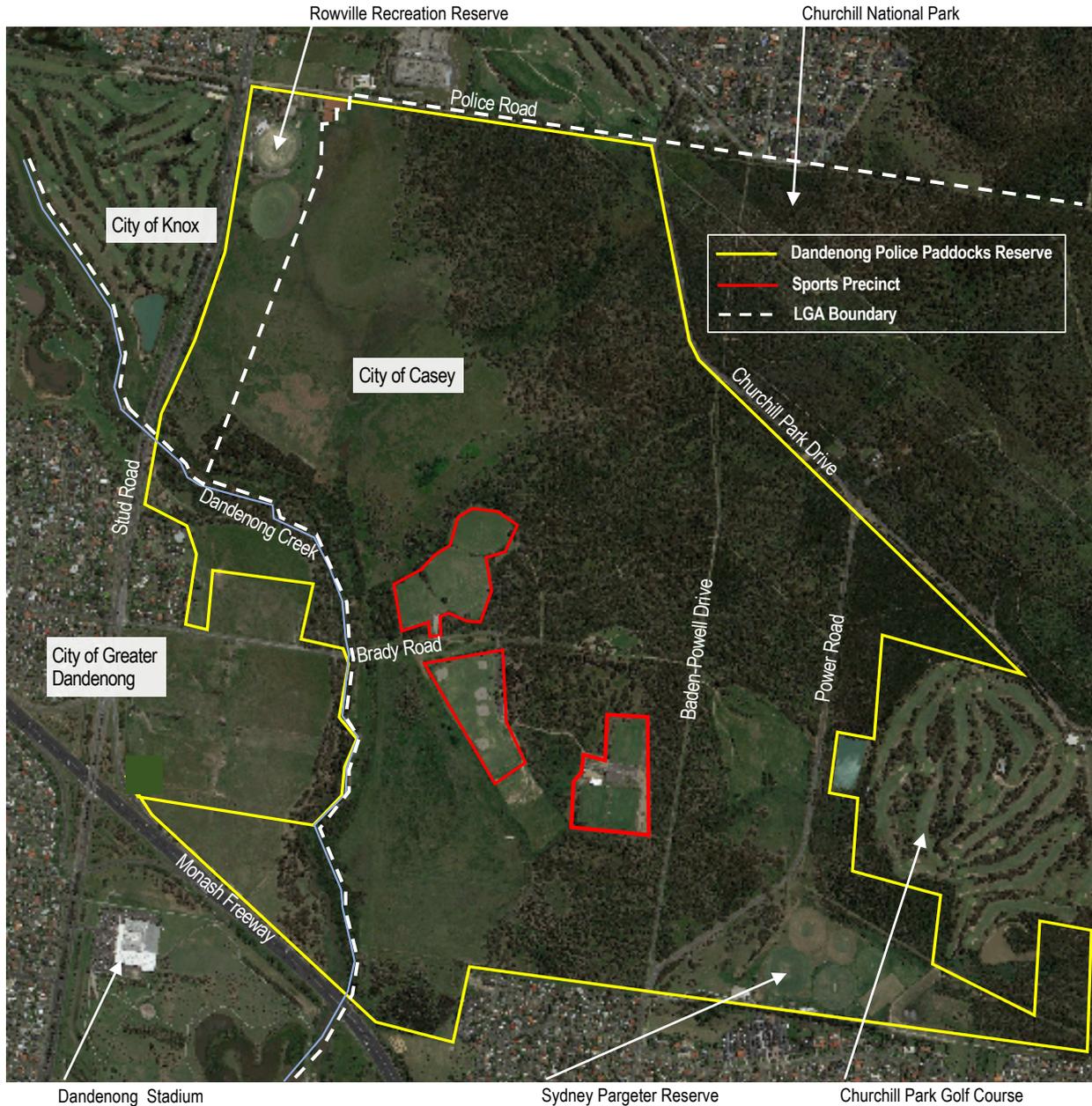
The sports precinct is located centrally within the reserve, and has two vehicular access points: from the west off Brady Road; and from the east off Baden Powell Drive. Whilst the City of Greater Dandenong manages and maintains the sports precinct in accordance with the terms of a lease with Parks Victoria, the land is Crown land situated largely within the municipal area of the City of Casey (see Figure 1).

The City of Greater Dandenong commissioned the concept planning study in August 2019 to investigate a number of factors relating to the sports precinct, including the adequacy of the existing sporting facilities and traffic management arrangements to meet current and future user group needs, and the opportunity for the sports precinct to better cater for passive and active recreation pursuits.

This report outlines the planning context for the development of the Dandenong Police Paddocks Reserve - Sports Precinct Concept Plan, the process undertaken, the information collected and assessed, and describes the proposed improvement projects for the sports precinct.

The inclusion and reference to projects in the concept plan does not directly commit the City of Greater Dandenong, the reserve user groups, or any other organisation to a responsibility for funding and implementation of the projects.

Figure 1 – Site Context Plan for the Dandenong Police Paddocks Reserve



1.1. Study Aims and Objectives

The aim of the study was to prepare a concept plan that will guide the future development of the sporting precinct within the Dandenong Police Paddocks Reserve. Several factors and considerations were listed in the study brief for investigation during the study, including:

- To better understand the future needs of the reserve user groups.
- To assess the adequacy of existing facilities to meet user needs and industry standards.
- To review the effectiveness and efficiency of car parking and vehicle circulation.
- To assess options to enhance the site as a destination for increased social recreation and personal fitness uses.

1.2. Concept Planning Process

A number of research and consultative processes informed the development of the concept plan, including:

- Review of relevant planning and background reports.
- Review and assessment of the existing sporting and recreation facilities, the spatial layout of facilities and connections within each sub-precinct, traffic management arrangements, and the linkages between and beyond the three sub-precincts.
- Engagement with the reserve user groups, Council representatives, Parks Victoria, and other relevant stakeholders.
- Analysis of issues and opportunities for the sports precinct, including options to improve the sustainability and functionality of the sporting and recreation facilities, car parking arrangements, the overall presentation and amenity of each sub-precinct, and the broad recreational values of the sports precinct and the immediate surrounds.
- Preparation of issues and opportunities plans, preliminary concept plans, and the subsequent preparation of a final sports precinct concept plan.

The Dandenong Police Paddocks Reserve – Sports Precinct Concept Plan has been prepared to not only reflect the needs and aspirations of the existing user groups, but to also improve its overall amenity, functionality and recreational value for residents and visitors to the Police Paddocks.

2. CONTEXT AND BACKGROUND

The development of the Dandenong Police Paddocks Reserve - Sports Precinct Concept Plan takes into account a number of research and planning considerations. This section provides a summary of the key planning and context factors that were assessed and considered during the study.

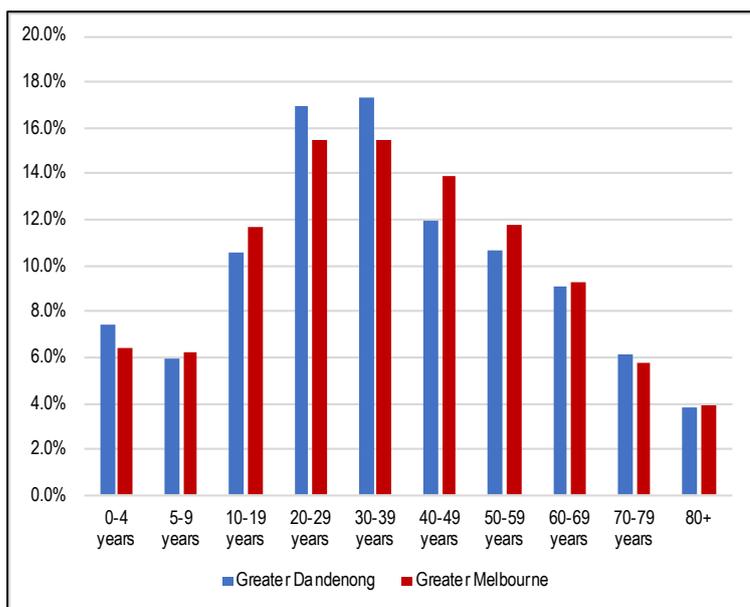
2.1. City of Greater Dandenong Demographic Profile

Whilst the Dandenong Police Paddocks is situated outside of the City of Greater Dandenong, Greater Dandenong residents make up a majority of the members in the two key tenant groups, the Dandenong City Soccer Club and the Dandenong Softball Association. Both groups have municipal-wide and beyond catchments, so it is appropriate that the demographic review consider the City as a whole, and not just Dandenong North, the closest City of Greater Dandenong suburb to the Dandenong Police Paddocks sports precinct.

Current Population Characteristics

The estimated population of the City of Greater Dandenong in 2019 was 173,933 people, an increase of 15,185 (or 9.6%) since 2016 (158,748 people)¹. Figure 2 shows that Greater Dandenong has a 'younger' population profile when compared to all of Greater Melbourne.

Figure 2 – Comparison of the Population Profile of the City of Greater Dandenong with Greater Melbourne (2019)



Greater Dandenong is the most culturally diverse local government area in Australia, with just over 70% of residents speaking a language other than English, compared to 31% for all of Greater Melbourne. The most popular languages are Vietnamese, Khmer, Chinese and Greek.

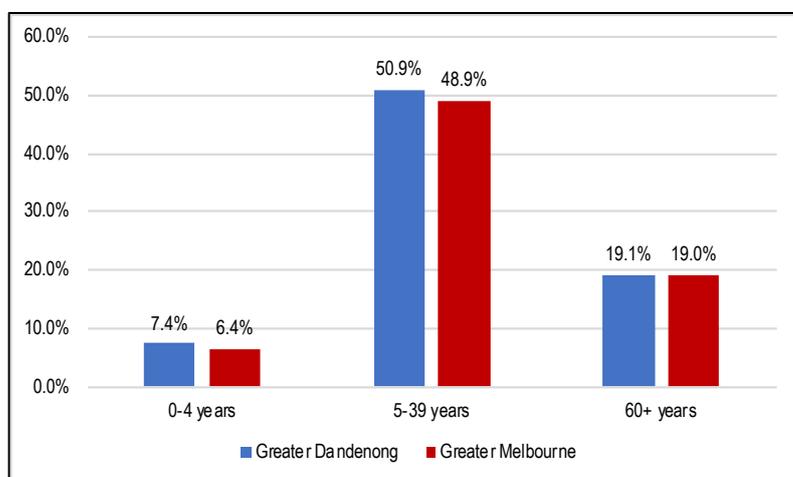
In 2016:

- The median individual weekly gross income in Greater Dandenong was \$476, the lowest level for all of Greater Melbourne.
- 25% of two-parent families with young children (<15 years) had either one or no cars compared with 18% of such families across all of Greater Melbourne.

¹ Remplan, 2020

The age cohort of 5-39 years is important for sports facility planning, as most people who participate in organised sport fall within this age cohort². Figure 3 shows that Greater Dandenong has a slightly higher proportion of people aged 5-39 years compared to all of Greater Melbourne (50.9% to 48.9%).

Figure 3 – Comparison of Age Cohorts of the City of Greater Dandenong with Greater Melbourne (2019)



Projected Population Growth

The key to planning for the future demand for sporting facilities with a municipal-wide catchment is to understand the population growth of the municipality, and the level of growth for the active age cohort of 5-39 years. The trend of growth or decline in this age cohort can be a good indicator to predict with some confidence if the overall demand for specific sporting facilities is likely to increase, be stable, or decrease during the forecast period.

The population of the City of Greater Dandenong is projected to grow by an estimated 42,500 people between 2019 and 2031

Table 1 – Population Growth of the City of Greater Dandenong (2019 to 2031)

Cohort	Population 2019	Population 2031	No. Change 2019-2031	% Change 2019-2031
City of Greater Dandenong	173,933	216,422	42,489	24.4%
5-39 years	88,384	109,221	20,837	23.6%

Table 1 shows that there is projected to be an estimated 21,000 Greater Dandenong residents aged 5-39 years by 2031, for a total cohort population of nearly 110,000. The proportion of the total population aged 5-39 years will remain relatively stable at approximately 24% between 2019 and 2031.

Implications for Sports Facility Planning

The projected net increase of the population for Greater Dandenong to 2031 will result in a corresponding increase in demand for access to sporting facilities, including the soccer, cricket, and softball/ baseball facilities at the Dandenong Police Paddocks.

The high cultural diversity Greater Dandenong will continue to influence the growth in sports, such as soccer and cricket, whilst not expected to impact softball or baseball as much.

² AusPlay 2019 (AusPlay is the sport and physical activity participation tracking tool funded and coordinated by Sport Australia)

2.2. Planning Context

The following City of Greater Dandenong reports and strategies provided important context, background and direction for the preparation of the concept plan:

- Greater Dandenong Council Plan (2017-2021).
- Community Wellbeing Plan (2017–2021).
- Sports Facility Plan 2015 (and Implementation Plan Update 2018).
- Activate - Sport and Active Recreation Strategy 2014-2019.
- Playground Strategy and Action Plan (2013-2023).
- Football (Soccer) Development Plan (2011).
- Places For People: Open Space Strategy (2009).

Other Council plans and strategies were reviewed, and where appropriate and necessary are referenced in other sections of the study report to provide context and rationale for recommendations and other planning directions. Further, facility standards and guidelines endorsed by the State Sporting Associations for softball, baseball, soccer and cricket were reviewed, and informed the compliance assessment of facilities (refer Section 3) and some improvement projects.

