

# MANOR LAKES NORTH RESERVE



**MASTER PLAN  
SEPTEMBER 2021**

**WYNDHAM CITY COUNCIL**

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*Note: Subject to approval from Geographic Naming Victoria, the future site is expected to be named Holyoake Parade Reserve, consistent with the naming convention for parks and reserves in Wyndham.*



# INTRODUCTION

## Project Purpose

The purpose of this project is to prepare a Master Plan for the future development of an Active Open Space reserve known as Manor Lakes North. The Master Plan will focus on the provision of sport and recreation infrastructure to service identified community needs.

## Project Location

Manor Lakes North Reserve is located on Holyoake Pde in Manor Lakes. The site has an area of 8.13 hectares to provide active open space to address the recreation needs of the growing residential community planned in the area and adjacent residential areas in Manor Lakes and Wyndham Vale.

The Master Plan will guide the development of the reserve to ensure that it meets the aspirations of the local community, sporting clubs and other key stakeholders.

## Local and Regional Context

Wyndham's growth corridors require the provision of active open space facilities such as ovals, sporting pitches and pavilions. The major purpose of this project is to provide adequate recreation and open space facilities to satisfy the sporting and leisure needs of a growing community in the Manor Lakes West (Wyndham Vale West) area.

Manor Lakes North Reserve is located within in the Manor Lakes Estate, to the south of Ballan Road, east of proposed Outer Ring Road and Rail corridor, north of Lollypop Creek, and west of Eureka Drive. See Melway Map 233 C 10. The current primary access to the precinct is via Holyoake Parade and Malt Drive.

Existing sporting reserves within the proximity of the Manor Lakes North Reserve include:

- Howqua Way Recreation Reserve, located 2km south-east via Manor Lakes Blvd.
- President's Park, located 4.6 kilometres south-east via McGrath Rd
- Additional sporting reserves are to be provided to the south within the Manor Lakes Estate.

## Objective

- Align the vision and principles of the Master Plan with the principles and priorities of the Wyndham Sports Strategy 2045.
- Understand the current and future sporting, active and passive recreation needs of the community within the catchment of the reserve.
- Understand the interfaces of the reserve with existing and future residential areas and neighbouring school.
- Produce a strategic master plan that addresses the following elements.
  - Level of passive open space and play space provided for in accordance with the Wyndham Open Space Strategy 2045 and the Play Space Strategy.
  - Maximises opportunities for community use of the reserve
  - Contributes to the amenity and landscape character of the neighbourhood.
  - Provides clear direction for the future of the reserve's infrastructure, including sports surfaces, specialised sporting infrastructure, structures/buildings, path network and parkland within resource constraints.
  - Produce recommendations taking into consideration the triple bottom line approach of economic, environmental and social sustainability.
  - Provide cost estimates for each component of the Master Plan.
  - Present a recommended implementation schedule of works for staging of the project in consultation with relevant council officers.

## Methodology/Project Approach

The project has comprised of six main phases:

1. Review of relevant background reports and plans.
2. Site Investigation (including site features survey) and first round stakeholder engagement.
3. Needs and issues analysis and preparation of reserve concept plan options.
4. Development of Draft Master Plan including costings.
5. Public exhibition of a council endorsed Master Plan including second round of stakeholder engagement.
6. Review of community and stakeholder feedback on the Draft Master Plan and preparation of the Final Master Plan and project report.

# STRATEGIC CONTEXT

## Wyndham 2040

Wyndham 2040 was refreshed in 2021 following a deliberative community engagement process that acknowledged and recognised the stories and contributions that informed the first Wyndham 2040 Vision in 2016. Wyndham 2040 articulates a vision for what the community would like Wyndham to be in the future. Four themes underpin Wyndham 2040 and the following three themes support the development of Manor Lakes North Reserve:

### 1. People and Community

Vision:

- *Wyndham celebrates its many cultures and participation in the arts and recreation is fostered.*
- *Everyone is able to access services for health and wellbeing and these are delivered to a high standard. Its easy to stay fit and healthy.*
- *Community members are collaborative participants in creating strong, supportive and environmentally sustainable neighbourhoods.*

### 2. Places and Spaces

Vision:

- *Wyndham provides safe and welcoming destinations for residents and visitors.*
- *Our parks and open spaces encourage people to be active and connect them with nature and the outdoors.*

### 3. Leadership and Participation

Vision:

- *Our City is home to engaged and informed residents who use their skills, knowledge and passion to effectively work together and advocate for the needs of the community.*
- *Wyndham will have a variety of ways for community members to volunteer in support of others.*

## Active Wyndham

Active Wyndham is an overarching strategy that proposes a bold long-term vision and strategic direction that aims to shift the current trend towards a more active and healthy Wyndham, where regardless of age, background or level of ability, people will feel able to consistently participate in physical activity.

Four principal themes guide the future actions needed to achieve the vision,

goals and targets. These themes include;

- *Active Places* – Facilitating regular and lifelong physical activity participation through the provision of sufficient, suitable, accessible, multi-functional, integrated and safe places and spaces for physical activities.
- *Lifelong Participation* - Developing age-suitable programs and places for physical activities within the context of demographic trends, physical inactivity levels and the intergenerational concept.
- *Inactive to Active* - Engaging Wyndham’s currently inactive population to meet the recommended physical activity guidelines through education and the facilitation of organized and non-organized participation opportunities.
- *Strategic Planning & Evaluation* - Establishing consultation, evaluation and monitoring methods that will guide future planning of active places and activation programs.

The Manor Lakes North Reserve Master Plan is a key action in the Active Wyndham Action Plan.

## 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



Figure 1. Wyndham Sports Strategy Key Principles.

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.

The Wyndham Sports Strategy 2045 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 sports with growth needs – ie. cricket and tennis.
- Provide for activities that reflect community interests – ie. basketball and volleyball.

*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:*

- Provide a Master Plan that could support possible external funding applications.

- Plan facilities having regard to existing Developer Funding Contributions.
- Maximise the principles of environmental sustainable design to converse and enhance the communities future resource needs.

The Wyndham Sports Strategy has identified Manor Lakes North as an active open space reserve that will cater for Cricket and Tennis by using the sports selection framework which incorporates demand for the sport and sports selection logic.

### Wyndham Open Space Strategy 2045

Manor Lakes North Reserve will be classified as a district park which is a park that serves a collection of adjacent neighbourhoods. These may provide for active sport and/or passive activities and are generally located within one kilometre of all dwellings. District parks may also protect sites of natural and heritage value and provide for landscape diversity and amenity.

