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# Presidents Park Wyndham Vale Master Plan

Summary Report

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Final March 2020

Prepared for:  
**CITY OF WYNDHAM**

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# 1 BACKGROUND

Presidents Park is a large recreation reserve, occupying approximately 75Ha, located in Wyndham Vale, approximately 2.5km from the Werribee Town Centre. The park is bounded by the Werribee River to the east, by Heaths Road to the south, by McGrath Road to the west, and by private land to the north.

The Park provides key facilities and playing surfaces for a number of sporting activities. The Park also provides facilities for Werribee Obedience Dog Club and the Wyndham Vale parkrun, as well providing playground facilities for the local community. Further, the park is the venue for a number of annual community events.

With current and anticipated population growth, and consequential growth in demand for sports, a Master Plan is required to guide future development and activity in the park.

The current report provides background to the Master Plan by identifying key issues and opportunities to be addressed as part of the Master Plan process. In addressing these issues and opportunities, the Master Plan will consider the aspirations, needs and wants of local residents, user groups and stakeholders to produce a plan that enables greater function, participation and activation of the park.

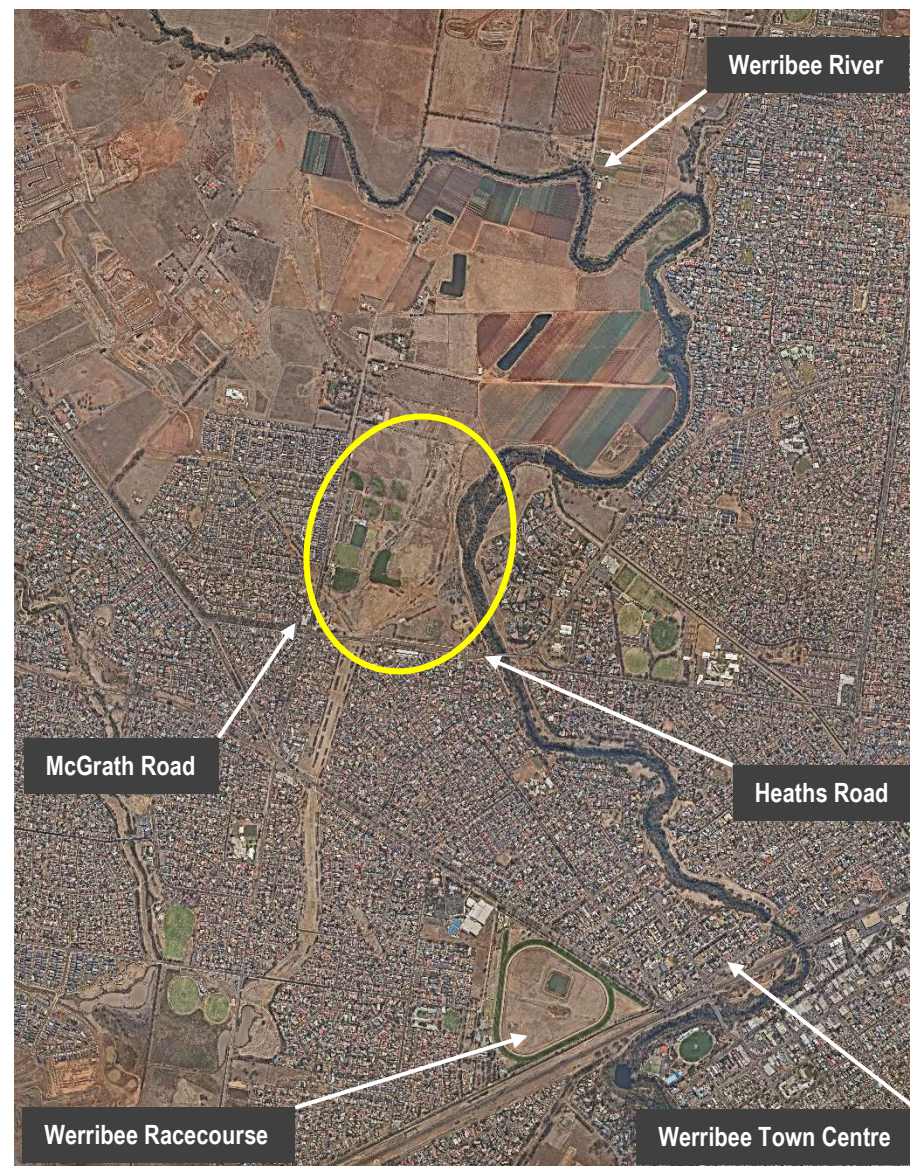


Figure 1 - Location

## 2 INTRODUCTION

Presidents Park is located at the corner of McGrath Road and Heaths Road in Wyndham Vale. It is a significant park, classified as a municipal level active / passive open space within the Wyndham Open Space Strategy. It provides facilities and playing fields for a number of local sporting clubs and activities, as well as social and community facilities.

To the west and south, beyond the roads which form these boundaries, Presidents Park is adjoined by residential areas. To the east, the park is bounded by the Werribee River. Beyond this to the east lies further residential areas. To the north, the park is adjoined by rural land which is intended to form part of the Werribee Township Regional Park in the future. The total area of the Park is approximately 75 hectares.

Presidents Park provides for a mix of active sports uses including hockey, baseball, and softball and cross country running. The Park serves as the home for the following sports clubs and is a key competition venue for local schools and regional sporting associations:

- Werribee Hockey Club
- Werribee Giants Baseball Club
- Werribee Softball Association

The park also provides facilities for organised but non-competitive uses by the following groups:

- Werribee Obedience Dog Club
- Wyndham Vale Parkrun

Finally, the park provides a number of passive recreational facilities for the general community including playgrounds, skate and scooter park, paths and shelters and a fenced dog off leash area.

The park plays an important role in the Werribee River flood plain and is inundated from time to time particularly during a 1:100 flood event.

The park is owned by the City of Wyndham.



*View to lake from north*



## 2.1 PURPOSE

The purpose of the work to date has been to identify relevant issues and opportunities to be addressed in the preparation of the Master Plan for Presidents Park.

The issues and opportunities have been identified through:

- review of background reports, Council strategies and policies and other data;
- review of the existing Presidents Park site;
- meeting with park tenants and user groups;
- engagement with both the local and the broader Wyndham communities;
- preparation of a summary Issues and Opportunities report and plans.

