



Mount Waverley Reserve *Master Plan Strategic Business Case*

*DRAFT v2
June 2021*



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	Master Plan QS Cost Report (To be developed).	

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Mount Waverley Reserve Master Plan Stage 1 Background & Needs Assessment Report (Revision G)	Final	11 June 2021	ILP/FFLA – external consultants
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Mount Waverley Reserve Master Plan Consultation Record	Draft / Live	11 June 2021	ILP/FFLA – external consultants

1. EXECUTIVE SUMMARY

Background

Council received funding from the State Government in 2020 to develop a Master Plan for Mount Waverley Reserve, 8-26 Charles Street, Mount Waverley. The reserve is owned by Monash Council and is zoned public park and recreation zone (PPRZ).

Current tenants of the reserve include:

- Waverley Community Learning Centre (Fleet Street Neighbourhood House)
- Mount Waverley Cricket Club
- Waverley Blues Football Club
- Mount Waverley Tennis Club

The collective advocacy of the three tenant clubs (i.e. Mount Waverley Cricket Club, Waverley Blues Football Club and Mount Waverley Tennis Club) has been a key driver for the development of a Master Plan for the reserve. The clubs have been working collaboratively over the past several years to identify priority needs and future aspirations for the reserve.

Purpose

The purpose of the master plan is to provide a realistic planning basis to guide future improvements and infrastructure provision at Mount Waverley Reserve aimed at supporting or increasing sport, recreation and physical activity participation opportunities.

A key objective of the Master Plan was to assess club aspirations having regard to usage pressures, site capacity and Council's strategic policy and planning frameworks, including relevant infrastructure provision standards to guide future improvements at the reserve.

Engagement

The planning process has involved extensive consultation with a range of stakeholders and the local community including but not limited to:

- Individual and combined meetings with existing tenant clubs.
- Monash Staff workshops.
- Community survey – 279 responses.
- Community submissions - 3.
- Melbourne Water interviews.
- An informal community drop-in session on-site to present/display preliminary opportunities for the master plan. Approximately 12 residents/park users attended the drop-in session.

Vision

The City of Monash aims to be safe and welcoming to people of all ages, gender, physical abilities and cultural backgrounds. This is achieved by holistic design outcomes that support diversity, access and equity. The vision for the Reserve is:

“Mount Waverley Reserve will be retained and enhanced as an important District standard open space providing opportunities for community participation in a range of formal sports and physical activities. The reserve will be managed and developed to support active recreation, community use and ongoing social, economic and environmental sustainability.”

Recommendations

The proposed improvements at Mount Waverley Reserve outlined in the Master Plan are consistent with relevant Council planning documents, frameworks, State Sporting Association guidelines and broader Government priorities, in particular initiatives that support improved community health, well-being, physical activity and sports participation.

The Master Plan therefore details options to enhance the functionality, appeal and capacity of the reserve consistent with its classification as a District / Class B Standard venue. In summary the proposed core improvements include:

- Modest renovation of the main pavilion to improve female friendly facilities, unisex umpire change rooms and publicly accessible toilets to service oval users and spectators when being used for sport. Options for additional storage and club meeting/administration space will be explored in any redevelopment, along with improved external spectator viewing areas (i.e. consistent with Council's Open Space Strategy and Active Reserves Facility Hierarchy).
- The existing public toilets are to be demolished and a new stand-alone public toilet facility developed closer to the community recreation areas and playspace (i.e. consistent with the design principles outlined in the Monash Public Toilet Policy (Draft 2021)).
- Oval to be reshaped, particularly the southern end, having regard to lighting towers and associated infrastructure to better reflect industry recommended sizes (i.e. AFL Facility Guidelines).
- Upgrade oval sports lighting to achieve minimum training standard Lux levels (i.e. 100 Lux as per Monash Sports Floodlighting Policy (2021)).
- Retain the capacity of the existing cricket training facilities, however, relocate location within the reserve to address existing site issues (i.e. as per Council's Cricket Wicket Policy (2021)).
- Support ongoing provision of a Local standard play space to meet club and community needs (i.e. Monash Playground & Playspace Strategy, 2020).
- Improve facilities to encourage broader informal community use and appeal of the reserve (e.g. walking paths, connections, landscaping, tennis wall, multi-use court, adult fitness, etc.) (i.e. Monash Open Space Strategy, 2018 & Draft Active Recreation Opportunities Strategy (in development)).
- Maximise car parking capacity within the reserve (i.e. min. 50 defined spaces) having regard to overall traffic management, functionality and potential amenity/environmental impacts (i.e. Active Reserves Facility Hierarchy).

Implementation

The Master Plan outlines a framework for improvement of the reserve over an indicative ten-year timeframe. Ultimately implementation timing will be subject to appropriate funding (both internal and external) as well as Council's annual capacity to implement capital works initiatives having regard to competing demands and overall resources.

The Master Plan has identified six key "packages" having regard to identified priorities and implementation scheduling that minimises duplication and/or potential adverse impacts on existing users and ongoing functionality of the reserve.

Stage 1: Preliminary Planning & Design

- Detailed design for sports lighting upgrade (i.e. LED training lights to 100 Lux), oval reshaping and oval circuit path.
- Land Title consolidation and discontinuance of 'road reserves' within the site.
- Sport pavilion design and documentation.

Stage 2: Oval Upgrades

- Reshaping the oval, including fencing, drainage, irrigation and light tower realignment / modifications.
- Oval circuit path and associated tree planting.
- LED sports lighting installation.
- Pavilion construction tender process.

Stage 3: Main Pavilion Upgrade

- Pavilion construction / modification works.

Stage 4: Playspace Destination

- Play space upgrade.
- New public toilet (provisional item), picnic shelter and park furniture.

Stage 5: Tennis Club Relocation

- Demolition of tennis pavilion and existing court infrastructure.
- Demolition of existing public toilets.
- Car parking reconfiguration.
- Establishment of new cricket training nets (turf and synthetic).
- Landscaping and community 'plaza' construction.
- Demolition of existing maintenance shed, and replacement in a new location.

Stage 6: Community Activity Hub

- Reconstruction of multi-use hard court and tennis hit-up wall.
- Installation of outdoor fitness facilities.
- Installation of complementary infrastructure – e.g. table tennis tables, park furniture, etc.

Indicative Costs

The total indicative cost to implement all six packages is approximately \$7.37 million (all costs excluding GST). Potential external funding contributions have been estimated at \$0.575 million, leaving a net cost to Council of approximately \$6.795 million (over a ten-year period).

NB: Potential external funding opportunities are based on current (2021) Victorian State Government programs and guidelines. It is acknowledged that these may change or alter in the future and therefore ongoing liaison with relevant Government staff / departments will be required to ensure appropriate funding opportunities are targeted as part of implementation of the master plan.

2. BACKGROUND

Council received funding from the State Government in 2020 to develop a Master Plan for Mount Waverley Reserve, 8-26 Charles Street, Mount Waverley. The reserve is owned by Monash Council and is zoned public park and recreation zone (PPRZ).

2.1 Existing Facilities & Users

The reserve features include:

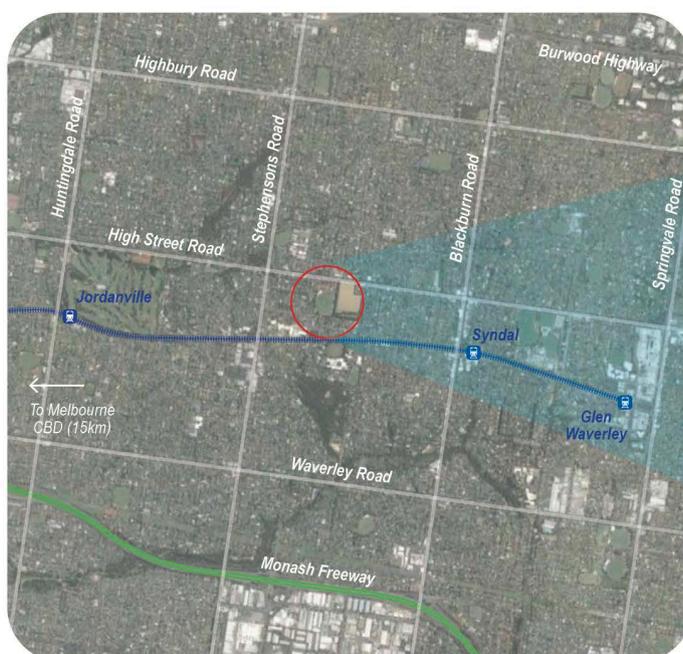
- a public asphalt tennis court
- tennis hit-up wall
- 4 en-tout-cas tennis courts and clubroom
- basketball half court
- sports oval and pavilion
- turf centre wicket (B grade) and turf and synthetic practice nets
- local playground
- off-street car park
- off-lead dog area

Current tenants of the reserve include:

- Waverley Community Learning Centre (Fleet Street Neighbourhood House)
- Mount Waverley Cricket Club
- Waverley Blues Football Club
- Mount Waverley Tennis Club

2.2 Project Purpose

The purpose of the planning process is to provide a realistic planning basis to guide future improvements and infrastructure provision at Mount Waverley Reserve aimed at supporting or increasing sport, recreation and physical activity participation opportunities for the community having regard to usage pressures, demands, site capacity and Council's strategic policy and planning frameworks, including relevant infrastructure provision standards.