Manor Lakes North Reserve Master Plan will be an important asset in the Werribee Open Space Network. Its development will be underpinned by the priorities of the Wyndham Sports Strategy 2045:

- Capitalise on sport and active recreation improving individual and community health and wellbeing.
- Connect families to the value of sport and recreation to instil a lifelong journey of sporting participation.
- Enable local access, as it is fundamental to the community's participation in sport and active recreation.
- Provide diverse ways to participate in sport and active recreation through facilitating traditional, non-traditional, organised and unorganised opportunities.
- Embed multi-use into the network to create a culture of inclusive places that support the different ways the community wants to participate, now and in the future.
- Uphold the importance of sustainable places which ensures current and future residents sport and active recreation opportunities are delivered.

### Wyndham Sports Facility Capital Development Guide 2020 – 2025

The Sports Facility Capital Development Guide 2015 - 2020 outlines how Wyndham City will provide facilities that allow more people to participate more often in leisure and their local communities. The policy sets out the different levels of facility provision for active open space, facility standards to be built by Council and contribution options available for co-investment by community organisations.

Application of the policy to the specific recommendations for cricket and tennis at Manor Lakes North Reserve would result in the provision of:

- 1 x Oval for cricket use year round with centre cricket wicket, player shelters and spectator area. Optional provision of 4 cricket nets at Category C facilities
- 6 x tennis courts. Competition lighting to four courts initially, others optional pending participation demand.
- 1 x pavilion to service cricket and tennis.
- Sealed car parking including designated accessible car parking spaces.
- Appropriate reserve fencing to be considered.

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.

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. 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.

### Wyndham Play Space Strategy 2030

The Play Space Strategy 2030 provides strategic direction for purpose-designed play spaces and the programming of capital works to 2029. Whilst the Strategy contains no specific recommendations for Manor Lakes North Reserve, it does note that whilst active open space is open space that is intentionally set aside for sport, it may contain playgrounds that support these hubs for social and physical activity and to support families spectating at sports activities. All parks designated for play should have play spaces that provide social, environmental and physical elements that encourage intergenerational play.

The vision for play spaces in Wyndham is ...

*Wyndham will provide a good distribution of diverse play opportunities that welcome and include people of all ages, genders, cultures, and abilities; enhance child development and independent mobility; create a connection with community and nature; and are sustainable for Council to manage.*

### Environmentally Sustainable Design Framework

The aim of the Environmentally Sustainable Design (ESD) Framework is to incorporate ESD principles into all Council buildings including sports pavilions. The intent of the ESD Framework is to:

- Reduce the operational costs associated with Council's buildings and facilities;
- Reduce the environmental impacts of constructing, refurbishing and operating Council buildings;
- Improve energy and water efficiency of Council's buildings and facilities;
- Provide a healthy indoor environment in Council's buildings;
- Demonstrate leadership to the community by adopting and promoting sustainable building design suitable for the region's current and future climate; and
- Reduce reliance on non-renewable grid electricity.

# DEMOGRAPHIC ANALYSIS

## Population and forecast

The Manor Lakes suburb was home to 8,652 residents in 2019 and is forecast to grow to 41,455 residents in 2041. This increase of 32,803 residents (379%) is the second largest among all forecast areas in Wyndham, behind Tarneit (Figure 2). The growth is consistent over time, picking up in 2024 and not slowing until the late 2030s (Figure 3).

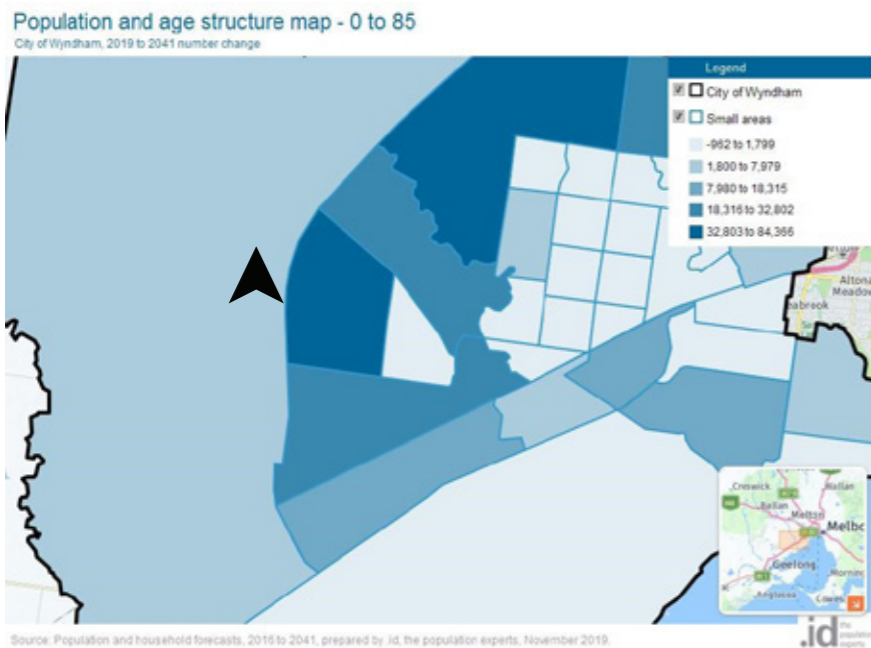


Figure 2

Black arrow points to the approximate location of Manor Lakes North Reserve

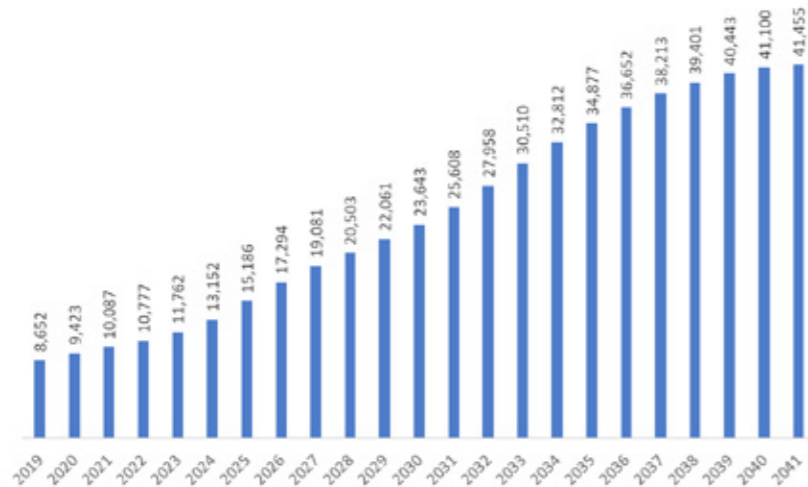


Figure 3: Population forecast by year, Manor Lakes

## Age profile

Manor Lakes' age profile (Table 1) is one that suggests the area is heavily centred around young families. Around 70% of residents are aged between 0 and 11 or 25 and 49. By 2041 these age groups will have slightly made way for those in between, but especially older residents. Those aged 50 and over will experience the fastest population growth between 2019 and 2041.