## 2.2 PROCESS

The preparation of the issues and opportunities report has taken the following approach:

### Stage 1 Project Establishment

- Review scope and background with City of Wyndham officers

### Stage 2 Issues and Opportunities

- Review Council strategic documentation.
- Review existing site conditions and the provision of facilities.
- Document the site issues and opportunities.
- Review and confirm site issues and opportunities with key Council stakeholders.
- Engage with the local user community through consultation in the park.
- Engage with the broader Wyndham community through an on-line survey process.
- Consolidate findings in summary report.

### Stage 3 Draft Master Plan

- Review community and stakeholder feedback of the Issues and Opportunities stage.
- Develop a draft Master Plan for all upgrade opportunities within the Reserve.
- Provide preliminary cost estimates for all aspects of the development.

- Provide to the Project Control Group for approval and amend as appropriate for public consultation.

### Stage 4 Public Exhibition

- Undertake consultation with tenant groups, community groups and casual reserve users, utilising the draft Master Plan as a basis for discussions.
- Collect and consolidate feedback from the public consultation process.

### Stage 5 Final Master Plan and Summary Report

- Amend the draft Master Plan following a review of consultation feedback.
- Produce a summary document to support the final Master Plan.
- Present the final Master Plan for consideration and adoption.



View north from the near the playground

### 3 CONTEXT

#### 3.1 Site Context Issues and Opportunities

- The immediate residential context of Presidents Park suggests the opportunity to provide an enhanced range of local level facilities, to support the role of the reserve as a local open space.
- The presence of the Werribee River to the east of the park is significant not only in terms of landscape character, but as an attractor of visitors to the park and also as a connector with other open space both upstream and downstream.
- The proposed extent of residential development within the Ballan Road PSP area creates an increased catchment for the park, particularly as a passive recreation asset.
- The Werribee Township Regional Park will provide an opportunity to integrate the passive and ‘natural’ elements with a broader range of spaces, and also provide some opportunity for shared support spaces such as paths, shelters and car parking.
- The capacity of the reserve to provide a regional / municipal catchment for sport and recreation and community events has the opportunity to be reinforced by the enhancement of facilities, infrastructure and open space.
- The existing environmentally and culturally significant sites within the reserve present an opportunity for enhancement and interpretation.
- The reserve sits on a Q100 (1 in 100) floodplain which will need to be considered in the development of facilities and infrastructure.
- Presidents Park is the largest area of active open space within the City of Wyndham that makes provision for larger ‘specialist sports. Its unique provision for specialist sports activities has the opportunity to be reinforced by the enhancement of the existing facilities.



*View to centre of Park*





Figure 2: Broad Site Context Plan

### 3.2 Sport and Recreation Facilities and Spaces

The club based sporting user groups at Presidents Park are:

- Werribee Hockey Club
- Werribee Giants Baseball Club
- Werribee Softball Association

In addition to formal sports clubs, Presidents Park provides facilities and spaces for the following recreation groups:

- Werribee Obedience Dog Club
- Wyndham Vale Parkrun

#### **Sports and Recreation Facilities and Spaces: Issues and Opportunities**

Review of the site conditions and consultation with sports clubs has revealed the following issues and opportunities associated with Sports and Recreation Facilities and Spaces at Presidents Park.

##### **Hockey Pitches**

- The single pitch plus the minkey pitch are inadequate to accommodate optimum training needs, and growth.

*A second pitch is recommended at Presidents Park in the Wyndham Sports Strategy and is a general recommendation in the Sports Facility Capital Development Guide (SFCDG).*

- There is a need for additional public toilets to service the hockey and softball precinct.

*The Open Space Strategy suggests Municipal Active Space 'may' have public toilets and the Sports Facility Capital Development Guide recommends external accessible public toilets be provided within a pavilion.*

- While Council have undertaken recent stage 2 landscape works in the vicinity of the hockey pitches, there is an opportunity for further planting to provide additional shade and shelter for non-competitors.

##### **Baseball Diamonds**

- Back netting behind all home bases is non-compliant.
- The Werribee Giants Baseball Club aspires for competition standard lighting for Field 1, and training standard lighting for Field 2.

*The SFCDG recommends Council provide lighting to training standard.*

- There is a lack of undercover spectator areas associated with the baseball diamonds.

##### **Softball Diamonds**

- The size of the current two main softball diamonds means they are not compliant for men's competition.
- All diamonds are aligned in the least preferred orientation in relation to the setting sun.
- Fencing around diamonds 1 and 2 requires replacement.
- Back netting on all diamonds is non-compliant.
- There is an opportunity to use the underutilised northern diamonds as overflow space for other sports, provided sufficient diamonds can be provided for the major annual events.

##### **Dog Club Fields**

- Weed infestation through the grass field, particularly with bindii, is an issue for longer haired dogs.
- The farm-style fencing along Heaths Road needs to be replaced with a chain-mesh style fence for security of dogs.
- There is an opportunity to upgrade the less utilised eastern area of the field to provide additional space for the various training squads.
- There is an opportunity to plant additional trees around the boundary of the field to shade dogs and handlers, particularly since the field is irrigated.

##### **Parkrun Circuit**

- Conflict with vehicles associated with the festivals, and with event organisers who drive over paths when setting up (an organisational requirement for parkrun courses is that they be vehicle-free).
- When the lake overflows it submerges adjoining paths, and some occasions causes the cancellation of parkrun.

##### **Schools Use**

- The condition of the public toilets is usually poor.
- An extra hockey field would be ideal as two full sized fields are usually used for tournaments.
- Additional shelter around the sporting precinct would be appreciated.
- Increase the provision of drinking fountains in the sporting precinct.
- An increase in the variety of sporting fields available at Presidents Park would further add to the value of the venue as a schools' competition site.
- Formalise the loop courses used for cross country creating a 2km and a 1.5km course, each with distance markers, the start / finish area is on the path immediately to the east of the hockey / softball pavilion, and clear sightlines to the whole circuit for teachers is important.
- Install a shelter at the start / finish area to improve the amenity for marshals and event recorders.



### 3.3 Event Spaces

Presidents Park is the venue for a number of annual festivals and events. The management of festivals and events in the City of Wyndham is guided by the Wyndham Festival and Events Framework. The Framework refers to the Presidents Park Master Plan for guidance as to the suitability of Presidents Park for the staging of festivals and events.

Major events and their scheduling for 2019 include:

- Wyndham Holi – Festival of Colours 23<sup>rd</sup> March 2019
- Wyndham Diwali 9<sup>th</sup> November 2019
- Wyndham Food Truck Festival late November – early December 2019

While the layout for each festival or event which occurs at Presidents Park varies, such events are usually focused in either the open area to the south of the lake or the open area to the east of the lake.

The Wyndham Festivals and Events Framework outlines the benefits, requirements and considerations related to events within the City of Wyndham.