**Mount Waverley Reserve
Context Plan**



2.3 Tenant Club Advocacy

There are three tenant clubs at Mount Waverley Reserve - Mount Waverley Cricket Club, Waverley Blues Football Club (and netball club), and Mount Waverley Tennis Club. The collective advocacy of the three tenant clubs has been a key driver for the development of a Master Plan for the reserve. The clubs have been working collaboratively over the past several years to identify priority needs and future aspirations for the reserve. A presentation was submitted by the clubs to the consultant team in June 2020 outlining their collective vision and aspirations for the reserve (refer to separate Consultation & Engagement Record report).

Their vision centred on the creation of a “community hub for the people of Monash” by establishing a new (larger) pavilion facility for shared use by the tenant clubs, Waverley Community Learning Centre and broader community, as well as other sport infrastructure improvements throughout the reserve.

A key objective of the Master Plan was therefore to assess club aspirations having regard to usage pressures, site capacity and Council’s strategic policy and planning frameworks, including relevant infrastructure provision standards to guide future improvements at the reserve.

2.4 Supporting Information

The draft Master Plan has been informed by:

- Research evidence and demonstrated community needs e.g. local demographics, forecasted population growth, trends in sport and active recreation, current Council policy and strategy frameworks, and sport and infrastructure provision standards (i.e. Background Report)
- Site conditions, accessibility and sustainability, including reserve issues and opportunities, strategic options analysis and preferred functional layout (i.e. Integrated Site Plan Report)
- Community survey findings, community drop-in session feedback and discussions with key internal and external stakeholders (i.e. Consultation and Engagement Report).



Mount Waverley Reserve oval

3. STRATEGIC ALIGNMENT

The proposed improvements at Mount Waverley Reserve outlined in the Master Plan are consistent with relevant Council planning documents, frameworks, State Sporting Association guidelines and broader Government priorities, in particular initiatives that support improved community health, well-being, physical activity and sports participation.

The Background Report provides a comprehensive overview of key planning documents and implications that have been factored into the draft Master Plan. Notable findings are referenced below.

According to Council's Open Space Strategy (MOSS, 2018), Mount Waverley Reserve is classified as a District catchment sports open space reserve (primary function) with social/family recreation (secondary function).

Design guidelines for District sports open space suggest that the open space should ideally cater for two senior playing fields AFL/cricket/netball, or three field sports fields such as soccer, or 4-6 tennis courts.

District sports open space should also provide adequate support infrastructure, training facilities, car parking, sports lighting (training standard for field sports), irrigation and drainage. Sports pavilions should support senior level competition use and may cater for multiple seasonal users (e.g. summer and winter use). Facilities should include multi-gender change room, amenities, basic kitchen/kiosk and separate provision of social space.

Mount Waverley Reserve is constrained to a single oval venue and although there are currently 4-tennis courts, these are non-compliant in size and there are limited opportunities to increase the court size or provide additional courts at this location.

Council's Open Space Strategy and Active Reserves Facility Hierarchy recommends an indicative pavilion size of 500m² for District standard facilities with a social space of approximately 100m². The existing pavilion exceeds these core requirements at approximately 546m² total size with an existing social space of around 148m². The main pavilion is structurally sound and has recently been refurbished, however it does not meet contemporary standards and expectations primarily due to a lack of change rooms, storage, meeting spaces and female friendly facilities. Demand for more female friendly facilities will continue to grow associated with increasing sport participation by women and girls.

An independent Tennis Facility Audit and Condition Report (2018) confirmed all the existing club-operated courts and enclosures are non-compliant and too small to meet current standards. The report also noted that existing infrastructure, such as steps and light towers, make this problem worse (i.e. impact the run-off zone). There is no room to expand the existing courts due to the minimal buffer (<1m) between the courts and the adjacent residential properties.

Furthermore, the Monash Tennis Plan (2021) recommends a minimum of 6-courts are required to support long term club sustainability. Existing spatial constraints make it near impossible to develop six compliant courts at Mount Waverley Reserve without severely impacting the functionality, accessibility, local amenity, and significantly reducing the amount of public open space available in the reserve.

As a result, a club-operated tennis facility is not considered strategically sustainable at this site over the longer-term. The installation of new infrastructure (such as additional light towers) in the run-off zones on the existing courts is also not supported. It is therefore recommended that any investment in club tennis at Mount Waverley Reserve would be better spent supporting the club's relocation to a new site in accordance with the recommendations detailed in the Monash Tennis Plan (2021).

Given the spatial constraints at Mount Waverley Reserve, the site is only ever going to be capable of accommodating a single oval. Therefore, facility and infrastructure provision should reflect District/Class B standards in accordance with Council's Open Space Strategy and Active Reserve Facility Hierarchy.

The clubs (i.e. Cricket, Football/Netball & Tennis) collective vision/aspiration for the reserve is to create "a community hub for the people of Monash", however this revolves around establishing a new (larger) shared use pavilion, new/additional cricket training facilities and new/additional tennis courts. However, this aspiration fails to reflect Council's policy and planning frameworks and the realistic capacity of the reserve to accommodate additional use.

Therefore, despite club requests for new or additional facilities the existing provision reflects Council's core policy framework, recommended guidelines and entitlements. Therefore, aside from minor refurbishment to the main pavilion to improve mixed gender use, development of a new pavilion is not supported.

The Master Plan therefore details options to enhance the functionality, appeal and capacity of the reserve consistent with its classification as a District / Class B Standard venue. In summary the proposed core improvements include:

- Modest renovation of the main pavilion to improve female friendly facilities, unisex umpire change rooms and publicly accessible toilets to service oval users and spectators when being used for sport. Options for additional storage and club meeting/administration space will be explored in any redevelopment, along with improved external spectator viewing areas (i.e. consistent with Council's Open Space Strategy and Active Reserves Facility Hierarchy).
- The existing public toilets are to be demolished and a new stand-alone public toilet facility developed closer to the community recreation areas and playspace (i.e. consistent with the design principles outlined in the Monash Public Toilet Policy (Draft 2021)).
- Oval to be reshaped, particularly the southern end, having regard to lighting towers and associated infrastructure to better reflect industry recommended sizes (i.e. AFL Facility Guidelines).
- Upgrade oval sports lighting to achieve minimum training standard Lux levels (i.e. 100 Lux as per Monash Sports Floodlighting Policy (2021)).
- Retain the capacity of the existing cricket training facilities, however, relocate location within the reserve to address existing site issues (i.e. as per Council's Cricket Wicket Policy (2021)).

- Support ongoing provision of a Local standard play space to meet club and community needs (i.e. Monash Playground & Playspace Strategy, 2020).
- Improve facilities to encourage broader informal community use and appeal of the reserve (e.g. walking paths, connections, landscaping, tennis wall, multi-use court, adult fitness, etc.) (i.e. Monash Open Space Strategy, 2018 & Draft Active Recreation Opportunities Strategy (in development)).
- Maximise car parking capacity within the reserve (i.e. min. 50 defined spaces) having regard to overall traffic management, functionality and potential amenity/ environmental impacts (i.e. Active Reserves Facility Hierarchy).

4. DEMAND ASSESSMENT

There are limited opportunities to acquire or provide additional public open space (particularly active sport reserves) within the Mount Waverley suburb to service expected population growth.

However, the City's Open Space Strategy acknowledges that there are six sporting fields within the Mount Waverley 'precinct', specifically Mayfield Park, Mount Waverley Reserve, Tally Ho Reserve, Mount Waverley Bowling Club, Essex Heights Reserve and Pinewood Reserve. Therefore, not all future participation growth will need to be accommodated at Mount Waverley Reserve.

Despite potential access to alternative playing fields, existing usage data for Mount Waverley Reserve confirms that the oval is already over-used having regard to recommended natural turf carrying capacity – almost 50% above recommended capacity.

The number of teams / participants utilising the sport facilities exceeds current capacity – including cricket training nets, change rooms on match days (including umpires and female participants) and social / community meeting spaces. The cricket and football clubs rely on access to alternative venues to help cater for usage demands (e.g. Pinewood Reserve, Jordan Reserve, Carlson Reserve, Fregon Reserve and Mount View Primary School). Facilities that support training and competition use at these venues may need to be improved to help spread usage across several venues, however Mount Waverley Reserve will remain the 'home' base for existing cricket and football clubs.

The existing club tennis courts (Mount Waverley Tennis Club) do not meet required competition standards. Council research has confirmed that there is an over-supply of tennis courts in the Mount Waverley region. A minimum of 6-courts is recommended for club sustainability. Spatial constraints limit the capacity of the reserve to accommodate six new (compliant) courts, therefore the tennis club should be relocated to an existing alternative venue in line with recommendations outlined in the Monash Tennis Plan (2021).



The existing tennis courts are spatially constrained by surrounding residences.

Participation in formal sports has remained relatively stable at Mount Waverley Reserve - although there is evidence of increasing demand particularly for cricket - whereas demand for non-sport based physical activities has been increasing in line with industry trends. Therefore, combined with anticipated population growth, it can be expected that demand for access to appropriate facilities at Mount Waverley Reserve will continue to be in extremely high demand.

The site is dominated by formal sport provision, even though the majority of community physical activity participation is dominated by non-club-based activities, such as walking, cycling and individual fitness pursuits. Therefore, there are opportunities to improve facilities to encourage broader informal community use and appeal of the reserve to support a broader range of physical activities.

However, given the spatial constraints at Mount Waverley Reserve, the site is only ever going to be capable of accommodating a single oval. Therefore, facility and infrastructure provision should reflect District/Class B standards in accordance with Council's Open Space Strategy and Active Reserve Facility Hierarchy.

