



Galvin Park

Master Plan
Wyndham City Council
Adopted March 2010



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1. Introduction

Wyndham City Council has engaged Coomes Consulting to prepare a Master Plan for Galvin Park. The focus of the Master Plan is to provide a sustainable development direction for the site that:

- Enables a range of sport and recreation activity.
- Fits within the strategic planning and resourcing context of Council and other key stakeholders.
- Protects and builds a sustainable landscape quality that is locally and operationally relevant to the Council and its community.

Implicit to the Master Plan is that it is backed by a clear appreciation of the site conditions and capabilities, current usage patterns and expectations as well as an understanding of the specific opportunities and constraints that are presented by the site and its planning context.

The purpose of this report is to summarise the findings of research and consultation activities that have emerged throughout the course of the project. By doing so, it defines the planning context from which the scope and direction of the Master Plan has been developed.



Map 1 - Study Area (Melways Ref: Map 205, G4)



The Research and Consultation Process

Research and consultation activities undertaken for this project were conducted from September to December 2008. Key activities included:

- Review of existing Council policy, strategic reports and information.
- Completion of site visits across a broad range of timeslots to assess usage patterns, condition of buildings, vegetation and playing surfaces and to assess opportunities for improvement.
- Conduct of key informant interviews, including user groups, Galvin Park Secondary College, Council officers and statutory authorities relevant to the site.
- Distribution of a survey to 653 households falling within a 500m catchment radius of Galvin Park. A total of 47 surveys were returned (a 7.2% response rate).
- Facilitation of a user group workshop with all users of Galvin Park on 14 October 2008 at the City of Wyndham Council Offices. Each tenant club was represented at the meeting.



2. Existing Conditions

2.1 Site Description

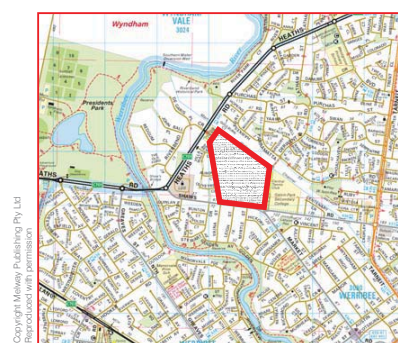
Galvin Park is a major parcel of public open space. Consisting of approximately 16 hectares, the site has an important active recreation function for the immediate surrounds and beyond. It provides sports playing surfaces and associated amenities for soccer, football, cricket, netball, tennis and CFA training (see A3 plan overleaf).

Netball (played as part of the Geelong & District Football League) is played off site at two asphalt courts at Galvin Park Secondary College. The court condition, lack of amenity and distance away from other sporting activity is inadequate for the conduct and support of the sport. For this reason, Council applied for funding to develop a new base closer to Sexton Pavilion. The court location therefore required to be resolved within the context of the broader Master Plan for Galvin Park.

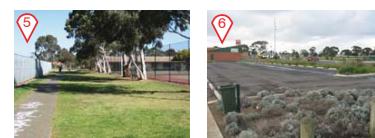
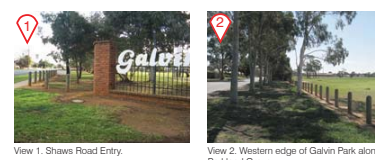
Galvin Park Secondary College (GPSC) is located on the eastern boundary of Galvin Park. The school regularly uses the sports ovals for physical education classes and inter school competition. The bus pick-up and drop-off area is located between the park and school boundary.

The site is bounded by:

- A major irrigation supply easement to the north. The easement provides a direct connection to Riverbend Historic Park which is located approximately 700m from Galvin Park. A pedestrian footbridge connects the site to residential areas to the north at the north east corner of the site.
- Shaws Road to the south. This is a major arterial road from which the primary entrance to the reserve is located. The boundary offers clear views into the reserve.
- Parklands Grove to the west. This is a residential access road and provides vehicular access to the soccer pavilion.
- Galvin Park Secondary College to the east. The site is separated by the bus area, as mentioned previously, in part, and chain wire mesh fencing. This access road provides a secondary access to the Reserve, and access to the CFA and tennis facilities.
- The Italian Community Social Club bounds the north west boundary of Galvin Park and adjoins the No. 1 Soccer Oval.



Location Map



Site Imagery - Views



Site Imagery - Assets



Galvin Park: Existing Conditions - Adopted by Wyndham City Council March 2010

2. Existing Conditions Cont.

The majority of the site provides for sports playing surfaces. Two of the six grounds are irrigated (being one soccer pitch and cricket/football oval No.1), with both of these also fully fenced. The remaining area is available for passive recreation activity outside of sport training and competition timeslots. A playground is located at the main entry off Shaws Road. There are no other facilities (such as seating, BBQ area or gardens) to support informal recreation use.

The Existing Conditions plan shows the formal and informal vehicular and pedestrian circulation patterns, as have been observed and evidenced by wear tracks. Sealed access and parking areas are limited to the main Shaws Road entry to the Sexton Pavilion. Of note is the central rain garden incorporated into the main carpark.

Overall, Galvin Park is a significant sports precinct for Werribee and surrounding areas. It offers some passive recreation and landscape amenity for activities such as walking the dog and informal play, although it is considered to play a comparatively minor role in this function. It has an important association with the Galvin Park Secondary College with the Park providing pedestrian access to the school via the footbridge to the north.



Shaws Road Entry



No pedestrian path at edge of Galvin Park along Parkland Grove



Pedestrian wear tracks between irrigation channel and football & soccer ovals



Irrigation channel access bridge



Pedestrian path between school and tennis courts



Sealed Car Park associated with Sexton Pavilion



Unsealed Car Park associated with Werribee Soccer Club



Unsealed Car Park associated with Tennis Club and Galvin Park Secondary College

ITALIAN SOCIAL CLUB

SOCCER NO. 1

WERRIBEE SOCCER CLUB

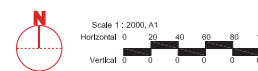
SOCCER NO. 2

SEXTON PAVILION

SOCCER NO. 3

FOOTBALL & CRICKET NO. 2

PLAYGROUND FACILITIES



CRICKET NETS

FOOTBALL & CRICKET NO. 1

CFA TRACK

TENNIS COURTS

TENNIS CLUB

CRICKET NO. 3



Seating associated with Tennis Club



Play equipment at Shaws Road entry



Football Club - Sexton Pavilion



WSUD in central car park south of Sexton Pavilion



Tennis Club



Werribee Soccer Club



Amenities building and Juniors Sports storage facilities

Galvin Park: Site Facilities - Adopted by Wyndham City Council March 2010

2.2 Site Attributes and Observations

The following table provides an inventory of specific site attributes and observations relative to its condition, opportunities and constraints. Comments have been sourced from a series of site visits, interviews and technical assessments completed as part of this project.

Overall, Galvin Park is well positioned off Shaw's Road offering clear sightlines into the reserve from the south. Sightlines to the north east corner of the reserve are limited. This is a high use zone for pedestrians (particularly for school students) and may present some safety concerns to visitors.

The development of infrastructure has focussed upon the Park's sports role. In comparison, there are few settings that focus on informal recreation activity. Settings that encourage quiet reflection, walking and play, such as seating, formal trails and landscaping to offer shade and wind protection, would also be of benefit to sports participants and spectators.

The capacity for the site to access alternative water supply will underpin the quality of all turf and landscaped areas and its capacity to accommodate current and anticipated demands. This is a key component of the Master Plan which will, with the supply of Class A recycled water as part of the West Werribee Dual Supply Project in early 2013, apply ESD principles throughout the design process.