#### **Events Spaces: Issues and Opportunities**

Review of site conditions, consultation with tenant groups and discussion with council officers has revealed the following issues and opportunities associated with events at Presidents Park.

- The lack of three phase power limits capacity to hold festivals and events.
- The provision of defined access and hardstand area would enable more efficient management of events.
- There is some conflict between events and Obedience Dog Club training and trials, due mainly to the unsealed road used to access events.
- There is a lack of general amenity and shade for event patrons.
- There is opportunity to make better use of the lake during events.
- Discussion with the City of Wyndham's Festival and Events staff indicates that, while there are a number of spaces within the City of Wyndham suitable for events of up to 5,000 participants, there is a lack of spaces suitable for larger events of 10,000 participants.

- While Presidents Park has sufficient space for hosting events and festivals, the capacity of the surrounding road system is a constraint to the size of events suitable at Presidents Park. A detailed traffic management study was undertaken to assist in determining suitable event crowd capacities at the Park.



*Existing events space*

### 3.4 Buildings and Structures

There are five main buildings located at Presidents Park:

- Hockey / Softball Pavilion
- Baseball Pavilion
- Obedience Dog Club Pavilion
- Playground Public Toilet
- Northern Public Toilet

#### **Buildings and Structures: Issues and Opportunities**

Site review and consultation with clubs has revealed the following issues and opportunities associated with the existing buildings at Presidents Park.

##### ▪ **Hockey / Softball Pavilion**

- The area and layout of the amenities in the older brick pavilion do not allow for easy circulation and are not wheelchair compliant.
- The committee / umpires' room in the older brick pavilion has wheelchair access, but this is not equitable.
- Change rooms and toilet facilities in the 2011 addition are generally compliant in terms of access from within the building, but have no compliant access from outside.  
*SFCDG requires accessible change rooms with DDA compliance.*
- There are no ambulant toilet facilities in the older brick pavilion or in the 2011 addition.  
*SFCDG requires accessible toilet facilities.*
- There is only one committee / umpires' room to be shared by both tenants.  
*SFCDG requires two referees rooms (allowing for male and female).*
- There are no public toilets within the older brick pavilion or the 2011 addition.  
*SFCDG requires an external accessible unisex toilet within the pavilion roofline.*
- There is no first aid, meeting space or umpires change facilities in the older brick pavilion or the 2011 addition.  
*SFCDG requires first aid area with external door, there is no provision for a meeting Room.*
- There is a need for a fourth change room in order to cater for the needs of both tenant groups.  
*SFCDG allows for additional change rooms where there are multiple playing fields.*
- The number of toilet cubicles within the total pavilion is inadequate for tenant group needs.

- The existing kitchen does not have a stove or three-phase power.  
*SFCDG requires Council to provide basic facilities to ensure the kitchen / kiosk complies with AS 4674, the Food Standards code and Food Act 1984.*
- The existing social space is inadequate for hockey club functions.  
*SFCDG allows for a 100m<sup>2</sup> community room.*
- There is an opportunity to demolish the older brick section of the existing pavilion, to replace it with a similar footprint to provide new compliant and accessible facilities, and to retain and modify the remainder of the existing 2011 extension.

##### ▪ **Baseball Pavilion**

- The facilities are in average condition.
- There are no public toilets associated with the pavilion.
- The amenities, change rooms and kitchen are non-compliant in terms of access, despite the provision of accessible sized toilet cubicles in each change room.
- There are no ambulant toilet facilities.
- There is only one change room, therefore no unisex facilities are available.
- The pavilion has poor visual connection with the playing fields.
- The pavilion has limited natural light and poor ventilation.
- There is an opportunity to extend the pavilion to the south to provide new public toilets, an additional change room and umpires facilities.
- *The pavilion does not meet the SFCDG, there is an opportunity to provide a pavilion that is compliant with the SDCDG.*

##### ▪ **Obedience Dog Club Pavilion**

- There are no ambulant amenities.
- There is an opportunity to use the existing toilets as public toilets with outside access.  
*SFCDG category C pavilions provide externally accessible unisex toilets.*

##### ▪ **Playground Public Toilets**

- The public toilets do not meet current DDA or BCA requirements.
- In recognition of the district level role of the playground, there is opportunity to upgrade the public toilets for a wider range of abilities through provision of accessible cubicles and perhaps a changing places facility.  
*The Open Space Strategy indicates Municipal passive open space will have public Toilets.*



## 3.5 Pedestrian Access and Circulation

Site review and consultation with clubs has revealed the following issues and opportunities associated with pedestrian circulation at Presidents Park.

- The existing path around the lake becomes submerged after heavy rainfall.
- There is opportunity through provision of a limited number of additional paths to create a more diverse loop network for measured walks / runs of various lengths.
- There is opportunity to make further use of the current path network to create a more diverse park experience, perhaps through an arts or heritage trail.
- Provision of access to the Werribee River and its valley will need to be controlled and / or managed to ensure that such access does not impact upon environmental or cultural heritage values (in accordance with the requirements of ESO1 and ESO2).
- Future pedestrian access and circulation should provide open space linkages with the proposed Ballan Road Precinct Structure Plan area and the proposed Werribee Township Regional Park.



*Path between playground car park and baseball pavilion*

### 3.6 Vehicular Access and Car Parking

Site review and consideration of existing vehicle access routes and car parking leads to a number of issues and opportunities to be addressed in the plan.

- The Heaths Road access points, and the unsealed road connecting them, lead to congestion when leaving the park, particularly following and during events.
- In addition to congestion, the unsealed road leads to dust and disturbance of adjacent Obedience Dog Club training and trials, particularly during events.
- There is opportunity to make better use of sealed car parks on McGrath Road to reduce activity and congestion on the unsealed Heaths Road connection during events (nominal 450m connection).
- There is opportunity to address the lack of shade to the playground car park through perimeter tree planting and potential replacement of some parking spaces with tree planting areas.
- There is opportunity to seal the Obedience Dog Club car park to provide more efficient parking and a more durable surface.

In response to the first point above, and to the consideration that the surrounding road system may be a constraint to the size of events suitable at Presidents Park (refer Section 3.3), traffic engineers reviewed the capacity and function of Presidents Park and the surrounding roads in the context of holding major (greater than 5,000 persons at any one time) Festivals and Events.

In summary the traffic management study shows that whilst it is possible to hold major events greater than 5,000 persons at any one time. This will require substantial traffic management as discussed in detail below. Therefore the recommended capacity for community events at Presidents Park is 5,000 persons at any one time in order to balance community aspirations and impacts on the local road network.