Age Groups	2019 number	percentage	2041 number	percentage	2019 to 2041 growth (n)	growth (%)
0 to 4 years	994	11.5%	3,848	9.3%	2,854	287%
5 to 11 years	1,190	13.8%	5,341	12.9%	4,151	349%
12 to 17 years	678	7.8%	3,673	8.9%	2,995	442%
18 to 24 years	699	8.1%	3,337	8.0%	2,638	377%
25 to 34 years	1,711	19.8%	6,720	16.2%	5,009	293%
35 to 49 years	2,239	25.9%	10,694	25.8%	8,455	378%
50 to 59 years	554	6.4%	3,498	8.4%	2,944	531%
60 to 69 years	331	3.8%	2,103	5.1%	1,772	535%
70 to 84 years	217	2.5%	1,730	4.2%	1,513	697%
85 and over years	41	0.5%	512	1.2%	471	1149%

Table 1: Manor Lakes age profile and forecast

## Household type

Aligned with the age profile above, the household profile (Table 2) suggests that the key household group is couples with dependents. Moreover, a large proportion of the couple households without dependents will move to the couples with dependents status given the age profile of residents. By 2041 lone person households will have grown the quickest of all household types as a result of population ageing.

Household type	2019 Number	Percentage	2041 Number	Percentage	2019 to 2041 Growth (n)	Growth (%)
Couple families with dependents	1,338	51.7%	6,199	46.1%	4,861	363%
Couples without dependents	492	19.0%	2,681	19.9%	2,189	445%
Group households	43	1.6%	201	1.5%	159	372%
Lone person households	319	12.3%	2,338	17.4%	2,019	632%
One parent family	297	11.5%	1,525	11.3%	1,227	413%
Other families	98	3.8%	498	3.7%	400	407%
Total households	2,587		13,442		10,855	420%
Average household size	3.3		3.1			

Table 2: Manor Lakes household profile and forecast

### Country of birth

In terms of country of birth, Manor Lakes resembles a mixture of growth and established areas in Wyndham. The proportion of residents born in Australia (51.8%) is almost identical to that in Wyndham (52.8%). Manor Lakes has growth characteristics resembling Tarneit and Truganina in the sense that India, Sri Lanka are common countries of birth, but resembles Werribee and Hoppers Crossing in the sense that previous migrant groups such as those from the Philippines and New Zealand are in the top ten (Figure 4).

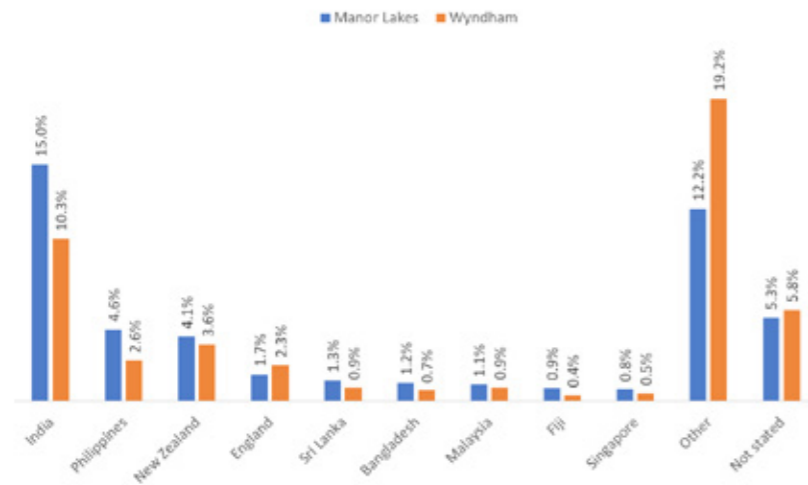


Figure 4: Top countries of birth in Manor Lakes, excluding Australia

### Country of birth trends

Figure 5 below shows the growth in residents from key countries of birth between 2011 and 2016 with the exception of Australia, which grew from 2,279 to 3,380 residents. India has established itself as the second most common country of birth in a span of five years while the number of residents from the Philippines and New Zealand has almost doubled. In the top countries of birth, the only one that has seen a decline is England.

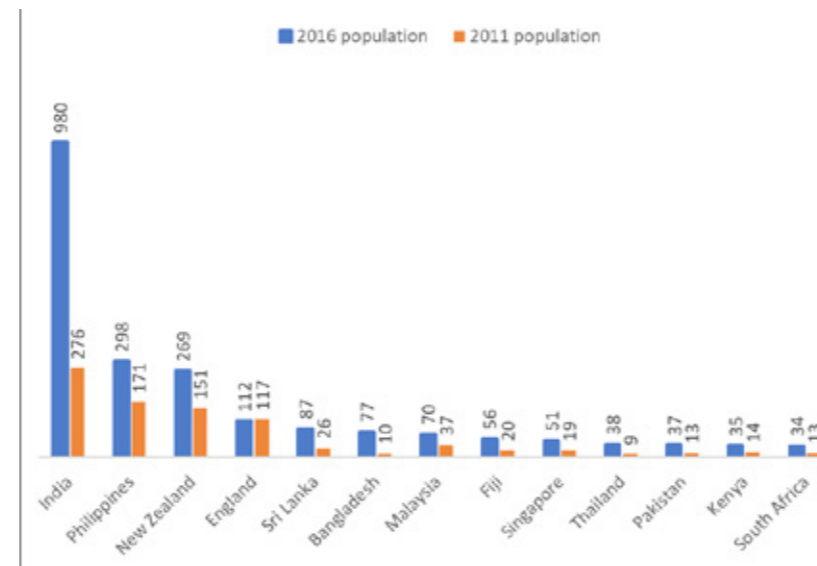


Figure 5: Growth in countries of birth between 2011 and 2016, Manor Lakes

As seen in Figure 5, some countries of birth have been growing more or more quickly than others. Table 3 shows the increase (in percentage terms) between 2011 and 2016, and offsets that against the total Manor Lakes population growth to show whether the growth in residents from key countries of birth has exceeded the overall pattern in Manor Lakes. From the table, countries of birth expected to have slowing growth rates towards the next Census are Australia and England, while the Philippines and New Zealand will see steady growth. All other countries will see significant increases towards 2021.

Country of Birth	2016 Population	2011 Population	Increase (%)	Increase (%) adjusted for total
Australia	3,380	2,279	48.3%	-28.1%
India	980	276	255.1%	178.7%
Philippines	298	171	74.3%	-2.1%
New Zealand	269	151	78.1%	1.8%
England	112	117	-4.3%	-80.7%
Sri Lanka	87	26	234.6%	158.2%
Bangladesh	77	10	670.0%	593.6%
Malaysia	70	37	89.2%	12.8%
Fiji	56	20	180.0%	103.6%
Singapore	51	19	168.4%	92.0%
Thailand	38	9	322.2%	245.8%
Pakistan	37	13	184.6%	108.2%
Kenya	35	14	150.0%	73.6%
South Africa	34	13	161.5%	85.1%

Table 3: Population growth by country of birth, 2011 to 2016, Manor Lakes

## STAKEHOLDER ANALYSIS

### Current User Groups

Manor Lakes North Reserve is a greenfield site and has no current user groups however a new school is currently being planned and will be constructed on the land adjoining the reserve.