The key directions from Council plans and strategies relevant to this planning study are summarised below.

Greater Dandenong Council Plan (2017- 2021)

The Council Plan identifies six objectives to guide Council's priorities for the five year period from 2017, and outlines how the Council will achieve these objectives. The following two objectives helped inform the development of the concept plan:



Strategic Objective 1 A vibrant, connected and safe community

What Council will do:

- Develop safe and well-designed public spaces which encourage public access.
- Increase community participation in physical activity through our leisure, recreation and sports services.
- Provide quality and affordable community facilities to enable effective programs and activities for all.

Strategic Objective 3 A healthy, liveable and sustainable city

What Council will do: Upgrade Council parks and reserves through the implementation of Council's Capital Improvement Program.

Community Wellbeing Plan (2017-2021)

The plan provides direction on Council's key priorities to improve health and wellbeing outcomes, and enable residents to live rewarding, healthy and socially connected lives. Four health and wellbeing priorities and associated objectives incorporate the long-term changes that Council seeks to influence over the life of the plan.



Priority 1 Community Infrastructure, Transport and Environment

Objective 1.1 Create places for people to enjoy and actively participate in their local community, including open spaces and recreational opportunities.

Priority 3 Mental and Physical Health

Objective 3.1 Improve the health and wellbeing of all residents through collaborative planning and enhancing health promoting services and opportunities.

Sports Facility Plan 2015 (and Implementation Plan Update 2018)

The plan guides the planning and strategic delivery for new and improved sporting facilities throughout the municipality. The 2018 Plan Update supersedes the 2015 and 2011 Plans. The plan includes a Sporting Grounds and Facility Classification Framework, and sports ground and infrastructure standards. The classification of sporting facilities and their level of compliance with the standards for each facility hierarchy are incorporated into the overview of existing facilities in Section 3.



The plan includes the following improvement projects for the Dandenong Police Paddocks Reserve sports precinct:

Softball sub-precinct

- Lighting installation to training standard for 4 diamonds (High priority)
- Softball pavilion upgrade (H)
- Installation of additional fencing on Diamonds 3-6 (H)
- Installation of shelters of the dug outs on Diamonds 1 and 2 (H)
- Installation of home run fences on 4 diamonds (H)
- Enlarge/ level practice throw space on Diamonds 1 and 2 (M)
- Installation of directional signage (M)

Soccer sub-precinct

- Soccer pavilion redevelopment (M).
- Lighting upgrade to training standard on Pitch 3 (M).

Other facility improvement projects for each sub-precinct are noted in the 2015 Implementation Plan that have not been completed, and the need for these were considered during the development of the concept plan.

Activate - Sport and Active Recreation Strategy 2014-2019

Activate was developed to guide Council in the provision of facilities, services and programs designed to increase participation in sport and active recreation in the City of Greater Dandenong. The strategy identified that participation levels in baseball, soccer and cricket were increasing. A number of strategic actions were developed, which are grouped under five key themes. The relevant themes are:



Theme 3 - Outdoor sporting facilities

Objective Maintain the distribution and access to quality outdoor sporting facilities.

- Strategic Actions
- Liaise with Baseball Victoria to explore opportunities for the future development of baseball within the municipality.
 - Support Cricket Victoria and multicultural agencies to implement cricket programs and initiatives for multicultural groups/ participants.
 - Work with key stakeholders to investigate the potential establishment of regional facilities and a home base for Softball Victoria in Greater Dandenong.

Theme 4 – Informal recreation opportunities

Objective Provide informal recreation opportunities for all

- Strategic Actions
- Incorporate unstructured recreation infrastructure into the planning and development of key open space areas to encourage increased levels of physical activity.
 - Ensure walking paths are incorporated into master plans for key sites throughout the municipality.

Playground Strategy and Action Plan (2013-2023)

The strategy has been prepared to guide Council's forward planning for the provision of playgrounds throughout the City of Greater Dandenong. The overall objective of the strategy is to achieve a comprehensive playground network that meets the current and future needs of residents.

The analysis of playgrounds undertaken during the strategy identified that the two playgrounds located at Dandenong Police Paddocks Reserve are categorised as Local playgrounds and were installed in 2003. Local playgrounds are designed for residents within walking distance (generally within 400m catchment) and are typically small, junior playgrounds that cater to younger children.

The strategy provides a Playground Development Action Plan that outlines recommendations for existing and proposed playgrounds throughout the City for the next 20 years:

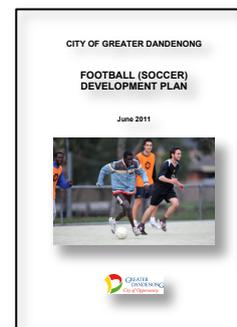
- Priority 48 – Upgrade Police Paddocks Reserve North playground.
- Priority 53 – Upgrade Police Paddocks Reserve South playground.



Football (Soccer) Development Plan Policy (2011)

The purpose of the plan is to provide a strategic direction for the future provision of soccer in the City of Greater Dandenong.

A key objective of the plan was to provide Council with direction on the possible future provision of regional/ sub regional soccer facilities. Dandenong Police Paddocks Reserve was one of six venues assessed for development into a higher level facility, however, was not recommended for development due to the site being located on State Government owned land and outside the municipal boundary, and the location is isolated and poorly serviced by public transport.



Places For People: Open Space Strategy (2009)

The objectives of the Open Space Strategy are to drive the provision of a quality open space network throughout the municipality, and to meet the recreational and social needs of the current and future Greater Dandenong community. The goals of the strategy are to provide:

1. 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.
2. A comprehensive open space network that delivers environmental, social, health and well-being, and economic benefits to the community.

The strategy outlines broad principles for the open space network, goals for open space provision, and park development standards. A number of strategic actions were developed, which are grouped under three objectives. The relevant objective is:

Objective 2 – More sports reserves

- Strategic Actions
- Improve the carrying capacity of existing sports reserves to allow increased use
 - Establishment of further sports fields on existing passive reserves



2.3. Ownership and History

Ownership

The Dandenong Police Paddocks Reserve is Crown land managed by Parks Victoria. The reserve is largely situated within the City of Casey, although a small area of the reserve east of Stud Road lies within the City of Knox.

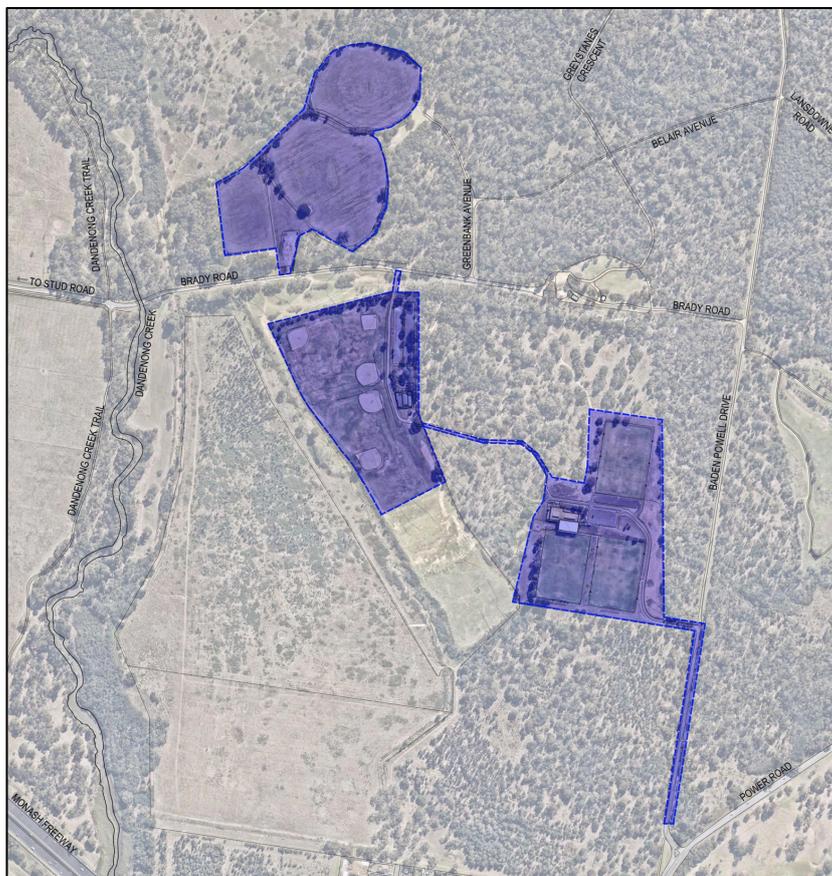
The City of Greater Dandenong has a 21 year lease of the following three areas as described in the Lease, but which are collectively known as the sports precinct (see Figure 4):

1. Softball centre.
2. Frank Holohan Soccer Complex.
3. Three recreational areas north of Brady Road.

The Commencement Date of the Lease with Parks Victoria was 1 July 2012, and the Expiry Date is 30 June 2033. Clause 1 of the Lease stipulates that the Permitted Use of the sports precinct is “community based sporting activities and the operation of a kiosk”.

Under the Terms of the Lease, the City of Greater Dandenong is responsible for the maintenance of the grounds and associated infrastructure located within the sports precinct, and has the authority to permit the usage of the sports precinct by sporting clubs.

Figure 4 – Land Leased to the City of Greater Dandenong (Sports Precinct)



History

Dandenong Police Paddocks Reserve has considerable historical and cultural significance

The area was originally part of the lands of the Bunurong Aboriginal people, and they knew the location as Nerre Nerre Warrene. The history and use of the reserve is noted below³ in chronological order.

1837-1838	The headquarters of the first Native Police Corps commanded by Christiaan de Villiers was stationed here. The Corps comprised of Aboriginal men, and dealt with disputes between Aboriginals and European settlers across Victoria.
1840 – 1843	The Melbourne-Westernport Aboriginal Protectorate Station was here.
1842 to 1853	The headquarters of the second Native Police Corps commanded by Henry Pultney Dana was stationed here.
1853 – 1931	The Victoria Police Horse Stud Depot was located here where horses were bred, trained and spelled.
1869 – 1963	The site was home to a succession of Queensland Aboriginal trackers, brought down initially to assist in the search for bushranger Ned Kelly. Later, Aboriginal people worked as trackers with the Victorian Police during this era, and until 1931, many of the trackers were based here with the Victorian Police Horse Stud Depot.
1930 to 1957	Farming, grazing, and agriculture of parts of the reserve.
1941	Dandenong National Park formed in the north section of the reserve, renamed Churchill National Park in 1944.
1962	The stone house and barracks of the Victorian Police Horse Stud Depot were demolished to make the site safe for the 1964-65 Scout Jamboree.
1962 – 1963	Gated roadways in the hill area were constructed in preparation for the Scout Jamboree.
Dec 1964 to Jan 1965	7th Australian Scout Jamboree is held at the reserve. It attracted 16,000 boys from 21 countries, and ran for 12 days.
1960s	Recreational areas and walking trails developed.
1978	Dandenong Softball Association commences occupancy at the reserve.
1980	The Frank Holohan Soccer Complex is constructed.

Figure 5 – Historic Photographs of the Dandenong Police Paddocks Reserve



³ Source: Author, Robert V. J. Padula, OAM

2.4. Land Description

The Dandenong Police Paddocks Reserve comprises an area of approximately 499 hectares. The three sites that make up the sports precinct have a combined area of approximately 28.6 hectares.

The entire reserve, including the sports precinct, is zoned *Public Conservation and Resource Zone* (see Appendix 1). The current sporting and recreational uses of the sports precinct are consistent with this zoning, as the facilities are “*open sports grounds*”.

Parts of the sports precinct are subject to the following planning overlays:

1. Land Subject to Inundation Overlay (see Appendix 1).
2. Bushfire Management Overlay (see Appendix 1).

Land Subject to Inundation Overlay

The purpose of the Overlay is:

- To identify land in a flood storage or flood fringe area affected by the 1 in 100 year flood, or any other area determined by the floodplain management authority.
- To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.
- To ensure that development maintains or improves river and wetland health, waterway protection and flood plain health.

The stormwater overland flow path covered by the Overlay follows the alignment of Brady Road and directly impacts only a small area of land that is the sports precinct: the very southern section of the northern sports fields precinct; and the very northern section of the softball/ baseball precinct.

The impact of the conditions of the Overlay that are relevant to this study include:

- That a permit is required to construct a building or to construct or carry out other works, including a fence, roadworks, bicycle pathways and trails, and public toilets.
- That a permit is not required to construct an open building with no walls or a picnic shelter, or to carry out replacement of fences of the same materials as the existing fence.

Bushfire Management Overlay

The purpose of the Overlay is:

- To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.
- To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.
- To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

All land that is the sports precinct is impacted by this Overlay, except a majority of the soccer pitch located in the northern sports fields precinct. The impact of the conditions of the Overlay that are relevant to this study include that a permit is required to construct a building or to construct or carry out other works associated with a use for leisure and recreation. However, this does not apply to a building or works with a floor area of less than 100m² not used for accommodation and ancillary to a dwelling, or to a building or works associated with timber production provided the buildings or works are not within 150 metres of accommodation or land zoned for residential or rural residential. Under these requirements, any building works proposed for the sports precinct will not be directly impacted by the Bushfire Management Overlay.

3. EXISTING CONDITIONS

Council has a four-level classification framework that it is applied to all sporting facilities.