The review addressed:

- Existing road network.
- Existing sustainable transport.
- Proposed traffic management during events.
- Potential parking areas and layouts during events.

The review indicates that a specific traffic management plan will be required for each major event that the City of Wyndham considers at the reserve.

It is noted that any proposed traffic management measures need to consider site constraints such as the requirement to maintain access to the Werribee Giants Baseball Club, the Werribee Softball Association and the Werribee Hockey Club. The proposed measures seek to reduce the impacts to these activities to the west of the proposed events area.

Key traffic management recommendations include:

- To facilitate parking for the proposed events, a car parking area is recommended to be provided on-site, accessed via the Heaths Road/Rowes Road roundabout.
- Variable message signs are recommended in 6 locations through the surrounding road network, to inform motorists of the event and to plan their trip accordingly. These signs should be equipped with three display settings, including:
  - 'Presidents Park',
  - The event day, date and time; and
  - 'Expect Delays'.
- During events, it is recommended that measures be put into place to discourage those driving to the event from parking their vehicle within the surrounding residential streets. These measures should include the provision of 'Local Access Only, No Parking' signage throughout the surrounding road network to the south, east and west of the site.
- The site has access to public transport, with bus services operating in the vicinity. In addition to the existing operation, it is recommended to include a ride share terminus on-site, adjacent to the car parking area. The area will include a temporary parking section capable of accommodating a number of parking spaces to service the pick-up/drop-off demands. This increased accessibility to sustainable transport modes ensures visitors of the events will have realistic means to access the site other than by car.
- During events it is recommended where possible to reduce the speed limit on Heaths Road from 60km/h to 40km/h. The speed reduction is suggested to occur 60 metres to the west of the Heaths Road / Rowes Road roundabout to 60 metres east of the Heaths Road / Greaves Street North roundabout, culminating in a total length of approximately 620 metres.
- Traffic controllers should be located at the Rowes Road and Greaves Street North roundabouts to manage pedestrians and vehicles as required. All works would be advised by standard traffic management signage as appropriate.

### 3.7 Landscape Character and Passive Recreation areas

While Presidents Park provides key facilities and spaces for a number of sports and sports clubs, it also includes a range of significant landscape and passive recreation elements.

Site review and consideration of these elements leads to a number of issues and opportunities to be addressed in the plan.

#### Playground / Skate Park

- There is an opportunity to provide additional shade and shelter structures to encourage further use of the playground area.
- There is an opportunity to provide a regional all abilities play space (reflecting directions included in both the Wyndham Open Space Strategy and the Wyndham Play Strategy, which identifies Presidents Park as a candidate site for a regional all abilities play space) This may include the provision of nature and challenge play.
- There is the opportunity for the provision of new accessible public toilets.

#### Lake

- The lake edges are unplanted and exposed, leading to erosion.
- There is a lack of amenity and interaction between visitors and the lake.
- The lake lacks a strong supporting landscape.
- There is an opportunity to better integrate the lake with the park landscape through additional planting.
- There is an opportunity to provide park infrastructure such as decks, seats, signs and shelters to encourage use of the lake environs.
- There is potential for the lake to be a focus for arts installations.
- The lake is ornamental only and has no water treatment or flood retention function. There is currently no management plan in place, this will be required in future.

#### Planting Character

- There is an opportunity to further extend the successful recent planting areas as they develop, taking into account considerations of community safety.
- Planting areas may be utilised for the creation of habitat corridors
- There is an opportunity to visually enhance the McGrath Road interface with planting.

#### Open Space

- There is opportunity to provide additional park infrastructure (paths, seats, shelters) to take advantage of the shade offered by recently planted areas as they develop.
- There is an opportunity for a planted interface and future path connections to integrate Presidents Park with the future regional park site

#### Drainage

- There are a number of open swale drains that provide an opportunity to enhance the landscape through the retention of water and additional planting along their length
- There are existing issues of localised flooding as well as the potential for major flooding in significant storm events
- There is an opportunity to address localised flooding through the modification of paths, structures and landform
- The issue of major flooding must be considered in the development of any new facilities.

#### Sculpture site

- There is an opportunity to create better awareness of the existing sculpture site
- There may be an opportunity to create a broader sculpture trail/s as a feature of the park, building upon the existing sculpture site.

#### Werribee River

- It will be important to ensure that the existing environmental and cultural values of the river corridor are not negatively impacted by additional access to the Werribee River.
- The Werribee River Association provided written feedback highlighting the important work they undertake along the Werribee River and in particular this section adjacent Presidents Park. It is important that all future developments seek to protect and enhance the river environment, reducing litter from events and the dog park activities.



Central lake

## 4 CONSULTATION

Engagement with the community and stakeholders was undertaken to inform the issues and opportunities discussion paper, and to verify and refine the draft Master Plan. This included interviews with tenant sports clubs, state sporting associations, agencies and Wyndham Schools.

### 4.1 ENGAGEMENT WITH THE BROADER COMMUNITY

The results of the first stage of engagement with the broader community are summarised below.

#### Community Survey

Open for responses 23 February – 28 April, 2019

#### Respondent Profile

- 314 responses from 897 visitors to the site
- More than half (61%) of respondents are residents of Wyndham; another 21% identify as rate-payers. The most represented suburbs are Wyndham Vale, Werribee, and Hoppers Crossing.
- Respondents overwhelmingly speak English at home (92%) and are Australian-born (81%). 3.4% identify as Aboriginal or Torres Strait Islander
- Approximately 14% identify as having a disability or as a carer for someone with a disability
- One additional written submission was received via email. This person also completed a survey.
- Approximately 60% are members of a sports club or group at the Park

#### Visits to the Park

- More than 90% are regular visitors to the Park
- Three-quarters of visitors usually drive to the Park when they visit
- Personal recreation/leisure, e.g. walking or bike-riding, is the dominant activity, followed by visiting the playground. Using existing facilities and visiting the lake are also popular.

**Satisfaction with existing sport, recreation and community facilities:** 34% state that their needs are being met, 40% state that their needs are being met 'sometimes', and the remainder state that their needs are not being met.