	Observations
ENTRY, CARPARKING AND CIRCULATION AREAS	<ul style="list-style-type: none"> - The primary access is located off Shaw's Road, with secondary access roads off Parkland Avenue and adjacent to Galvin Park Secondary College. - There is no separation between pedestrian and vehicle circulation areas at the rear of Sexton Pavilion, to the south of the soccer pavilion and surrounding Oval No.1. - The school overflow / tennis parking area is unsealed. - The path between the school and tennis courts is narrow, has high fencing either side and the surface is in poor condition.
FOOTBALL / CRICKET OVALS & CLUBHOUSE	<ul style="list-style-type: none"> - No 1 oval is irrigated and a premier sports ground. - There is no spectator provision (shade or shelter) beyond Sexton pavilion. - No 2 & 3 ovals have no direct relationship to spectator or change rooms / amenities. They are Junior ovals without irrigation, scoreboard and lighting infrastructure. - The major limitations of Sexton pavilion are associated with outdoor seating, shelter, openings, the main entrance and solar access. There is an absence of outdoor seating areas. Very limited weather protection, in the form of a verandah along part of the east façade, is provided. - Werribee Central Football and Cricket Clubs, with Council support have completed an extension to the building. The redevelopment includes additional change rooms, improved social area, kitchen area and umpire's room. It is understood that the development has addressed most of the limitations identified above, with the exception of improved outdoor spectator and weather protection.
SOCCER PITCHES AND CLUBHOUSE	<ul style="list-style-type: none"> - The soccer pavilion is a basic masonry structure. There are opportunities to extend the verandah to provide weather protection across the seating area. The building's shallow floor plate could also be easily adapted to reorientate the building to the south. This option should be considered in association with any future realignment of soccer pitches. - No. 2 and 3 pitches have no direct relationship to spectator areas or change rooms / amenities. They are not irrigated and do not have scoreboards or training lights.
TENNIS COURTS & CLUBROOMS	<ul style="list-style-type: none"> - The tennis clubrooms offer limited amenity to users. It is an old weatherboard facility that does not provide kitchen or meeting space for users. It is also poorly located in relation to the location and orientation of courts. - There are opportunities to improve the amenity of the Tennis clubhouse, with some modification, however this would not resolve its poor location relative to the courts. - Consideration should be given to smaller seating / shelter structures along courts to encourage spectators.
FIRE TRACK	<ul style="list-style-type: none"> - Alternative water supply is required for fire brigade training and competitions. It is understood that Class A recycled water will be available in early 2013. - The watch tower requires an upgrade as does the short running track.
FLORA AND FAUNA	<ul style="list-style-type: none"> - There are no indigenous Ecological Vegetation Classes (EVC's) present on the site and the site is highly modified compared to the original vegetation (pre 1750). Although many of the tree species found are native to Australia, very few have any link to the Grassy Woodland EVC. - In a landscape that is generally lacking indigenous large old trees it is worthwhile considering the retention of as many as possible of non indigenous native trees as potential habitat for birds and shade and shelter for recreational users and supporters. - The strong linear plantings along Shaws Rd and Parkland Av should be enhanced by removing random shrubs that interfere with the sight lines and reinforced by filling the gaps with the dominant avenue species.

Table 1 - Summary of Existing Conditions



Sexton Pavilion



Tennis Club



Soccer Club



CFA Building and Training Track

2.3 Usage Profile & Perceptions

Formal Sports Use

Each tenant club of Galvin Park is significant in size and scale. They have an estimated combined membership base of over 1,650 people who regularly train and compete at Galvin Park. The Park, therefore, makes an important contribution to the health and wellbeing of the local area through its capacity to host a diverse mix of sport. A précis of the size and patterns of growth as reported by each tenant club is provided below.

	Werribee Centrals Cricket Club	Werribee Fire Brigade	Werribee City Soccer Club	Werribee Centrals Football Club	Werribee Centrals Netball Club	Werribee Tennis Club
Membership	180 (+100 Milo participants)	80	550	355 (+est 250 auskick)	est 50	120
Detail	10 junior teams (boys) and 6 senior teams (men)	5 junior squads and 6 senior squads (all mixed)	7 juniors (boys) and 3 seniors (men)	8 juniors and 3 seniors	1 junior and 3 senior teams	13 junior teams, 6 senior and 11 ladies midweek
Club Expectations for Growth	Increase from 17 to 19 teams	10 – 20% increase (dependant upon access to water)	Juniors forecast to increase to 21 teams and 4 seniors teams	Juniors expected to increase to 12 teams and 5 senior teams	Expect an increase to 3 juniors and 4 seniors	Increase to 18 juniors, 10 seniors and 15 midweek teams

Table 2 - Membership Profile of Tenant Clubs

Each club reports a progressive rise in membership, which has been attributed to the quality of coaching personnel and the overall increase in the local area population. With this in mind, clubs foresee continued demand for their sport as the local population continues to increase. This position is supported by Council's strategic planning information, such as the Outdoor Sports Facility Strategy (2002) and the Active Open Space and Recreation Facilities in Growth Areas report (2007). The rate of growth and the capacity for clubs to accommodate rising demand will be tempered by the standard of supporting amenities as well as the capacity for playing surfaces to support higher usage levels. The scale and impact of growth will therefore be required to be assessed within the context of the Master Plan. Further discussion relating to the scope and scale of demand for sport will be addressed in the following section of this report.

Overall, four out of six tenant Clubs are not satisfied with the existing conditions at Galvin Park. Consistent themes from tenant clubs were the need to improve spectator amenities for all sports, as well as improved vehicle circulation patterns across the site. Development priorities that were identified by each Club are listed below:

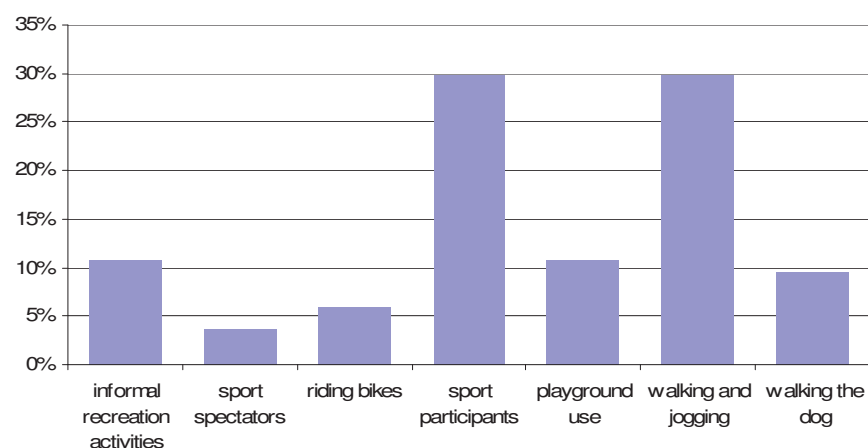
- Improved spectator provision.
- More cricket pitches / training nets.
- Additional junior football/cricket facilities.
- Access to Class A recycled water for CFA training area.
- Improved carparking and circulation patterns around the CFA / tennis area.
- Improve carpark surface and lighting around the soccer pavilion area.
- Upgrade pitches 1 & 2, and consider the development of synthetic soccer surface.
- Improve quality of No 2 football oval.
- Develop new netball courts close to Sexton pavilion, including coaches boxes, storage and change room facilities for netballers.
- Upgrade and relocate tennis clubhouse.