1. National/ State.
2. Regional.
3. Community Premium.
4. Community Standard.

The classification framework guides the level and quality of sport facility provision, and playing surface standards. Table 1 shows the classification for each of the sporting facilities available within the Dandenong Police Paddocks Reserve sports precinct. This classification, and the associated standards and guidelines relevant for each level of the hierarchy, were important considerations during the review of facilities, and influenced proposed improvements outlined in the Dandenong Police Paddocks - Sports Precinct Concept Plan.

Table 2 – Sports Ground Classification for Sports Precinct Facilities

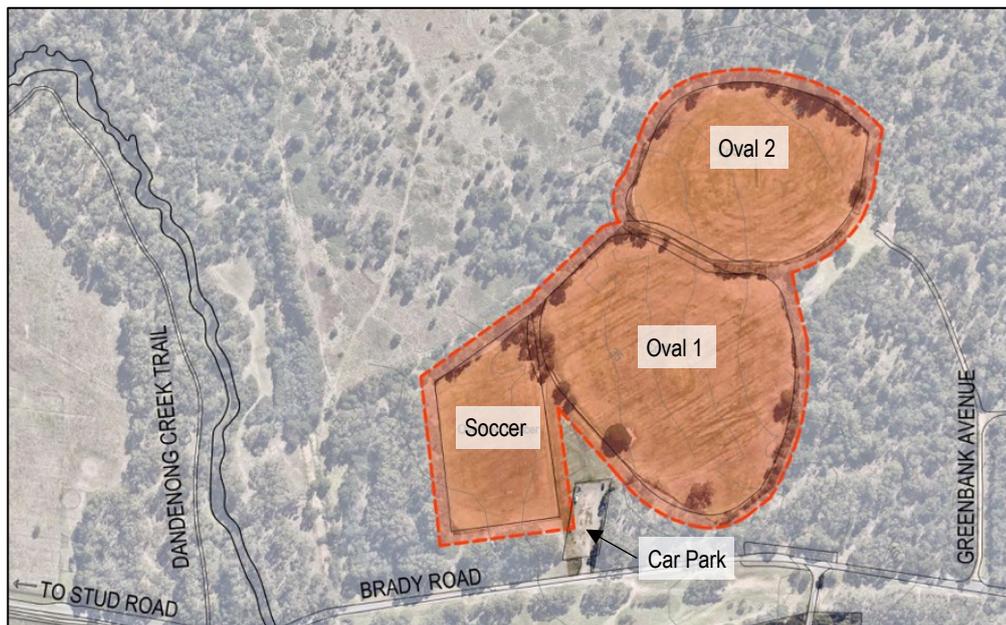
Sport Facility	Sports Ground Classification				Pavilion Classification
	National/ State	Regional	Community Premium	Community Standard	
Northern Oval Precinct					
- Oval 1				✓	N/A
- Oval 2				✓	
- Soccer Pitch				✓	
Softball/ Baseball Precinct					
- Softball/ Baseball Fields 1 - 5				✓	Community Standard
Soccer Precinct					
- Soccer Pitch 1		✓			Regional
- Soccer Pitch 2			✓		
- Soccer Pitch 3			✓		

The consultant team undertook a review of all existing sporting and recreation facilities, traffic and access, and landscape settings in September 2019. Several other follow-up inspections of facilities were undertaken during consultation meetings with user groups and Council staff.

This section describes all key facilities and spaces currently available within the sports precinct, and identifies issues and opportunities evident. Preliminary recommendations and future directions for the sports precinct are also reported. An important reference document used to inform the condition of the playing surfaces was the Sportsfield Review, Sports Turf Consultants (October 2018).

3.1. Sporting and Recreation Facilities

Northern Field Precinct



- **Two ovals**

Oval 1 is an irregular shape of approximate dimensions 185m long x 175m wide. It has a synthetic surface cricket wicket and no other below ground or above ground infrastructure. The playing surface has the preferred north-south orientation and is assessed in the 2018 Sportsfield Review as being uneven but otherwise in very good condition.

Oval 2 has a more regular oval shape of approximate dimensions 135m long x 175m wide. It also has a synthetic surface cricket wicket and no other supporting infrastructure. The playing surface has a north-south orientation and is assessed as being uneven but otherwise in very good condition. There is no public vehicle access directly to Oval 2, due to the security gate installed on Brady Road just east of the entrance into the softball/ baseball precinct.

Both cricket wickets are approximately 2.0m wide, which is narrower than the recommended width of 2.4m-2.8m⁴. The wicket on Oval 2 is significantly less than the recommended length of 25m-28m.

Under Council's sports facility classification system, both ovals are Community Standard level sporting facilities. Infrastructure not available but which should be under this classification includes drainage and irrigation, training standard floodlighting (if required), and spectator shade/ viewing areas. There is no onsite access to toilets, running water, or storage.

- **Soccer pitch** of compliant dimensions for senior competition of 100m long x 68m wide. The playing surface has the preferred north-south orientation and is assessed in the Sportsfield Review as being uneven but otherwise in very good condition.

The pitch is a Community Standard level sporting facility, and deficiencies under this classification are the same as the ovals above.



⁴ Source: Community Cricket Facility Guidelines, Cricket Australia (2015)

Softball/ Baseball Precinct



- There are **five skinned softball fields** with two fields being used for baseball (No.s 2 & 5). The table below indicates which fields are able to accommodate compliant outfield distances for fast pitch softball and baseball fields, in accordance with Softball Australia and Baseball Australia preferred dimensions.

Field No.	Softball		Baseball	
	Female	Male	Female	Male
1	✓	✓	✓	✗
2	✓	✓	✓	✓
3	✗	✗	✗	✗
4	✓	✗*	✗*	✗*
5	✓	✗	✓	✗
Overflow	✗	✗	✗	✗

* Field 4 cannot meet minimum dimensions when Field 2 is in use

The foul line fencing and player dug-outs are to standard for softball on Fields 1 & 2 only. None of the Fields comply with preferred fencing and backnet standards for baseball, however, Baseball Victoria is flexible in relation to fencing standards for fields being used jointly for softball. None of the Fields are floodlit, which is a constraint for both user groups, especially baseball, as it is a winter sport which requires floodlights for training. Floodlights also add flexibility for match scheduling. New floodlighting will require an upgrade to the power supply to the precinct.

The outfield playing surfaces have irrigation but no drainage infrastructure, and are assessed in the 2018 Sportsfield Review as being uneven but otherwise in good to excellent condition. During

the consultant team inspection, wheel marks were evident across some of the outfield area, which was due to unauthorised/ hoon vehicle damage. The precinct perimeter fence does not extend around Field 5, and so allows unauthorised 4WD vehicles to enter the precinct. The perimeter fence should be renewed and extended.

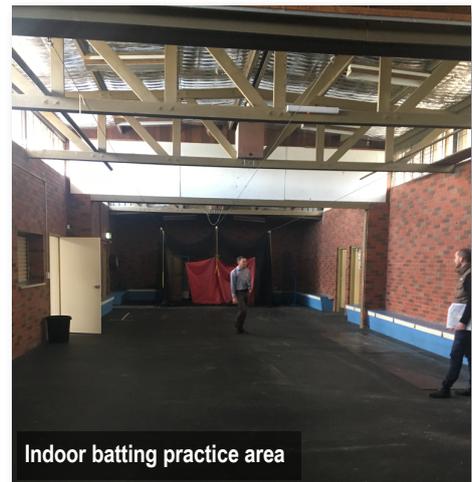
The **batting and pitching practice area** adjacent to Field 1 is inadequate for softball and baseball training and competition warm-up needs.

Under Council's sports facility classification system, the fields are Community Standard level sporting facilities. Infrastructure not available but which should be under this classification includes drainage infrastructure, and training standard floodlighting.



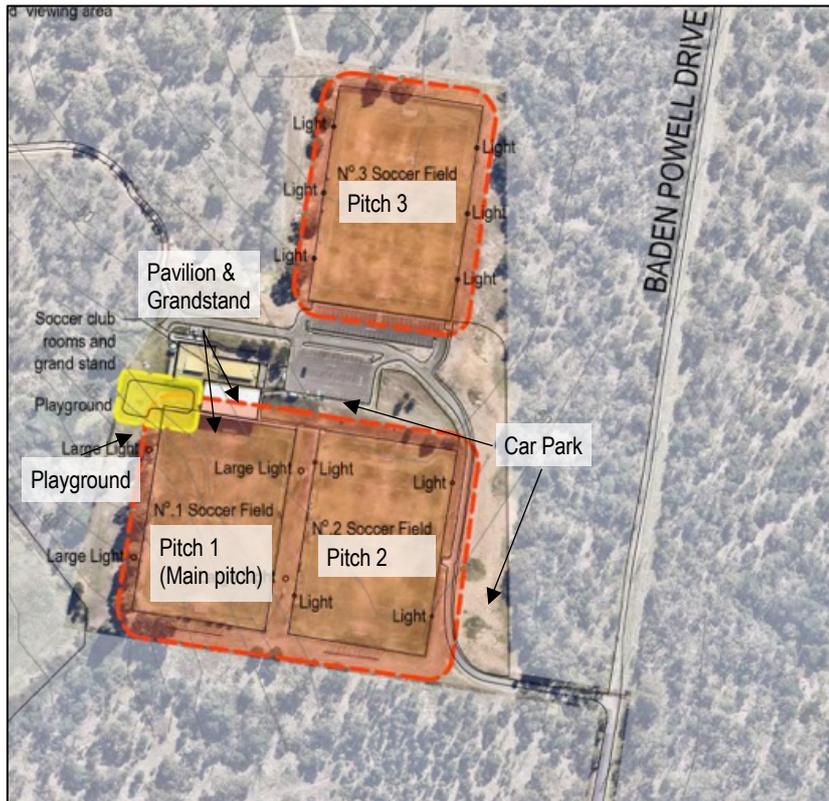
- The **sports pavilion** (the Jeannie Wood Pavilion) comprises of home and away player change rooms and amenities (recently upgraded), a social area that has been converted into an indoor training space, a combined kitchen/ canteen, an office/ meeting room, and an accessible toilet with external access. The building incorporates a large covered verandah area.

The building is in good condition, however, the kitchen requires upgrading, there is a lack of storage, and the social room is not fit for purpose. Under Council's pavilion classification system, the pavilion is a Community Standard level and should contain an umpires/ referees change room, a first aid room, and a bar.



- The **playground** is a Local level playground, and is in good condition. It meets the standards of provision as outlined in Council's Playground Strategy and Action Plan (2013).
- The **cleared, uneven, degraded area** south of Field 5 is currently outside of the Council's leased area and has no current function. Feedback from Council officers suggest that the area has always been set aside for future sports fields, either as an extension of the softball facilities or as a site to accommodate additional soccer fields. A task of this study was to consider options for the future use of the area for additional sports fields, pending demand and the feasibility of developing the site.

Soccer Precinct (Frank Holohan Soccer Complex)



- The soccer precinct comprises **three natural grass soccer pitches**, all in the preferred north-south orientation, and all exceed the minimum dimensions to accommodate community-based open-age soccer competition (100m long x 64m wide).

The **main pitch** has been developed to a higher standard, with in-fill pitch perimeter fencing, covered player benches, an electronic scoreboard, competition standard floodlights, fenced player and official pitch access, and a grandstand seating approximately 430 people under cover. A second grandstand with covered seating for the main pitch is scheduled for construction in 2020.

Under Council's sports facility classification system, Pitch 1 is a Regional level sporting facility, and all infrastructure required for a Regional level pitch is available.



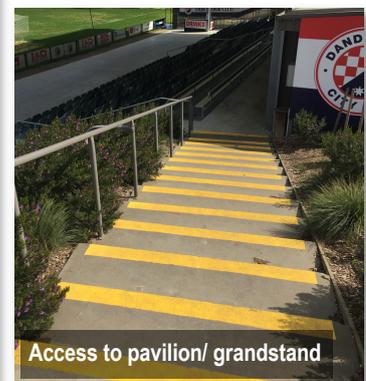
Pitches 2 & 3 are fenced, which needs replacing, and both are floodlit: Pitch 2 to training standard; and Pitch 3 is below training standard. Pitches 2 & 3 are Community Premium. Infrastructure not available for Pitch 2, but which should be under a Community Premium classification, includes electronic scoreboard and spectator shade/ viewing area. For Pitch 3, infrastructure not available, but which should be under a Community Premium classification, includes (compliant) floodlighting to training standard, an electronic scoreboard, player benches, and spectator shade/ viewing area.

All playing surfaces have sub-surface irrigation and drainage infrastructure, and are assessed in the 2018 Sportsfield Review as being in good to very good condition. The Review identified high wear and tear in the goal mouths of each pitch as being an issue, and this was also evident when inspected by the consultant team. The general condition of the playing surface of Pitches 2 & 3 were also average when inspected by the consultant team, due to overuse during the preceding winter season.

- The **sports pavilion** comprises of four player change rooms and a referees change room, a social room, a canteen and kitchen plus stores, a bar, an office/ merchandise room, and internal toilets. The pavilion is in good condition, and generally meets Council's and Football Victoria's minimum spatial requirements for a Regional level pavilion.

The building is in good condition, however, a key deficiency of the pavilion is that the entry path to the main entrance is not accessible. An accessible entrance is located at the rear of the pavilion, and requires a person to have to move through the change room area to access the front door of the social room, and the accessible viewing areas within the grandstand.

