

2.2 MOUNT WAVERLEY RESERVE MASTERPLAN (JG)

Responsible Director: Russell Hopkins

RECOMMENDATIONS

That Council:

1. *Notes the community and stakeholder submissions received in response to the public exhibition of the draft Mount Waverley Reserve Masterplan (Attachment B) and officer responses to the key issues (Attachment C).*
2. *Endorses the Mount Waverley Reserve Masterplan as presented in Attachment A.*
3. *Authorises officers to:*
 - a) *offer the Mount Waverley Tennis Club a 3 year lease; and*
 - b) *commence discussions with tennis clubs in Mount Waverley regarding a potential co-location and/or merger with the Mount Waverley Tennis Club with the view to prioritising capital investment into the destination club by way of incentive.*
4. *Notes that land title consolidation process has commenced, along with the statutory procedures pursuant to Sections 207A and 223 of the Local Government Act 1989 to remove the Road status as part of the plan of consolidation process.*

INTRODUCTION

Following public exhibition of the draft Mount Waverley Reserve Masterplan, this report details the findings of the community consultation, outlines the subsequent changes made to the draft and presents a final Mount Waverley Reserve Masterplan for Council consideration and/or endorsement.

BACKGROUND

At its meeting on 27 July 2021, Council resolved to:

- “1. *Note the draft Mount Waverley Reserve Masterplan (Attachment A) is underpinned by extensive planning work and consultation as detailed in: - Background Report (Attachment B) - Integrated Site Plan (Attachment C) - Consultation and Engagement Report (Attachment D).*
2. *Approve the draft Mount Waverley Reserve Masterplan as presented in Attachment A for public exhibition on Council’s website and invite community feedback via written submissions.*

3. *Note that following the public exhibition period of the draft Mount Waverley Reserve Masterplan, the masterplan will be revised where necessary, and a final masterplan subsequently presented to Council for consideration.*
4. *Note that the Mount Waverley Reserve site is made of multiple parcels of land and agree that the further design and planning work for the site should include a plan to consolidate these parcels of land.*
5. *Note that some of the parcels of land referred to in item 5 above have the legal status of a Road and that a further report to Council will discuss commencing the statutory procedures pursuant to Sections 207A and 223 of the Local Government Act 1989 to remove the Road status as part of the plan of consolidation process."*

The draft masterplan was subsequently exhibited on Shape Monash for from Monday 2 August through to Friday 3 September 2021. A total of 14 written submissions were received at the close of consultation including a detailed joint submission from the tenant sporting clubs.

Submissions on the draft masterplan have since been reviewed, and where it has been considered appropriate and feasible to do so, changes have been made to the draft masterplan. A final masterplan (Attachment A) is now presented to Council for consideration.

DISCUSSION

Submissions

At the close of consultation, a total of 14 submission were received:

- 11 on-line submissions via Shape Monash
- 1 email from Matt Fregon MP
- 2 emailed submissions from tenant groups:
 - Waverley Community Learning Centre (Fleet Street Neighbourhood House)
 - Waverley Blues Football Club (WBFC), Mount Waverley Cricket Club (MWCC) and Mount Waverley Tennis Club (MWTC) – joint submission.

During the consultation period, a number of senior officers from Council met with sport club representatives from Waverley Blues Football Club, Mount Waverley Cricket Club and Mount Waverley Tennis Club on 27 August 2021 to discuss their feedback on the draft masterplan.

At this meeting the clubs restated that they were underwhelmed by the recommendations and disappointed that the draft masterplan did not more effectively respond to the current issues they are facing, in particular:

- Cricket: more practice turf wickets and better back-up practice net facilities (secondary sites) for training.

- Football: A 10 metre extension to the football oval, 150 lux sports ground floodlighting and increased social and spectator space.
- Tennis: more certainty for the club including a Council-supported transition and/or further consideration given to the club remaining on site with a three club model (i.e. sports club model) i.e. would Council consider exempting the club from needing to align with the Monash Tennis Plan (recommended minimum of 6 courts).