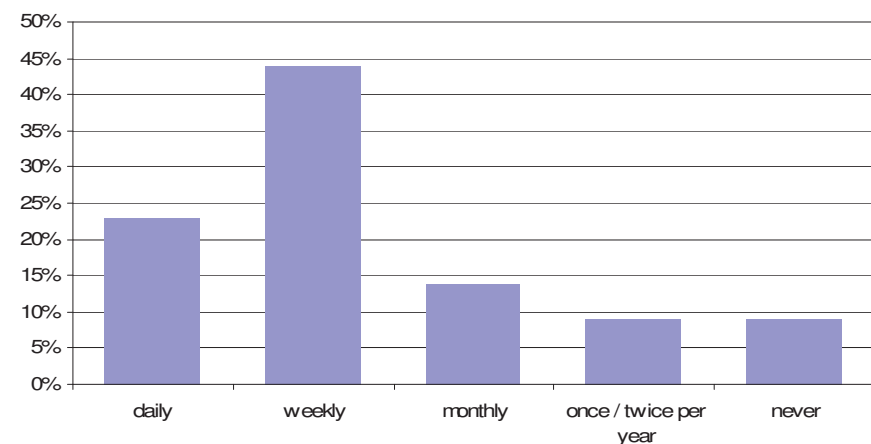
Informal Recreation Activity

Household surveys completed as part of the project provide a broad indication to informal use volumes and patterns. Results suggest high levels of regular, local use with almost one third of respondents visiting the park on a daily basis. Common activities were reported to be walking, jogging and playing sport (see graphs 1 & 2). This type of activity and rate of participation is consistent with State / National participation trends.

Graph 1 Activities Undertaken by Local Residents



Graph 2 Frequency of Participation

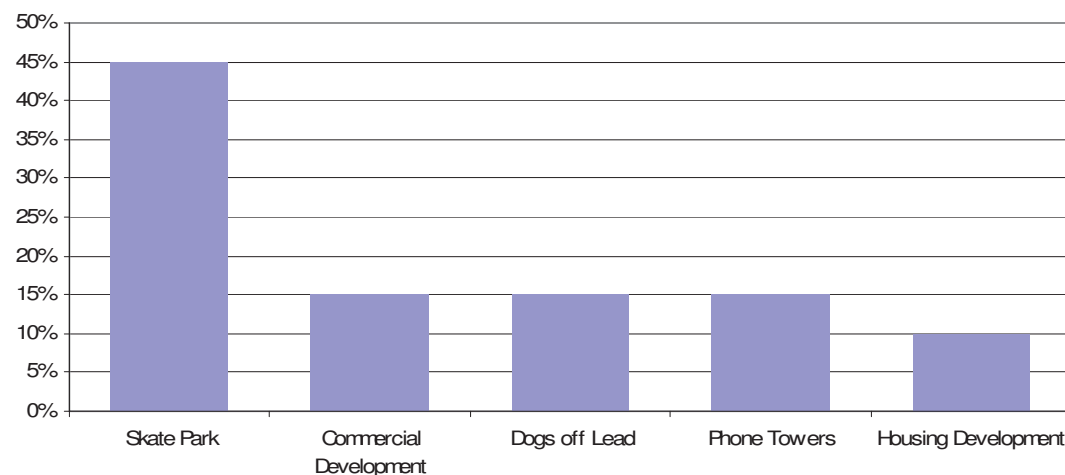


Whilst sport and informal activity levels highlight that the reserve is a significant open space destination for local residents, wear tracks across the site show its function as a significant off-road pedestrian connection between Galvin Park Secondary College and residential areas. Discussions with the school suggest that up to 10% of students would walk to school.

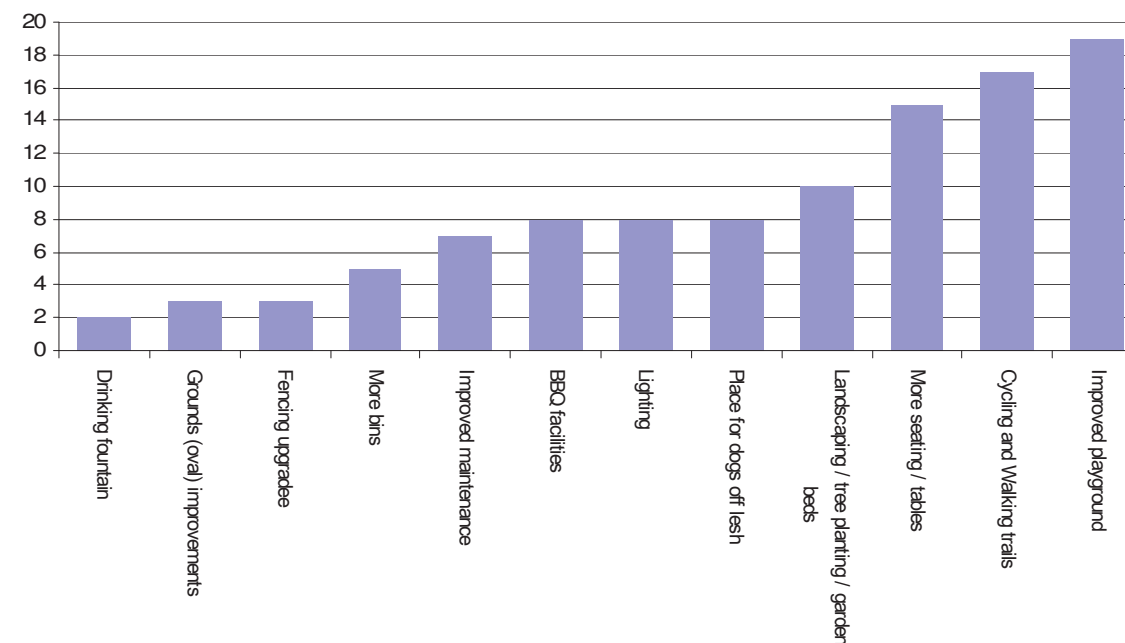
Almost all survey respondents requested that the Galvin Park Master Plan improve the passive qualities of the reserve. Recommended improvements to Galvin Park included improved playground facilities, walking trails and landscaping throughout the Park.

Thinking about activities and developments that residents did not want to see at Galvin Park, feedback was generally clear and consistent, with 45% of respondents not wanting to see a skate park, as shown in graph 4.

Graph 4 Developments not supported at Galvin Park



Graph 3 Recommended Areas of Improvement



3. Strategic Assessment

3.1 Strategic Planning Framework

Galvin Park is zoned Public Park and Recreation Zone and falls inside the Urban Growth Boundary. There are no planning overlays impacting the subject site.

There are a number of strategic plans and reports that are relevant to the project. Collectively, they provide a solid strategic framework to guide the development of Galvin Park. They include:

- Active Open Space and Recreation Facilities in Growth Areas, 2007
- Managing Sports Grounds in Drought, 2008
- Outdoor Sports Facility Strategy, 2002
- Skate & BMX Strategy, 2002
- Tennis Facility Strategy, 2004
- Wyndham Bicycle Strategy, 2004
- Wyndham City Council Plan 2008
- Wyndham Open Space Strategy, 2003

There are a number of consistent themes and issues of relevance to the development of Galvin Park, which are summarised below:

- Council acknowledges the role and impact of recreation and quality open space in Wyndham. Recreation provides an opportunity for people to be active, strengthen social connections and to engage in community life. A foundation principle of the Master Plan is therefore the focus upon building quality open spaces and recreation settings because of the positive benefits (such as health, social and environmental benefits) and lifestyle that it offers to individuals and communities in Wyndham. These are central tenets of the Council Plan, Open Space Strategy and Active Open Space and Recreation Facilities in Growth Areas
- The development of sport and recreation facilities and settings is solely a Council responsibility. Shared community assets that are planned, developed through collaborative efforts that engage local, State and community sectors ensure long term viability and affordability. Plans that reflect a whole-of-community

approach to facility development and the benefits of partnerships include the Active Open Space and Recreation Facilities in Growth Areas, Outdoor Sports Facility Strategy, Wyndham Open Space Strategy and Wyndham City Council Plan.