Levels of sporting use will need to be proactively managed by Council and Clubs acknowledging the natural carrying capacity of the reserve and impacts on surrounding residents. One strategy will be to increase the use of other reserves in the region for training and competition whilst retaining Mount Waverley Reserve as a 'home' base for clubs.

5. SITE CHALLENGES & OPPORTUNITIES

The Integrated Site Plan (ISP) and background analysis confirmed that there are a number of site challenges and opportunities across the site, including but not limited to:

Constrained tennis site

The existing club tennis courts are non-compliant. The planning process has explored options for development of new compliant tennis courts (#6) at the reserve, however the impact – spatially and functionally – is considered too detrimental to the reserve. Therefore, consistent with the Monash Tennis Plan (2021), it is recommended that the tennis club be relocated to an alternative (underutilised existing) site and the area occupied by the courts repurposed for alternative uses.

Built form consolidation

The analysis confirmed that there are opportunities to consolidate built form (i.e. tennis pavilion, public toilets, maintenance shed) through the creation of shared use, multipurpose facilities. This has the potential to increase space available for other purposes, and to improve the quality of built facilities able to be provided.

Vegetation succession planning

Mount Waverley Reserve currently has a slightly lower canopy cover density compared to the surrounding residential area. The Monash Urban Landscape and Canopy Vegetation Strategy 2018 sets a goal of increasing the canopy tree cover across public and private land from 22% (in 2015) to 30% by 2040 to create a more liveable, sustainable and resilient city. Public open space such as Mount Waverley Reserve provides opportunities for the addition of canopy trees that provide aesthetic and functional benefits (especially shade). The Master Plan also acknowledges the planned removal of the remaining pine trees and the cypresses on Melbourne Water land along the eastern edge of the site. Council is encouraged to work with Melbourne Water to plan for succession planting within Melbourne Water land.



Existing trees along the southern boundary of Mount Waverley Reserve.



The existing play space at Mount Waverley Reserve.

Better integration of play opportunities

A small play space exists in the south-west corner of the reserve. Other informal recreation opportunities at the site include a public tennis court and hit-up wall in the north-east corner of the reserve, and small lawn areas around the oval edges. The current play space is an 'island' within the reserve, separate from the character and function of the rest of the space.

The current play space is not designed to provide access to children of all abilities. Elements that might be considered to improve this include 'nest swings' that provide good play opportunities for people of all abilities if paired with rubber surfacing.

Passive recreation opportunities

The sporting facilities are currently the most obvious features of reserve, however these do not provide recreation opportunities for everyone. Increasing the range of active and passive recreation opportunities within the reserve maximises its appeal for broad community use.

There is a significant parcel of land along the southern end of the site currently without a defined use with strong potential for passive community use and a stronger connection to the surrounding residential neighbourhood.

There is an opportunity to focus upon the 'left over' spaces around the edges of the oval and other areas to attract different kinds of users to the space (e.g. seating/picnic area). There is also the opportunity to improve opportunities for informal recreational use of the reserve.

Path network

Currently there are large areas of the park, including the playground, that are not accessed by a path. This can make access for people with mobility issues difficult. Construction of a path network around the site would improve the equity of access to site facilities. Defined path networks, combined with pedestrian lighting where appropriate, also assist in improving site surveillance and CPTED outcomes.

There is the opportunity to have a path network linking the site facilities and creating a circuit within the reserve.

Car parking

Current parking provision on the site includes sealed car parks (approx. 83 spaces) and an unsealed overflow parking area (approx. 30 spaces). These numbers exceed Council minimum guidelines (i.e. 50 sealed spaces in District reserves), however usage data confirms all car parking is used to capacity at peak times. The Master Plan retains comparable total capacity whilst improving functionality, safety and returning 'hard' surface areas to active green space where appropriate. There is also the opportunity to improve the function of the car park, such as resurfacing and the incorporation of storm water quality treatment features (eg. swales).

Oval & cricket nets

There is the opportunity to reshape the oval (currently egg-shaped) to better reflect recommended AFL playing field sizes, and to review the location of the cricket nets to improve functionality (i.e. currently impacted by trees) and to maximise passive recreation opportunities within the reserve.

6. CONSULTATION & USER GROUP REQUESTS

The planning process has involved extensive consultation with a range of stakeholders and the local community including but not limited to:

- Individual and combined meetings with existing tenant clubs.
- Monash Staff workshops.
- Community survey – 279 responses.
- Community submissions - 3.
- Melbourne Water interviews.
- An informal community drop-in session on-site to present/display preliminary opportunities for the master plan. Approximately 12 residents/park users attended the drop-in session.

6.1 Tenant Clubs

As previously identified, the existing three tenant clubs have been instrumental in advocating for development of the Master Plan to guide future investment and infrastructure priorities for the reserve.

The three clubs (i.e. Mount Waverley Cricket Club, Waverley Blues Football Club and Mount Waverley Tennis Club) provided a formal submission that outlined their vision for the reserve. Specifically:

“Creating a community hub for the people of Monash.”

“To deliver a community facility that will serve the diverse needs of the Monash area by bringing stakeholders who share the Mount Waverley Reserve together to build a facility that will cater for their needs and interests.”

The clubs identified the following key issues to be addressed in the Master Plan:

- Current pavilion facilities are too small for user needs.
- Pavilion size limits capacity to deliver extended activities to the community.
- Current facilities are not designed to cater for female participation.
- Kitchen facilities are restrictive and limit catering capacity (including event catering).
- Current facilities do not meet the needs of stakeholders.
- Training facilities are inadequate having regard to the size of the population, growth of clubs and standard of competition/participation.
- Current facilities limit capacity for cohabitation and shared use.
- Reserve facilities lack access to public toilets, BBQ's, seating and other features/ furniture.
- Car parking is limited, traffic flow/management could be improved.
- Limited storage facilities for clubs.
- Opportunities to improve safety for users.
- Overall amenity and functionality of the reserve.

Suggested improvements included:

- New double story sports pavilion.
- Six new tennis courts, including show court.
- An under-cover multiuse hard court with spectator seating (i.e. basketball, tennis, netball).
- Resizing and re-shaping the oval.
- Additional cricket raining nets and relocation within the reserve.
- New community playground.
- Additional sealed car parking.

Following consideration of the club submission / vision and initial findings from the Consultatnt Team, meetings were held with club representatives in March and April 2021 to discuss the analysis outcomes and the preferred functional design options for the reserve (i.e. Issues and Opportunities Presentation).

The clubs expressed an understanding of the strategic planning framework and general support for the rationale and options presented, including the suggested improvements for informal community use of the reserve, however, the clubs indicated that they were underwhelmed with the scale and scope of the options considered and presented. The clubs were particularly disappointed that the findings and preferred layout did not propose:

- A new pavilion – a larger new contemporary pavilion facility, e.g. double-storey community facility with expanded social space (200+ seating capacity) and undercover spectator viewing.
- Cricket nets - additional synthetic and turf cricket practice wickets (in addition to possible alterative training venues).
- Tennis Club Facilities - an integrated solution for tennis with the long-term retention of the tennis club on-site.

The clubs feedback has been acknowledged, however the scope and scale of facilities requested falls outside Council policy and planning frameworks, including recommended sport infrastructure provision standards. The requested scale of facilities is also considered incompatible with the open space setting, capacity, functionality and amenity of the reserve.

6.2 Community Priorities

Community priorities for improvement as expressed in the on-line survey results focussed on initiatives that will support broader community use, amenity and appeal of the reserve, specifically:

- Walking paths.
- Park furniture.
- BBQ / picnic facilities.
- Improve playground.
- Informal recreation areas – e.g. basketball, tennis wall, outdoor fitness facilities.

However, survey responses also acknowledged the need for sporting infrastructure improvements, in particular:

- Additional change rooms and improvements to support mixed gender use of the existing pavilion.
- Additional and improved cricket practice nets.
- Larger community social room.
- Improve spectator amenities.

7. PROJECT DESCRIPTION - RECOMMENDED SOLUTION

The City of Monash aims to be safe and welcoming to people of all ages, gender, physical abilities and cultural backgrounds. This is achieved by holistic design outcomes that support diversity, access and equity.

The results from the background analysis, ISP document and consultation results have informed a design outcome that integrates a coherent plan aimed at improving sport, recreation and supporting infrastructure requirements at Mount Waverley Reserve to maximise active participation opportunities for the community having regard to the existing site character, capacity, usage demands and Council's policy and planning frameworks, including recommended sport infrastructure provision standards.