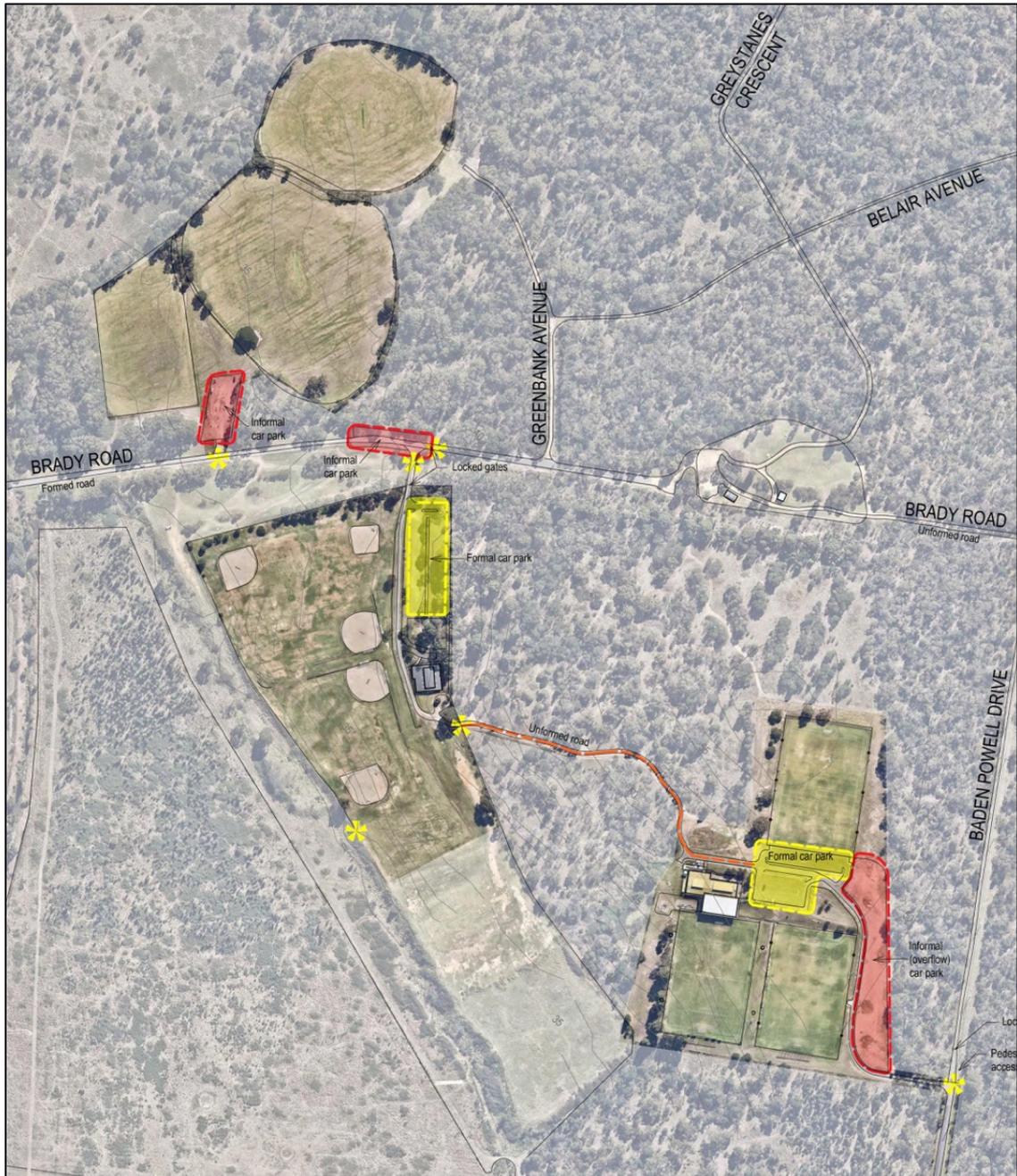
- The **playground** is a Local level playground, and is in fair condition and needs to be upgraded. It meets the standards of provision as outlined in Council's Playground Strategy and Action Plan (2013).
- A **bocce court** constructed by the Dandenong City Soccer Club is located behind the pavilion, and is in good condition.



3.2. Traffic and Access

The sports precinct comprises two large sealed car parks and two unsealed informal car parks. Each of the three sub-precincts has a dedicated vehicle entry, and the softball/ baseball precinct is connected to the soccer precinct via an unsealed and gated track. (See Figure 6)

Figure 6 – Car Parking and Access



Northern Field Precinct

Access to this precinct is off Brady Road, which ends with the unsealed car park with capacity for an estimated 40 cars. The capacity is adequate for the usage. The car parking is ad hoc and its efficiency could be improved if it was formalised (but could remain unsealed). Whilst the car park is fenced with bollards, there is evidence that this fence treatment is not wholly effective at containing vehicles to the car park, and should be replaced with a more secure fence treatment.

As mentioned in Section 3.1, there is no public vehicle access directly to Oval 2. An opportunity exists to install a connecting unsealed road from this car park around Oval 1 to Oval 2. The open drain running around the western boundary of Oval 1 would need to be crossed using a concrete culvert, or similar.

An informal car parking area exists on Brady Road opposite the entrance into the softball/ baseball precinct. Whilst outside of the sports precinct boundary, it has been considered as part of the overall provision of car parking and recreational opportunities.



Softball/ Baseball Precinct

Access to this precinct is off Brady Road, via a gated entrance that provides access to a formed car park and to a sealed internal access to the precinct pavilion and to the unsealed track between this precinct and the soccer precinct.

The car park has a capacity of 147 spaces divided equally between two aisles of car parking. The car park surface is in good condition, and the capacity of the car park exceeds the current requirements of the two tenants for domestic competition. A key constraint of the car park is that there is no link between the two aisles of car parking. Installation of a cut-through at the southern end will enable vehicles to circulate throughout the whole car park.

The pavilion access road surface is also in good condition. It is not ideal that the road passes between the pavilion and the sports fields from a safety perspective. The user groups confirmed this issue, as they explained that whilst they cone-off this access road at the car park entrance during competition, drivers seeking access to the soccer complex via the connecting track frequently drive around the cones and into the area around the pavilion where players and spectators are walking. A more secure vehicle control solution is required at the car park entrance.

There is currently no delineation between pedestrians and vehicles along this internal access road.



Soccer Precinct

Access to this precinct is off Baden Powell Drive via a gated entrance that provides access into the soccer complex on a recently constructed sealed access road, however, the road was constructed to only 4.5m wide. The road leads to a large sealed car park, the three soccer pitches and the pavilion.

The car park comprises two sections with a combined capacity of 101 spaces: the section overlooking Pitch 2 has 45 spaces; and the section overlooking Pitch 3 has 56 spaces. The car park surface is in excellent condition, and there is street lighting. The capacity of the sealed car park is adequate for training, but does not accommodate the demand generated for junior match days and for home games by the senior men's team.

Overflow car parking is currently accommodated in the unsealed area of land north of the pavilion, and on the unsealed land east of the access road just beyond the entrance to the soccer precinct. The lack of lighting and the narrow width of the access road create traffic conflicts after dark and on occasions when traffic is entering and exiting the complex simultaneously (training nights and junior competition days).

Opportunities that required investigation during the development of the concept plan included increasing the number of car parking (particularly if the number of pitches is to increase), widening the access road, formalising the connecting track between the Soccer and Softball/ Baseball Precincts.

There is currently no delineation between pedestrians and vehicles along this internal access road.



3.3. Landscape

The prevailing vegetation class around the northern field and softball/ baseball sub-precincts is Swampy Woodland (EVC 937), and around the soccer sub-precinct it is Grassy Woodland (EVC 175). However, within each of the three sub-precincts (and the leased area by Council), most of the available open space areas are sportsfields and associated hard and soft infrastructure.

All sub-precincts have mature Eucalypts, mainly as boundary plantings, and other more recently planted exotic trees around pavilions and car parks. All sub-precincts will benefit from additional tree plantings to improve the overall landscape amenity, especially within and around the large sealed car parks.

None of the sub-precincts have any social recreation areas suitable for picnics, BBQs or other social gatherings, which is understandable given the primary focus of each sub-precinct being sport, and the fact that the softball/ baseball sub-precinct and soccer sub-precinct are locked and secured areas when not in use. A key objective of this study was to assess options to enhance the sports precinct as a destination for increased social recreation and personal fitness uses, and opportunities considered are outlined in Section 5. A couple of attributes of the sports precinct and surrounding area that support the potential for providing picnic and social gathering facilities, are the overall quality of the bushland setting of the Dandenong Police Paddocks Reserve, and the close location of the northern field and softball/ baseball sub-precincts to the Dandenong Creek Trail.

Previous sections have noted the constraints of the existing provision for pedestrians throughout the sports precinct – whether these are sports participants or spectators, or people using the sports precinct to walk, jog or cycle through it.



3.4. Current Use of the Sports Precinct

The sports precinct is the headquarter venue for four sports clubs/ associations, and the Mid Year Cricket Association hires 2 ovals each winter.

Melbourne Strikers Cricket Club

Year founded: 2010
Year to Police Paddocks: 2013
Membership 2019/20: approx. 25
No. Teams 2019/20: Summer season: 2 teams (1 turf); Winter season: 2 teams (both synthetic)
Use of Police Paddocks: Northern Field Precinct
Summer season: Oval 1 (Saturday)
Winter season: Oval 1 (Saturday)

Mid Year Cricket Association

Year founded: 2010
Year to Police Paddocks: 2013
Membership 2019: Not Applicable
No. Teams 2019: Not Applicable
Use of Police Paddocks: Northern Field Precinct
Winter season: Ovals 1 & 2 (Saturday)

Dandenong Softball Association

Year founded: 2010
Year to Police Paddocks: 1980
Membership 2019: approx. 112
No. Teams 2019: Summer season: 2 clubs (Pinewood and Southern Knights), 9 teams
Use of Police Paddocks: Softball/ Baseball Precinct (has 12 month lease)
Summer season: all Fields and the pavilion (Monday – Sunday)
Winter season: all Fields and the pavilion (Monday – Sunday)

Wheeler's Hill Baseball Club

Year founded: 2008
Year to Police Paddocks: 2019
Membership 2019: approx. 60
No. Teams 2019: Summer season: 2 teams; Winter season: 5 teams
Use of Police Paddocks: Softball/ Baseball Precinct
Summer season: Fields 2 & 5 and the pavilion (Thursday & Saturday)
Summer season: Fields 2 & 5 and the pavilion (Thursday & Saturday)

Dandenong City Soccer Club

Year founded: 1953
Year to Police Paddocks: 1980
Membership 2019: approx. 350
No. Teams 2019: Winter season: 23 teams and Mini Roos
Use of Police Paddocks: Soccer Precinct (has 12 month lease)
Winter season: all Pitches and the pavilion (Monday – Sunday)
Summer season: all Pitches and the pavilion (Monday – Sunday)

4. STAKEHOLDER ENGAGEMENT

A combination of meetings, interviews, and site inspections were carried out with stakeholders during the project, which included sports precinct user groups, Council personnel, and Parks Victoria. Some of the consultation was undertaken during the research phase of the study, whilst other meetings and interviews were designed to receive feedback on preliminary concept plans.

The key information collected from stakeholders informed the development of the Dandenong Police Paddocks Reserve - Sports Precinct Concept Plan.

Date	Meeting Type/ Stakeholder
29 August 2019	Project Start-Up Meeting: Project Working Group (PWG)
10 September 2019	Onsite Review Meeting: Consultant Team and relevant Council staff
9 & 10 October 2019	User Group meetings: - Melbourne Strikers Cricket Club - Mid Year Cricket Association - Dandenong Softball Association - Wheelers Hill Baseball Club - Dandenong City Soccer Club
17 October 2019	User Group meetings: - Melbourne Strikers Cricket Club - Mid Year Cricket Association Meeting: Parks Victoria
24 October 2019	Onsite Review Meeting: VicPol representative and Council's Project Manager
25 October 2019	Visioning Workshop: PWG and other relevant Council staff
5 March 2020	1 st Concept Plan Review Meeting: PWG and other relevant Council staff
7 & 14 April 2020	1 st Concept Plan Review (Zoom) Meetings: - All User Groups - Parks Victoria

A summary of the key outcomes, suggestions and comments from the 1st round of stakeholder meetings are provided below. See Appendix 2 for a list of people and groups consulted, and the full write-up of each meeting.

All stakeholders contributed to the development of the final Sports Precinct Concept Plan by providing feedback on preliminary and draft concept plans. All groups supported the directions of the draft concept plan when presented the plan in April 2020, and key feedback received from these meetings has been incorporated into the discussion and analysis of issues and opportunities outlined in Section 5.

4.1. User Group Meetings

Melbourne Strikers Cricket Club

- Area needs a pavilion with change rooms and toilets, a kitchen, a small social space, and storage.
- Area needs cricket practice nets to allow the Club to train at the reserve (all training currently occurs off-site at the Mount View Primary School).
- Oval 2 has poor drainage.
- Pedestrian/ vehicle access to Oval 2 is required from the Brady Road car park.

Mid Year Cricket Association

- Area needs a pavilion with change rooms and toilets, a kitchen, a small social space (prefer a pavilion located between Ovals 1 & 2, but if not possible then Oval 2 requires a shelter).
- Ovals 1 & 2 have poor drainage.

Dandenong Softball Association

- Outfield areas need levelling/ top dressing, and damage occurs from unauthorised 4WD access.
- Increased player/ spectator shade required.
- Floodlighting for Diamonds 1 & 2 are required.
- Pavilion generally meets all needs, with the key issues being the outdated kitchen and lack of adequate equipment storage.
- Association identified an opportunity to develop the southern land for joint-use softball/ soccer fields.