#### Favourite things

- Playground
- Dog park
- Lake/natural environment and open space
- Opportunities for sport and recreation, social activities. Particularly hockey and baseball.
- Easily accessible
- Its size
- Walking tracks
- Dog friendly—off leash area

#### Priorities for improvements

- Potential for a second hockey pitch and improvements to the baseball facilities (club rooms, lighting at pitches)
- Improvements to the dog park area – better fencing, larger area, agility equipment, shade, seating, and better landscaping
- Upgraded toilets with better maintenance for cleanliness
- General upgrades—lighting, shade, seating, tree planting, drinking fountains
- Additional parking
- Better management of events. noise, traffic, and rubbish left behind is impacting park neighbours.
- Spaces for creative play—climbing wall, art wall, water play, etc.
- Additional pathways for walking and cycling
- Additional facilities around the lake, including pathways, toilets, and BBQs to better utilise this asset



### Drop In Session

A drop in session took place at the park on Saturday 6<sup>th</sup> April 2019.

Participants responded to three main themes:

#### **What does a successful Master Plan need to consider?**

- Improvements to the dog park such as additional lighting, shade, bins and water taps.  
More diverse play areas, such as agility or for puppies could be considered;
- More trees;
- Additional general infrastructure such as lighting, seating and bins
- Additional pathways more walking or cycling, potentially of different materials and lengths to suit different user groups;
- Other considerations:  
A fountain in the lake to mitigate mosquitos;  
Possible café / snack bar near the dog club;  
Redevelopment of the nearby roundabout.

#### **What do you like about this park? What do you want to see kept or enhanced?**

- Participants overall spoke favourably about the park, primarily suggesting minor enhancements to existing elements:
- Fenced dog off leash area - participants appreciated the dog orientated facilities and spaces which allow dogs to run and play off leash;
  - Playground – respondents enjoy the variety of equipment and the fact that the playground is fenced;
  - Other existing facilities named by respondents included the covered shelter, the pathways and graffiti wall.

#### **How could the park be improved? What is missing or not working about the park?**

A number of improvements were recommended by participants that they felt could enhance the reserve.

- Upgraded / additional toilets – respondents identified a need for ‘expanded’ toilets, longer opening hours, or for additional facilities to be built;
- Management of traffic and clean up related to events – there is a perception that large events at the park are creating issues with traffic congestion and rubbish;
- Improved dog off leash area – respondents identified that the fenced dog off leash area is heavily utilised and could benefit from more grass coverage to combat mud, increased provision of bins, seating, doggie bags and lighting;
- Playground upgrades – several visitors noted that the playground would benefit from more shade and seating. It was also suggested the equipment could be enhanced and made more challenging and educational to attract a wider range of users. Better lighting of the playground area may also help address concerns around safety near the car park area;
- Opportunities for social / cultural activities – there was support for greater opportunity for social recreation at the reserve, barbeques, areas to engage youth and a community art space were suggested;
- Pathways around the lake – participants support additional pathways around the lake, and potentially a boardwalk.

## Presidents Park Master Plan

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The **second stage** of community engagement was based on the draft Master Plan and occurred between December 2019 and February 2020. The engagement included:

- Online Community Survey (December 2019 – February 2020)
- Presidents Park Drop-in Session (18/01/20)

### Online Community Survey

The online community survey for Phase 2 was live between 4 December 2019 and 1 February 2020 at Council's project page on The Loop platform. Participation in the survey was characterised by the following:

- A total of 55 responses to the online community survey;
- 31 respondents identified as being residents of Wyndham, another 10 respondents identify as ratepayers;
- The most represented suburbs are Werribee (23), Wyndham Vale (13) and Hoppers Crossing (7);
- 32 respondents identified as speaking primarily English at home, with 23 respondents born in Australia;
- No respondents identified as being of Aboriginal or Torres Strait Islander descent;
- A total of 3 respondents identified as having a disability and 2 as being a carer for someone with a disability.

### Drop-in at Presidents Park

A drop-in session occurred at Presidents Park on the 18th January, 2020 from 11am-1pm, attended by staff from Ethos Urban and Land Design Partnership. Project information boards were placed around the park to advertise the session, and the team set up near the playground to intercept participants. A total of 37 individuals took part in the drop-in.

### Level of Support for the Draft Master Plan

- 87% of survey respondents either support all or most of the directions outlined within the Draft Master Plan;
- 9% of survey respondents support some of the directions outlined within the Draft Master Plan;
- Only 4% of survey respondents are opposed to or have a neutral opinion towards the Draft Master Plan.

### What the community likes most about the Draft Master Plan

Directions outlined within the Draft Master Plan that are most valued by the community include:

- Upgrades to sporting facilities including the additional hockey pitch, upgrades to pavilions and upgrade to the size of the existing softball pitches;
- New shared trails and pathways throughout the park;
- Landscaping improvements including to the lake and Werribee River riparian zone, as well as additional shrub and tree planting throughout the park;
- Upgrades to user amenity including public toilets and provision of shade;
- Expansion of fenced dog area and dog obedience area improvements.

## 5 MASTER PLAN

### 5.1 VISION

**Presidents Park will be an exciting and multi-faceted municipal open space that continues to provide for high level sports activity, offers a diverse range of play and passive recreation opportunities and supports a green, healthy and high amenity environment with high biodiversity values and cultural heritage significance.**

### 5.2 OBJECTIVES

The issues and opportunities arising from the site investigation and engagement with stakeholders and the community, have led to the identification of a series of objectives that will guide the development of the Master Plan:

#### Environmental Enhancement

Presidents Park has a significant interface with the remnant environment of Werribee River. Recent planting within the park will transform the park environment in years to come providing amenity and habitat.

The Master Plan will build upon these qualities to further enhance the parks environmental values.

#### Financial Sustainability

Resources, including public funds, are likely to be restricted in the foreseeable future. Council support for infrastructure and programs at Presidents Park will be based on:

- Maintaining and renewing high use facilities and spaces, utilising the SFCDG.
- Council investment must be targeted towards projects and proposals that demonstrate measurable community benefit and are evidence based.
- New infrastructure investment will be prioritised towards facilities that are publicly accessible, support high levels of community use, and include flexible spaces that can be used by more than one group and provide for a range of activities.

#### Recreation Diversity

Diversity of recreation within the City of Wyndham is supported by the high level provision of lower profile sports at Presidents Park.

The Master Plan will continue to support this diversity.

Further, the community served by Presidents Park is a diverse one and so the Master Plan will provide for a diverse mix of passive recreation opportunities, including for those traditionally less engaged in recreation activity.

#### Social Connection and Access

Urban development to the west of Presidents Park will expand significantly in coming years. Recognising that access to open space is significant in encouraging health, wellbeing and social connection in growing populations, the Master Plan will encourage physical connection from existing and new neighbourhoods into both programmed and un-programmed open space.

#### Infrastructure Quality and Provision

Providing the right quality and quantity of sport, recreation and physical as well as social community infrastructure is critical to achieving good participation and health and wellbeing outcomes. The SFCDG is key in the provision of facilities.