### Sports Demand Analysis (participation trends for each sport)

The Wyndham Sports Strategy looks at the demand across Wyndham for specific sports both now and into the future. Manor Lakes North Reserve proposes to cater for Cricket and Tennis, all growth sports in Wyndham.

#### Cricket

Cricket demand in Wyndham is significant (3.64% - 1 oval per 6,107 residents). Between 2013/14 and 2017 senior cricket has grown by 34% and junior cricket by 47%. Cricket participation is predominately male (84%) with most females (15%) playing mixed or in the 1 women's team and 5 and half girl's teams in Wyndham.

Cricket is participated in across all age groups with the strongest demand between 18-50 years of age (55% of all cricket participants), Under 18 (33%) and over 50 (11%) providing strong generational engagement.

Wyndham was home to 4515 participants in 2020/21 and maximised ground allocations for the season. The greatest change in the way cricket is played is in the development of social cricket. Formalised in 2014/15, this competition commenced with 36 teams in its first year and has grown to 76 teams in 2020/21. Demand has also increased in the winter with participation demanding synthetic wicket facilities at all times of the year.

Sports Australia's Cricket State of Play 2020 report ranked cricket in the top 20 most played sports in Australia with 780,509 participants. The dominant motivation to participate in Cricket for Adults 15+ years was 'Fun/enjoyment' (62.1%), but 'social reasons' were also important (36.6%). These were the two primary motivators at any age (ahead of 'Physical health/fitness') as well as the main reasons for considering taking up cricket in the next 12 months.

#### Tennis

Tennis is popular in Wyndham with the third highest participation base (inclusive of social participation) with club competition accounting for 44% of demand. Social (25%) and casual no fee (19%) are also significantly important to the way people engage in the sport.

Tennis demand is significant in Wyndham (4.26% or 1 court per 4,301 residents). By 2026 it is anticipated that Wyndham will need 76 tennis courts to cater for the demand. Wyndham tennis is participated in equally by men (50%) and women (50%), with junior participation representing 50% of demand. Adult participation is also important with 18-50 year old residents (37%) and residents over 50 years (12%) actively engaged in the sport.

The Summer 2019/2020 season had 579 playing members registered across eight clubs in Wyndham. Wyndham is home to eight clubs plus one tennis centre located at Saltwater Reserve in Point Cook. Residents can participate in competition, social tennis and lessons suitable for all ages. Participants can also book a court online and have a casual game of tennis with friends without being a registered member of a club.

Sport Australia's Tennis State of Play 2020 report ranked tennis as the 8th top physical activity with 5.6% and 3rd (3.7%) for top activities for sports club participation in Wyndham. The annual population estimate for Adults 15+ participating in Tennis was 929,831 (or 4.6% of the Adult 15+ population). Adult participation was slightly skewed towards males (532,603 or 5.3% of the male population), with males accounting for 57% of participation. However, Tennis participation was also high among females (397,228 or 3.8% of the female population).

AusPlay estimates that 288,974 (6.1%) Children 0-14 participated in organised Tennis out-of-school. Children's participation was also skewed towards males (63%). Compared to other sports, Tennis has one of the best retention rates past 11 years of age, especially among males. Although the peak participation rates among Adults 15+ were in 15-17 year olds, Tennis was less exposed to the age related decline in participation experienced by many other sports.

The dominant motivation to participate in Tennis was 'Fun/enjoyment' (52.9%), however 'Social reasons' (55.4%) and 'Physical health or fitness' (55.6%) were also strong motivators.





### Schools

There are currently two schools (Manor Lakes P-12 and Our Lady of the Southern Cross Catholic Primary School) located within the Manor Lakes area. There are a further two primary schools planned for the Manor Lakes precinct with one adjoining the Manor Lakes North Reserve.

### Community Early Learning Centre

An Integrated Family Centre will be built adjacent to the reserve and the government school.

### Other Stakeholders

Sport and active recreation are an important part of most Wyndham residents lives with 77% of all residents connected to a sporting activity. Recent south asian migration has seen the development of social cricket competition in a 50 week format and increased the demand for year round cricket.



# LOCAL CONTEXT AND SITE ANALYSIS

## Location

Manor Lakes North Reserve is located 34km west of Melbourne CBD in Wyndham and covers 9ha on the northern side of Holyoake Parade, near the urban growth boundary. The site is bounded by a tributary of Lollypop Creek to the east, a recently developed residential street (Truffle Circuit) and planned school to the west, and rural conservation zone to the north. The site is also part of the Lollypop Hill neighbourhood currently under development by the Dennis Family Corporation.

## Site Features

The site contains a significant Grey Box tree (*Eucalyptus microcarpa*) registered under the National Trust Significant tree register, as well as a remnant windrow of sugar gum trees (*Eucalyptus cladocalyx*) of varying environmental value.









Topography across the site gently grades to the east and south east towards the tributary. Sections of steeper slopes are located along the Truffle Circuit boundary as well as the eastern edge of the sugar gum wind row. Currently a large portion of the site is located within 1:100 flood extent, however with recent development this is subject to be altered.

Flat, firm rocky ground with various small weed species are scattered throughout the site, typical of previous agriculture use.

## Connections

The AOS site will be a key reserve within the Manor Lakes open space network. The site will be able to connect up to existing shared pathways along the tributary as well as passive open space and parks within the existing development.

## LEGEND

- |   |                                 |   |                                  |
|---|---------------------------------|---|----------------------------------|
|  | SUBJECT SITE                    |  | PASSIVE OPEN SPACE               |
|  | CREEK CORRIDOR AND FLOOD WAY    |  | RURAL CONSERVATION ZONE          |
|  | PROPOSED GOVERNMENT SCHOOL SITE |  | FUTURE PSP ZONE                  |
|  | PROPOSED COMMUNITY CENTRE       |  | EXISTING AND CURRENT DEVELOPMENT |