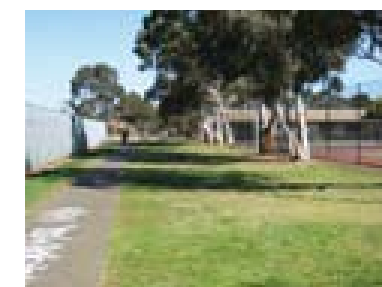
- With an extraordinary rate of population growth anticipated for the municipality, it is expected that demand for community recreation facilities and open space will outstrip available supply. Indeed, areas to the immediate west and north of Galvin Park in Wyndham Vale and Tarneit are forecast to experience 8.8 and 30.3% average annual increase in population (compared to the overall City of Wyndham average of 7.3%). A high proportion of population growth is expected for two parent households and young people. (Source: www.forecast.id.com.au). Council research identifies a projected shortfall in football, cricket, soccer and tennis facilities due to anticipated population increases. Plans that identify the scale and impact of population growth to demand for sport and recreation facilities include that reflected whole-of-community approach to facility development and the benefits of partnerships included the Active Open Space and Recreation Facilities in Growth Areas, Outdoor Sports Facility Strategy, Wyndham Open Space Strategy, Wyndham City Council Plan.
- Council's Open Space Strategy identifies that there is an adequate amount of open space in most existing urban areas. Much of the open space is however barren, unattractive and undeveloped, and, as a result, provides low levels of amenity for users. It is important to note that this issue is being progressively addressed by Council. In relation to the precinct relative to Galvin Park, it identifies that there is high integration of open space areas through shared pathways, whilst acknowledging that there is low landscape amenity through insufficient vegetation in parklands. (As identified in Council's Open Space Strategy)



Tennis Club



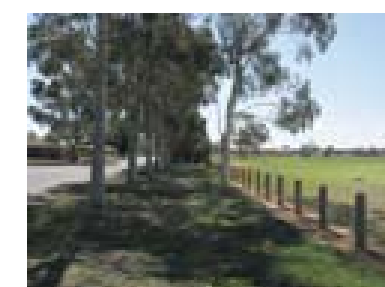
Shaws Road Entry



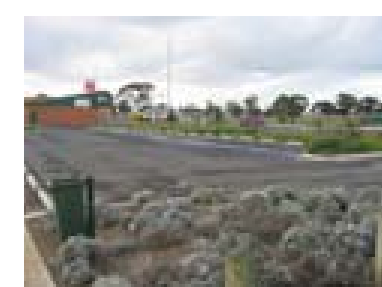
Pedestrian path between school and tennis courts.



Werribee Soccer Club



No pedestrian path at edge of Galvin Park along Parkland Grove



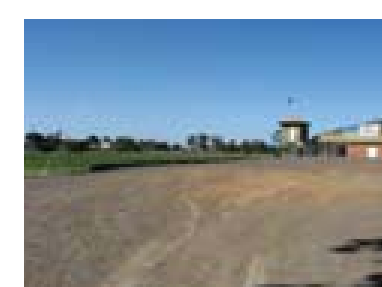
Sealed Car Park associated with Sexton Pavilion



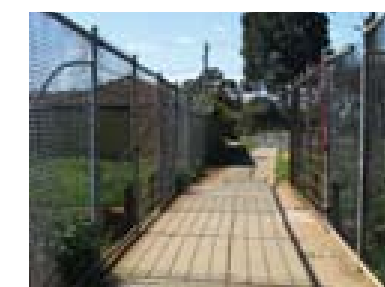
Amenities building and Juniors Sports storage facilities



Pedestrian wear tracks between irrigation channel and football & soccer ovals



Unsealed Car Park associated with Werribee Soccer Club



Irrigation channel access bridge



Unsealed Car Park associated with Tennis Club and Galvin Park Secondary College

3.2 Fit within an Open Space Network

Underpinning the development of Galvin Park is that it is developed and managed within the context of a broader open space system. Ideally, and as reiterated in Council's Open Space Strategy, the broader system should provide a diverse range of integrated settings for public and environmental benefit.

Map 2 details the distribution of open spaces around Galvin Park. It illustrates high levels of supply of open space and extensive connections provide by linear, off road trails throughout the area, particularly along the Werribee River. Of note however, is the lack of formal, off road trails connecting Galvin Park to the broader open space system. Connections via the main irrigation channel provide a direct opportunity to link Galvin Park to Presidents Park and the associated trail system.

Wyndham Vale Reserve and Chirnside Park provide the closest alternative cricket and football ovals. Collectively, and as identified in Council's Active Open Space and Recreation Facilities in Growth Areas Report (2007) it is anticipated that there will be continued demand for sports ovals, particularly as residential development moves forward in Wyndham Vale and Tarneit. The lack of sports grounds to the north of Galvin Park firmly position its significance to this community and also the importance of the pedestrian bridge at the north east corner of the Park.

There are a number of smaller, pocket parks for informal activity, particularly north of Galvin Park.



Map 2 - Open Space Distribution and Connections

3.3 Expected Demand for Selected Activities

The Australian Sports Commission releases annual participation statistics for most sport and recreation activities. Known as the ERASS Reports, it provides participation information for specific activities, such as participation levels relative to age, frequency of participation and change in rates of participation over time. Coupled with an appreciation of local conditions, it can help to inform our understanding of how and to what extent the local community will demand various activities and resultant settings.

Table 3 describes the current and expected market demand for selected activities within an approximate catchment area of 2km around Galvin Park. Market demand applies State participation trends relative to population information. Its purpose is to highlight the potential volume of participants for individual activities, and, by doing so, draw some conclusions regarding the capacity of existing infrastructure to accommodate potential market demand.

There are a number of significant observations relevant to the sport and recreation market within the area and its impact to Galvin Park, these being:

- The current and projected number of people walking and cycling as a form of recreation activity is vast. These activities will retain high participation levels across all age groups and will therefore continue to rise irrespective to any population ageing. The opportunity to provide a link to Riverbend Historic Park via the main irrigation channel will therefore have an impact to increasing visitations to Galvin Park by providing a clear link to Werribee River trails. Likewise, the irrigation channel also provides a connection to the south-east, with links to smaller reserves at Wilson Reserve and Conquest Park.
- With an estimated market of 1,000, 2,200 and 1,300 for AFL football, soccer and cricket respectively, population growth will place increasing demands upon sporting clubs and their capacity to field large numbers of teams upon grounds. This will be a major issue for grounds that do not have irrigation and are therefore more prone to the impact of wear and tear as usage levels increase. This issue highlights the significance of securing Class A recycled water (scheduled for 2012) for these grounds.
- Whilst tennis is also to build high levels of participation numbers, its capacity to schedule activity across a broad range of timeslots position the sport to better accommodate any rise in market demand.

	Participation Rates (%) 2007	2007 Market Demand	Expected Market Demand for 2011	Expected Market Demand for 2021	Net Change 2007 - 2021
Australian Rules Football	1.9	998	1,239	1,592	594
Cricket	2.5	1,314	1,630	2,095	781
Cycling	9.7	5,097	6,326	8,128	3,031
Football (Soccer)	4.2	2,207	2,739	3,519	1,312
Running	7.6	3,994	4,956	6,368	2,375
Tennis	5.8	3,048	3,783	4,860	1,812
Walking	33.0	17,341	21,521	27,653	10,312
Netball	3.2	1,682	2,087	2,681	1,000

Table 3 - Market Demand for Selected Recreation Activities 2007 and 2011



3.4 Other Developments

Discussions with Galvin Park Secondary College have identified the school's intention to redevelop its indoor stadium (see Diagram 2). Principally, works aim to redevelop the schools existing indoor, single court stadium to include an additional indoor court and performing arts / exhibition space. The existing school netball courts would be reduced by one court and would be relocated north to allow for the development. The proposal would also reduce the school's staff carparking area. The school has identified the potential for the facility to be available for community use, albeit outside of school hours (ie from 4pm weekdays). As such, it is expected that the school will make a formal approach to Council regarding the potential for community use.