Whealers Hill Baseball Club

- Permanent pitching mounds are preferred (but the Club is happy to utilise portable mounds to work-in with softball).
- Diamond 5 requires a larger skinned in-field.
- Diamonds 2 & 5 require shaded dug-outs.
- Floodlighting required for Diamond 2.

Dandenong City Soccer Club

- Police Paddocks soccer precinct can only accommodate the training needs of all sub-junior teams; all open age teams currently train at Tatterson Park.
- All matches for all teams are accommodated within the Police Paddocks soccer precinct.
- Club suggests that ideally, 8 pitches are required to cover training (x 4) and matches (x 4).
- Current provision of five changerooms in the pavilion is sufficient to meet current and future needs.
- A new spectator grandstand has been approved for construction between the two main pitches.
- Club would like to enlarge the social room by building over the bocce court, which has limited use.
- Additional sealed car parking is required.
- The width of the access road is too narrow at 4.5m, and street lighting is required along the access road.
- Spectator accessibility around the soccer precinct needs improving.

4.2. Parks Victoria

Parks Victoria's overall objective/ role for the Dandenong Police Paddocks Reserve is to:

- Maintain the vegetation/ re-vegetation programs.
- Maintain the habitat.
- Maintain and promote the tracks and trails.

Observations/ Input into the planning process:

- The bushland around the Brady Road locked gate attracts anti-social activity.
- Parks Victoria is undertaking a large program of re-vegetation around the Police Paddocks Reserve.
- Links to and from the sporting precincts into the broader Police Paddocks Reserve are important to develop.
- 4WDs are causing extensive damage to the bushland areas.

4.3. Victoria Police

A meeting was held with the local community policing representative to inform them of the planning study, and to also seek input. They confirmed the incidence of anti-social activity within the bushland area off Brady Road, and they noted that increased patrols were occurring around the sports precinct following reports received in September 2019 of damage to the sports field surfaces by hoon drivers.

5. ANALYSIS OF ISSUES AND OPPORTUNITIES

Four key considerations for the Dandenong Police Paddocks Reserve sports precinct were investigated during the concept planning study:

1. Developing the northern fields precinct as a more sustainable sporting facility.
2. Confirming that the undeveloped land within the softball/ baseball precinct is surplus to needs.
3. Expanding and developing the soccer precinct to better meet needs.
4. Increasing the opportunities for passive and informal recreation.

The following sections review and consider these items.

5.1. Developing the Northern Fields Precinct

The Northern Field Precinct is now regularly used for cricket matches and for soccer training, however, does not meet all the standards endorsed by Council for a Community Standard sporting facility. The key deficiencies and constraints are:

- The lack of any amenities (change rooms, toilets and showers, and storage) to service user groups for training or match day needs.
- The ovals and soccer pitch lack drainage and irrigation, training standard floodlighting, and spectator shade/ viewing areas.
- There is no public vehicle access directly to Oval 2.

The user groups confirmed these as their key issues currently with the site. Having been based at Oval 1 in the northern fields precinct since 2013, the Melbourne Strikers Cricket Club now considers the site as their headquarter facility. Whilst only a small club presently, it will be difficult for the Club to grow and develop with no clubroom facility or cricket practice nets onsite.

The Mid Year Cricket Association fixtures matches on the two ovals, and the lack of amenities creates challenges for visiting clubs, as all water and equipment needs to be transported in, and whilst the public toilet at the softball/ baseball precinct is available for use, it is approximately 550m from Oval 1, and more than 700m from Oval 2. Younger teams with the Dandenong City Soccer Club are the main user of the soccer pitch, for mid-week training. Whilst the lack of floodlights can be managed, the lack of amenities is also a key constraint for players and their parents who generally stay for the duration of the training sessions.

It is recommended that a basic pavilion (estimated 110sqm plus verandah) be provided with the following facilities, as a minimum:

- A multipurpose room (could be used for changing, afternoon teas, meeting space), say 45sqm
- A kitchenette connected to the multipurpose providing basic facilities, say 5-8sqm
- Separate male and female toilets, with 2 pans, 1 cubicled shower with bench, 1 hand basin, and small bench seat/ changing space, say 15sqm
- Internal store (furniture), say 5sqm
- 1 unisex Accessible toilet with hand basin and external access (serves as a public toilet), say 8sqm
- 1 external store, say 15sqm
- Verandah/ Shelter, say 30sqm

The pavilion could be provided as a modular building, and would be best located centrally between Oval 1 and the soccer pitch. A new pavilion will require water and power services to be connected to the precinct.

A controlled vehicle access from the car park to Oval 2 is necessary, since the previous public access via Greenbank Avenue was closed off. It is recommended that this access be an informal (unsealed) single

lane road that traverses the boundary of Oval 1 to a small unsealed car park at Oval 2. This road will need to cross over an open drain that runs along the western boundary of Oval 1, and it is suggested that the crossing be in the form of a concrete culvert.

The optimum location for a two-lane cricket practice facility will be in the southwest corner of Oval 1 to ensure good access from the car park and the proposed new pavilion. Installing floodlights to the soccer pitch is not considered necessary, with the proposed additional floodlit soccer pitch at the soccer precinct. The current soccer pitch can continue to be an optional training venue for younger age teams training prior to nightfall.

5.2. Undeveloped land within the Softball/ Baseball Precinct

A task during the study was to confirm if the undeveloped land at the southern end of the softball/ baseball precinct was required for future use as sports fields. The conclusion is that the land is not required in the short to medium term for development into either softball or baseball fields, or soccer pitches. This conclusion is based on:

- The existing five softball/ baseball fields are adequate to meet the domestic competition needs of the Dandenong Softball Association and the Wheelers Hill Baseball Club.
- It is unlikely that Softball Victoria will schedule large softball tournaments at the Police Paddocks Reserve in the future, given the decision to develop the Jells Park softball complex as the Softball Centre of Excellence in Victoria.
- The distance and grade change between the undeveloped land and the soccer pavilion, plus the need for a new vehicle connection between both sites, makes it unfeasible to consider the undeveloped land as a potential site for additional pitches for the Dandenong City Soccer Club.
- Background information concerning the capping of this former landfill site, suggests that it may be costly to develop and maintain the site as future sporting fields.

The opportunity to expand the current site of Pitch 3 to enable two new soccer pitches to be developed also removed the need to investigate more fully the viability to utilise the site for new soccer pitches.

5.3. Expanding and Developing the Soccer Precinct

Dandenong City Soccer Club is one of the largest soccer clubs in the City of Greater Dandenong. It is a National Premier League Club with a substantial junior program to underpin its elite senior teams. It has been based at the Dandenong Police Paddocks Reserve since 1980, and continues to grow and develop at the venue. Some of the key constraints with the soccer complex include:

- Can only accommodate the training needs of its sub-junior teams on the existing three pitches.
- Size of the pavilion social room does not meet the needs of the Club.
- The accessibility of the grandstand and social room is less than satisfactory, as it requires people with poor mobility to access them via the rear of the pavilion and through the change room area.
- Additional sealed car parking is required.

Parks Victoria identified that the bushland around Pitch 3 is not of high value and could be utilised to expand the total available sports field area. An assessment of options to install two soccer pitches on the site of current Pitch 3, concluded that two full-size pitches orientated east-west would provide the best outcome given the constraints to encroach too far west into the bushland. Whilst the east-west orientation of the pitches is not ideal, it is acceptable given that the pitches will be mainly used for junior matches. The expansion of the Pitch 3 site will require the area leased by Council to be expanded. Parks Victoria staff consulted during the study indicated that such a request would likely be supported by Parks Victoria.

The concept plan shows two pitches, both floodlit, and supported by spectator shelters and a pedestrian path outside the fenced area of the pitches. It is proposed that the pitches be initially constructed as natural turf pitches, with their future conversion to synthetic subject to need and available funding. The Dandenong City Soccer Club indicated during the study that the addition of a fourth pitch will likely enable the training of most, if not all, teams to be consolidated at the Dandenong Police Paddocks Reserve (includes use of the single pitch in the northern fields precinct).

An opportunity to extend the pavilion social room exists by utilising the footprint of the current bocce court, and surrounding area. The social room shares an exterior wall with the bocce court area. The concept plan supports this pavilion extension, as a larger social space is consistent with the classification of the pavilion as a Regional level pavilion under Council's Sports Facility Classification Framework.

The concept plan also includes a direction to provide compliant access between the main car park and the grandstand/ pavilion building. The grade change is significant between the two sites, and the design development process will need to explore how the embankment in front of the car park and adjacent to the grandstand/ pavilion can be used to introduce a ramp system.

An estimated total of 345 sealed car parks are allowed for in the concept plan, which is an additional 234 spaces on the 111 car parks currently available. The additional car parks are possible with the development of the unsealed car parking area adjacent to the entrance into the soccer precinct, and the space available along the eastern side of the proposed new Pitches 3 & 4. Safety improvements to the traffic management are also proposed with the widening of the reserve access road to a minimum 6.5m, and the installation of additional street lighting within the car parks and along the reserve access road.

5.4. Passive and Informal Recreation

The sports precinct currently presents primarily as a sports reserve, and as previously mentioned, none of the sub-precincts have any social recreation areas suitable for picnics, BBQs or other social gatherings. One of the objectives of the study was to investigate the potential for new picnic and social gathering facilities in and around the sports precinct to increase the activation of the site and potentially deter some of the inappropriate behaviour occurring within the bushland either side of Brady Road, and to capitalise on the close proximity of the sports precinct to the section of the Dandenong Creek Trail that crosses Brady Road.

The opportunity for a dedicated picnic, BBQ and social gathering site is largely restricted to areas outside the three sub-precincts, as two of them are gated, which prevents vehicle access at times when sport is not in progress. The site identified for a new passive recreation area the open space area between the northern boundary of the softball/ baseball precinct and Brady Road. It is currently degraded from unauthorised 4WD use, but presents as an ideal opportunity for development, as it will create a quality pedestrian link between the northern field precinct and the softball/ baseball precinct, and will generally improve the landscape amenity of this area of the sports precinct.

The area will need to be fenced, possibly with a low height post and steel rail treatment, to protect it from vehicles, and it could be developed to include:

- 3 – 4 picnic tables
- 1 – 2 BBQs
- Some additional tree planting
- A network of unsealed paths that connect directly to the proposed new path network within the softball/ baseball precinct.

The area is outside the Council leased area, therefore if the development of the proposed picnic and BBQ zone is endorsed, it will require discussion between Council and Parks Victoria as to which organisation will be best placed to have ongoing responsibility for its maintenance.

The concept plan supports the retention and upgrade of the two playgrounds within the sports precinct.

6. SPORTS PRECINCT CONCEPT PLAN

6.1. Concept Plan Development

The Dandenong Police Paddocks Reserve – Sports Precinct Concept Plan was developed in response to the following design drivers, some of which were evident prior to the commencement of the study, and some that emerged during the study:

- Site analysis by the consultant team.
- Provision of compliant and fit-for-purpose sports facilities.
- Provision of adequate and efficient traffic infrastructure.
- Potential for the development of a new social recreation picnic and BBQ area.
- Consultation with the sports precinct user groups, Parks Victoria, and Council staff.
- Assessment of various options to improve and upgrade the sports precinct and its facilities.
- Feedback from stakeholders on a preliminary concept plans.

The key elements and directions identified in the concept plan are described below, and should be read in conjunction with the illustrated plans in Appendix 3.

6.2. Key Directions of the Concept Plan

The numbers below correspond with the legend numbers on the concept plan.

1. New shelter
The proposed new shelter for Oval 2 in the northern field precinct will improve the user experience of cricketers and spectators.
2. New building to provide amenities and other spaces
The proposed new building is a necessary addition to provide more sustainable sporting uses of the ovals and soccer pitch within the northern field precinct. Toilet and change amenities, storage, a small social space with a kitchenette, and an undercover spectator area are proposed (see Section 5.1).
3. New shelters with public toilet to service proposed new soccer Pitches 3 & 4
The proposed redevelopment of the existing Pitch 3 to create two new soccer fields requires two new spectator shelters and amenities. The inclusion of a single unisex toilet within each shelter is suggested due to the distance to the only available public toilets within the pavilion/ grandstand building.
4. New grandstand
Approval has been granted for the construction of a new grandstand between Pitches 1 & 2, which will increase the undercover seating available to Pitch 1.
5. Install training standard floodlighting to Fields 1 & 2
The floodlighting will enable the Dandenong Softball Association and the Wheelers Hill Baseball Club to undertake outdoor game simulation training, and to conduct lower level matches. New floodlighting will require a power upgrade to the precinct.
6. New batting practice cage with lighting
The batting practice cage is required to provide appropriate outdoor training facilities for the Dandenong Softball Association and the Wheelers Hill Baseball Club, and will allow the internal pavilion space to be converted back to a social room.
7. Upgrade the softball/ baseball precinct pavilion (Jeannie Woods Pavilion)
The internal pavilion space needs to be converted back to a social room by removing the indoor training infrastructure, the kitchen/ canteen requires upgrading, and the rear verandah can be enclosed to provide additional secure storage for the user groups.