#### Flexible Spaces

Flexibility of open space, allowing for both programmed and un-programmed activity, is key to such spaces being relevant and successful over time, particularly within changing populations.

The Master Plan will provide for large informal and flexible spaces suited to a range of activity, while continuing to provide for formal sport needs as required.

### 5.3 RECOMMENDATIONS

The Master Plan proposals for Presidents Park recognise the diverse usage and character of the reserve with a focus on improving access and connections, sporting infrastructure, environment and landscape, amenity and cultural and artistic interpretation. There are a number of proposed actions for the Master Plan. The purpose of these actions is to guide the Master Plan as it develops.

It is intended that the objectives will be embodied within each of the actions.

The directions and recommendations of the Master Plan fall broadly into a number of themes:

- Connections
- Organised Sporting / Recreation Activities
- Environment
- Events
- Recreation
- Arts and Culture

#### CONNECTIONS

- 1 Provide shared path connections to future development in the Ballan Road Precinct and to the future regional park. Note Melbourne Water advice that shared trails must be built on natural surface levels to avoid additional fill within the floodplain.
- 2 Enhance the existing path system to create a direct connection to the Werribee River path and to define the extent of event space. Create a pause point at the Werribee River end of this connection with seating and / or shelter to take advantage of the views along the Werribee River corridor.
- 3 Enhance the existing path system to provide a new Parkrun, or school cross country route of a set distance (e.g. 1km and /or 1.5km) to facilitate the organisation of these events.
- 4 Improve pedestrian and bicycle connections into the park from the west to address the perceived barriers created by the existing sporting infrastructure.
- 5 Strengthen links to the important north – south connection along the Werribee River shared trail through the use of directional signage and additional planting to enhance visual connections.
- 6 Construct a 3m wide shared path along the McGraths Road (western) boundary.
- 7 Extend the hockey / softball car park to service upgraded facilities.
- 8 Reconfigure and extend the existing playground car park to include WSUD initiatives and provide tree planting.

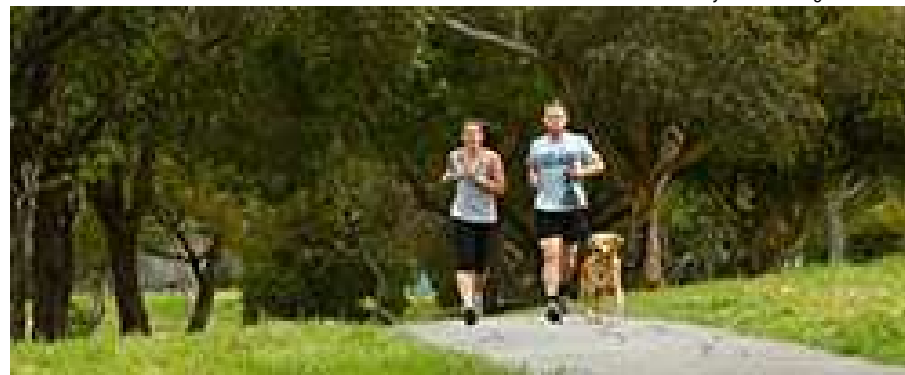
- 9 Seal the existing road and install speed control devices around the Dog Obedience Club field to limit dust and disturbance and improve the entry to the dog club.
- 10 Provide additional car parking adjacent to the dog of leash area.



Shared Path



Cross Country event on a grass surface





**ORGANISED SPORTING / RECREATION ACTIVITIES**

- 11 Reorient softball fields with compliant back net fencing, player dugouts, outfields with irrigation and drainage (no skinned infields or home run fencing required), to provide central rectangular multi-use fields (100m x 70m with 5m all round).  
Upgrade softball fields to full size, allowing for both men’s and women’s games to be played on all fields, except the show pitches.
- 12 Four main softball fields to be re-oriented, with compliant back net and home run fencing (76.2m), player dugouts, skinned infields and outfields with irrigation and drainage. Install training standard floodlights to Show Pitches 1 and 2.
- 13 Install a softball batting cage in close proximity to the pavilion and show pitches.
- 14 Provide a central planted space for shelter during non-playing times. Provide new spectator shelter.
- 15 Allow for softball overflow on baseball diamonds during tournaments.
- 16 Provide a new fenced synthetic surface multi-use court space for both club and community use. The court is to be synthetic surface line marked for multi-use, e.g. hockey, basketball and futsal, with basketball rings and goal nets and Active LED lighting also provided.
- 17 Upgrade the existing hockey and softball pavilion to comply with the guidelines of the Sports Facility Capital Development Guide.
- 18 Install a new full size hockey pitch, including LED floodlighting, spectator seating (west side), player dugouts and a technical bench (east side).
- 19 Renew floodlighting at end of asset life.
- 20 Install new maintenance / equipment shed
- 21 Upgrade baseball pavilion to meet the guidelines in the Sports Facility Capital Development Guide. Note Melbourne water advice that floor levels of new buildings must be set no lower than 600mm above the 1% AEP flood level.
- 22 Install compliant netting to all baseball diamonds and provide additional undercover viewing areas.
- 23 Install training standard lighting to Diamond 1 and future proof for an upgrade to competition standard with competition lighting to be fully funded by the club or others. Install training standard lighting to Diamond 2.
- 24 Formalise the fence to the dog obedience area along the Heaths Road frontage.
- 25 Upgrade / replace the existing irrigation system of the dog training area, convert the surface to kikuyu and extend the area to the east.
- 26 Upgrade the dog pavilion to provide externally accessible unisex public toilets.



*Baseball diamonds in a park setting with flexible use space between*



*Flexible spaces are important for informal community sport*

**ENVIRONMENT**

- 27 Provide additional planting (and bollards or similar) for shelter and traffic control around the Dog Obedience Club field.
- 28 Enhance the lake edge with new planting, paths/boardwalk, shelters and seats.
- 29 Develop and implement an overall stormwater management strategy for the reserve, addressing both regular drainage and flood events. The strategy should be guided by a range of principles and objectives including:
  - Providing improved natural drainage ways to ensure that all points of commuting activity focus, such as paths, sports areas, playgrounds, seating areas and shelters, the fenced dog-off-leash area and the dog obedience area remain dry or recover quickly after rain events.
  - Enhancing new and existing open and natural drains so that they make a positive contribution to the amenity and landscape character of the park, whilst maintaining required flood flows. Potential enhancement through planting and/or water retention are illustrated in Figure 3 below.
  - Ensuring Water Sensitive Urban Design elements such as rain gardens and planted swales are incorporated into all new or reconfigured car parks and roadways to reduce downstream flows, enhance landscape character and improve water quality.
  - Investigation of overland flow and flooding issues and their impact on the infrastructure within the reserve and ways to ameliorate these issues.
  - Impacts of the Q100 floodplain in the design and provision of infrastructure.
  - Ensuring that all enhancements to drainage across the park are cognisant of and respond to broader catchment planning and management and appropriately respond to the location of waterways and tributaries that currently cross the park.
  - Outlining and embodying Melbourne Water requirements such as
    - Ensuring that the levels of all structures are set no lower than 600mm above the applicable 1% AEP flood level.
    - Ensuring no fill is placed within the floodplain with the exception of minimal fill required for localised levelling of sports surfaces, ensuring that existing flood storage volume is maintained. This will include the construction of all paths at existing natural surface levels.