The school is in preliminary planning stages only, and whilst further detail design has yet to be resolved, the development presents a number of considerations to the Master Plan, as are outlined below:-

- Irrespective of the final design concept, there is an expectation that there will be a reduction in on site car parking at the school.
- Landscaping and developments for the Master Plan should consider the potential of a major development adjoining the south east corner of the reserve. An enhancement of sightlines is required, particularly at pedestrian crossing areas and defining paths to link to the school.
- Fence treatment between the school and Galvin Park requires greater consideration to enable a more friendly, open interface which will improve opportunities for shared use and access.
- Opportunities to integrate recreational facilities between Galvin Park and Galvin Park Secondary College should be examined, particularly in the northern aspect of both sites where clearly defined access is available.

It is acknowledged that the school is in the early design stage of the concept. It is also understood that the school has yet to make a formal approach to Council about the development. With this in mind, Council may wish to consider the opportunity to explore joint ventures with the School, such as the shared development in south east corner of the reserve, where there is a demonstrable school and community benefit.

The schools' open space to the north (not shown) may also provide some opportunity for broader community benefit and by doing so alleviate the intensity of use within Galvin Park. This issue would be subject to further discussion with the school.

Diagram 1 Existing Conditions

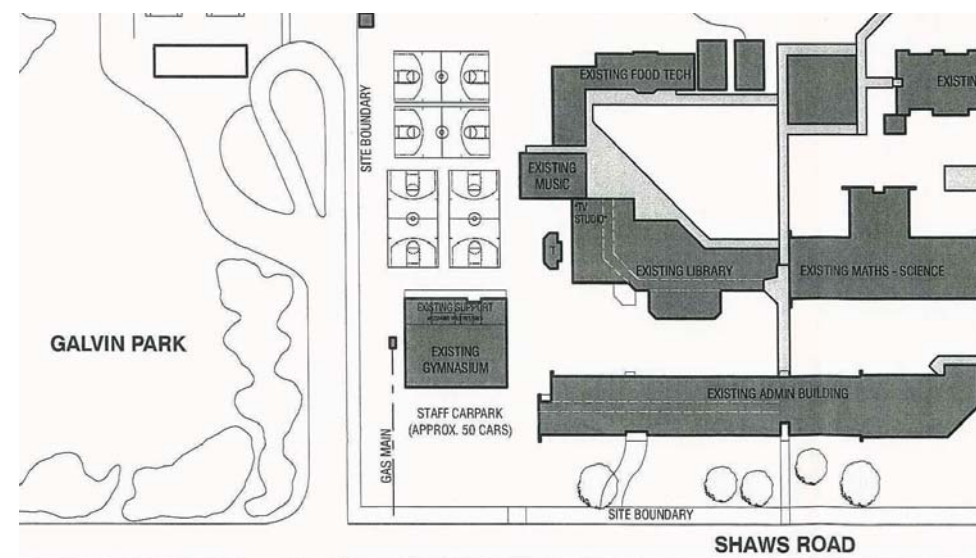
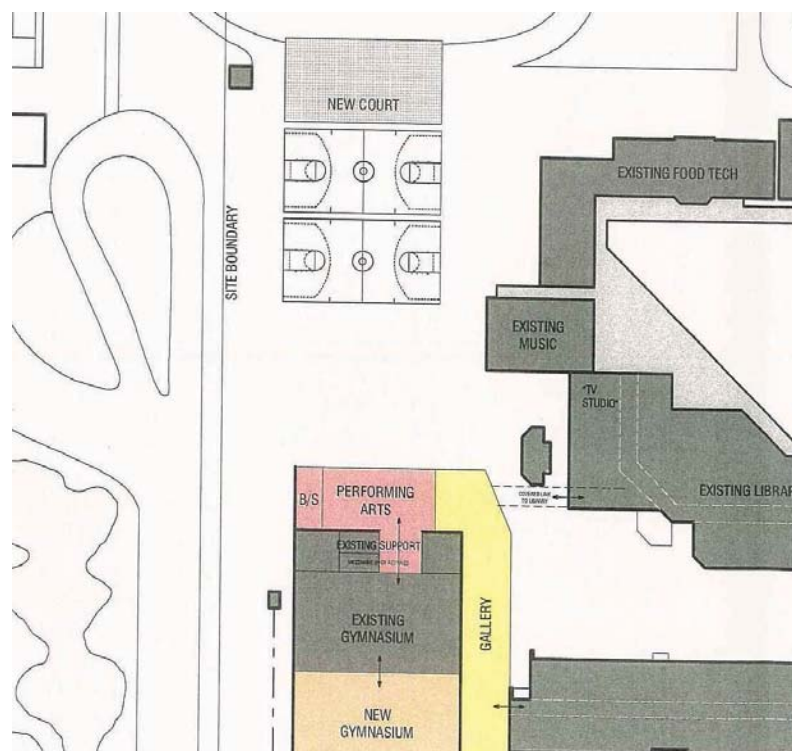


Diagram 2 Proposed Development



3.5 Water Sensitive Urban Design

Water sensitive urban design principles are limited at Galvin Park and at present do not present an integrated approach across the site.

Currently only two of the six existing sporting facilities are irrigated under current water restriction guidelines, being soccer field 1 adjacent to the soccer clubrooms, and football/cricket oval number 1 adjacent to Sexton Pavilion. Both of these ovals are irrigated using potable water.

Recent improvements to the central car park adjacent to Sexton pavilion include a central vegetated swale that filters surface run-off prior to storm water entry. All surface run-off other than that within the central car park drain directly to grated pits without opportunity for reticulation or re-use on site. As a result there are minimal garden beds throughout Galvin Park, with soft landscaping limited to established trees.

With access to Class A recycled water proposed along Shaws Road by early 2013, there are significant opportunities to not only irrigate existing and additional sporting ovals, but also landscape assets and passive recreation areas within the Park.