8. Level the outfield playing surfaces of the softball/ baseball fields
The surface of the outfield areas of all pitches is uneven, and requires regrading. The water supply needs upgrade to enable an adequate water supply to irrigate the outfields.
9. Cover the player dugouts for Fields 1 & 2, and install player dugouts for Fields 3, 4 & 5. Install a shade cloth between Fields 1 & 2, and secure scorer's hut behind the backstop of Field 2 for baseball
These installations will improve the facilities for players and spectators, and are consistent with minimum standards for community softball and baseball facilities.
10. Provide 2 new soccer pitches
This project is a significant one for the continued sustainability of the Dandenong City Soccer Club, as the net additional one soccer pitch will likely enable the training of most, if not all, club teams to be consolidated at the Dandenong Police Paddocks Reserve.
11. Extend the soccer pavilion
The size of the soccer pavilion social room does not meet the needs of the Dandenong City Soccer Club. The expansion is possible by utilising the footprint of the current bocce court. The larger social space is consistent with the classification of the pavilion as a Regional level pavilion under Council's Sports Facility Classification Framework.
12. Install new cricket practice nets to Oval 1 within the northern field precinct
The cricket practice nets, plus the proposed new amenities building, will provide important facilities that will assist the sustainable growth and development of the Melbourne Strikers Cricket Club.
13. Upgrade the unsealed car park within the northern field precinct
The proposed upgrades will maximise efficient use of the car park (estimated 72 spaces) and prevent uncontrolled vehicle access onto the sports fields.
14. Provide new vehicle access to Oval 2
It is not currently possible to drive to Oval 2, so this project to construct a new informal single lane road around Oval 1 to access Oval 2 will significantly improve the convenience for users, especially those with equipment and other items for use during cricket matches. This road will require a concrete culvert to be installed to cross over an open drain that runs along the western boundary of Oval 1. It is proposed that a small unsealed and secured car park (24 spaces) is constructed at Oval 2.
15. Install a new traffic control at the soccer precinct end of the existing informal access road between the soccer precinct and the softball/ baseball precinct
The access road is not fenced, so vehicles on this road can drive into the bushland area. The proposed installation will prevent this unauthorised vehicle access to the bushland, and would be similar to the fencing and gate installed at the softball/ baseball precinct end of the access road.
16. Extend the existing car parking within the soccer precinct
The existing number of car parks does not meet demand on senior and junior match days, and this will be compounded following the construction of an additional soccer pitch. The proposed additional car parking will increase the total capacity to 345 vehicles, and is possible with the development of the unsealed car parking area adjacent to the entrance, and the space available along the eastern side of the proposed new Pitches 3 & 4.
17. Modify the softball/ baseball precinct car park to provide for a loop circulation
A key constraint of the car park is that there is no link between the two aisles of car parking. Installation of a cut-through at the southern end will enable vehicles to circulate throughout the whole car park. Additional security lighting within the car park is necessary to improve safety.
18. Enhance Brady Road as a cycling route
Brady Road offers a direct connection to the sports precinct for cyclists from Stud Road and the Dandenong Creek Trail. It is proposed that the road surface is improved and widened, and additional wayfinding signage installed to encourage more cyclists to access the sports precinct.

19. Construct a new car park within the soccer precinct and widen the access road
See No. 16 above in relation to the car parking directions. The reserve access road is only 4.5m wide and the narrow width creates traffic conflicts after dark, and on occasions when traffic is entering and exiting the complex simultaneously. Construction of the proposed new car parking along the reserve access road provides an opportunity to widen the road to a minimum of 6.5m, and install additional street lighting.
20. Install a swing gate to control traffic entering the softball/ baseball precinct
Some vehicles currently entering the precinct on event days continue along the access road in front of the pavilion, which creates a safety risk to players and spectators moving between the pavilion and the fields. Installation of a gate at the car park entrance that can be locked into a position that directs all vehicles into the car park will provide a more secure vehicle control solution.
21. Traffic control point
The existing configuration of this traffic control point is what is proposed to be duplicated at the soccer precinct end of the existing informal access road between the soccer precinct and the softball/ baseball precinct (see No. 15).
22. Install new barrier fencing north of the softball/ baseball precinct
Unauthorised 4WD vehicles are currently driving through and around the open space area between the softball/ baseball precinct and Brady Road, and causing significant damage and degradation to the open space. As part of the proposal to re-purpose this area into a new picnic and BBQ area, new secure fencing will be required (see No. 29).
23. Allow for improved pedestrian and cycle connection between Brady Road and Baden-Powell Drive
As described in No. 18, the concept plan is seeking to enhance the sports precinct and surrounds as a destination for cyclists, walkers and other people for fitness purposes. This proposal is to create a separation between vehicles and pedestrians through the softball/ baseball precinct that will also provide improved spectator viewing opportunities.
24. Replace and extend the fencing to the perimeter of the softball/ baseball precinct
The precinct perimeter fence along the western edge does not extend around Field 5, therefore allowing unauthorised 4WD vehicles to enter the precinct. The condition of the existing perimeter fence is in disrepair, so the project calls for the full replacement and extension of the fence to make the precinct secure.
25. Retain and upgrade the playgrounds
Two Local level playgrounds are available in the softball/ baseball precinct and the soccer precinct. Both are in fair condition and need to be upgraded, in accordance with the standard of provision outlined in Council's Playground Strategy and Action Plan (2013).
26. Provide new pedestrian paths
A key objective of the study was to increase the social recreation and personal fitness opportunities throughout the sports precinct. The proposed new unsealed path network around the softball/ baseball precinct is primarily intended for the benefit of the players and spectators using this precinct, however, its link with the proposed new picnic and BBQ area (see No. 29) will also encourage other people to utilise the loop path. The proposed paths around the new soccer pitches within the soccer precinct will largely be used by soccer spectators, but also add to the overall improvement to the walkability of the sports precinct.
27. Install basic drainage to the sports fields within the northern field precinct
Provision of basic drainage in Ovals 1 & 2 and the soccer pitch will improve their durability and load capacity, and is consistent with the minimum standards for Community Standard level sporting facilities. All of the sports fields are used in winter, so new sub-surface drainage will significantly improve their performance. When undertaking these works, replace the two cricket pitches with larger strips of dimensions between 25.0m–28.0m long and 2.4m-2.8m wide.
28. Provide compliant pedestrian access between the car park and the pavilion/ grandstands within the soccer precinct
The existing access between the car park and the pavilion/ grandstand is stepped, and is not accessible. With the expected increased use of the site, including the pavilion and the existing and proposed second grandstands, it is important that appropriate and conveniently all-abilities access is available between all public areas.

29. Develop a new picnic and BBQ area

The site identified for a new dedicated picnic, BBQ and social gathering location is the open space area between the northern boundary of the softball/ baseball precinct and Brady Road. It presents as an ideal opportunity for development, as it will create a quality pedestrian link between the northern field precinct and the softball/ baseball precinct, and will generally improve the landscape amenity of this area. The site is also easily accessible along Brady Road, and from the Dandenong Creek Trail. It is proposed that several picnic tables, 2 BBQs, new unsealed paths, an unsealed car park angled along Brady Road (approx. 20 spaces), and some additional tree plantings be the key features of the re-purposing of this open space area.

30. Thin the vegetation either side of Brady Road

The use of the bushland area either side of Brady Road for inappropriate behaviour and uses is well known by Council, Parks Victoria, and the Police. User groups also noted that it is behaviour that significantly detracts from the amenity and sense of safety of this area of the sports precinct. The direction to thin out the bushland in close proximity to Brady Road, combined with the strategies to increase the activation of the area through increased cycling, walking, and picnicking, are designed to reduce this behaviour.

6.3. Cost Plan

The Sports Precinct Concept Plan recommends more than 30 separate but interconnected projects for the three sub-precincts. The total estimated cost for full implementation of the concept plan is \$9,483,469. The projects within the leased area (City of Greater Dandenong responsibility) total \$8,666,169; whilst the estimated cost for the improvement projects outside the leased area is \$817,300. The funding responsibility for these projects will need to be negotiated between Parks Victoria and the City of Greater Dandenong, as the beneficiary from the projects may be shared.

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

- Further investigation, research and consultation to determine the feasibility of some projects.
- Availability of funding.
- Current and future priorities of the City of Greater Dandenong, user groups, and Parks Victoria.

The concept plan Cost Plan is shown on the following pages. The item number assigned to each project is the same as the numbered symbols on the concept plan. An indicative project cost and prioritisation have been included – **High**, **Medium** and **Low** - and are an indication of the importance of a project compared to all projects identified in the concept plan, and should not be interpreted or aligned to any specific timeframes or years to be implemented.

Notes about the Concept Plan Cost Plan

1. **The directions contained within the concept plan do not commit the City of Greater Dandenong, Parks Victoria, the user groups, or any other organisation to a responsibility for funding projects.**
2. All capital cost estimates shown in the table are based on works being undertaken by professional contractors, and consultant fees associated with design development and administration have been averaged at 10% of construction costs.
3. 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 identify more accurate estimated costs.

Cost exclusions include:

- Construction contingencies.
 - Any costs/ loss of income, which may be incurred by user groups or Council during construction of improvement projects.
 - Goods and Services Tax (GST).
4. It should be noted that some capacity might exist for cost savings during the implementation of the capital improvement program, by combining/ packaging projects into one larger contract..

Concept Plan Indicative Costings and Prioritisation

Item No. on Plan	Project	Project Description / Specification	Priority	Estimated Cost
-	Services upgrade to northern field and softball/ baseball precincts	- Upgrade mains water supply (\$100,000) - Upgrade power supply (\$150,000)	M	\$250,000
1	New shelter for Oval 2 within the northern field precinct	- Shelter to include concrete floor, 2 picnic tables, approx. dimensions 3.0 x 7.5m	M	\$50,000
2	New building for Ovals 1 and 2 within the northern field precinct	- Scope includes change and amenities, storage, small social space with kitchenette, and undercover spectator area - Estimated area 110sqm @ 4,000 (\$440,000) - Services connections (allowance \$100,000) - Paving/ landscaping (\$25,000)	H	\$565,000
3	New shelters for new soccer Pitches 3 & 4	- 2 shelters to include concrete floor, no seating, approx. dimensions 3.0 x 7.5m @ 40,000 (\$80,000) "- 2 automated unisex toilets, 1 for each shelter @ \$200,000 (\$400,000) - 2 landscaping @ \$3,000 (\$6,000)	M	\$486,000
4	New grandstand within the soccer precinct	- Approved and funded	NA	-
5	Upgrades to Fields 1 & 2 within the softball/ baseball precinct	- Installation of training standard floodlights to Fields 1 & 2 @ \$650,000	H	\$1,300,000
6	New batting practice cage	- New 2 lane batting cage (\$150,000) - Batting cage lighting (\$75,000)	H	\$225,000
7	Upgrade the softball/ baseball pavilion	- Reinstate the social space in the pavilion (\$10,000)	L	\$235,000
8	Level the outfield playing surfaces of the softball/ baseball fields	- Allowance only	L	\$125,000
9	Install shelters to various softball/ baseball fields	- Install compliant dugouts on Fields 1, 2 & 5 @ \$30,000 (\$90,000) - Install player dugouts on Fields 3 & 4 @ \$20,000 (\$40,000) - Supply and install a small scorer's hut (modular) to Field 2 (\$75,000) - Install a shade cloth between Fields 1 & 2 (\$85,000)	H	\$290,000
10	Two new soccer pitches	- Construct 2 full-size soccer pitches (natural turf) with irrigation and drainage, perimeter fence, and floodlights to training standard (100 lux)	M	\$1,500,000
11	Extend the soccer pavilion	- Remove the bocce court (\$7,500) - Estimated additional area 150sqm @ \$3,500 (\$525,000)	L	\$532,500
12	Install two new cricket practice nets on Oval 1 within the northern field precinct	- Scope includes concrete pad for a 2 lane practice facility, synthetic surface, chain mesh, and gates	H	\$180,000
13	Upgrade the car park within the northern field precinct	- Formalise the perimeter of the car park with concrete edging, and line-mark parking bays on edging (\$75,000) - Install a new post and steel rail fence around the car park, 160m @ \$250 (\$40,000)	M	\$115,000
14	New vehicle access to Oval 2	- New unsealed access road 250m x 4m wide = 1,000sqm @ \$100 (\$100,000) - Install concrete culvert over open drain (\$25,000) - New 24 space unsealed car park (\$10,000) - Supply and install gate at existing car park (\$10,000)	M	\$145,000
15	Install new traffic control point at the soccer precinct	- 100m chain mesh fence (2.5m high) @ \$350, and double gate	L	\$35,000
16	Extend existing sealed car park within the soccer precinct	- New car park, combination kerb & channel and WSUD design, 126 spaces @ \$2,500 (\$315,000) - Landscaping (\$25,000)	M	\$340,000
17	Modify existing softball/ baseball car park	- Construct an opening between the two car parks (\$15,000) - Supply and install four new street lights (\$20,000)	L	\$35,000
19	New sealed car park within the soccer precinct	- New car park, combination kerb & channel and WSUD design, plus widening of access road to 6.5m 107 spaces @ \$3,000 (\$321,000) - Landscaping (\$25,000)	L	\$346,000

