

WYNDHAM VALE NORTH RESERVE WYNDHAM VALE

Final Master Plan

January 2020



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1. Introduction

Project Purpose

The purpose of this project is to prepare a Master Plan for the future upgrade of an Active Open Space reserve known as Wyndham Vale North Reserve, for the period 2020 – 2030. The Master Plan will focus on the provision of sport and recreation infrastructure to service identified community needs.

Project Location

Wyndham Vale North Reserve is located on Honour Avenue, approximately 250 metres west of the intersection of McGrath Road and Black Forest Road. Wyndham Vale, Wyndham Vale North Reserve is located adjacent to Wyndham Vale South Reserve which is situated south of Black Forest Road.

The two Reserves primarily service Wyndham Vale and surrounding communities with a catchment that extends to Werribee and Manor Lakes.

The Master Plan (Stage 1 – red bordered area) will guide the redevelopment of the Active Open Space portion of the reserve to ensure that it meets the aspirations of the local community, sporting clubs, and other key stakeholders. The Master Plan has been staged so that the sports grounds and pavilion works are completed first to respond to the immediate demand.

The northern part of the reserve will be planned and designed as a second stage of the Master Plan in the future. This part of the reserve incorporates community facilities including Iramoo Community Centre, Iramoo Kindergarten, Iramoo Scouts, a CFA Shed and parkland.

Ownership and Statutory Planning Influences

The Wyndham Vale North Reserve is owned and managed by Wyndham City Council.

The Reserve is zoned Public Park and Recreation Zone, General Residential Zone 1 and Public Use Zone and the entire site is identified in the Wyndham Open Space Strategy as Active Open Space.

The reserve is bordered by residential properties to the North and to the East. Lollipop Creek borders the west side of the reserve and separates the reserve from residential properties. To the South is a busy arterial road (Black Forest Road) that services a growing population.

Wyndham Vale North Reserve is located at 84 Honour Ave, Wyndham Vale. The Melway Reference for the site is Map 205 A7.



History of the Oval

The Wyndham Vale North Reserve (formerly known as Wyndham Vale Reserve) was established in the 1980s and plans were drawn up for a proposed sports pavilion in 1986.

The reserve was relatively undeveloped for many years with limited landscaping and small stands of trees.

Several sports clubs used the reserve during the 1980s and 1990s including Wyndham Vale Football Club and Wyndham Vale Cricket Club. The reserve and the sports clubs serviced the local community until major growth in participation numbers due to the population growth meant more facilities were required, leading to the planning and development of Wyndham Vale South Reserve around 2011-2012.

Previous Master Plan - Wyndham Vale Reserve, 2005

The previous Wyndham Vale Reserve Master Plan was completed in 2005 and was developed to guide improvements to sports-related infrastructure and amenity of the reserve. Works proposed included reconfiguring the ovals, creating pedestrian links, formalising car parking, and tree planting.

Implementation of the Master Plan has been undertaken as separate projects including:

- a new formalised car park,
- a small extension to the sports pavilion,
- a new half court and play space with shelters and picnic area,
- new paths,
- cricket net improvements,
- synthetic cricket wicket improvements, and
- improvements to the grass surface and irrigation system on Ovals 1 & 2.

The previous Master Plan has been effective in guiding priorities for improvement over the last 14-15 years, however a new Master Plan is required in order to respond to significant increases in the local population, changing sports participation demands, and to maximise the use and amenity of the reserve.





Project Objectives

Key objectives for the project therefore include:

- The development of a Master Plan that reflects the sport facility needs identified in the Wyndham Sports Strategy (2017);
- Maximising opportunities for community use of the reserve; and
- Facilitate effective use of resources, including multi-use; and contribute to the amenity and landscape character of the neighbourhood.

Current User Groups

The Sports Facility User Guide outlines how Wyndham City provides facilities that allow more people to participate more often in leisure and their local communities. The policy sets out how to access these facilities, their cost and any conditions of use.