The Master Plan provides:

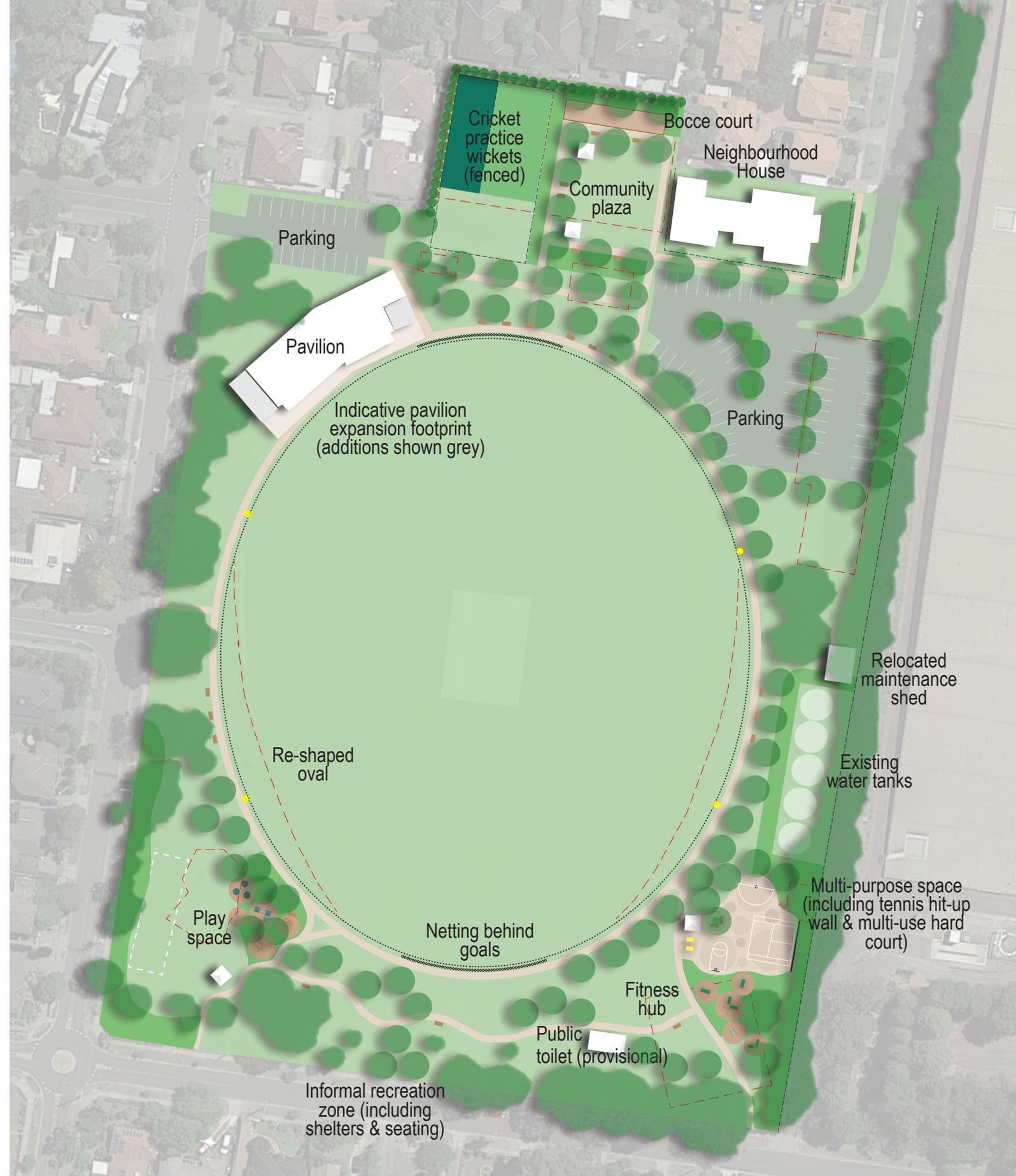
- A document outlining an illustrated vision for future improvements at Mount Waverley Reserve;
- A document that provides a strategic approach for the future provision of sport facilities and infrastructure development consistent with Council planning frameworks;
- A planning document to assist in seeking funds for future improvements and priorities.

The preferred development option addresses the functional needs of users having regard to the strategic context and capacity of the reserve, whilst improving the functionality, amenity, safety and opportunities for community use of the site.

7.1 Vision

The vision for the Reserve is:

“Mount Waverley Reserve will be retained and enhanced as an important District standard open space providing opportunities for community participation in a range of formal sports and physical activities. The reserve will be managed and developed to support active recreation, community use and ongoing social, economic and environmental sustainability.”



MOUNT WAVERLEY RESERVE DRAFT MASTER PLAN

JUNE 2021

-  Existing tree
-  Proposed tree
-  Garden bed
-  Lawn/turf
-  Soft-fall/mulch surface
-  Asphalt surface
- Proposed concrete path
-  Sports lighting
-  Seats
-  Shelters
-  Indicative footprint of element to be removed

7.2 Description

The Master Plan outlines a framework for improvement of the reserve over an indicative ten-year timeframe. Ultimately implementation timing will be subject to appropriate funding (both internal and external) as well as Council's annual capacity to implement capital works initiatives having regard to competing demands and overall resources.

The Master Plan has identified seven key "packages" having regard to identified priorities and implementation scheduling that minimises duplication and/or potential adverse impacts on existing users and ongoing functionality of the reserve. Relocation of the tennis club to an alternative venue is critical to implementation staging and achieving the ultimate vision for the reserve. Each package is described further in following sections of this report, however in summary the stages are:

- **Stage 1: Preliminary Planning & Design**
 - Detailed design for sports lighting upgrade (i.e. LED training lights to 100 Lux).
 - Detailed design for oval fencing, path works and any drainage or irrigation modifications to the playing field
 - Land Title consolidation and discontinuance of 'road reserves' within the site.
 - Sport pavilion design and documentation.
- **Stage 2: Oval Upgrades**
 - Reshaping the oval, including fencing and light tower realignment / modifications, perimeter fencing, circuit path and tree planting.
 - LED sports lighting installation.
 - Pavilion construction tender process.
- **Stage 3: Main Pavilion Upgrade**
 - Pavilion construction / modification works.
- **Stage 4: Playspace Destination**
 - Play space upgrade.
 - New public toilet, picnic shelter and park furniture.
- **Stage 5: Tennis Club Relocation**
 - Demolition of tennis pavilion and existing court infrastructure.
 - Demolition of existing public toilets.
 - Car parking reconfiguration.
 - Establishment of new cricket training nets (turf and synthetic), including required earth works.
 - Landscaping and community 'plaza' construction.
 - Demolition of existing maintenance shed, and replacement in a new location.
- **Stage 6: Community Activity Hub**
 - Reconstruction of multi-use hard court and tennis hit-up wall.
 - Installation of outdoor fitness facilities.
 - Installation of complementary infrastructure – e.g. table tennis tables, park furniture, etc.

NB: Each stage will incorporate appropriate landscaping and footpath construction to achieve a network of connected paths throughout the site.

5

TENNIS CLUB RELOCATION

- Demolition of tennis pavilion and existing court infrastructure.
- Demolition of existing public toilets.
- Car parking reconfiguration, including resurfacing and drainage/WSUD works.
- Establishment of new cricket training nets (turf and synthetic), including earth works
- Landscaping and community 'plaza' construction.
- Maintenance shed demolition & replacement.

3

MAIN PAVILION UPGRADES

- Pavilion construction / modification works.
- Demolition of maintenance shed.

2

OVAL UPGRADES

- Reshaping the oval, including circuit path, tree planting, fencing and light tower realignment / modifications.
- LED sports lighting installation.
- Pavilion construction tender process.

6

COMMUNITY ACTIVITY HUB

- Reconstruction of multi-use hard court and tennis hit-up wall.
- Installation of outdoor fitness facilities.
- Installation of complementary infrastructure – e.g. table tennis tables, park furniture, etc.

4

PLAY SPACE DESTINATION

- Play space upgrade.
- New public toilet (provisional), picnic shelter and park furniture.

1

PRELIMINARY PLANNING & DESIGN

- Detailed design for sports lighting upgrade (i.e. LED training lights to 100 Lux), oval reshaping and circuit path.
- Land Title consolidation and discontinuance of 'road reserves' within the site.
- Sport pavilion design and documentation.

**MOUNT WAVERLEY RESERVE
MASTER PLAN
STAGING OVERVIEW**

JUNE 2021

7.3 Service Matrix

<i>Service</i>	<i>Example Metrics/Success Criteria</i>
Community Safety	
Provision of fit for purpose facilities. Formalise car parking and pathways.	<ul style="list-style-type: none"> • Improve facilities to meet Council standards and relevant sport association guidelines. • Relocate tennis to an alternative venue. • Implementation of Crime Prevention Through Environmental Design (CPTED) principles.
Accessibility and Functionality	
Maximise physical connectivity, accessibility and functionality throughout the reserve, including DDA / Universal compliant buildings and associated infrastructure.	<ul style="list-style-type: none"> • Implementation of Crime Prevention Through Environmental Design (CPTED) principles. • Sport pavilion upgrade and renewal. • Establishment of new unisex public toilets.
Physical Activity Participation	
Maximise opportunities for multi-use of facilities and infrastructure. Cater for formal sports (i.e. District / Class B standard Active Sports Reserve). Maximise opportunities for informal community use of the reserve, particularly casual recreation, walking, play and social gathering.	<ul style="list-style-type: none"> • Sport pavilion upgrade and renewal. • Development of outdoor community fitness facilities and play zone. • New / improved outdoor multi-use hard courts. • Increased female and junior participation in formal sports at the reserve. • Maximise opportunities for informal community use of the reserve, particularly casual recreation, walking, play and social gathering.
Asset Renewal	
Maximise opportunities for shared use facilities and operational efficiencies for volunteer clubs.	<ul style="list-style-type: none"> • Sport pavilion upgrade and renewal addressing user needs and functionality requirements. • Compliance with relevant building codes and relevant sport industry standards. • Delivery of female friendly and accessible facilities.
Environmental Management	
Initiatives that support positive environmental outcomes.	<ul style="list-style-type: none"> • Introduction of LED sports lighting. • Reduction in hard surface treatments across the site. • Tree planting and landscape renewal. • Support water harvesting and re-use opportunities.