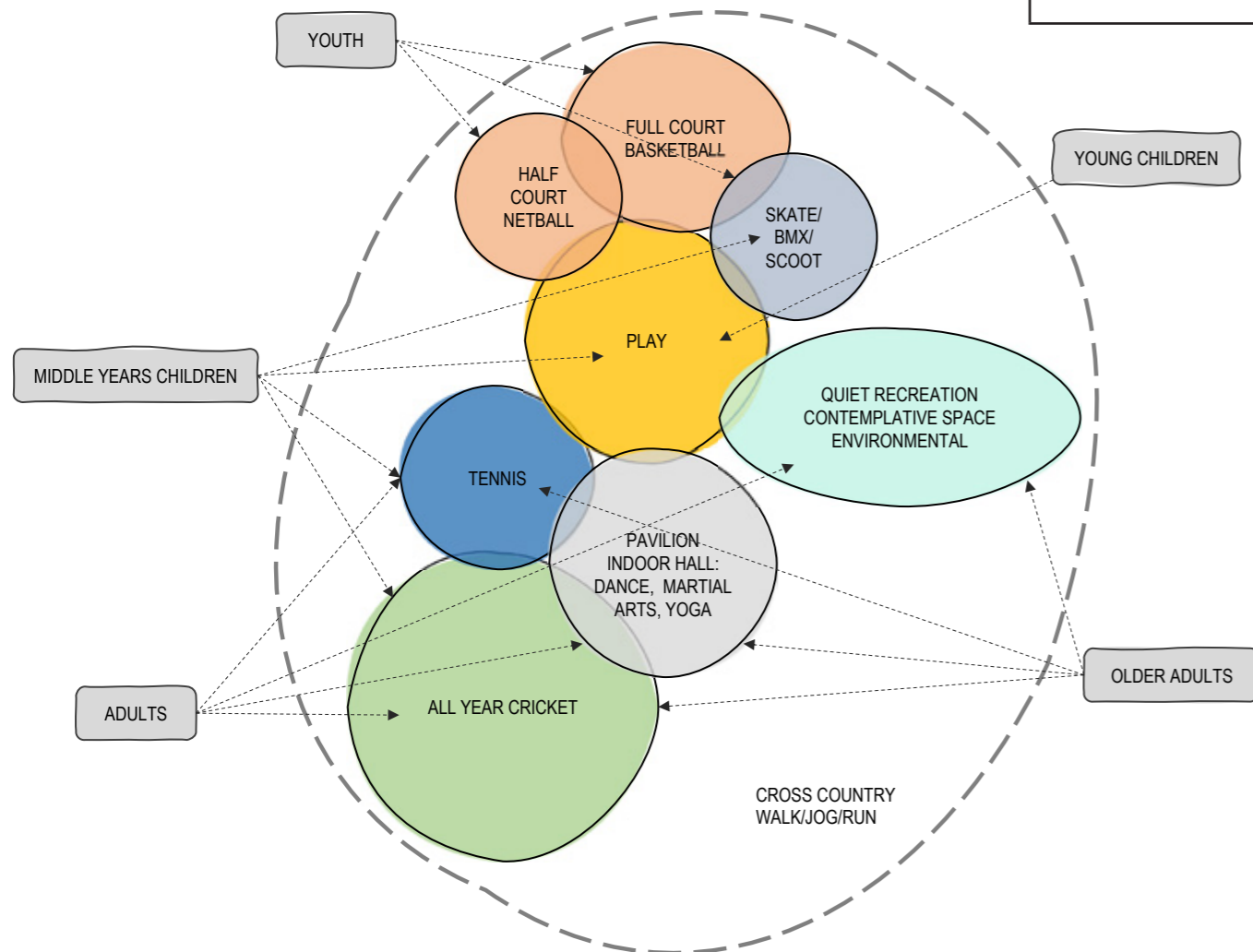
# SERVICE MIX

The Manor Lakes North Reserve Master Plan has been developed in response to several design drivers, some of which were evident prior to the master plan process commencing. The service mix should be consistent and in alignment with the Wyndham Sports Strategy and Sports Facility Capital Development Guide unless otherwise determined. The Wyndham Sports Strategy identifies Manor Lakes North Reserve as a year-round cricket and tennis venue.

Due to the presence and the need to protect a significant Grey Box tree within the reserve, only one full size cricket oval will be able to fit within the reserve as opposed to the two that were originally outlined in the Sports Strategy. This second oval has been relocated to the active open space immediately to the south that will be delivered in the future. This also presents an opportunity to create informal active recreation opportunities which could include a multi-generational playground, entry level skate park/BMX elements, a full basketball court, volleyball court and rope/rock climbing features.

Service Response	Evidence base / community need
All year Cricket	<ul style="list-style-type: none"> <li>Demographic data.</li> <li>Growth of cricket in Wyndham.</li> <li>Sports Strategy demand analysis.</li> <li>School in the local area.</li> <li>Active Wyndham.</li> </ul>
Walking, jogging, running track - cross country	<ul style="list-style-type: none"> <li>Demographic data.</li> <li>School in the local area.</li> <li>Active Wyndham.</li> </ul>
Tennis	<ul style="list-style-type: none"> <li>Demographic Data.</li> <li>Sports Strategy demand analysis.</li> <li>Schools in the local area.</li> <li>Active Wyndham.</li> </ul>
Multi Use outdoor court ie Volleyball/Badminton	<ul style="list-style-type: none"> <li>Sports Strategy.</li> <li>Open Space Strategy.</li> <li>Demographic data.</li> <li>Active Wyndham.</li> </ul>
Full Basketball/Netball Court	<ul style="list-style-type: none"> <li>Demographic data.</li> <li>Active Wyndham.</li> <li>Open Space Strategy.</li> <li>Sports Strategy demand analysis.</li> </ul>

Service Response	Evidence base / community need
Playground	<ul style="list-style-type: none"> <li>Intergenerational play within active open spaces.</li> <li>Active Wyndham.</li> <li>Open Space Strategy.</li> <li>Play Space Strategy.</li> </ul>
Informal Active Recreation Hub including BMX/Skate elements	<ul style="list-style-type: none"> <li>Demographic data - high population of young families who tend to seek low cost or free sporting opportunities.</li> <li>Active Wyndham.</li> </ul>
Play Space - Children (Age 3 to 8 years old)	<ul style="list-style-type: none"> <li>Demographic data                             <ul style="list-style-type: none"> <li>51.7% Couples with dependents</li> <li>1,190 5-11 year olds in 2019, increasing to 5,431 in 2041.</li> </ul> </li> <li>Active Wyndham, Open Space Strategy and Play Space Strategy.</li> </ul>
Play Space - Middle Years (Age 8 to 14 years old)	<ul style="list-style-type: none"> <li>Demographic data.                             <ul style="list-style-type: none"> <li>678 12-17 year olds in 2019, increasing to 1,073 in 2041.</li> </ul> </li> <li>Active Wyndham, Open Space Strategy and Play Space Strategy.</li> </ul>
Youth Activity Space (15 to 24 years old)	<ul style="list-style-type: none"> <li>Demographic data - the 18 to 24 age bracket will grow by 377% by 2040.</li> <li>Open Space Strategy.</li> </ul>
Community Space within the pavilion for Recreational Dance and other similar activities	<ul style="list-style-type: none"> <li>Sports Strategy: Based on the demand for the recreational dancing it is expected that by 2045, 21 district recreational dancing providers will be required across the municipality. To ensure best value facilities will be located in each district.</li> <li>Discussions with the community centre suggests that there would be strong demand for community dance space in this area.</li> </ul>



# COMMUNITY CONSULTATION/ FEEDBACK

Community feedback was sought on the Manor Lakes North Reserve Draft Master Plan. The consultation period was held between 7 – 28 August 2020.