The primary aim of the policy is to increase the use of facilities by the community through shared use by primary and secondary Users. Clubs and groups are granted permission to use the building and sports ground on a seasonal basis under a licence agreement as a Primary or Secondary User, or through a casual hire process under Council's current policy.

The four current Users of the Wyndham Vale North Reserve are:

- Werribee Masters Football Club (NB: temporary arrangement)
- Wyndham Vale Cricket Club
- Wyndham Vale Soccer Club
- Werribee Drill Dance Club

The Wyndham Vale Men's Shed group also occupy a portable building located next to the pavilion which was formerly used as a storage area for the sports clubs. A new facility for the Men's Shed is proposed in the northern area of Wyndham Vale North Reserve, adjacent to the Iramoo Community Centre and to be considered part of the second stage of the master plan.

Furthermore, Council has been in discussions with the Werribee Masters Football Club since 2013 in regards to a permanent 'home-ground' for the club. The club acknowledge that their use of Wyndham Vale North Reserve has been on a temporary basis until a more appropriate site can be established – potentially at a new Active Open Space or an existing site.

2. Strategic Context

Wyndham Sports Strategy 2017-2045

The Wyndham Sports Strategy is a comprehensive strategy for the development and delivery of sports facilities for the City of Wyndham with an outlook to 2045.

Research conducted as part of the Wyndham Sports Strategy identified that across the City as a whole community satisfaction with current sports infrastructure is high. Parks, Gardens and Open Space were rated as the third most important aspect of local government service provision by residents. The Sports Strategy notes that access to parks gardens and open spaces are important to the whole community. Furthermore, the secondary uses of active open space for informal recreation, health and wellbeing will be important to balance with the primary function of sport.

The Wyndham Sports Strategy provides a comprehensive evidence based approach to the delivery of sport and active recreation facilities, guiding the direction for facility development with the growing long term population and facility demand firmly in mind.

Specific recommendations for development of Wyndham Vale North Reserve included:

- Cricket recommendation No. 43: Deliver cricket facilities in accordance with Map 5 – Urban Dry Land Sport (Cricket) – specifically single oval (minimum) shared with soccer.
- Soccer recommendation: No 50. Master Plan Wyndham Vale North Reserve to include three soccer pitches.
- Dance recommendation No. 99: Enable pavilion community spaces to include recreational dancing activities.

The Wyndham Sports Strategy (2017) also outlines a number of key provision principles as outlined below:



The Master Plan will respond to the Principles in the following ways:

- **Best Value:**
 - Provide facilities that reflect identified community needs.
 - Maximise opportunities for multi-use of facilities and infrastructure.
 - Open space design which promotes accessibility, inclusiveness and diversity in participation opportunities.
- **Maximise Participation:**
 - Provide for sports with growth needs – i.e. soccer, cricket and tennis.
 - Provide for activities that reflect community interests.
 - Maximise multi-use options.
 - Cater for both formal sport and informal recreational use.
 - Provide lighting to maximise opportunities for use of facilities.
 - Provide an integrated path network.
- **Social Impact:**
 - Provide facilities for use by sporting clubs and community groups.
 - Provide facilities for social gathering and intergenerational use.
- **Sustainable Partnerships:**
 - Complement existing development of the reserve (i.e. playspace precinct by the Land Developer).
 - Plan facilities having regard to existing Developer Funding Contributions.
 - Provide a Master Plan that could support possible external funding applications.

Wyndham's Sports Facility Capital Development Guide 2015 – 2020

The Wyndham Sports Strategy (2017) refers to council policy regarding the specific provision standards and dimensions of sport infrastructure. Application of the policy to the specific recommendations for cricket and soccer at Wyndham Vale North Reserve would result in the provision of:

- 2 x Ovals for cricket use in summer sport season with synthetic wickets.
- 3 x soccer pitch overlay on the 2 ovals for winter sport season.
- 1 x pavilion to service cricket and soccer (existing)
- Sealed car parking for 150 cars in total, including designated accessible car parking spaces.