All submissions, along with stakeholder meeting notes, are presented in Attachment B: Consultation Report. Section 1 (pp. 3-10) of the Consultation Report provides an overview of community consultation, public submissions and survey results in relation to the exhibition of the draft masterplan. A summary of recommended changes that have been incorporated into the final masterplan are also outlined in section 1, p.10 of the Consultation Report.

In the review of submissions, officers have considered the clubs' feedback and have endeavoured to incorporate requests to ensure the final masterplan better aligns with the clubs' aspirations (e.g. relocation of the cricket practice nets to north-east corner which provides additional space for up to 3 extra practice strips and future-proofing for 150 lux sportslighting).

However, the key site constraints and issues impacting the reserve, as detailed in the 27 July Council report, remain. Some of the clubs' collective aspirations for the reserve are considered unachievable due to site constraints, impact on amenity and/or failure to align with Council adopted service provision and policy standards e.g. the request to extend the ground length south by an additional 10 metres is not supported.

Based on the clubs' submission, the final masterplan recommends the relocation the cricket practice nets to the north-eastern corner of the reserve. This provides capacity for an additional three practice strips to be accommodated over and above Council's provision standards (subject to club/external funding) and also enables new cricket practice facilities to be developed sooner (i.e. practice net redevelopment is no longer dependent on the tennis club relocation).

Officers met again with Waverley Blues Football Club and Mount Waverley Reserve Cricket Club representatives on 12 October 2021 to discuss the proposed changes to the draft which were considered workable based on the site's capacity and Council's current policy frameworks and provision standards. The Waverley Blues Football Club and Mount Waverley Reserve Cricket Club have since confirmed their in-principle support for the final masterplan as presented in Attachment A. It is noted that these clubs desire a greater level of development of the pavilion than is proposed in the Masterplan, and that this could be accommodated if external funding is provided.

Officer responses to the key issues raised by the clubs are further detailed in Attachment C: Officer Response to the Key Issues.

Council Policy & Strategy Frameworks

The masterplan is consistent with existing Council policy and strategy frameworks including:

- Active Reserve Facility Hierarchy (2018)
- Tennis Facility Audit and Condition Report (2018)
- Monash Tennis Plan (2021)
- Public Toilet Strategy (2021)
- Monash Sports Floodlighting Policy (2021)
- Cricket Wicket Policy (draft 2021)
- Active Recreation Opportunities Strategy (pending Council endorsement at November 2021 meeting).

POLICY IMPLICATIONS

The masterplan and associated development priorities are cognisant of and align with key government and State Sporting Association (SSA) strategies and plans including but not necessarily limited to:

- [Active Victoria Framework](#)
- [Safe and Strong - A Victorian Gender Equality Policy](#)
- SRV Female Friendly Sports Infrastructure Guidelines
- AFL Facilities Guidelines
- Cricket Australia Community Cricket Facility Guidelines
- Victorian Cricket Infrastructure Strategy 2018-28
- Tennis Victoria Strategic Plan to 2020
- AFL Eastern Region Football Strategic Business Plan 2019-2023
- Safe and Strong - A Victorian Gender Equality Policy.

The recommended development priorities and conceptual layouts as detailed in the final masterplan are consistent with State Sporting Association standards such as the AFL Facility Guidelines, Cricket Victoria Infrastructure Guidelines and Council policy and strategy frameworks.

SOCIAL IMPLICATIONS

The recommendations in the draft masterplan, when implemented, will enhance social connectiveness and community wellbeing by providing improved and accessible amenities and facilities at the reserve for sport and recreation as well as:

- a) Improved community health and well-being and opportunities to participate will contribute to happy and healthier communities.
- b) Enhanced sense of community and community pride e.g. active recreation opportunities for families and social cohesion especially for women and girls.
- c) Improved opportunities for physical literacy skills development.
- d) Improved flexibility, accessibility, diversity and reduced barriers to participation i.e. people can *participate in their own way*.

HUMAN RIGHTS CONSIDERATIONS

No human rights implications inform this proposal.