The purpose of the engagement was to:




- Seek feedback from the community about the upcoming development.
- Determine how the community will use the future reserve.
- Determine community's interest of possible features within the park.
- Gain feedback to inform the final concept design of the reserve prior to council endorsement.

The Master Plan will consider the cultural and environmental values of the Reserve, sporting infrastructure requirements, landscape and amenity and pathway connections. Engagement with the community to understand what they like through the Master Plan has been undertaken. A summary of the consultation process and feedback received is provided below.

## Methodology

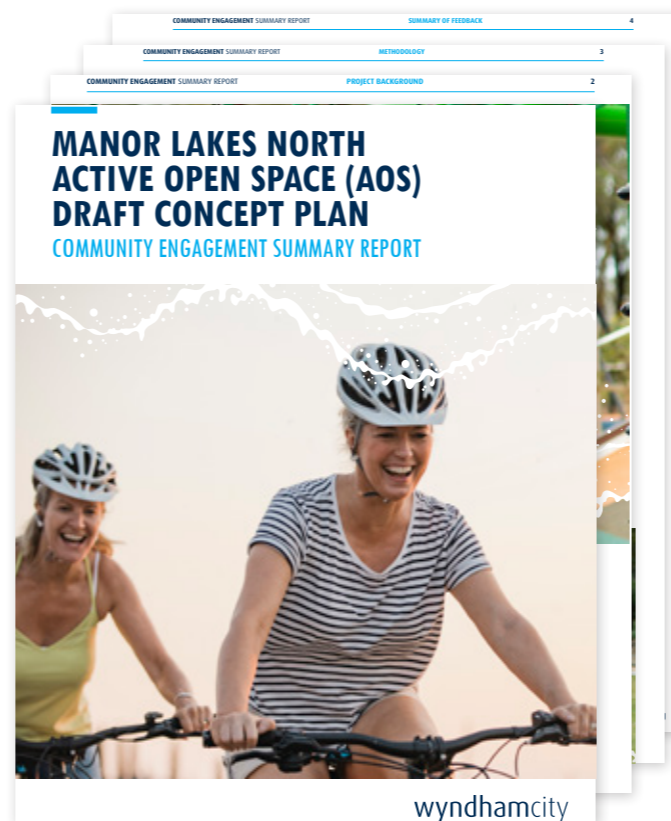
The table below outlines the various methods and techniques used to engage with the community.

The consultation was tailored to suit Covid-19 restrictions in place at the time which resulted in the initiation of an online community engagement and consultation presence only utilising an interactive platform (Social Pinpoint) via The Loop.

Method / technique	Stakeholders engaged	Dates
 Project page on The Loop and Social Pinpoint	<p><b>1524 people</b> visited the site</p> <p><b>113 comments</b> were made on the draft concept plan via social pinpoint.</p> <p><b>59 discussions</b> were had on more than one comment</p>	7th– 28th August 2020
 Online survey	<b>69 people</b> participated in various parts of the survey	7th– 28th August 2020
 Mail out	<b>3559 postcards</b> sent to the 1km catchment*	7th– 28th August 2020

\*Council notes that some postcards were returned to sender due to vacant land parcels.

The Social Pinpoint platform was identified as the most appropriate fun and effective community engagement interactive platform at the time of undertaking the consultation and proved to be very successful. The platform was the first time used on a Council community engagement project.



## Outcome

The engagement indicated general support from the local community for the draft proposals. Feedback received was incorporated into the plan where possible.

### WE ASKED

PLEASE RANK THE INFORMAL SPORTS ACTIVITIES

### ANSWERS RECEIVED IN ORDER OF PREFERENCE WERE (LISTED BY HOW MANY TIMES THAT WERE RANKED IN TOP 3):



### WE ASKED

HOW WILL THE PARK BE USED?

### ANSWERS RANKED FROM HIGHEST TO LOWEST

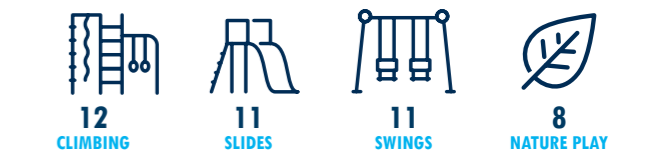


### WE ASKED

WHAT PLAYGROUND FEATURES WOULD YOU LIKE TO SEE INCLUDED?

(Answers were selected from a pre-determined list)

### THE TOP 4 ANSWERS WERE:



### WE ASKED

WHAT FEATURES ARE MOST WANTED?

(Answers were selected from a pre-determined list)

### THE TOP 3 ANSWERS WERE:



# MASTER PLAN

The Manor Lakes North Master Plan represents Council's outlined plan to increase access for all members of our community to sport and recreation facilities – allowing access regardless of age, culture, location and ability.

The design aims to create a sustainable natural reserve providing areas for reflection, low resistance activities and 'turn up and play' active recreation highlighting the site's unique features. This allows for a reserve that serves as a community sporting hub whilst encouraging wider communal participation from varying active and passive functions.

The existing cricket clubs in the local area will be able to use this new oval to expand and grow. The growing local community will be able to join the community club, be part of a team and play matches in competition. They'll also be able to use the oval and cricket nets informally for practice or social games.

Community members will be able to play tennis by joining the new club, where they'll have access to training, coaching and competition. The club will be able to run social competition for all skills levels to be able to join in and have a hit. A booking system will also be available allowing community members to book a court directly and play at a time that suits them without needing to be a member of the club.

Features such as the Lollipop creek tributary drainage corridor and existing *Eucalyptus microcarpa* (Grey Box) tree create the cornerstone of the overall design intent focusing on water, environment and community connection.

## Natural features

The design aims to complement the level changes whilst adding visual interest in the informal recreation/playground areas as well as work with the existing hydrological systems present and aims to celebrate the natural overarching theme within play space areas.

The natural environment allows for the creation of respite moments and quiet contemplation activities without causing conflict with the higher paced active recreation.