The Development Guide also recommends sport facilities, including playing fields, be developed having regard to an adequate buffer zone to the boundary of the active open space reserve. An area of approximately 30m from the reserve boundary is recommended. However in the case of Wyndham Vale North Reserve it is not possible to deliver the recommended scope of facilities (i.e. 2 x cricket ovals and 3 x soccer) allowing for a 30m buffer to the reserve boundary. It is worth noting that such a buffer does not already exist with current use of the reserve.

Reducing the scope of sport facilities to achieve a 30m buffer would have a significant impact on the capacity to service identified community needs and long-term health and wellbeing outcomes for the local community, as well as reducing the sustainability of individual sports clubs. Therefore the Master Plan presents an option to achieve the recommended scope of facilities within the spatial constraints of the reserve.

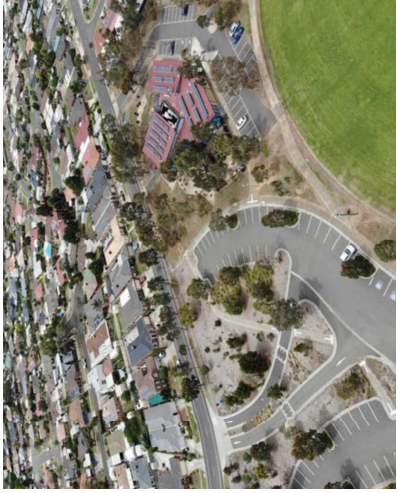
Carefully considered detailed designs will be required prior to construction to ensure adequate fencing, netting, landscaping and constructed barriers are installed at pinch points where required (these have been indicated on the Master Plan). However where possible fencing should be minimised across the site in order to encourage casual access, functionality and amenity of the reserve as a whole.

3. Existing Conditions

3.1 Site Observations



Existing sports fields are well maintained and make up the vast majority of open space on the site.



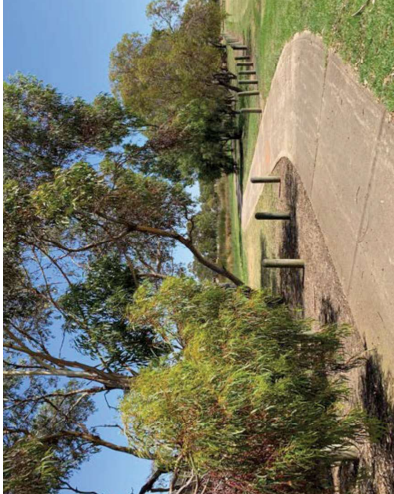
Car parking has been recently upgraded. The community centre has its own dedicated parking area.



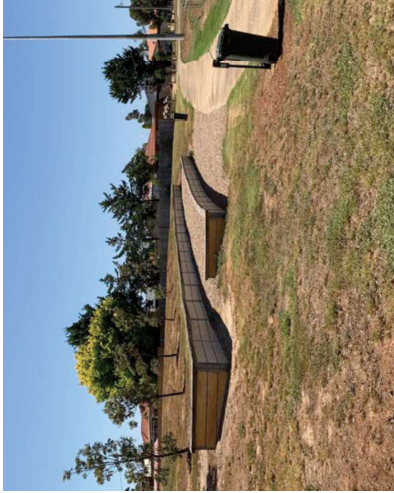
A youth precinct has recently been constructed adjacent to the pavilion along with shelters, seating and a children's playground area.



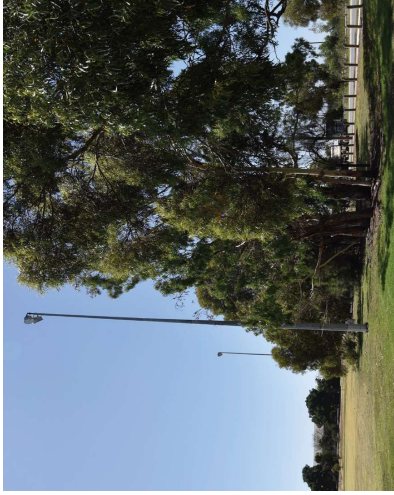
The existing pavilion incorporates a tiered outdoor seating area. There are drainage issues in the changerooms and some problems with the sewer, however overall it is in good condition. A Men's Shed operates from a temporary building located on the north side of the pavilion.