4. Key Issues & Directions

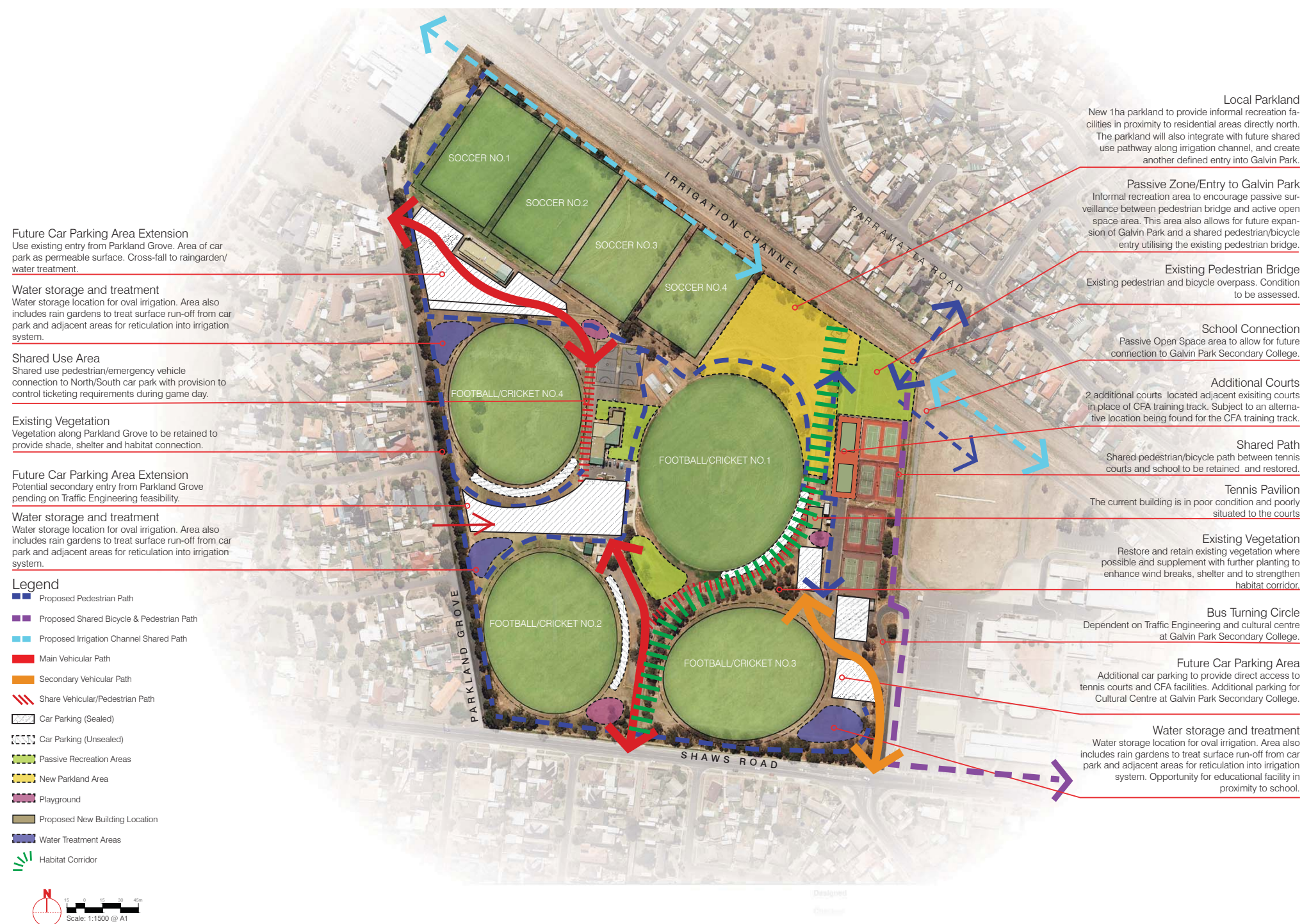
4.1 Sports Infrastructure Development

A fundamental requirement of the Master Plan is that it positions Galvin Park to support a diverse range of sport and recreation activity. Sport and recreation is a key ingredient to healthy, liveable communities. It provides an opportunity for people of all ages to be physically active, strengthen social connections and to engage in community life. To this end, Galvin Park makes an important contribution, particularly as a place for sport. Central to the Master Plan is that it provides a setting that supports local opportunity and builds environments for prosperous, viable sporting clubs which in turn can support participation in sport.

A number of improvements to sports playing surfaces have been identified, and should be considered within the context of the Master Plan. They are outlined below:-

- There is a clear and present need to accommodate a minimum of two netball courts at Galvin Park.
- It is expected that soccer will experience the highest level of demand for infrastructure.
- There is a shortfall of football/cricket ovals throughout Werribee.
- The long term suitability of the CFA at Galvin Park.
- The level of amenity and capacity for growth of tennis at Galvin Park.

Each of these are address in greater detail overleaf.



Galvin Park: Final Master Plan - Adopted by Wyndham City Council March 2010

There is a clear and present need to accommodate a minimum of two netball courts within the Galvin Park precinct.

Existing court facilities are located at Galvin Park Secondary College. The courts do not comply with required dimensions and are not available to the Werribee Centrals Netball Club from 2009. This is a critical issue for the Club and the Master Plan will need to consider the location and scope of a new netball precinct within the Park in a manner that:

1. Supports spectators.
2. Enables use of existing pavilion facilities for change and kiosk facilities for netball players and spectators.
3. Has sufficient area to provide support structures to the courts, such as coaches boxes, spectator shelters and lighting as well as allow for the regulatory dimensions, orientations and run off areas as described by Netball Australia.

It is likely that soccer will experience the most significant demand for facilities in comparison to all other sporting codes.

The capacity of the sport to offer opportunity for boys and girls, Australia's continued success on the world stage and the resultant resourcing and profile benefits for the sport, has positioned the game to exceed participation levels of other traditional sports such as cricket and AFL football. Coupled with the comparatively smaller supply of soccer grounds and the rate of population growth in the region, the Werribee City Soccer Club is well placed to meet its optimistic growth targets. The capacity of the Club to attract and retain membership will, to a large extent, be influenced by the number of pitches, their condition and their capacity to handle increasing training and competition loads.

With this in mind, it is therefore considered that the Master Plan allow for an increase in soccer pitches from 3 to 4 pitches. Furthermore, the Master Plan should consider an improved configuration and development of pitches so as to:

1. Improve the relationship between spectator / clubhouse area and playing arenas and remove the current situation of playing surfaces and change facilities being separated by an access road and carpark.

2. Improve the scheduling flexibility, particularly for junior competition, through the development of adjoining playing surfaces that allow for multiple junior size pitches to be positioned over senior grounds and moved around so as to minimise the impact of wear and tear in goal areas.
3. Subject to the outcome of a broader feasibility assessment, consider the potential for one pitch to be of a synthetic surface in order to accommodate intense usage loads governed by growth and a need to rest grounds wherever possible.

Previous discussions have highlighted the broader shortfall of football / cricket ovals throughout the Werribee district.

Galvin Park is a district standard sports facility and will continue to draw from an ever increasing population, particularly in the areas of Tarneit and Wyndham Vale. To this end, any opportunity to accommodate an additional sports ground, particularly in light of the confirmation that Class A recycled water will be available to the site, will be of benefit.

Spectator provision throughout the site, both around clubhouse facilities and around grounds, is required. Facilities should allow clear sightlines to playing surfaces, offer shade and wind protection, and have a capacity to support sport participation during these timeslots while also offering a place for quiet reflection in a quality environment outside of sporting activity. The need for improved spectator provision has been a key theme raised by both sports interest groups and local residents, and should consider the following elements:

1. Bench seating at elevated positions where possible and appropriate.
2. Shade protection by way of trees or built structures.
3. Connections through a formal walking trail network within the site.
4. Landscape assets including bicycle loops, picnic facilities and BBQ facilities.

The long term sustainability of the CFA at Galvin Park.

At the time of writing, it is understood that the CFA has held early discussions with Council regarding its relocation to a new facility at another site. The Master Plan has therefore assumed that it will ultimately relocate from the site.

The level of amenity and capacity for additional tennis courts.

Located at the eastern end of the reserve, tennis has a separate and defined point of entry off the bus pick-up / drop-off area. Previous discussions have highlighted the inadequacy of the tennis clubrooms in terms of its condition, its relationship to court surfaces and its lack of basic amenity. For this reason, the Master Plan will address the redevelopment of a basic Clubroom facility to the centre west of tennis courts. This location also allows for some synergy Football/Cricket No.1.

The tennis club has expressed a desire for an additional four courts, taking the total number of courts on site to 12. This would position Galvin Park as a regional destination for tennis, and in the light of alternative tennis venues and known developments across the City, it is the considered opinion that a regional venue is not warranted at Galvin Park. The physical constraints of the site and the impact that 4 additional courts would have upon viewing sightlines and space for vehicle and pedestrian circulation also contribute to the view that 12 courts is not warranted at Galvin Park.