7.4 Project Benefits

Implementation of the Mount Waverley Reserve Master Plan will contribute to a range of community benefits from a triple bottom line perspective, including but not limited to:

Increased Participation

Physical activity participation results in healthier and more active communities. Initiatives identified in the Master Plan that help support or increase physical activity participation include:

- Modification of the main pavilion to better accommodate mixed gender use.
- Upgraded play space, community activity hub and support infrastructure (e.g. public toilets) to support increased community use.
- Formalisation of car parking to improve safety and functionality.
- Sport lighting upgrade to support after hours use.
- Relocation of the tennis club to a larger compliant site capable of accommodating increased use.

CPTED, WSUD and Universal Design

Each “package” of works will be subject to detailed designs prior to implementation. The design briefs for proposed works will require architects, engineers and other specialists to incorporate outcomes that address CPTED, WSUD and Universal Design principles.

Multi-Use

The reserve remains an important location for AFL football and cricket participation, however opportunities for broad community use are also enhanced through establishment of a pedestrian path network, play space upgrade and incorporation of community activity facilities (e.g. multi-use hard court, hit-up wall, fitness equipment, table tennis tables, etc).

Accessibility and Equity

Proposed pavilion improvements will proactively support female sports participation and help contribute to an equitable distribution of resources across target groups.

Social Inclusion

Sport provides an opportunity for the community to come together and support each other through participation as players, coaches, officials, volunteers and spectators. The Master Plan supports initiatives that contribute to creating family friendly environments, social connectedness, belonging and community identity – including female friendly pavilion facilities and park infrastructure that encourages broad community use and social gathering.

Strategic Planning

Future improvement outlined in the Master Plan are consistent with a range of relevant Council planning documents, State Sporting Association guidelines and broader Government priorities – specifically initiatives that support improved community health, well-being, physical activity and sports participation.

Environmental

The Master Plan identifies initiatives aimed at improving environmental outcomes, including low energy use initiatives (i.e. LED sports lighting) and continued water harvesting from the adjacent Melbourne Water facility to support sports field irrigation. Each stage will also incorporate appropriate landscaping and tree planting to contribute to the overall biodiversity values of the site.

Economic

The Master Plan will support a range of economic benefits associated with the implementation of each 'package' of works through local employment during construction phases. Initiatives also support the operational capacity of existing sporting clubs through improved pavilion facilities and relocation of tennis to a larger more sustainable site.

Finally, each 'package' of works identifies potential opportunities for external partnerships or funding that Council may be able to leverage to maximise economic benefits and reduce the net cost to the City.

8. ROLES & RESPONSIBILITIES

The following table outlines critical internal roles to implement the Master Plan.

Role	Full Description
Director Community Services	<ul style="list-style-type: none"> • Reports to the ELT and maintains liaisons with all relevant business units through discussions and reports by the Manager Active Monash. • Presents budget bids and external funding applications for each Package of works to ELT/Council for annual consideration.
Manager Active Monash Client Manager	<ul style="list-style-type: none"> • Completes service manager reporting in the PMO framework. • Reports to the Director on consultation and project development risk issues. • Prepares budget bids and external funding applications as required.
Capital Works Coordinator	<ul style="list-style-type: none"> • Assists in the scope definition of the proposed projects with the recreational services staff. • Coordinates detailed design and documentation in consultation with Manager Active Monash (or nominated delegate). • Manages construction on behalf of City of Monash for approved construction projects. • Completes the PMO documents associated with the project. • Reports to Client Manager delegate through monthly meetings and PMO monthly capital works reporting framework. • Manages the team of project managers who deliver the approved projects as per the annual plan process.
Strategic Leisure Planner (Client Manager delegate)	<ul style="list-style-type: none"> • Reports to the Manager Active Monash and the PMO monthly capital works reporting portal. • Meets regularly for reporting and planning with the Capital works Coordinator. • Responsible for public consultation associated with implementation. • Development of the project briefs and business cases through the annual facility development program. • Development of professional services briefs for engagement of external consultants or specialist services as required to support implementation.
Coordinator Recreation Services	<ul style="list-style-type: none"> • Completes support functions to ensure the development program is implemented in accordance with policy and procedure. • Initiates public consultation and engagement activities as required. • Liaises directly with all community and sporting clubs impacted by the proposed works program.

9. PACKAGE 1: PRELIMINARY PLANNING & DESIGN

9.1 Description:

The first package involves three separate detailed designs exercises, specifically designs for upgrading the oval lighting to provide LED training lights; detailed design and documentation for the proposed sports pavilion upgrade and detailed designs for oval modification, including drainage, irrigation and fencing upgrades. This stage also includes detailed designs for the circuit path around the oval perimeter. This stage will also involve administrative consolidation of Land Titles across the site and discontinuance of 'road reserves' within the reserve.

9.2 Aim/s:

- Further engage tenant clubs in the design of the sports pavilion modifications.
- Prepare tender documentation - lighting, pavilion and oval modifications, including fencing, drainage, irrigation and circuit path.
- Resolve administrative anomalies – land titles and road reserves on site.

9.3 Objectives:

- Confirm construction budgets for lighting, pavilion and oval upgrades (i.e. QS costs based on detailed designs).
- Stakeholder engagement and confirmation of pavilion design modification requirements.
- Incorporate WSUD, CPTED, ESD and Universal Design principles.

9.4 Benefits / Outcomes:

- Stakeholder consensus on pavilion outcomes.
- Facilitate smooth construction process (i.e. detailed designs and tender documentation).
- Pavilion design concept and cost estimate to inform budget bids and external funding.
- Effective administrative management through consolidation of land titles and discontinuance of road reserves.

9.5 Assumptions:

- Administrative costs associated with consolidation and removal of road reserves to be funded from existing surplus masterplan grant funding (i.e. \$10k).
- Costs for detailed design of new LED sports lighting to be funded from surplus masterplan grant funding (i.e. \$15k).
- Tennis club to be relocated to an alternative venue (i.e. not considered in design requirements for pavilion modifications).

9.6 Risks:

- Ability to achieve stakeholder consensus on pavilion design and modification requirements within Council's sport planning frameworks and infrastructure provision standards.

9.7 Indicative Costs:

Headline costs for major items are identified below:

<i>Item</i>	<i>Indicative cost: planning/design</i>	<i>Indicative cost: construction</i>	<i>Notes</i>
Sports lighting design	\$20,000	-	
Detailed design and documentation of circuit path and oval reshaping works (including fencing, oval surfacing and modifying drainage & irrigation to match new boundary)	\$30,000	-	
Pavilion detailed design and documentation	\$135,000	-	
Title consolidation	\$20,000	-	
<i>Total indicative cost for Package 1 works</i>	<i>\$205,000</i>	<i>-</i>	

Proposed external funding:

- Package 1: State Government existing surplus masterplan grant funding \$25,000

Net cost to Council: \$180,000

9.8 Indicative Timing (Short =0-3yrs; Medium = 4-6yrs; Long = 7-10+yrs):

- Short-term

10. PACKAGE 2: OVAL UPGRADES

10.1 Description:

Package two involves reshaping the oval, including fencing/netting and light tower realignment / modifications to accommodate installation of LED sports lighting. Reshaping the oval is an important precursor to other improvement works throughout the reserve as it defines the available spaces remaining across the site. The oval reshaping will also allow establishment of a circuit path and tree planting around the external perimeter to improve the walkability and amenity of the reserve. Oval fencing, park seating and coaches boxes will be relocated or upgraded where relevant. Oval fencing works will be designed with gates to reflect master plan direction relating to maintenance access (ie. noting proposed turf maintenance equipment shed relocation).

This stage will also include the tender process for pavilion modification works and appointment of a preferred works contractor.

10.2 Aim/s:

- Oval shape and size to address recommended standards and guidelines for Australian Rules Football.
- Improve safety for users – oval size and sports lighting.
- Address recommend standard for oval training light provision (i.e. 100 Lux).
- Improve walkability and amenity of the reserve.
- Appointment of preferred contractor for pavilion upgrade works.

10.3 Objectives:

- Address user safety concerns.
- Improve ESD and reduce energy consumption (i.e. LED lighting).
- Enhance environmental values of the reserve (i.e. tree planting).
- Confirmation of pavilion upgrade costs (via tender process).

10.4 Benefits / Outcomes:

- Enhanced user experience – safety, amenity, accessibility.
- Improved pedestrian functionality and appeal.
- Defined (formalised) paths provide opportunities for increased community use (i.e. walking) and improved amenity for players and spectators.
- Enhanced capacity for after hours use of the oval (i.e. compliant sport lighting).
- Improved tree cover.
- Confirmation of pavilion funding mix.

10.5 Assumptions:

- Capacity of the existing power supply to the reserve is capable of accommodating LED sports lighting to the oval.
- Oval reshaping will require modification to existing oval irrigation and drainage infrastructure.
- Demolish existing 'old' scoreboard.
- Reinstate existing coaches boxes.

10.6 Risks:

- Pavilion tender process failing to meet budget expectations or available funding.
- Fail to secure external funding.