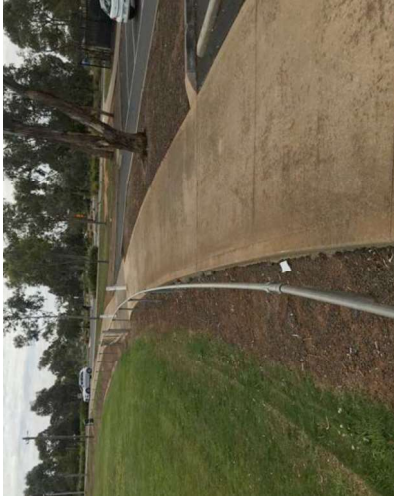
A good path network exists on the site. Direct links to the Lollipop Creek Shared Trail network which encourages active travel to and from the site.



Additional tiered seating and tree planting has been added north-east of the sports fields.



Any proposed extension of sports fields will need to accommodate existing trees around the perimeter of the site.



Pinch points and level differences between the path and the oval are particularly evident to the north and north-east of the existing sports fields.

3.2 Issues and Opportunities

- 1 Existing open space is currently used for formal recreation. Opportunity to provide additional sporting fields and new sports floodlighting to cater for different sporting codes.
- 2 Vehicular access points and car parks on Honour Avenue to be retained. The number of existing parking spaces is sufficient and meets requirements.
- 3 The recently constructed youth precinct and playground to be retained.
- 4 Existing pavilion caters for social functions and events as well as change facilities. Opportunity to retrofit existing facilities to cater for additional sporting fields.
- 5 Existing paths throughout the site provide pedestrian and cycling connections to destinations within the reserve and beyond.
- 6 Viewing area to be retained.
- 7 Opportunity to retain existing boundary trees with the provision of additional sporting fields.
- 8 Opportunity to address existing level differences and pinch points between paths and playing surfaces that currently pose safety concerns for users.
- 9 The Lollypop Creek flood zone extends into the reserve. Future works are to take Melbourne Water requirements into consideration.