Item No. on Plan	Project	Project Description / Specification	Priority	Estimated Cost
20	Install a swing gate to control access at the entrance to the softball/ baseball precinct	- Supply and install gate at existing car park	H	\$10,000
22a	Install new fence around the area north of the softball/ baseball precinct (softball/ baseball precinct length of fence only)	- Install a new post and steel rail fence, 210m @ \$250	L	\$52,500
23	New pedestrian/ cycle connection between Brady Road and Baden-Powell Drive	- New unsealed path along the softball/ baseball precinct access road: 375m x 2.0m wide = 750sqm @ \$45 (\$33,750) - Install post and steel rail fence, 375m @ \$250 (\$93,750) - Supply and install 6 benches @ \$2,500 (\$15,000)	M	\$129,000
24	Replace and extend the fence along the western perimeter of the softball/ baseball precinct, and around the southern side of Field 5	- 475m chain mesh fence (2.5m high) @ \$350	L	\$166,250
25	Upgrade the playgrounds	- Allowance for upgrade of 2 playgrounds at Local level standard @ \$75,000	M	\$150,000
26a	New unsealed pedestrian paths	- Around the new soccer pitches: 625m x 1.5m wide = 938sqm @ \$45	M	\$42,210
26b	New unsealed pedestrian paths	- Around the softball/ baseball precinct (adds to No. 23): 650m x 1.5m wide = 975sqm @ \$45	L	\$43,875
27	Install basic drainage systems in Ovals 1 & 2, and the soccer pitch, within the northern field precinct	- 2 basic oval drainage systems @ \$125,000 (\$250,000) - Install 2 new cricket pitches of dimensions 25.0m–28.0m long and 2.4m–2.8m wide @ \$15,000 (\$30,000) - Basic pitch drainage system @ \$100,000 (\$100,000)	M	\$380,000
28	Provide compliant access from the car park to the pavilion/ grandstand within the soccer precinct	- Allowance only	H	\$150,000
Consultant Fees (design, documentation, administration)			@ 10% of project cost	\$787,834
Total Estimated Cost - LEASED AREA				\$8,666,169

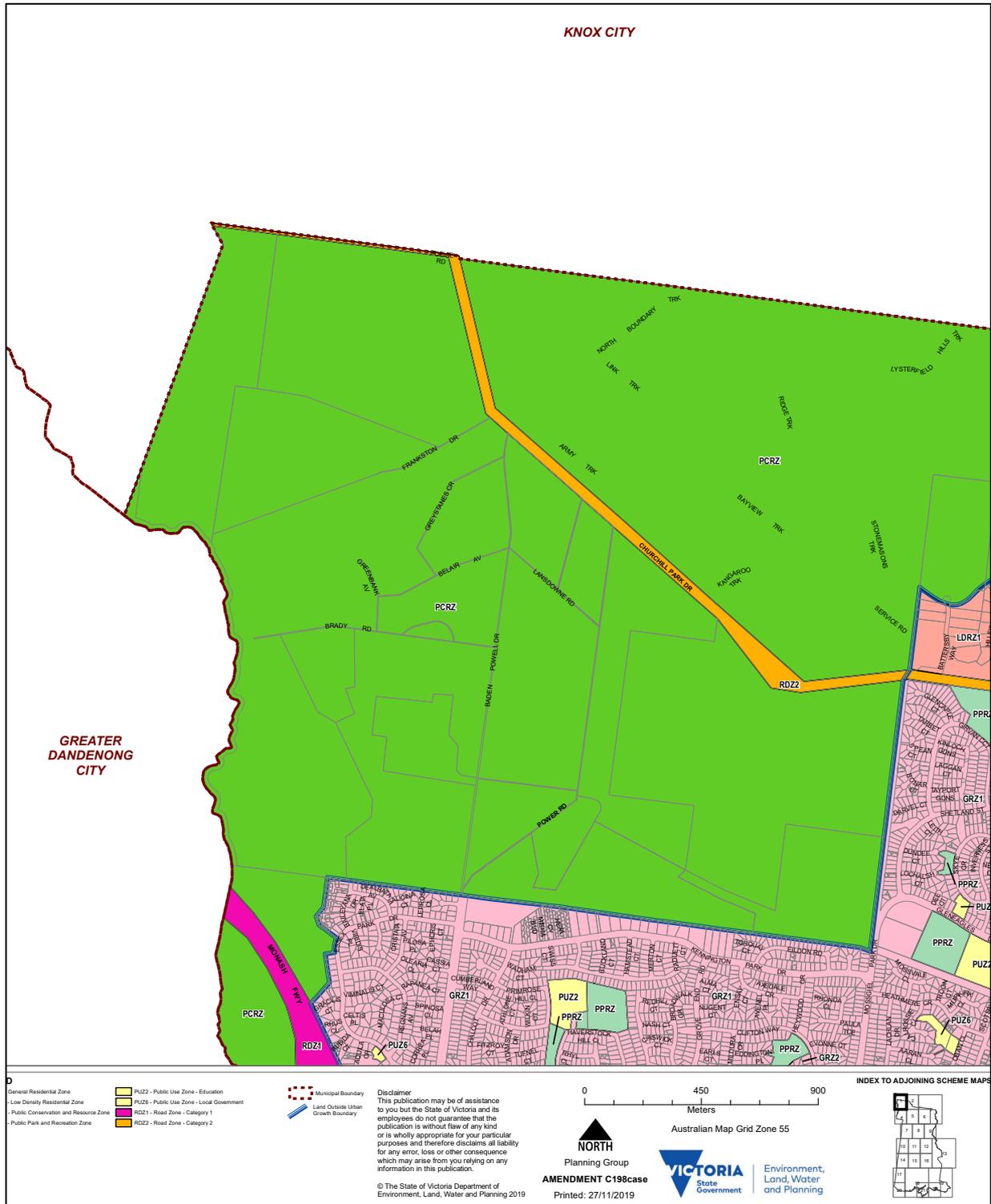
OUTSIDE THE LEASED AREA (Parks Victoria)

Item No. on Plan	Project	Project Description / Specification	Priority	Estimated Cost
18	Enhance Brady Road to allow for safe and clear cycle and pedestrian connection from Stud Road and the Dandenong Creek Trail	- Scope includes widening and re-surfacing the road surface for bike lanes, some new fencing, and supply and install directional signage - Allowance only	L	\$450,000
22b	Install new fence around the area north of the softball/ baseball precinct (excludes the fence along the softball/ baseball precinct boundary)	- Install a new post and steel rail fence, 340m @ \$250	L	\$85,000
29	Develop a new picnic and BBQ area north of the softball/ baseball precinct	- Supply and install 4 picnic tables @ \$3,500 (\$14,000) - Supply and install 2 BBQs @ 7,500 (\$15,000) - New gravel paths, approx. 600m x 1.5m wide = 900sqm @ \$45 (\$40,500) - Gravel car park for approx. 20 vehicles (\$13,500) - Landscaping/ tree planting (\$50,000)	L	\$133,000
30	Thin the vegetation either side along Brady Road	- Allowance only	L	\$75,000
Consultant Fees (design, documentation, administration)			@ 10% of project cost	\$74,300
TOTAL ESTIMATED CONCEPT PLAN COST				\$817,300
TOTAL ESTIMATED CONCEPT PLAN COST				\$9,483,469

Appendix 1

Planning Zones and Overlays

Planning Zones



Land Subject To Inundation Overlay



Bushfire Management Overlay



Appendix 2

Groups and People Consulted

Project Working Group (City of Greater Dandenong)

Name	Position
Tom Cullen	Project Officer – Sport & Recreation
Jane Brodie	Coordinator Strategic Design and Sustainability Planning
Michael Smith	Coordinator Open Space Projects, City Improvement

Other Council Staff Consulted

Name	Position
Thomas Scammell	Sport & Recreation Officer
Candice McCarthy	Sport & Recreation Development Officer
Alison Saunders	Coordinator Asset Management
Agus Batara	Urban Designer
Emma Mydaras	Landscape Architect
Philip Robertson	Service Unit Leader Parks & Waste

Dandenong Police Paddocks Reserve Sports Precinct User Groups Consulted

Name	Organisation
Tony Dorotic	Dandenong City Soccer Club
Paul Bonner	Dandenong Softball Association
Geoff Norden	Dandenong Softball Association
Sandra Russell	Dandenong Softball Association
Sue Arnold	Dandenong Softball Association
Steve Ryan	Wheelers Hill Baseball Club
Mark Gottschling	Wheelers Hill Baseball Club
Atul Mithsagar	Melbourne Strikers Cricket Club
Sandip Gadakh	Mid Year Cricket Association

Other Groups Consulted

Name	Organisation
Snr Constable Frank Bailey	Casey Cardinia Proactive Unit, Victoria Police
Sofi De Lesantis	Parks Victoria
Julia Street	Parks Victoria
Lauren Gillett	Parks Victoria
Darren Mitchell	Parks Victoria

Outcomes of 1st Round Meetings with Stakeholder Groups



Police Paddocks Concept Plan



Outcomes of Meetings/ Interviews with Stakeholder Groups Summary of Outcomes

Group	Meeting Notes
<p>Dandenong City Soccer Club Meeting date: 10 October 2019</p> <p><u>Meeting Attendees</u> Tony Dorotic, President</p> <p>Richard Simon, Simon Leisure (project consultant)</p>	<p>Membership Club has the following teams/ groups:</p> <ul style="list-style-type: none"> • Mini Roos • U6 – U11 – at least two teams in each age group • U12 – U18 – one team in each age group in 2019, but Football Victoria permitting multiple teams in each age group from 2020 • U/20 & Senior – one team each • Over 35s and 45s – one team each • 3 girls teams (U13, U14 & U16) <p>Player numbers have been stable for the NPL teams, but will increase from 2020 with NPL junior teams permitting more than one team</p> <p>There has been growth in the sub-junior teams (U6s – U11s) as the numbers are uncapped</p> <p>The catchment for the sub-junior teams is relatively local, however, the catchment for the NPL junior/ senior teams is larger</p> <p>Use of Police Paddocks The Club has been at Police Paddocks for 10 years, and has 12 months use of the facility</p> <p>Training: the sub-juniors train at Police Paddocks, whilst all other teams (NPL) train at Tatterson Park (strategy to ensure the condition of the pitches do not degrade during the season)</p> <p>Matches: Mini Roos and Senior teams on Saturday, junior competition on Sundays</p> <p>Other groups use the pavilion, eg. the Croatian Pensioners Association</p> <p>The social rooms serve meals on Friday nights, as an important strategy to build revenue</p> <p>Constraints and opportunities Additional pitches are required for training, particularly if the number of sub-juniors continues to grow and/or if NPL teams are to train at Police Paddocks</p> <p>Ideally, 8 fields are required to cover games (4) and training (4), and the development of the open space behind the change rooms into a Mini Roos pitch</p> <p>A synthetic pitch would have the capacity to replace the need for two additional natural turf training pitches</p> <p>Current provision of five changerooms is sufficient to meet current and future needs</p> <p>A new spectator grandstand between the two main pitches has been approved</p> <p>The Club would like to enlarge the social room by building over the bocce court</p> <p>Additional sealed car parking is required (ie. the unsealed section on the east side of the access road)</p> <p>The width of the access road is too narrow at 4.5m (needs to be minimum 6.0m wide), and lighting is required along this road</p> <p>Spectator accessibility around the soccer precinct needs improving</p>

Group	Meeting Notes
<p>Dandenong Softball Association Meeting date: 10 October 2019</p> <p><u>Meeting Attendees</u> Paul Bonner, President Jeff, Vice-President Sandra Russell, Secretary Sue Arnold, Assistant Secretary</p> <p>Richard Simon, Simon Leisure (project consultant)</p>	<p>Membership The Association is a club-based entity, and currently has two clubs: Pinewood and Southern Knights There are 9 teams (or 112 players), in the age groups of U12, U15, U17, Seniors and Masters Player numbers have been stable over the past few years. At its peak there were 1,300 players with the DSA The DSA is an affiliate with the South Eastern Metro Region and its main competition period is summer</p> <p>Use of Police Paddocks The DSA has been at Police Paddocks since 1980, and has a 12 month lease of the site Training: One club Wednesday evenings, the other Thursday Matches: Saturday 10am – 5pm State teams use the pavilion for fitness sessions 2-3 times per week Saturday competition commences at 9am and finishes at approx. 5pm - there are three match periods during the day, and the DSA plays against other associations in a home and away fixture Schools use the facility during Terms 1 & 4 and bookings are managed by Council</p> <p>Constraints and opportunities identified by the Club The number of diamonds is adequate for domestic competition but is insufficient to host Senior State championships (requires access to six diamonds) Diamond 4 outfield is in poor condition due to subsidence (site is a former tip site) Some of the diamonds need their foul line fencing extended 4WDs are currently able to access the diamonds and outfields and cause damage to the surface, as the western perimeter fence does not fully enclose the softball precinct Cars trying to access the soccer precinct via Brady Road use the softball precinct internal road creating a safety risk (approx. 8 – 10 cars during Sundays) Shade sails around Diamonds 1 & 2 will assist in summer Floodlighting Diamonds 1 & 2 will extend the use of the diamonds for training, and will enable mid-week matches to be played (Softball Victoria is considering rescheduling junior softball to mid-week, as a strategy to grow the game) An opportunity is to develop the southern area with temporary joint-use softball/ soccer fields An opportunity is to construct an unsealed walking path around the softball precinct Pavilion generally meets all needs, with the key issues being the outdated kitchen and lack of equipment storage</p>