10.7 Indicative Costs:

Headline costs for major items are identified below:

<i>Item</i>	<i>Indicative cost: planning/design</i>	<i>Indicative cost: construction</i>	<i>Notes</i>
Oval reshaping (including fencing, netting, drainage & irrigation)	Allowed for in package 1	\$450,000	Including approx. 250 metres of replacement fencing.
Scoreboard & coaches boxes relocation/ reinstatement		\$20,000	
Sports Floodlighting Upgrade (LED)		\$350,000	Installation of new LED floodlighting system.
Perimeter path construction		\$100,000	Approx. 500 linear metres at \$200 per metre.
Tree planting		\$10,000	Approx. 40 trees, \$250 each.
<i>Total indicative cost for Package 2 works</i>		-	<i>\$930,000</i>

Potential external funding:

- DJPR Local Sports Infrastructure Fund - Community Sports Lighting Stream \$50,000 (TBC)
- Net cost to Council Package 2: \$880,000

10.8 Indicative Timing (Short =0-3yrs; Medium = 4-6yrs; Long = 7-10+yrs):

- Short term.

2

2 OVAL UPGRADES

Behind goal fencing/netting at both ends of the oval (to protect other reserve users from stray balls).

Installation of a concrete paved circuit path around the whole oval, creating an accessible, all-weather route around the site.

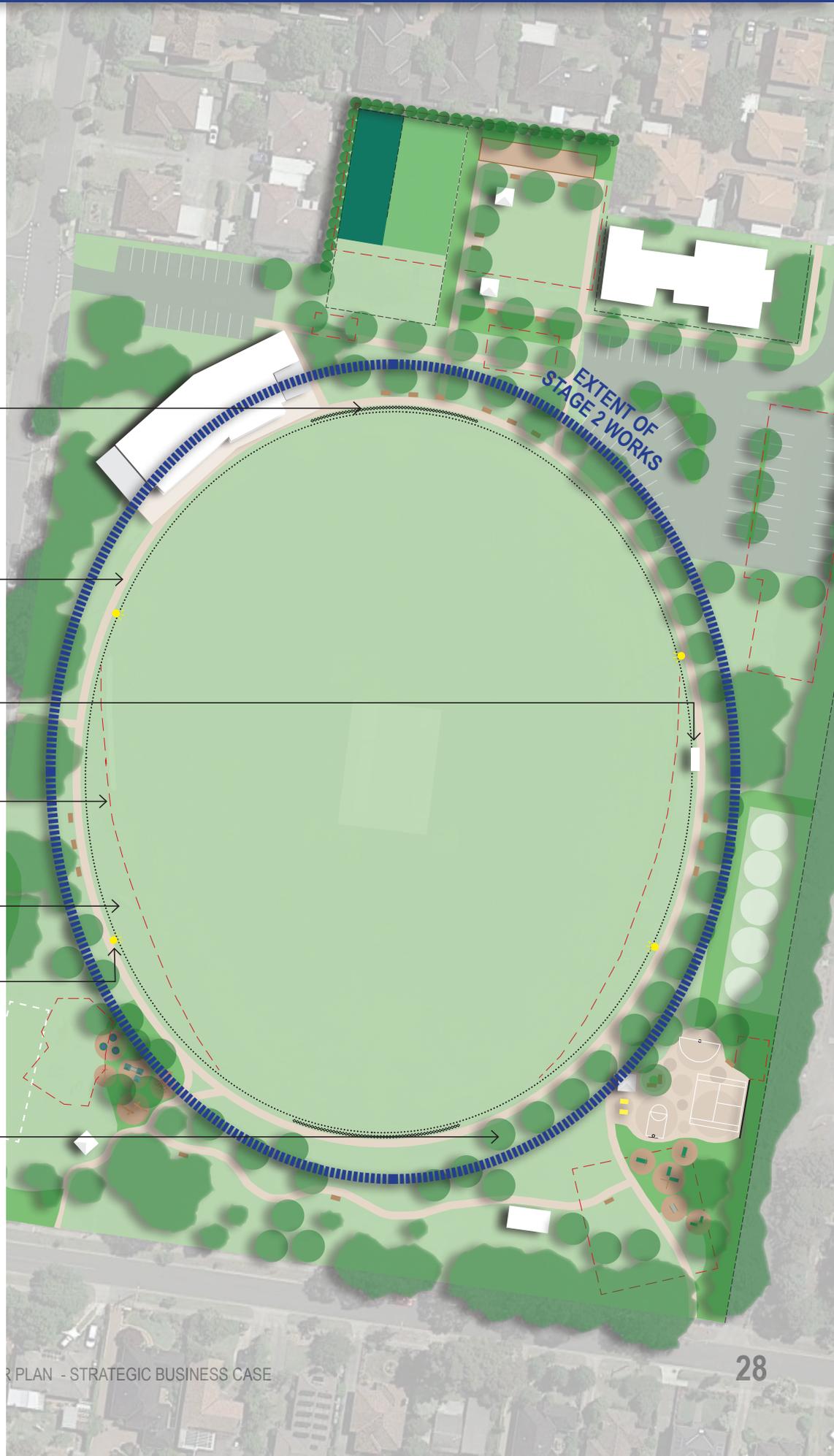
Electronic scoreboard relocated.

Re-shaping of oval to resolve irregular 'egg' shape (existing oval extent shown with red dashed line). Including new oval fencing.

Old scoreboard removed and coaches boxes relocated.

Oval lighting works, including LED sports lighting installation, and modifications to the light towers to match the new oval shape.

New tree planting to oval perimeter. The planting is concentrated along the eastern boundary. The current dominant planting on this side of the reserve are the cypress trees on the neighbouring land that will be removed in the short to medium term. The new trees will assist in the transition of the character of this side of the reserve.



11. PACKAGE 3: MAIN PAVILION UPGRADE

11.1 Description:

This stage focuses on pavilion construction works to address change room, storage, functionality, spectator amenity and mixed gender use needs.

11.2 Aim/s:

- Address demand for additional amenities and improved functionality of the existing pavilion.
- Address requirements for mixed gender use and female/family friendly facilities.
- Enhance spectator viewing capacity (i.e. undercover external viewing).
- Ensure facilities meet Council's sport infrastructure provision standards and guidelines.

11.3 Objectives:

- Improve accessibility, amenity and functionality of the pavilion.
- Improve user safety and experience.
- Support multi-use and female sport participation.
- Incorporate ESD and Universal design principles.

11.4 Benefits / Outcomes:

- Community health and well-being (physical activity participation and social gathering).
- Improved functionality and capacity.
- Support club operations and sustainability.
- Effective asset management.
- Consolidation of buildings and assets within the reserve.

11.5 Assumptions:

- Pavilion size and scope to be consistent with Council policy and infrastructure provision guidelines.

11.6 Risks:

- Fail to secure external funding.

11.7 Indicative Costs:

Headline costs for major items are identified below:

Item	Indicative cost: planning/design	Indicative cost: construction	Notes
Pavilion modification works, including internal refurbishment and floor space extension.	Allowed for in package 1	\$2,714,400	Including: - approx. 300 square metres of internal refurbishment - approx. 120 square metres of new floor space
Additional outdoor covered area		\$312,000	Approx. 160 square metres of additional outdoor covered area.
Play space design and documentation	\$45,000	-	
<i>Total indicative cost for Package 3 works</i>	<i>\$45,000</i>	<i>\$3,026,400</i>	<i>Total: \$3,071,400 (planning/design & construction)</i>

Potential external funding:

- DJPR Local Sports Infrastructure Fund – Female Facilities Fund: \$500,000
- Net cost to Council Package 3: \$2,571,400

11.8 Indicative Timing (Short =0-3yrs; Medium = 4-6yrs; Long = 7-10+yrs):

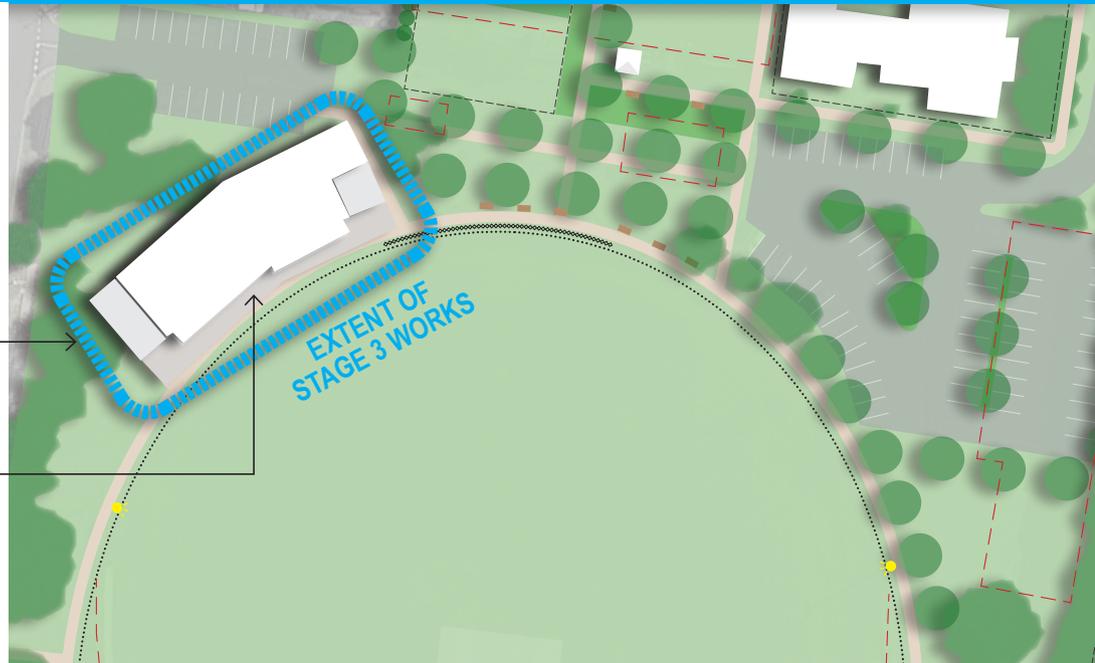
- Short-Medium term (year 3-4).