LEGEND

- Existing tree
- Vehicular access
- Existing path



4. Demographic Analysis

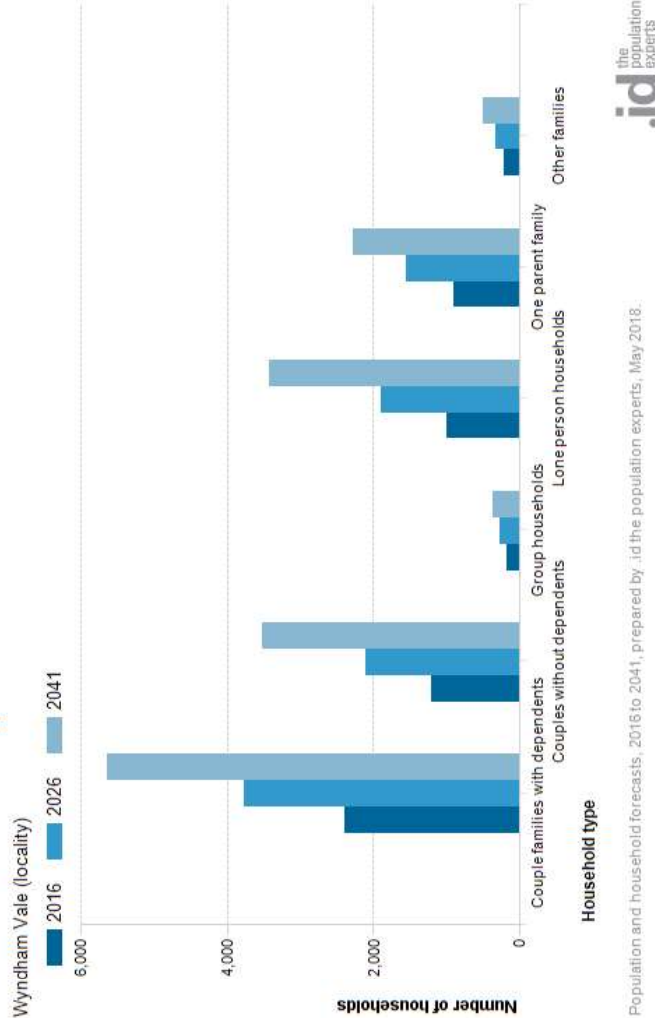
Demographics

For demographic analysis purposes¹, Wyndham Vale North Reserve falls within the Wyndham Vale locality. The 2019 population forecast for Wyndham Vale is 19,532 people which is forecast to grow to 44,767 people by 2041.

Age profile & Household type

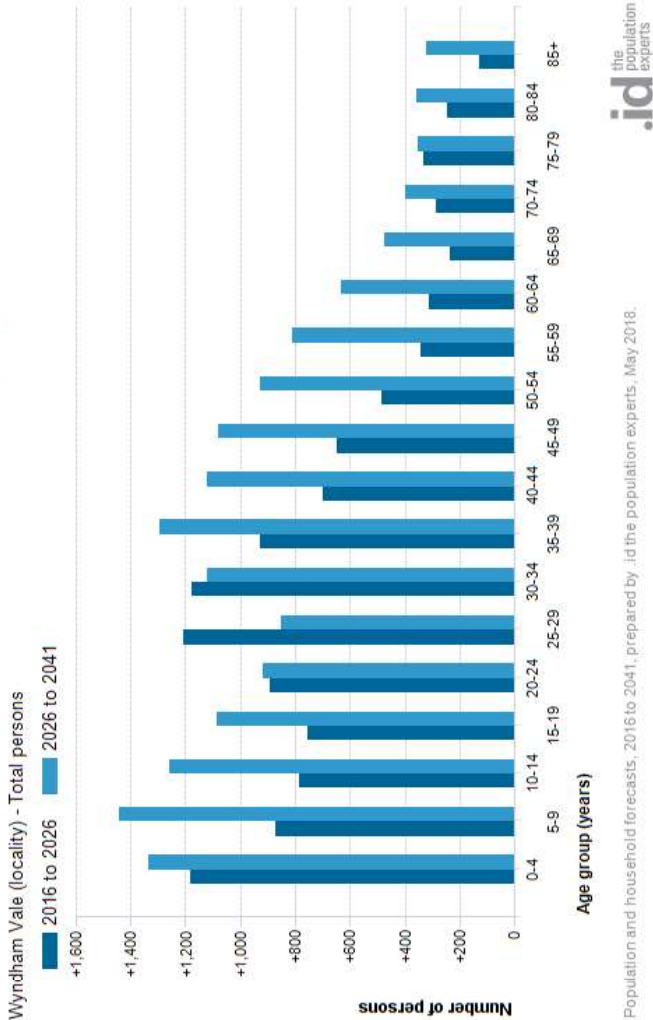
In 2016, the dominant household type in Wyndham Vale was Couple families with dependents, which accounted for 45.5% of all households. This is expected to continue through to 2026, increasing by 15,741 households and accounting for 43.0% of all households.

Forecast household types



In 2016, the dominant age group for people in Wyndham Vale was 30 to 34, which accounted for 10.7% of the local population, however by 2026 the largest 5 year age group is expected to be those aged 0 to 4 years, which is predicted to increase by 10,319. The largest increase in people between 2016 and 2026 is forecast to be in ages 5 to 9, which is expected to increase by 10,872 and account for 8.5% of the local population.

Forecast change in age structure - 5 year age groups



The high proportion of couple families with dependents and younger age profile will influence future sport and recreation demand. Providing opportunities for junior sport, active recreation (all ages), informal play and social gathering (for families and children) will be important.

There will also be demand for physical activity opportunities by older adults as well as younger residents. Quality walking paths, landscape amenity (including safety and security) and functional access to playing fields will be required for active recreation, play and physical activity. Pavilion design and management servicing the sport facilities should consider opportunities for community use beyond tenant sporting clubs (i.e. access to social rooms for community use or programming).