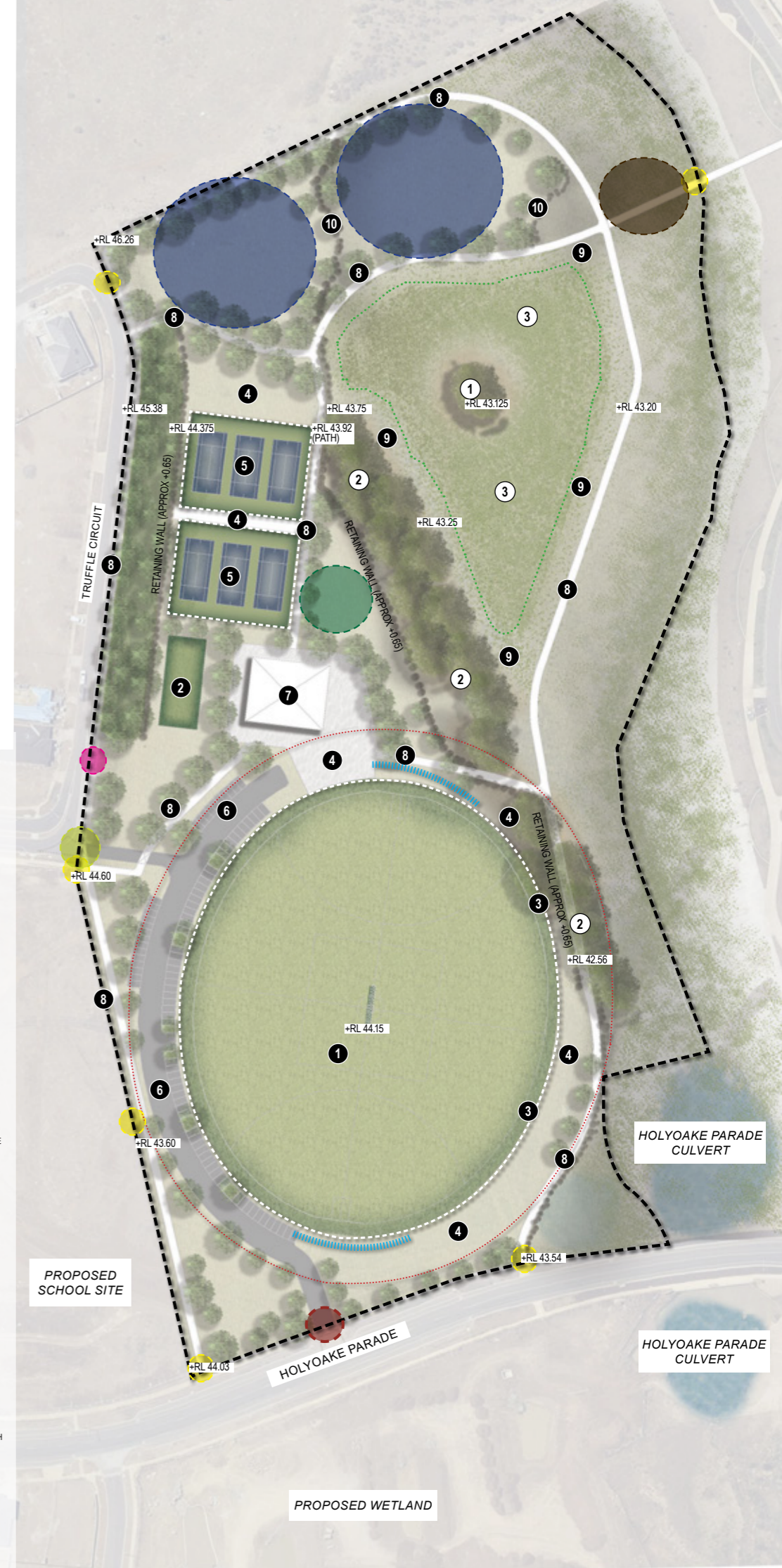
Water plays a key role in the formation of this site. Bound by a tributary of Lollipop Creek to the east, the site naturally slopes towards this area providing long sweeping views along the natural creek corridor in the foreground and development in the background.

## Connections

The design aims to use the proposed connections as a journey through and destination place for the community. The pathways are designed to provide the missing links to enhance the current development's footpath network.

Connectivity enables for fluidity of movement in and around the reserve. The design contains 1.3km and 800m circuit pathways. The connections allow for the community to transit through the space to the future school and Integrated Family Centre. The various pathways will circumnavigate the area for relaxation, recreational and active purposes.

LEGEND	
	RESERVE PROPERTY BOUNDARY
	EXISTING GREY BOX TREE
	EXISTING SUGAR GUM TREES
	EXISTING GRASSLAND AREA
	PROPOSED TURF OVAL (165M X 135M SIZE)
	PROPOSED 4 LANE CRICKET NETS
	PROPOSED PLAYER BENCHES AND SHELTER
	PROPOSED SPECTATOR VIEWING AREAS
	PROPOSED TENNIS COURTS
	PROPOSED CAR PARKING (91 SEALED SPACES)
	PROPOSED PAVILION (WITH WATER TANK)
	PROPOSED 3M SHARED PATHWAYS
	PROPOSED 5M GRASS MAINTENANCE BUFFER
	PROPOSED LEVEL CHANGE TO BE DESIGNED INTO PLAY SPACE AND INFORMAL ACTIVE RECREATION AREAS
	PROPOSED PLAY SPACE AND INFORMAL ACTIVE RECREATION AREA (APPROX = 9300MP)
	PROPOSED COMMUNAL GATHERING SPACE, PICNIC AREA AND SMALL PLAY SPACE (APPROX = 1710MP)
	PROPOSED MAIN ENTRY
	PROPOSED EXIT ONLY / EMERGENCY VEHICLE ENTRY AND EXIT
	PROPOSED SECONDARY ENTRY
	PROPOSED MAINTENANCE ACCESS
	PROPOSED BRIDGE CROSSING
	PROPOSED 20M OFFSET AROUND OVAL FOR BOUNCE SPACE (NOTE: BARRIER FENCING REQUIRED WHERE CONFLICT OCCURS)
	PROPOSED OVAL/ COURT RUN-OFF SPACE WITH APPROPRIATE PERIMETER FENCING
	PROPOSED BARRIER FENCING/ FLEXIBLE GOAL NETTING
	PROPOSED GRASSLAND EXTENT
	PROPOSED 1.3KM CIRCUIT PATH
	PROPOSED 800M CIRCUIT PATH
	PROPOSED DESIGN LEVELS