Group	Meeting Notes
<p>Wheelers Hill Baseball Club Meeting date: 9 October 2019</p> <p><u>Meeting Attendees</u> Mark Gottschling, Womens Coordinator</p> <p>Richard Simon, Simon Leisure (project consultant)</p>	<p>Membership The Wheelers Hill Baseball Club was formed in 2008 It was previously based at Gladeswood Reserve (City of Monash) but relocated to Police Paddocks for the 2019 summer season Membership grows to 60 during winter, the Club's main season The Club is growing, and is looking to introduce juniors in the next couple of years The Club draws from a large catchment</p> <p>Use of Police Paddocks The Club competes in the summer season (1 womens team, 1 masters team) and winter season (2 womens teams, 3 mens teams) The Club has been allocated Diamonds 2 & 5 for the 2019/2020 summer season The Club will be able to set up a 'permanent' pitching mound on Diamond 2 for the winter season, but has to use a temporary mound on Diamond 5 in summer to allow use by softball</p> <p>Constraints and opportunities identified by the Club Diamond 5 requires compliant dugouts and a larger skinned infield Diamond 2 dugouts require shade Floodlights required for Diamonds 1 & 2 Canteen/ kitchen requires upgrade</p>
<p>Melbourne Strikers Cricket Club Meeting date: 10 October 2019</p> <p><u>Meeting Attendees</u> Atul Mithsager</p> <p>Richard Simon, Simon Leisure (project consultant)</p>	<p>Membership The Club was formed in 2012 and has been based at Police Paddocks for the past 6 years The Club has two teams in summer and winter; in summer, one team plays on turf The Club is affiliated with three cricket associations: the Mercantile Cricket Association, the Box Hill Reporter District Cricket Association, and the Mid-Year Cricket Association The Club considers the Police Paddocks as its home venue The catchment for the Club is mainly Dandenong and Noble Park</p> <p>Use of Police Paddocks There is no training conducted at Police Paddocks, as there are no cricket practice nets Training: Mount View Primary School Oval (Glen Waverley) Matches (summer): Oval 1 Saturday, Shipston Reserve (Cheltenham) for the turf team Matches (winter): Ovals 1 & 2</p> <p>Constraints and opportunities identified by the Club Main requirement at Police Paddocks is a pavilion with changerooms and toilets, a kitchen, a small social space, and storage Cricket practice nets are required at the Police Paddocks for the Club to grow Oval 2 has poor drainage Pedestrian access to Oval 2 is required from the car park, as a minimum, but ideally vehicle access to Oval 2</p>

Group	Meeting Notes
<p>Mid-Year Cricket Association Meeting date: 17 October 2019</p> <p><u>Meeting Attendee (by phone)</u> Sandip Gadakh</p> <p>Richard Simon, Simon Leisure (project consultant)</p>	<p>The MYCA is allocated Oval 2 during winter (Oval 1 is allocated to the Melbourne Strikers Cricket Club)</p> <p>Main requirement at Police Paddocks is a pavilion with changerooms and toilets, a kitchen, and a small social space</p> <p>Prefer that a pavilion is built between Ovals 1 & 2, and if this is not possible, a shelter is required for Oval 2</p> <p>Ovals 1 & 2 have poor drainage in winter – causes a high number of matches to be cancelled</p>
<p>Parks Victoria Meeting date: 17 October 2019</p> <p><u>Meeting Attendees</u> Sofi De Lesantis, Manager Visitor Planning Lauren Gillett, Senior Commercial Compliance Officer Darren Mitchell, Area Chief Ranger Julia Street, District Manager</p> <p>Tom Cullen, Project Officer – Sport and Recreation, CoGD Richard Simon, Simon Leisure (project consultant)</p>	<p>Parks Vic is the land owner and overall manager of the Police Paddocks Reserve</p> <p>It has an overall objective/ role to:</p> <ul style="list-style-type: none"> - Maintain the vegetation/ re-vegetation programs - Maintain the habitat - Maintain and promote the tracks and trails <p>The following observations/ contributions were provided as context for the development of the Police Paddocks Concept Plan:</p> <ul style="list-style-type: none"> • The bush area around the Brady Road locked gate attracts anti-social activity • PV is undertaking a large program of re-vegetation around the Police Paddocks • Links to and from the sporting precincts into the broader Police Paddocks reserve are important to develop • There is a 200m protection zone either side of the Dandenong Creek • There is a heritage overlay throughout the northern area of the Police Paddocks reserve to protect its historical and cultural values, as the site of the Native Police Corps Headquarters and the Westernport Aboriginal Protectorate Station (1837-1853), and subsequently used as the Victoria Police Stud Depot from 1853 to 1931 • Motorised stealth bikes have become the most recent issue for control • 4WDs are causing extensive damage to the bushland areas and the formed horse trails <p>Parks Vic supports in principle the use of the land west of the northern soccer pitch to be utilised to increase the area of the soccer precinct</p> <p>Parks Vic would only support an upgrade and opening up of the access track between the softball and soccer precincts if fencing was installed along both sides of the track to prevent vehicles leaving the road and venturing into the bushland</p>
<p>Victoria Police Meeting date: 24 October 2019</p> <p><u>Meeting Attendees</u> Leading Senior Constable Frank Bailey (Casey Cardinia Proactive Unit) Tom Cullen, Project Officer – Sport and Recreation, CoGD</p>	<p>A meeting was held with the local community policing representative to inform them of the planning project, and to also seek input.</p> <p>They confirmed the incidence of anti-social activity within the bushland area off Brady Road, and they noted that increased patrols were occurring around the sports precinct following reports received in September 2019 of damage to the sports field surfaces by hoon drivers.</p>

Appendix 3

Dandenong Police Paddocks Reserve – Sports Precinct Concept Plan



LEGEND

SPORTING FACILITIES

- New shelter
- New building to provide changing/toilet/storage facility
- New viewing area oriented to soccer pitches 3 and 4 with public toilet
- New grandstand
- Install training standard floodlighting to fields 1 and 2 (300 lux infield, 200 lux outfield with capacity to upgrade to competition level in the future). Install a two lane batting practice cage with lighting adjacent to field 1
- Enlarge field 5 to cater for senior mens baseball competition
- Reinstate the social space in the pavilion, upgrade the kitchen and box-in the rear verandah to create additional secure storage.

- Level the playing surface of softball/baseball fields through re-grading and top dressing
- Cover player dugouts for fields 1 and 2, and install player dugouts for fields 3, 4 and 5. Install a shade cloth between Fields 1 and 2, and provide a scorer's hut behind the backstop of Field 2
- Provide 2 new grass soccer pitches (east-west) with floodlights to training standard (100 lux). Allow for long term conversion to synthetic surface. Will require an expansion of the lease area
- Remove the bocce court and extend the pavilion
- Install two new cricket practice nets to Oval 1

VEHICLE CIRCULATION

- Upgrade the existing unsealed car park with formalised edge to maximise efficient use of space and prevent uncontrolled vehicle access to the sports fields
- Provide a new unsealed car park and access road to link the main car park with Oval 2. New road will require a concrete culvert to be installed for the safe crossing of the open drain, and to be gated at the main car park.

- Prevent public vehicle access along existing informal road by installing a new traffic control similar to the softball/baseball precinct end. Install a new fence to contain vehicles within soccer precinct
- Extend existing sealed car park
- Modify car park to provide for loop circulation route, and install additional security lighting
- Enhance Brady Road to allow for safe and clear cycle and pedestrian connection from Stud Road and Dandenong Creek Trail (inc. fencing, signage and surfacing)
- Construct a new sealed car park, and include in the scope the widening of the existing sealed access road to 6.5m, and install street lighting
- Install a swing gate to allow clubs to direct vehicles into the car park on competition days
- Traffic control point

LANDSCAPE

- Provide barrier fencing to prevent off-road vehicle access, co-ordinated with fencing around the softball/baseball precinct
- Allow for pedestrian cycle connection between Brady Road and Baden Powell Drive, separate to vehicle access, and integrated with softball/baseball spectator viewing opportunities
- Replace and extend fencing to perimeter of softball/baseball fields to discourage vehicle incursion
- Retain and upgrade playgrounds
- Provide new unsealed pedestrian paths around the new soccer pitches and softball/baseball precinct, both with direct connection to the respective pavilions
- Install basic drainage system in Ovals 1, 2, and soccer pitch 5, and replace the two cricket wickets
- Provide compliant pedestrian access from car parking both to pavilion and grandstand

- Encourage Parks Victoria to develop new barbecue/picnic area and on-street car park to support active sport and provide stopping point for Dandenong Creek Trail users
- Thin the existing vegetation to discourage inappropriate use/behaviour

SYMBOLS

- Main Road
- Minor Road
- Building Extension
- Low bollard or bollard / rail barrier to control vehicle movement
- New Chain Mesh Fence
- Existing Sealed Carpark

POLICE PADDOCKS SPORTING PRECINCT, ENDEAVOUR HILLS

CONCEPT PLAN | May 2020

SCALE 1:2000 @ A1
LSK00



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www.landdesign.com.au



Northern Field Sub-Precinct Concept Plan



JOIN LSK02

LEGEND

SPORTING FACILITIES

- New shelter orientated to Oval 2, shape and location indicative
- New building to provide changing/toilet/storage facility
- Install two new cricket nets added around for Oval 1

VEHICLE CIRCULATION

- Upgrade the existing unsealed car park with marked parking bays and formalised edge to maximise efficient use of space and prevent uncontrolled vehicle access to the sports fields
- Provide a new unsealed car park and access road to link the main car park with Oval 2. New road will require a concrete culvert to be installed for the safe crossing of the open drain, and to be gated at the main car park
- Enhance Brady Road to allow for safe and clear cycle and pedestrian connection from Stud Road and Dandenong Creek Trail (inc. fencing, signage and surfacing)
- Traffic control point

LANDSCAPE

- Provide barrier fencing to prevent off-road vehicle access, co-ordinated with formal fencing to softball/baseball precinct
- Install basic drainage system in Ovals 1 and 2 and Soccer Pitch 5, and replace the two cricket wickets
- Encourage Parks Victoria to develop new barbecue/picnic area and on-street car park to support active sport and provide stopping point for Dandenong Creek Trail users
- Thin the existing vegetation to discourage inappropriate use/behaviour
- Low bollard or bollard/rail barrier to control vehicle movement
- New Bollard and Chain Mesh Fence

POLICE PADDOCKS SPORTING PRECINCT, ENDEAVOUR HILLS

NORTHERN FIELD PRECINCT

SCALE 1:1000 @ A1
LSK01



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Softball/ Baseball Sub-Precinct Concept Plan



LEGEND

SPORTING FACILITIES

- 5 Install training standard floodlighting to fields 1 and 2 (300 lux infield, 200 lux outfield with capacity to upgrade to competition level in the future).
- 6 Level the playing surface of softball/baseball fields through re-grading and top dressing
- 8 Cover player dugouts for fields 1 and 2, and install player dugouts for fields 3, 4 and 5. Install a shade cloth between Fields 1 and 2, and provide a scorer's hut behind the backstop of Field 2
- 9 Install a two lane batting practice cage with lighting adjacent to field 1
- 7 Reinststate the social space in the pavilion, upgrade the kitchen and box-in the rear verandah to create additional secure storage

VEHICLE CIRCULATION

- 15 Prevent public vehicle access along existing informal road by installing a new traffic control similar to the softball/baseball precinct end. Install a new fence to contain vehicles within soccer precinct

- 17 Modify car park to provide for loop circulation route, and install additional security lighting
- 18 Enhance Brady Road to allow for safe and clear cycle and pedestrian connection from Slud Road and Dandenong Creek Trail (inc. fencing, signage and surfacing)
- 20 Install a swing gate to allow clubs to direct vehicles into the car park on competition days
- 21 Traffic control point

LANDSCAPE

- 22 Provide barrier fencing to prevent off-road vehicle access, co-ordinated with formal fencing to softball/baseball precinct
 - 23 Allow for pedestrian cycle connection between Brady Road and Baden Powell Drive, separate to vehicle access, and integrated with baseball/softball viewing opportunities
 - 24 Replace and extend fencing to perimeter for softball/baseball fields to discourage vehicle incursion
 - 25 Retain and upgrade playground
 - 26 Provide new unsealed pedestrian paths around the new soccer pitches and softball/baseball precinct, both with direct connection to respective pavilions
 - 29 Encourage Parks Victoria to develop new barbecue/picnic area to support active sport and provide stopping point for Dandenong Creek Trail users
 - 30 Thin the existing vegetation to discourage inappropriate use/behaviour
- Low bollard or bollard/rail barrier to control vehicle movement
 Chain mesh fence to replace existing fence

POLICE PADDOCKS SPORTING PRECINCT, ENDEAVOUR HILLS

SOFTBALL / BASEBALL PRECINCT

SCALE 1:1000 @ A1
LSK02



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Soccer Sub-Precinct Concept Plan



LEGEND

SPORTING FACILITIES

- New viewing area oriented to soccer pitches 3 and 4 with public toilet
- New grandstand
- Provide 2 new grass soccer pitches (east-west) with floodlights to training standard (100 lux). Allow for long term conversion to synthetic surface. Will require an expansion of the lease area
- Remove the bocce court and extend the pavilion

VEHICLE CIRCULATION

- Prevent public vehicle access along existing informal road by installing a new traffic control. Install a new fence to contain vehicles within soccer precinct
- Extend existing sealed car park
- Construct a new sealed car park, and include in the scope the widening of the existing sealed access road to 6.5m, and install street lighting

LANDSCAPE

- Retain and upgrade playground
- Provide new unsealed pedestrian paths around the new pitches with direct connection to pavilions
- Provide compliant pedestrian access from car parking both to pavilion and grandstand

POLICE PADDOCKS SPORTING PRECINCT, ENDEAVOUR HILLS

SOCCER PRECINCT

SCALE 1:1000 @A1
LSK03



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