¹ <https://forecast.id.com.au/wyndham/about-forecast-areas?WebID=190>

Country of Birth

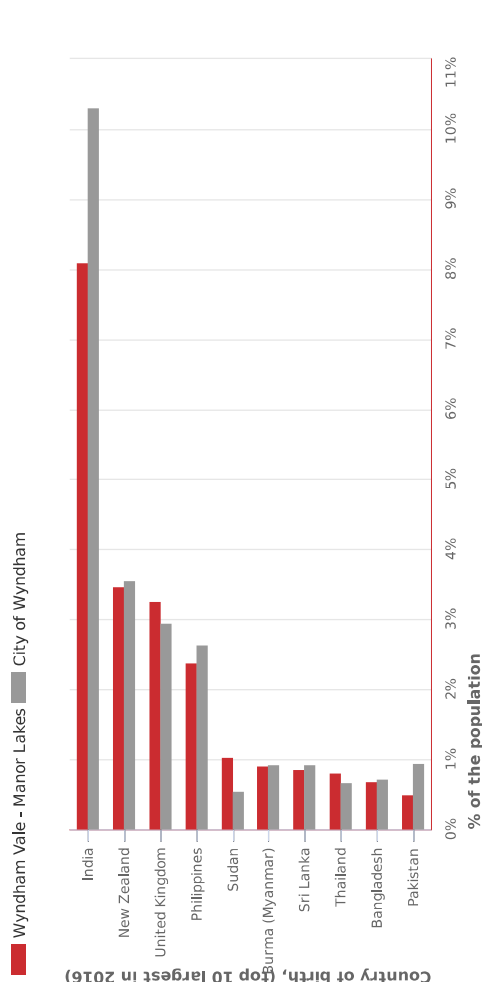
Analysis of the country of birth of the population in Wyndham Vale - Manor Lakes in 2016 compared to City of Wyndham shows that there was a larger proportion of people born overseas, as well as a larger proportion of people from a non-English speaking background.

Overall, 32.5% of the population was born overseas, compared with 41.5% for City of Wyndham. The largest non-English speaking country of birth in Wyndham Vale - Manor Lakes was India, where 8.1% of the population, or 1,885 people, were born.

Whilst the population from India is slightly lower than the City of Wyndham population as a whole (10.3%), they remain the dominant ethnic group. Other major differences between the countries of birth of the population in Wyndham Vale - Manor Lakes and City of Wyndham were:

- A smaller percentage of people born in India (8.1% compared to 10.3%)
- A smaller percentage of people born in China (0.4% compared to 2.5%)

Birthplace, 2016



Source: Australian Bureau of Statistics, Census of Population and Housing, 2016 (Usual residence data). Compiled and presented in profile by .id, the population experts.

.id
the population experts

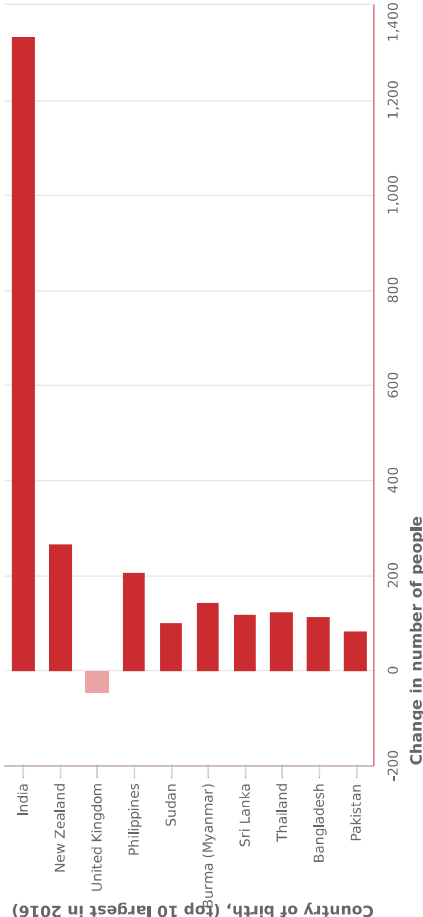
Emerging groups

Between 2011 and 2016, the number of people born overseas increased by 3269 or 76.2%. The largest changes in birthplace countries of the population in this area between 2011 and 2016 were for those born in:

- India (+1,335 persons)
- New Zealand (+267 persons)
- Philippines (+207 persons)
- Burma (Myanmar) (+145 persons)

Change in birthplace, 2011 to 2016

Wyndham Vale - Manor Lakes



Source: Australian Bureau of Statistics, Census of Population and Housing, 2011 and 2016 (Usual residence data). Compiled and presented in profile by .id, the population experts.

.id
the population experts

Birthplace changes are likely to influence sport and recreation demands, in particular contributing to strong demand for cricket and soccer participation – as these reflect popular sports in countries of origin. Opportunities for social gathering and use of open space for cultural activities will also need to be considered.

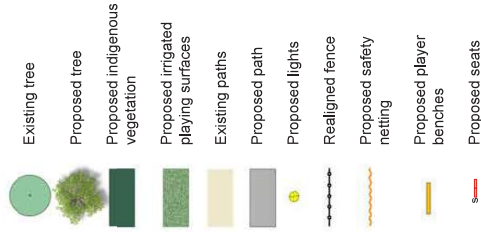
5. Master Plan



Action items:

- 1 Construct 2x soccer fields (100x 64m as per Football Federation Australia Guidelines) with irrigated playing surfaces and drainage as required (Pitches #1 and #3). Fields to be positioned as shown so as not to impact (or to have minimal impact) on existing trees, spectator areas and path network.
- 2 Construct 1x soccer field with width reduced to 55m (due to spatial constraints) with irrigated playing surface and drainage as required (Pitch #2).
- 3 Construct 1x 60m radius cricket field (as per Cricket Australia recommendation for open age community club facilities) with wicket located centrally between soccer fields with irrigated playing surface and drainage as required.
- 4 Construct 1x 50m radius junior/ community cricket field (as per Cricket Australia recommendation for under 14 facilities) with irrigated playing surface and drainage as required.
- 5 Modify existing fencing to sports fields as required to suit proposed sporting fields
- 6 Replace existing lighting with new training standard lighting to Pitches #1 and #3 where indicated (7 locations). Double-sided pole to be provided between Pitches #1 and #3. Consideration to be given during lighting design to illumination of path network via spill lighting (without impacting surrounding residential properties).
- 7 Provide an accessible concrete path to create a connection between the pavilion and cricket nets.
- 8 Construct retaining walls to the northern corners of the soccer fields to ensure a level playing surface and retention of existing paths. Modify existing drainage as required to suit proposed sporting fields and wall configuration.
- 9 Provide 3 x new crickets nets, with space for future fourth net.
- 10 Construct 200m/2 extension to existing pavilion, accommodating 4 new change rooms at 40m/2 each and referee change room/s. Men's Shed facility to be relocated and existing shed to be demolished.
- 11 Existing shared use pavilion to be retained for soccer, cricket and drill dance use. Reconfigure areas of existing pavilion to provide more storage, umpire's rooms etc. Masters Football club to be relocated to another venue.
- 12 Ensure space to the south of the existing pavilion is retained for possible future extension to pavilion if required.
- 13 Existing car parks to be retained.
- 14 Improve the transition between the path surface and the proposed playing fields to improve safety of users.
- 15 Construct a covered viewing shelter to Pitch #3.
- 16 Install safety netting to south and north ends of Pitch #3.
- 17 Create fitness station and path connections to internal path and Lollipop Creek Shared Trail.
- 18 Widen section of footpath along Black Forest Road to a shared path width, as this is a key link to the Lollipop Creek Shared Trail.
- 19 Indigenous tree planting and understorey.
- 20 Install bike racks.