FINANCIAL IMPLICATIONS

The masterplan is aspirational, and implementation of the recommended works packages are subject to Council budget approval and/or club and external funding, detailed design and community consultation.

The total indicative cost to implement all packages is approximately \$6,462,629 (all costs excluding GST). Potential external funding contributions have been estimated at \$0.575 million, leaving a net cost to Council of approximately \$5,889,629 (over a ten-year period).

The works packages, including indicative costs provided by an independent, quantity surveyor (QS), are summarised in Table 1 below:

Table 1: Masterplan – Staged Implementation Plan & Indicative Costs (QS Cost Plan A)

| Works Package | QS Cost* (excl. GST) |
|---|---------------------------------|
| Package 1 - Preliminary Planning & Design | \$244,201 |
| Package 2 - LED Sportslighting | \$169,400 |
| Package 3 - Oval Upgrades | \$2,105,229 |
| Package 4 - Cricket Net Relocation | \$394,305 |
| Package 5 - Community Activity Hub | \$992,843 |
| Package 6 - Main Pavilion Upgrade | \$1,201,200 |
| Package 7 - Playspace Upgrade | \$533,500 |
| Package 8 - Tennis Club Relocation | \$70,424 |
| Package 9 - Community Plaza & Carparking | \$751,527 |
| Total | \$6,462,629 |

*Includes a 10% contingency (5% design contingency and 5% construction contingency). A 5% project management fee may also apply but is not included in these figures.

GENDER IMPACT ASSESSMENT

A full gender impact assessment was not conducted as the majority of this project was undertaken prior to the commencement of the Gender Equality Act 2020. However, in undertaking the research and in the background report, as well as in the final Masterplan and Strategic Business Case, gender has been considered.

The masterplan acknowledges that the participation of women and girls in club sport is lower than that of men and boys, and seeks to address this through upgraded 'female friendly' facilities in the pavilion.

The masterplan also acknowledges that different people have different needs from the reserve not just because of gender but also intersecting characteristics. For example, through the provision of upgraded play spaces,

public toilets, and pathways, the reserve will be more accessible to children and their parents and carers, as well as people with mobility issues or a disability.

The proposed eventual relocation of the tennis club will however negatively impact the proportion of female players from the reserve on the basis it has greater female representation than other sports at the reserve. Officers expect however that there should be greater uptake of female participation in non-organised sport activities at the reserve through the development of the active recreation zone and community hub. Officers are also hopeful that the relocation does not result in the net loss of tennis players within Monash.

Other features of the masterplan including the consideration of new lighting and ensuring Crime Prevention Through Environmental Design principles are used are also important for the perception of safety, which is often a barrier to women undertaking physical activity.

CONCLUSION

Significant planning and consultation have been undertaken to inform the development of the Mount Waverley Reserve Masterplan. The final masterplan recommends a range of strategic and sustainable improvements that are considered appropriate for the reserve based on: existing site constraints; the level of sport played; facility provision standards; minimising impacts on local amenity; and consideration of participation trends especially in active recreation.

Numerous meetings have been held with key stakeholders including the Mount Waverley Cricket Club, Waverley Blues Football Club and Mount Waverley Tennis Club regarding the issues and opportunities and recommended functional design layout for the reserve.

From a longer-term strategic perspective, club tennis is not considered sustainable at this site and it is recommended Council authorise officers to commence discussions with tennis clubs in Mount Waverley regarding a potential relocation and/or merger with the Mount Waverley Tennis Club. Officers are confident that a feasible relocation and/or merger option could be negotiated with another nearby club if Council supports the prioritisation of capital investment into the destination club by way of incentive, effectively rationalising ageing tennis infrastructure and reducing the asset renewal burden in Mount Waverley.

The Waverley Blues Football Club and Mount Waverley Reserve Cricket Club have confirmed their in-principle support for the final masterplan as presented in Attachment A.

ATTACHMENTS

Attachment A – Mount Waverley Reserve Masterplan (Strategic Business Case)

Attachment B – Consultation Report

Attachment C – Officer Response to the Key Issues