3

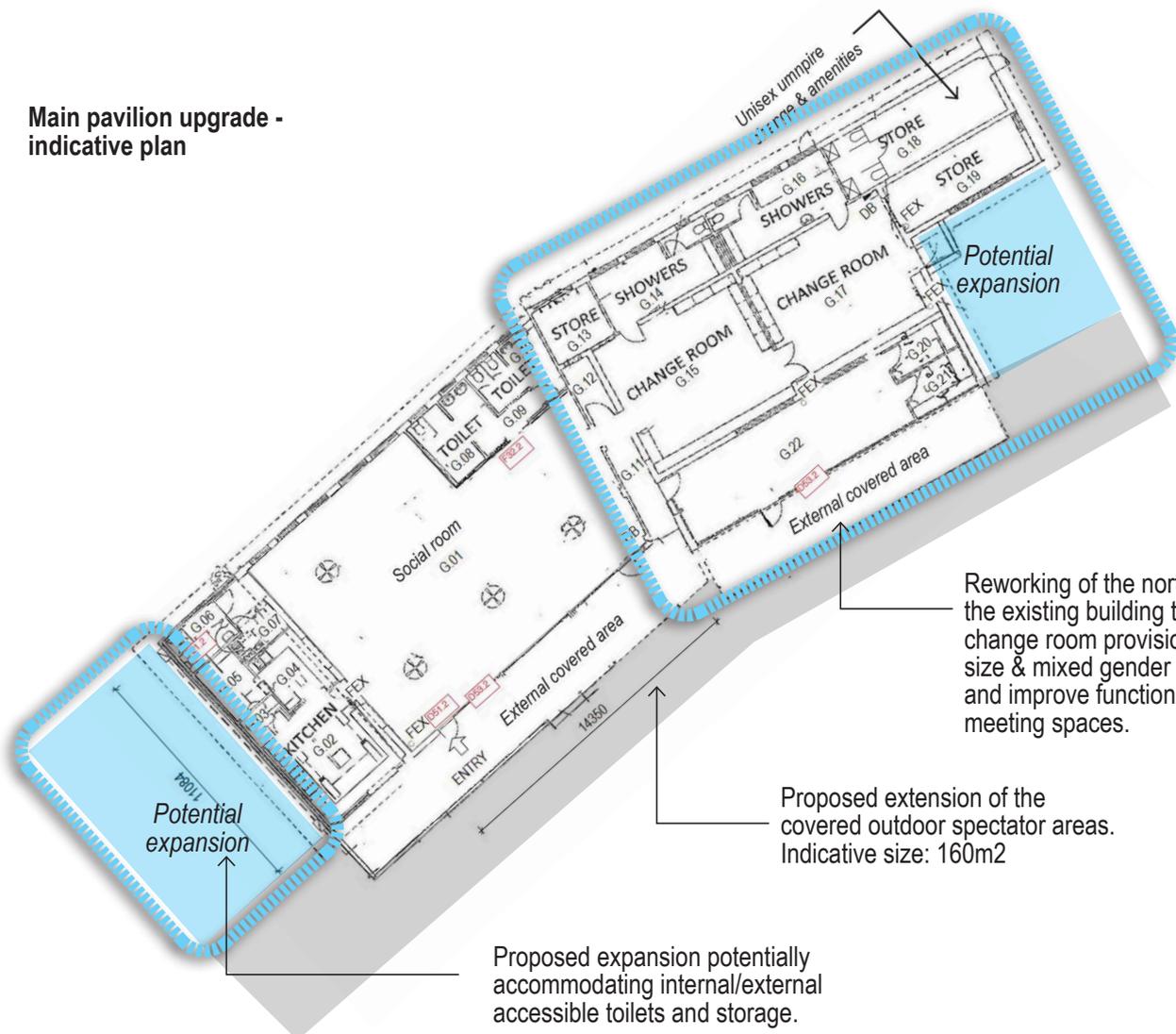
MAIN PAVILION UPGRADE

Pavilion construction works to address change room, storage, functionality, spectator amenity and mixed gender use needs. Refer plan below.

Additional covered outdoor spectator areas.



Main pavilion upgrade - indicative plan



Reworking of the northern end of the existing room building to improve change room provision (relating to size & mixed gender use needs) and improve function of social and meeting spaces.

Proposed extension of the covered outdoor spectator areas. Indicative size: 160m²

Proposed expansion potentially accommodating internal/external accessible toilets and storage.

12. PACKAGE 4: PLAY SPACE DESTINATION

12.1 Description:

Upgrade and relocate play equipment, establish a new public toilet, install path network, tree planting and complementary park furniture at the southern end of the reserve.

12.2 Aim/s:

- Contribute to a family friendly destination for the community.
- Enhance the amenity and appeal of the reserve.

12.3 Objectives:

- Activate the southern end of the reserve for broad community use.
- Provide facilities for all ages.
- Improve functionality and amenity.
- Increase tree cover within the reserve.
- Improve facilities for spectators.
- Improve accessibility and walkability.

12.4 Benefits / Outcomes:

- Contribute to facilities that cater for a range of age groups.
- Support community use and social gathering.
- Shade and shelter provision.
- Opportunities for physical activity, play and social interaction.
- Reflect and enhance neighbourhood character.

12.5 Assumptions:

- Built facilities and infrastructure to avoid the area proposed for Melbourne Water cathodic protection works.
- Eventual relocation of cricket practice nets.

12.6 Risks:

- Cricket nets remaining in the current location hindering the functionality and appeal of the southern end of the reserve.

12.7 Indicative Costs:

Headline costs for major items are identified below:

<i>Item</i>	<i>Indicative cost: planning/design</i>	<i>Indicative cost: construction</i>	<i>Notes</i>
New play space and equipment	Allowed for in package 3	\$300,000	Including play surfacing.
Shared paths		\$30,000	Approx. 150 linear metres at \$200 per metre.
Trees and landscaping		\$30,000	
Park furniture		\$20,000	
Park shelter		\$40,000	One, located near play space.
Barbecue (including electrical connections)		\$20,000	
Public toilet facility			
Cricket nets, public plaza, car park and maintenance shed design & documentation.	\$100,000	-	
<i>Total indicative cost for Package 4 works</i>	<i>\$100,000</i>	<i>\$440,000</i>	<i>Total: \$540,000 (planning/design & construction)</i>

Potential external funding:

- Unknown
- Net cost to Council Package 4: \$540,000

12.8 Indicative Timing (Short =0-3yrs; Medium = 4-6yrs; Long = 7-10+yrs):

- Medium term

4

PLAY SPACE DESTINATION



Proposed new play space, including integrated natural elements.

Proposed shelter, barbecue and picnic setting.

Public toilet (provisional item).

Space allowed for potential cathodic protection works by Melbourne Water.

EXTENT OF STAGE 4 WORKS



The opportunity exists to create a play space that integrates with the surrounding landscaped areas (example shown: Jells Park Play Space).



The informal recreation zone is intended to be a combination of natural areas, as a respite from the built-up urban area surrounding the site, as well as facilities that allow people to engage with this space (including paths, seats and shelter).

13. PACKAGE 5: TENNIS CLUB RELOCATION

13.1 Description:

Relocation of the tennis club is critical to achieving the preferred design outcomes for the reserve. Once the tennis club is adequately accommodated elsewhere, this stage involves demolition of the existing club courts, pavilion and associated infrastructure. Works will include demolition of the existing public toilets and earth works to allow the establishment of the cricket training nets and community plaza .

Following site demolition and preparation works, the existing cricket practice nets can be demolished and new training facilities established at the northern end of the reserve (i.e. on former tennis courts). Consistent with Council's Cricket Wicket Policy (2021), six turf strips and three synthetic wickets are proposed within a fully enclosed netted facility.

Additional works include establishment of the 'community plaza' area, including multi-use games space (e.g. bocce, pentanque, chess tables or similar), path networks, landscaping and installation of park furniture.

13.2 Aim/s:

- Demolition and removal of non-compliant facilities and infrastructure.
- Preparation works for repurposing this portion of the reserve.
- Relocate cricket practice nets.
- Create community gathering spaces.
- Provide facilities that support physical activity participation.

13.3 Objectives:

- Prepare the site to accommodate proposed facilities, infrastructure and uses.
- Repurpose the area formally occupied by the tennis club.
- Reduce hard surface areas.
- Introduce more green space and tree canopy within the reserve.
- Provide facilities for formal sport and informal recreation.

13.4 Benefits / Outcomes:

- Removal of non-compliant facilities and infrastructure.
- Repurposing valuable open space for alternative community uses.
- Improved facilities to support high levels of cricket participation.
- Spaces for community gathering and informal recreation.
- Reduced heat island effect from hard surface areas.
- Improved environmental outcomes – tree canopy and landscaping.
- Introduce a landscape buffer to neighbouring residents.
- Establishes a break-out space and softer edge to the Neighbourhood House.