LEGEND



6. Implementation

6.1 Costing and indicative staging

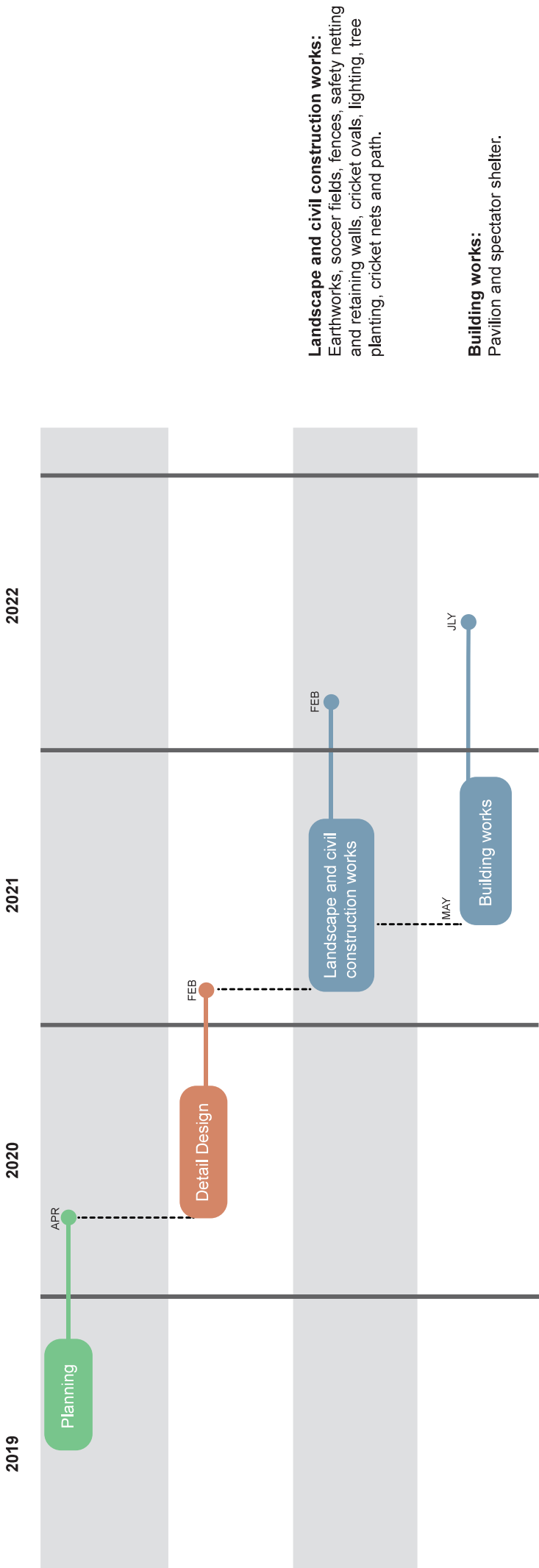
Project Costs	Estimate	Stage 1	Stage 2
PROFESSIONAL SERVICES			
Consultants Fees (8%)	\$	\$375,767	\$164,787
Authority Charges (1%)	\$	\$46,994	\$20,598
CONSTRUCTION			
Landscape and Civil Works Construction			
Earthworks	\$	\$236,794	-
Soccer/ Cricket fields	\$	\$3,558,295	-
Lighting to sports fields	\$	\$120,000	-
Soccer fencing	\$	\$144,353	-
Cricket nets	\$	\$214,241	-
Paths, retaining walls & landscape*	\$	\$445,398	-
Building Works			
Pavilion extension and renovation	\$	-	\$1,842,803
Spectator shelter	\$	-	\$228,038
		-	
Summary			
Professional services	\$	\$422,761	\$185,385
Construction	\$	\$4,719,081	\$2,070,841

Based on the Cost Plan received by Newton Kerr + Partners on the 27th June, 2019.

*Item costed separately after completion of Cost Plan

6.2 Development Program

The following diagram provides an indication of timeframes for the delivery of the proposed works at Wyndham Vale North Reserve. Following the Master Planning process, Detail Design will commence followed by a staged construction program as detailed below.



Landscape and civil construction works:
Earthworks, soccer fields, fences, safety netting and retaining walls, cricket ovals, lighting, tree planting, cricket nets and path.

Building works:
Pavilion and spectator shelter.