The potential relocation of the CFA from Galvin Park does however allow for some flexibility and room for growth for the Werribee Centrals Tennis Club. On this basis, the Master Plan has considered the long term eventuality of up to two additional courts.



4.2 Vehicle Circulation

Vehicle circulation into, within and out of Galvin Park is a critical design consideration for the Master Plan. Design is required to consider volumes, peaks and troughs of vehicle demand and to ensure that access and circulation provides a safe environment for all users.

All sports will experience a rise in participation. Given that most sports participants will travel via car to Galvin Park, there will, therefore, be increasing demands for car parking throughout the site. Demands for vehicle access and parking will be highest during the Winter sporting season, particularly on Saturday and Sunday during junior soccer and AFL football competition and change over periods. With this in mind, the following are key considerations for the Master Plan:

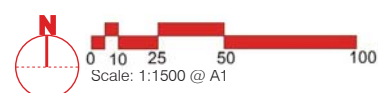
- That circulation allows for spectators to park around portions of the No.1 football oval.
- That there is a clear separation between vehicle and pedestrian circulation wherever possible.
- That parking and circulation areas be aligned to cater for multiple activity nodes in order to minimise the spread and areas of vehicle circulation and parking, and to maximise efficiencies associated with the shared use of resources between clubs. Some clear synergies exist with:
 - shared circulation and parking for tennis and school visitors.
 - shared circulation and parking for AFL football, soccer and cricket visitors.
- There are three clear points of entry to Galvin Park, with the primary entry located off Shaws Road, and secondary entries located adjacent to Galvin Park Secondary College and Parkland Grove. Consideration should be given to single directional circulation during peak periods of competition in order to support smooth traffic flows within the Park. With this in mind, design should allow for connectivity between AFL football/ cricket and soccer parking areas to allow for entry from Shaws Road and exit via Parkland Grove. However, the Master Plan will give full consideration to the potential impact of projected traffic flows into residential areas surrounding Parkland Grove.



Legend

- - - - Proposed Pedestrian Path
- Proposed Vehicular Path
- - - - Share Vehicular/Pedestrian Path

Key Direction: Vehicular and Pedestrian Circulation



4.3 Significance of Passive Recreation Activity

A key finding of the household survey was the frequency and volume of local residents who visit Galvin Park for passive recreation activity. Activity such as running with the dog, use of the playground and walking for pleasure were common motivations for visiting Galvin Park. Residents who visit the Park will use the reserve at least once per week. This rate of participation is consistent with broader State and National participation trends for walking and running. With approximately one third of the population walking as a form of recreation activity (excluding walking to reach a destination), it is the most frequently participated recreation activity, and the highest activity for people aged over 25 years. Settings that promote walking as a form of recreation activity can therefore make a profound contribution to the health and wellbeing of communities, particularly for middle to older age groups.

For this reason, a key component of the Master Plan will be to include a trail network throughout the park as well as assessing the opportunity for Galvin Park to strengthen its connections to adjoining residential areas and the broader open space system. With this in mind, there are a number of strategic opportunities, which are listed below:

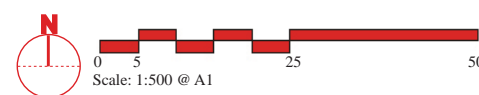
- Develop an internal path circuit that connects different activity zones throughout the park, provides clear vantage points for sports spectator and connections to Galvin Park Secondary College.
- The pedestrian footbridge that crosses the irrigation channel to the north is a significant connector to residential areas north of Galvin Park. The bridge provides a narrow and fenced crossing. The Master Plan will recognise the important pedestrian link that it provides and develop entry / openings in a manner that reflects safety principles and enables clear connections to the school and park area.
- The irrigation channel provides a direct link and connection between Galvin Park and Riverbend Historic Park and the Werribee River Trail system. The development of a shared trail (allowing for cyclists as well as pedestrians) will be a significant connector for the Reserve.



Key Direction: Strengthening Passive Recreation Space



Key Direction: Growth for Werribee Centrals Tennis Club



4.4 Water Sensitive Urban Design

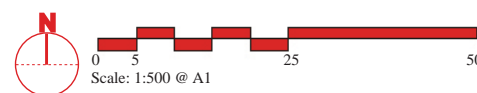
With the proposed addition of two soccer fields, a junior AFL/cricket oval, and significant improvement to landscape amenity and asset, Water Sensitive Urban Design initiatives will play an integral role in the establishment and long term success of Galvin Park. Whilst the provision of class A recycled water on site significantly improves opportunity for additional sporting fields, there are other WSUD elements that will assist in the year round success of Galvin park.

Water Sensitive Urban Design items include:

- Provision of Class A recycled water storage facilities for irrigation of all sporting fields. Connected to recycled water pipe network proposed along Shaws Road, storage facilities will ensure water availability and reduce limitations on head pressure once connected to pipeline.
- Surfacing of new ovals with warm season grasses which, once established, require 40% less water than cool season grasses.
- All impervious surfacing will be designed and graded to drain via an integrated swale network to ensure that nutrient stripping and self-irrigation of garden beds occurs across the site. This includes car parking areas.
- Development of an ephemeral wetland in proximity to Galvin Park Secondary Collage to provide a retention facility during peak flow, but also an educational facility for students to examine seasonal change and the impact of drought/ climate change.
- Use of Australian native and where appropriate indigenous plant species that are capable of withstanding the climatic conditions within Wyndham. The intention of the plant selection will be to ensure that minimal water and maintenance is required following establishment.
- Collection of rainwater via rooftop harvesting may provide some flushing requirements for clubroom renovations and/or expansions.



Key Direction: Water Sensitive Urban Design



5. Galvin Park Landscape Master Plan

5.1 Galvin Park Landscape Master Plan

The Master Plan is the overall vision for Galvin Park and presents a design resolution of the Key Issues and Directions discussed in this document.



Galvin Park: Landscape Master Plan - Adopted by Wyndham City Council March 2010

6. Conclusion

Galvin Park provides a substantial role in supporting both organised sporting activity and casual recreation activity. Clubs based at the Reserve have a combined membership in excess of 1,600 people. The park therefore accommodates significant sporting activity, which is expected to increase in the short term as demand for sporting activity (as is being experienced across the municipality) increases in line with growth. In its role as a district sporting facility the standard and scope of sports infrastructure is critical in managing current and anticipated participation loads. With this in mind, this discussion paper has outlined the following areas of need in relation to sporting activity:

- There is a marked shortfall of sports playing facilities, most significantly soccer facilities. Market demand for soccer, AFL and cricket, highlights a significant increase of participation in these sports, in line with population growth patterns in the area. Patterns of demand for sports playing facilities have also been reflected during discussions with tenant sporting clubs and their expectations for membership growth in the short term. On this basis, it is considered necessary that the Master Plan examines the opportunity to increase the number of sports fields (both soccer pitches and football / cricket ovals at Galvin Park
- The tenant tennis club has expressed a need for additional courts at the site. While the Master Plan process assessed the opportunity to extend the provision of courts at Galvin Park, it has been determined that there is inadequate space to provide fully for the club's request. Any further court development will compromise sightlines, circulation areas and passive recreation areas in the area. These attributes are particularly important on the eastern boundary of Galvin Park, given its interface with Galvin Park Secondary College.
- The Master Plan identifies a suitable location for two standard sized netball courts with sufficient area for supporting amenities (such as coaches boxes, access to change facilities and spectator areas). A location close to Sexton Pavilion is preferred to maximise the synergy between netball and football training and competition schedules.

By comparison, Galvin Park's role as an area for passive recreation activity is less obvious but no less significant. Feedback from local residents suggests that the informal use of the Park is in keeping with broader State participation trends which sees up to 1 in 3 people using the site for walking activity and doing so more than once per week. Galvin Park is a large area of open space with clear, open sightlines in most areas. The Master Plan is, therefore, required to consider the pedestrian and cycling networks that exist within the site, and also connect Galvin Park to a broader open space system.