- 30 Enhance and extend existing planting areas and provide new habitat areas that may link up with other areas within and outside the park.

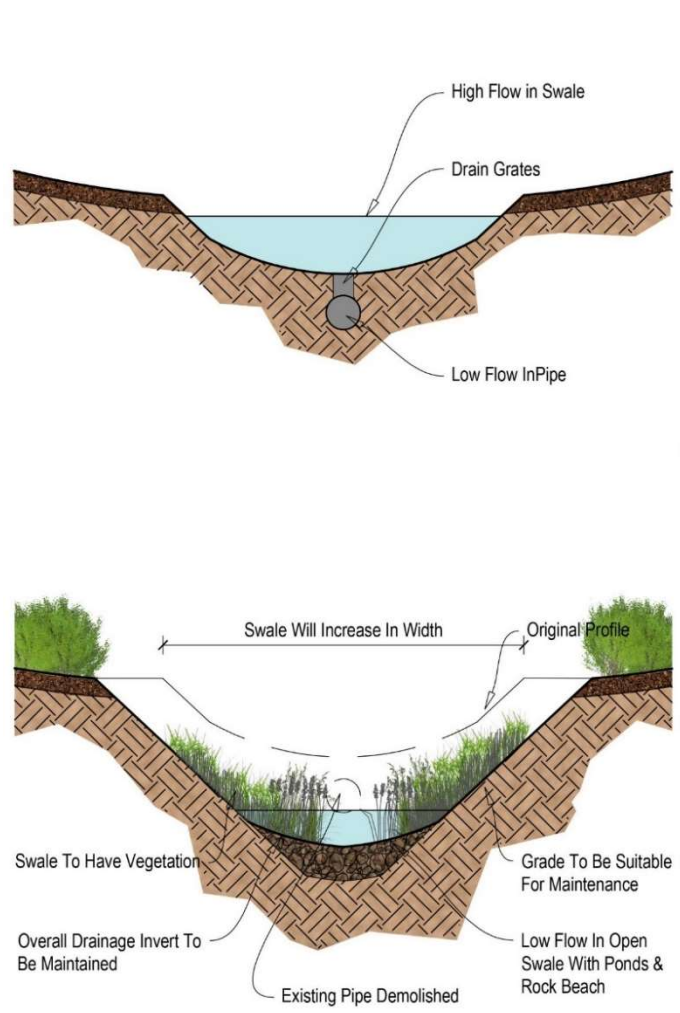
The establishment of all new indigenous plantings will require careful planning and implementation to ensure a successful outcome.

The successful establishment of vegetation areas will be dependent upon:

  - Site preparation
  - Planting times
  - Supplementary watering
  - Plant management and maintenance

Refer to Appendix 3: Planting Establishment.
- 31 Continue to enhance and enlarge habitat linkages along the Werribee River and provide new habitat linkages along drainage lines.





1. The existing low flow drain pipe will be on a constant grade through the park and hence will become reference datum and the over drainage invert.
2. By demolishing the pipe, the final swale will become larger, which will help contain larger drainage flow, this will also help contain the revised low flows which will be slower due to the vegetation and hence will be deeper.
3. Where you want to have ponds, these should be located below the invert of the existing drain, and as such water will fill the ponds and effectively restore the overall drainage invert, this approach will have limited impact on the high flows through the drain.
4. As a general rule where the flow is slowed the swale is to be made wider to contain the flows.
5. It may be possible to provide a pond that is higher than the overall invert however this will have an effect on the high flow condition and would have to be modelled using fluid dynamics software, which is beyond our capability, to determine what will occur to the flow at this point, down stream and upstream.



Landscape character



Planted drainage channels



Naturalised drainage channel

Figure 3: Example of Exposed Low Flow Drainage



**EVENTS**

- 32 Widen areas of the existing path system to provide a stable event management/setup route.
- 33 Define event spaces. The recommended capacity for events is 5,000 participants at any one time. Events greater than this may be considered on a case by case basis but will require extensive traffic, environmental and waste management.  
All events must follow all Council policies and guidelines.
- 34 Define event parking areas for reference in event planning.
- 35 Create flexible gathering areas with 3 phase power and water to support event spaces, that also function as picnic and seating areas.



*Flexible gathering space*



*Provision of natural shade is important during events*



**RECREATION**

- 36 Provide a new play area incorporating natural landscape elements and providing intergenerational play opportunities for families in the north of the reserve.
- 37 Upgrade the existing playground to a regional all abilities play space, including nature play and challenge play.  
Replace the existing supporting facilities with DDA compliant public toilet and new shelters and picnic facilities, as per the Wyndham Play Space Strategy.  
Review the existing skate/BMX park and upgrade as required.
- 38 Provide a BMX pump track in the vicinity of the existing car park and link to the skate park.
- 39 Provide an outdoor fitness facility located in a visible, well-lit area.
- 40 Provide shared trail loops with distance markers and facilities for informal walking and jogging and school cross country events.
- 41 Extend the fenced dog off leash area to create a 'quiet dog' area with drinking fountain and water bowl. Locate the gated entries to both areas away from the shared path. Provide seating and more natural shade.



All abilities play spaces include sensory play



Nature play



Challenge play



Exercise



**ARTS AND CULTURE**

42 Create an arts/heritage trail with public art and interpretive signage of significant cultural heritage and environmental values. Consider the installation of additional art pieces, possible associated with the lake.



## 6 IMPLEMENTATION

The following table provides an indication of priority and assigns a high-level indicative costing for each of the Master Plan recommendations.  
 The implementation schedule below is indicative only and may change subject to funding availability and prioritization over time.