13.5 Assumptions:

- Mount Waverley Tennis Club is relocated to an alternative venue within the municipality prior to works commencing. NB: It is likely that relocation of the tennis club will trigger requirements for upgrades or modifications at the new site. Such costs have not been determined.
- A new public toilet is established at the southern end of the reserve prior to removal of the existing facility.
- Scope of cricket net provision is in line with Council's Cricket Wicket Policy (2021).

13.6 Risks:

- Mount Waverley Tennis Club fail to relocate.
- Neighbouring residents (restricted to 6 immediate properties) may raise concerns about the proposed change of use (i.e. from tennis to cricket training).

13.7 Indicative Costs:

Headline costs for major items are identified below:

<i>Item</i>	<i>Indicative cost: planning/design</i>	<i>Indicative cost: construction</i>	<i>Notes</i>
Demolition (including tennis club rooms, tennis courts and existing maintenance shed)	Allowed for in package 4	\$100,000	
Earth works, retaining walls and site preparation	-	\$200,000	Including earthworks to approx. 500 square metres (the lower tennis court area).
Car parking	-	\$234,000	Including construction of approx. 25 new car parks as well as existing car park resurfacing. Including disability parking.
Enclosed cricket training nets/facility (turf cage + synthetic nets.	-	\$1,300,000	Approx. 1000 square metres of enclosed space.
Bocce court or similar		\$20,000	
Path network		\$60,000	Approx. 300 linear metres at \$200 per metre
Landscaping & tree planting		\$30,000	
Park furniture		\$30,000	
Park shelter		\$80,000	Two
Maintenance shed (replacing demolished shed)		\$50,000	
Community activity hub design & documentation	\$40,000	-	
<i>Total indicative cost for Package 5 works</i>	<i>\$40,000</i>	<i>\$2,104,000</i>	<i>Total: \$2,144,000 (planning/design & construction)</i>

Potential external funding:

- Unknown
- Net cost to Council Package 5: \$2,144,000

13.8 Indicative Timing (Short =0-3yrs; Medium = 4-6yrs; Long = 7-10+yrs):

- Medium term.

5 TENNIS CLUB RELOCATION

Proposed multi-use games space (e.g. bocce, petanque, chess tables or similar) for public use.

Relocation of cricket practice wickets (turf and synthetic, fully fenced). Including earthworks to resolve level issues.

Vegetated buffer between cricket practice wickets and adjoining residences.

Community plaza space, including paths, garden beds, shelters and furniture.

Demolition of Tennis Club Rooms, tennis courts and car parking.

Existing asphalt tennis court replaced with additional car parking. Car park improvement works across new and existing car parking to include resurfacing and other improvement works (such as storm water quality treatment systems and disabled bay provision).

Open space, incorporating large existing trees.

Demolition of existing maintenance shed (no longer fit for purpose) and replacement with a new facility further north. Works to include providing gates to facilitate easy access to oval for turf maintenance equipment.



The space formerly occupied by the tennis courts will be replaced with a community space (including planting, shelter, seating and passive recreation opportunities such as bocce) and the relocated cricket practice wickets (fully fenced).



14. PACKAGE 6: COMMUNITY ACTIVITY HUB

14.1 Description:

The final package of works involves development of a range of facilities and infrastructure to support broad community use and activation of the southern end of the reserve. Key initiatives include establishment of multi-use hard court areas, including tennis hit-up wall, installation of outdoor fitness equipment, table tennis tables and complementary park furniture. This stage will achieve completion of the total path network and additional tree planting and landscaping to enhance the appeal of the area formally occupied by the cricket nets.

14.2 Aim/s:

- Encourage physical activity and informal recreation.
- Activation of the southern end of the reserve.
- Improved amenity and appeal of the reserve.

14.3 Objectives:

- Support community use, activation and community gathering.
- Physical activity participation.
- Cater for multiple age groups.
- Improved accessibility and walkability.
- Increase tree canopy.

14.4 Benefits / Outcomes:

- Improved amenity and appeal.
- Opportunities for physical activity participation.
- Connected path network.
- Improved accessibility.

14.5 Assumptions:

- Relocation of the existing cricket nets.
- Removal of maintenance shed (as per Package 5).

14.6 Risks:

- Inability to relocate cricket nets to northern end of the reserve.

14.7 Indicative Costs:

Headline costs for major items are identified below:

<i>Item</i>	<i>Indicative cost: planning/design</i>	<i>Indicative cost: construction</i>	<i>Notes</i>
Hard Courts (including tennis hit-up wall, basketball and netball hoops)	-	\$200,000	Including approx. 400 square metres at \$200 per square metre.
Outdoor fitness hub	-	\$150,000	
Park furniture	-	\$20,000	
Power point & potential wifi (integrated with furniture elements)	-	\$20,000	
Shelter		\$40,000	One
Path network		\$20,000	Approx. 100 linear metres at \$200 per metre
Landscaping & tree planting		\$30,000	
<i>Total indicative cost for Package 6 works</i>	-	<i>\$480,000</i>	

Potential external funding:

- Unknown
- Net cost to Council Package 6: \$480,000

14.8 Indicative Timing (Short =0-3yrs; Medium = 4-6yrs; Long = 7-10+yrs):

- Long term

6 COMMUNITY ACTIVITY HUB

- Multi-purpose hard-court space, including facilities for basketball, netball & table tennis.
- Shelter and seating
- Tennis hit-up wall
- Outdoor fitness equipment

Red dashed line shows footprint of cricket practice wickets to be moved to a new location on the site prior to this stage of works.



An upgraded multipurpose space, inspired by the existing tennis hit-up wall and basketball hoop, but with potential for additional activities (image examples: Joyce Park, Glen Eira)



Opportunity for the space to incorporate 'smart' furniture elements, such as phone charging point, with the potential for wifi (example shown: PowerMe, Street Furniture Australia)



The fitness hub is intended to create a focus for individual exercise, but may also be used by sporting clubs. (Image examples: Turruwul Park Fitness Hub, Sydney)

15. PLANTING

A significant amount of new planting is proposed to be undertaken as a part of the master plan implementation works. This planting has been allowed to be undertaken within each of the works stages detailed previously.

The planting species will be guided by two key sources:

The **Ecological Vegetation Community (EVC)** applicable to the site, which is EVC 175, Grassy Woodland. The species identified in this EVC are the indigenous species that would have been present on this site prior to 1788. Tree species identified in this category include:

- Allocasuarina littoralis* (Black Sheoak)
- Allocasuarina verticillata* (Drooping Sheoak)
- Eucalyptus radiata* (Narrow-leaf Peppermint)

It is proposed that these tree species be used for informal planting across the site (concentrated in the southern parts of the site).

The **Monash Urban Landscape and Canopy Vegetation Strategy 2018**. This document identified Mount Waverley Reserve as having a landscape character type of 'Creek Valley Environs' and a preferred vegetatin type of 'Evergreen'. The list of species suitable for use in these zones includes the following species that may be suited to use at this site:

- Angophora hispida* (Dwarf Apple Myrtle)
- Banksia integrifolia* (Coast Banksia)
- Tristaniopsis laurina* (Kanooka)

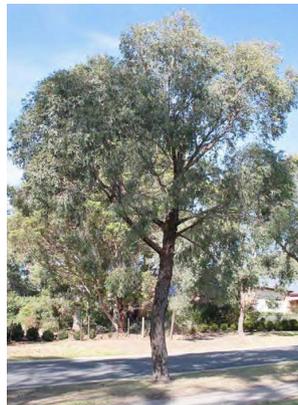
It is proposed that these tree species be used for formal planting across the site, including around the oval perimeter, and in and around the new community plaza space (ie. the current tennis courts).



Allocasuarina littoralis
(Black Sheoak)



Allocasuarina verticillata
(Drooping Sheoak)



Eucalyptus radiata
(Narrow-leaf Peppermint)



Angophora hispida
(Dwarf Apple Myrtle)



Banksia integrifolia
(Coast Banksia)



Tristaniopsis laurina
(Kanooka)

16. INDICATIVE COSTS & STAGED IMPLEMENTATION

Indicative cost summary

Item	Indicative cost: planning/design	Indicative cost: construction	Total indicative cost (planning/design & construction)
Package 1: Preliminary planning & design	\$205,000	-	\$205,000
Package 2: Oval upgrades	-	\$930,000	\$930,000
Package 3: Main pavilion upgrade	\$45,000	\$3,026,400	\$3,071,400
Package 4: Play space destination and supporting elements	\$100,000	\$440,000	\$540,000
Package 5: Tennis club relocation (including new cricket nets)	\$40,000	\$2,104,000	\$2,144,000
Package 6: Community activity hub (including multi-purpose hard court and outdoor fitness equipment)	-	\$480,000	\$480,000
Total indicative cost	\$390,000	\$6,980,400	\$7,370,400

Indicative works staging

	SHORT TERM			MEDIUM TERM			LONG TERM		
	2022	2023	2024	2025	2026	2027	2028	2029	2030
Package 1: Preliminary planning & design									
Package 2: Oval upgrades	DESIGN	CONSTRUCT							
Package 3: Main pavilion upgrade	DESIGN	DESIGN	CONSTRUCT	CONSTRUCT					
Package 4: Play space destination and supporting elements				DESIGN	CONSTRUCT				
Package 5: Tennis club relocation (including new cricket nets)					DESIGN	CONSTRUCT	CONSTRUCT		
Package 6: Community activity hub (including multi-purpose hard court and outdoor fitness equipment)							DESIGN	CONSTRUCT	

APPENDICES

- Master Plan QS Cost Plan (to be developed)