Sightlines into the northern area of Galvin Park are poor. Consultation with Galvin Park Secondary College and tenant clubs identify that the area is perceived as an area that is unsafe. Despite this, the area provides the only bridge connection for residential areas north of the drainage easement. This is an important crossing for pedestrians, particularly students. On this basis, the Master plan considers activating the zone through improved landscaping treatments (following CPTED principles), improved links to facilities in Galvin Park and the school and through a potential shared pathway to follow the drainage easement to Riverbend Park.

This report has directly informed the scope and planning context for the development of the draft Galvin Park Master Plan. Following community consideration of the draft plan through a public exhibition period, it is expected that the Master Plan be finalised and presented to Council for its consideration.



7. Materials

7.1 Indicative Hard Materials

A carefully selected palette of materials will form the language of the constructed landscape of Galvin Park. Materials will be those considering the uses and requirements of the park and that reflect the existing fabric of the park and surrounds also with a focus on environmental stainability.

Fencing in particular requires further investigation at detailed design phase to ensure Galvin Park evolves from a series of unsafe, disjointed spaces into a cohesive, accessible park with common and attractive fence treatments low in height.



7.2 Indicative Planting Schedule

Vegetation selection will be made with consideration of uses and requirements of the Galvin Park site as well as considering the indigenous and native vegetation of the area. All plant selection will be based on the Wyndham City Council guidelines and recommendations and will be robust and hardy to ensure enduring high quality amenity.

INDICATIVE PLANT LIST

* Denotes Indigenous plant species from *City of Wyndham 2004 Indigenous Flora List*.

Botanical Name	Common Name	Size at Maturity
Trees		
<i>Acacia maidenii</i>	Maiden's Wattle	15m x 10-15m
* <i>Allocasuarina verticillata</i>	Drooping Sheoak	10m x 5m
<i>Angophora costata</i>	Smooth-barked Apple	20m x 10m
<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	6m x 2m
<i>Corymbia citriodora</i>	Lemon-scented Gum	15m x 8m
<i>Elaeocarpus reticulatus</i>	Blueberry Ash	8m x 5m
<i>Eucalyptus leucoxyton</i> 'Eukie Dwarf'	Yellow Gum	7m x 4m
<i>Eucalyptus</i> 'Summer Scentsation'	Granite Mallee cultivar	6m x 4m
<i>Eucalyptus maculata</i>	Spotted Gum	15m x 10m
<i>Eucalyptus viridus</i>	Green Mallee	2-10m x 8m
<i>Melia azederach</i>	White Cedar	8m x 5m
<i>Tristaniopsis laurina</i>	Water Gum	15m x 10m
Shrubs		
* <i>Atriplex cinerea</i>	Coast Saltbush	1.5m x 1m
* <i>Banksia marginata</i>	Silver Banksia	2m x 1.5m
* <i>Bursaria spinulosa</i> var. <i>spinulosa</i>	Sweet Bursaria	1-8m x 1-4m
<i>Correa alba</i>	White Correa	1.5m x 1.5m
* <i>Dodonaea viscosa</i> ssp. <i>Cuneata</i>	Wedge-leaf Hop-bush	2m x 1.5m
<i>Grevillea</i> 'Cherry Ripe'	Wooly grevillea	80m x 50cm
<i>Hakea nodosa</i>	Yellow Hakea	4m x 3m
* <i>Leptospermum lanigerum</i>	Wooly Tea-tree	3m x 2m
<i>Philotheca myoporoides</i>	Long leaf wax flower	1.5m x 1m
<i>Westringia fruticosa</i>	Coastal Rosemary	1.2m x 1.5m
Grasses/Tussocks		
<i>Anigozanthos</i> 'Bush Gem'	Kangaroo Paw	60cm x 25cm
<i>Carex</i> 'Comans Bronze'	Bronze Hair Sedge	20cm x 30cm
<i>Dianella caerulea</i> 'Cassa Blue'	Paroo Lily	40cm x 40cm
* <i>Dianella longifolia</i>	Pale Flax-lily	1m x 1m
<i>Dianella prunina</i> 'DP303' 'Utopia'	Flax Lily	45cm x 30cm
<i>Kniphofia</i> 'Little Maid'	Torch Lily	60cm x 45cm
<i>Lomandra longifolia</i> 'Cassica'	Spiny-headed Mat-rush	60cm x 65cm
* <i>Poa labillardieri</i>	Tussock Grass	80cm x 80cm
* <i>Themeda triandra</i>	Kangaroo Grass	1.5m x 0.5m
Groundcovers		
* <i>Acaena novae-zelandiae</i>	Bidgee-widgee	15cm x 1m
<i>Agave attenuata</i>	Century Plant	1m x 1m
* <i>Brachyscome basaltica</i>	Swamp Daisy	30 cm x 30cm
* <i>Calocephalus citreus</i>	Lemon Beauty-heads	20 cm x 30cm
<i>Correa</i> 'Dusky Bells'	Correa	50cm x 40cm
* <i>Crassula helmsii</i>	Swamp Stonecrop	30 cm x 30 cm
* <i>Dillwynia hispida</i>	Red Parrot-pea	50 cm x 50cm
* <i>Einadia nutans</i>	Nodding Saltbush	40cm x 40cm
<i>Grevillea</i> 'Bronze Rambler'	Bronze Rambler	30cm x 2m
<i>Hardenbergia violacea</i> Alba	White Hardenbergia	Climber
<i>Juniperus squamata</i> 'Blue Star'	Flaky Juniper	50cm x 1.2m
<i>Leucophyta brownii</i>	Cushion Bush	50cm x 90cm
* <i>Mentha diemenica</i>	Slender Mint	15cm x 15cm
<i>Myoporum parvifolium</i>	Creeping Boobialla	20cm x 1m
<i>Ophiopogon japonicus</i> nana	Dwarf Mondo Grass	10cm x 15cm
<i>Sedum spurium</i> 'Tricolor'	Tricolor Stonecrop	15cm x 30cm
<i>Scaevola alba</i> 'Mauve Clusters'	Fan Flower	20cm x 1.5m
<i>Scaevola Crassifolia</i>	Light Blue Fan Flower	1m x 1m
<i>Senecio mandraliscae</i>	Kleinia	30cm x 60cm
<i>Stachys byzantina</i>	Lambs Ears	20cm x 60cm
* <i>Wahlenbergia communis</i>	Tufted Bluebell	75cm x 50cm



Angophora Costata



Acacia maidenii



Allocasuarina verticillata



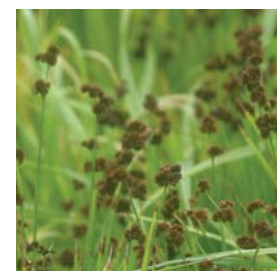
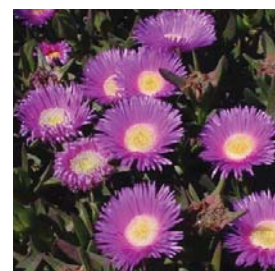
Eucalyptus maculata



Eucalyptus 'Eukie Dwarf'



Eucalyptus 'Summer Scentsation'



8. Appendices

- 8.1 Galvin Park: Site Facilities 136052_LMP_01
- 8.2 Galvin Park: Existing Conditions 136052_LMP_02
- 8.3 Galvin Park: Final Master Plan 136052_LMP_04
- 8.4 Galvin Park: Landscape Concept Plan 136052_LMP_05
- 8.5 Galvin Park: Landscape Detail Plans 136052_LMP_06