### IMPLEMENTATION SCHEDULE TIMEFRAME

Short Term      0 – 3 years  
 Medium Term    3 – 6 years  
 Long Term       6 -10 years

NUMBER	RECOMMENDATION	INDICATIVE COST
<b>SHORT TERM (0 – 3 years)</b>		
2	Enhance the existing path system to create a direct connection to the Werribee River path and to define the extent of event space. Create a pause point at the Werribee River end of this connection with seating and / or shelter to take advantage of the views along the Werribee River corridor.	\$ 130,000
3	Enhance the existing path system to provide a new Parkrun, or school cross country route of a set distance (e.g. 1km and /or 1.5km) to facilitate the organisation of these events.	\$ 130,000
8	Reconfigure and extend the existing playground car park to include WSUD initiatives and provide tree planting.	\$ 375,000
9	Seal the existing road and install speed control devices around the Dog Obedience Club field to limit dust and disturbance and improve the entry to the dog club.	\$ 310,000
10	Provide additional car parking adjacent to the dog of leash area.	\$ 440,000
20	Install new maintenance / equipment shed.	\$ 50,000
21	Upgrade baseball pavilion to meet the guidelines in the Sports Facility Capital Development Guide.	\$ 1,850,000
24	Formalise the fence to the dog obedience area along Heaths Road.	\$ 50,000
26	Upgrade the dog pavilion to provide externally accessible unisex public toilets.	\$ 195,000
27	Provide additional planting (and bollards or similar) for shelter and traffic control around the Dog Obedience Club field.	\$ 80,000
28	Enhance the lake edge with new planting, paths/boardwalk, shelters and seats.	\$ 345,000
29	Develop and implement an overall stormwater management strategy for the reserve	\$ 450,000
32	Widen areas of the existing path system to provide a stable event management/setup route.	\$ 175,000
33	Define event spaces for reference in event planning.	In house
34	Define event parking areas for reference in event planning.	In house
35	Create flexible gathering areas with 3 phase power and water to support event spaces, that also function as picnic and seating areas.	\$ 145,000
37	Upgrade the existing playground to a regional all abilities play space, including nature play and challenge play. Replace the existing supporting facilities with DDA compliant public toilet and new shelters and picnic facilities, as per the Wyndham Play Space Strategy. Review the existing skate/BMX park and upgrade as required.	\$ 4,000,000
40	Provide shared trail loops with distance markers and facilities for informal walking and jogging and school cross country events.	\$ 195,000
<b>TOTAL INDICATIVE COST</b>		<b>\$ 8,920,000</b>

## Presidents Park Master Plan

NUMBER	RECOMMENDATION	INDICATIVE COST
<b>MEDIUM TERM (3 – 6 years)</b>		
4	Improve pedestrian and bicycle connections into the park from the west to address the perceived barriers created by the existing sporting infrastructure.	\$ 170,000
6	Construct a 3m wide concrete shared path along the McGraths Road (western) boundary.	\$ 475,000
12	Four main softball fields to be re-oriented, with compliant back net and home run fencing (76.2m), player dugouts, skinned infields and outfields with irrigation and drainage. Install training standard floodlights to Show Pitches 1 and 2.	\$ 514,320
13	Install a softball batting cage in close proximity to the pavilion and show pitches.	\$ 50,000
16	Provide a new fenced synthetic surface multi-use court space for both club and community use. The court is to be synthetic surface line marked for multi-use, e.g. hockey, basketball and futsal, with basketball rings and goal nets and Active LED lighting also provided	\$ 420,000
18	Install a new full size hockey pitch, including LED floodlighting, spectator seating (west side), player dugouts and a technical bench (east side).	\$ 835,000
22	Install compliant back netting behind all home bases on the baseball diamonds.	\$ 270,000
36	Provide a new play area incorporating natural landscape elements and providing intergenerational play opportunities for families in the north of the reserve.	\$ 650,000
38	Provide a BMX pump track in the vicinity of the existing car park and link to the skate park.	\$ 200,000
39	Provide an outdoor fitness facility, located in a visible, well lit area.	\$ 80,000
41	Extend the fenced dog off leash area to create a 'quiet dog' area with drinking fountain and water bowl. Locate the gated entries to both areas away from the shared path. Provide seating and more natural shade.	\$ 21,500
<b>TOTAL MEDIUM PRIORITY INDICATIVE COST</b>		<b>\$ 3,685,820</b>



## Presidents Park Master Plan

<b>LOW TERM (6 – 10 years)</b>		
<b>1</b>	Provide shared path connections to future development in the Ballan Road Precinct and to the future regional park.	\$ 170,000
<b>5</b>	Strengthen links to the important north – south connection along the Werribee River shared trail through the use of directional signage and additional planting to enhance visual connections.	\$ 130,000
<b>7</b>	Extend the hockey / softball car park to service upgraded facilities.	\$ 885,000
<b>11</b>	Reorient softball fields with compliant back net fencing, player dugouts, outfielders with irrigation and drainage (no skinned infields or home run fencing required), to provide central rectangular multi-use fields (100m x 70m with 5m all round). Upgrade softball fields to full size, allowing for both men's and women's games to be played on all fields, except the show pitches.	\$ 3,935,680
<b>14</b>	Provide a central planted space for shelter during non-playing times. Provide new spectator shelter.	\$ 175,000
<b>17</b>	Upgrade the existing hockey and softball pavilion to comply with the guidelines of the Sports Facility Capital Development Guide.	\$ 1,925,000
<b>23</b>	Install training standard lighting to Diamond 1 and future proof for an upgrade to competition standard with competition lighting to be fully funded by the club or others. Install training standard lighting to Diamond 2.	\$ 100,000
<b>25</b>	Upgrade / replace the existing irrigation system of the dog training area, convert the surface to kikuyu and extend the area to the east.	\$ 320,000
<b>TOTAL LOW PRIORITY INDICATIVE COST</b>		<b>\$ 7,640,680</b>

<b>ONGOING (to be undertaken over the life of the Master Plan)</b>		
<b>19</b>	Renew floodlighting at end of asset life.	\$ 500,000
<b>30</b>	Enhance and extend existing planting areas and provide new habitat areas that may link up with other areas within and outside the park. The establishment of all new indigenous plantings will require careful planning and implementation to ensure a successful outcome.	\$ 1,000,000
<b>31</b>	Continue to enhance and enlarge habitat linkages along the Werribee River and provide new habitat linkages along drainage lines.	\$ 260,000
<b>40</b>	Consider the installation of additional public art pieces, possibly associated with the lake.	\$ 500,000
<b>42</b>	Create an arts/heritage trail with public art and interpretive signage of significant cultural heritage and environmental values.	\$ 300,000
<b>TOTAL ONGOING WORKS INDICATIVE COST</b>		<b>\$ 2,560,000</b>