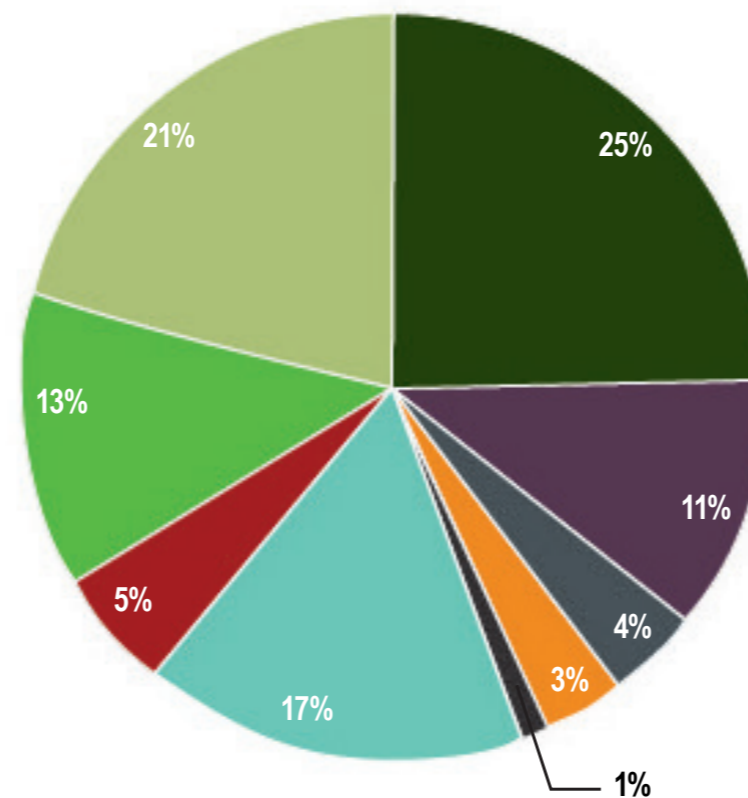
## Open Space Allocation

The following diagram and plan indicate the Master Plan's open space allocation across the site. This is important to show the considered and balanced design approach across the entire site.

The open space allocations are inclusive but not limited to the following:

- Sports Fields**  
 These are the areas for active sporting use including the oval, tennis courts and cricket nets.
  
- Community Areas**  
 Communal areas such as the large playspace and informal recreation area in the Northern section of the site as well as the smaller adjacent to the pavilion.
  
- Roads and Car Parks**  
 Vehicular access areas including the car park, bus drop off area and general trafficked areas.
  
- Footpaths**  
 Shared pathways and connection paths around the site for pedestrian movement. The areas shown on the diagram would be concrete to cater for the higher volumes of movement
  
- Building**  
 The building area within the reserve is the central pavilion.
  
- Creek Corridor**  
 The area between the edge of the shared path to the Eastern site boundary. This area will predominately be planted to adhere to Melbourne Water guidelines.
  
- Tree Protection Zones**  
 Areas surrounding the significant Grey Box tree and Sugar Gum windrow trees. These areas are a protection buffer for the trees.

- Passive Area**  
 Passive recreation containing small breakout sitting areas, walking paths and native ornamental grasslands.
  
- Other Land Areas**  
 Remaining site area to be landscaped with hardscape elements such as pavements, seating and/or retaining walls and softscape elements such as trees, garden beds and/or grass.



# MATERIALS PALETTE

## Design Thematic

The design thematic celebrates the existing natural features of the site and add complementary materials which support their stories. Varying softscape and hardscape textures through the planting palette and use of materials relevant to the Wyndham areas will create a unique site identity. Below are some example of materials, textures and themes to be used.



## Planting Palette

The planting palette across the site is to be made in consideration to the site use and location. The site can be broken down into four key planting areas:

- Native ornamental grassland** - Native and Indigenous species of local prominence
- Transitional native and hardy feature planting** – Mixture of both the Native ornamental grassland and Typical native and feature planting
- Typical native and feature planting** – Native and Exotic species of a robust nature
- Creek corridor planting** – Melbourne Water endorsed planting scheme

Proposed plant species should be selected to be robust and suitable to provide long-term landscape amenity. A 35% potential canopy coverage across the site (excluding grassland area) should be aimed for. The precedent images shown are some examples of species suitable within the four key planting areas.

Species have been selected and considered from the following sources:

- Wyndham City Forest and Habitat Strategy (2017 – 2040)
- Melbourne Water Guidelines
- Department of Environment, Land, Water and Planning Ecological Vegetation Class (EVC) Benchmarks

KEY PLAN (NOT TO SCALE)





## Suggested Species Palette

Indicative list to be selected from but not limited to.

### LEGEND

- NATIVE ORNAMENTAL GRASSLAND
- TRANSITIONAL NATIVE AND HARDY FEATURE PLANTING
- TYPICAL NATIVE AND FEATURE PLANTING
- CREEK CORRIDOR PLANTING

Botanical name	Common name	Size at Maturity	<span style="display: inline-block; width: 15px; height: 15px; background-color: #d9ead3; border: 1px solid #000;"></span>	<span style="display: inline-block; width: 15px; height: 15px; background-color: #c8e6c9; border: 1px solid #000;"></span>	<span style="display: inline-block; width: 15px; height: 15px; background-color: #a2d9c3; border: 1px solid #000;"></span>	<span style="display: inline-block; width: 15px; height: 15px; background-color: #546e7a; border: 1px solid #000;"></span>
<i>Acacia acinacea</i>	Gold Dust Wattle	1-3m x 1-2m		■	■	
<i>Acacia implexa</i>	Lightwood	5-15m x 4-7m	■	■	■	
<i>Acacia melanoxylon</i>	Blackwood	7m x 5m		■	■	
<i>Allocasuarina littoralis</i>	Black Sheoak	8-12m x 4-7m		■	■	
<i>Amphibromus nervosus</i>	Swamp Wallaby Grass	1.2m	■	■		■
<i>Atriplex semobaccata</i>	Creeping Saltbush	0.2m x 1-2m	■	■		
<i>Austristipa mollis</i>	Soft Spear Grass	1.2m	■	■		
<i>Banksia marginata</i>	Silver Banksia	1-10m x 1-5m		■	■	
<i>Banksia spinulosa</i> 'Bush candles'	Hairpin Banksia	0.5m x 0.75m			■	
<i>Baumea articulata</i>	Jointed Club-rush	0.9-2m				■
<i>Bolboschoenus caldwellii</i>	Sea Club-rush	0.3-1.2m				■
<i>Bursaria spinosa</i>	Sweet Bursaria	3m x 2m	■	■		
<i>Callistemon sieberi</i>	River Bottlebrush	3m x 3m		■	■	
<i>Callistemon viminalis</i> 'Little John'	Weeping Bottlebrush	1.5m x 1.5m			■	
<i>Carex appressa</i>	Tall Sedge	0.5-1.2m x 0.5-1m	■			■
<i>Carpobrotus rossii</i>	Karkalla	0.2m x 1.2m		■	■	
<i>Chrysocephalum apiculatum</i>	Common Everlasting	0.2m x 1m		■	■	
<i>Convolvulus erubescens</i>	Blushing Bindweed	0.15m	■	■		
<i>Correa alba</i>	White Correa	1.5m x 1.5m		■	■	

Botanical name	Common name	Size at Maturity	<span style="display: inline-block; width: 15px; height: 15px; background-color: #d9ead3; border: 1px solid #000;"></span>	<span style="display: inline-block; width: 15px; height: 15px; background-color: #c8e6c9; border: 1px solid #000;"></span>	<span style="display: inline-block; width: 15px; height: 15px; background-color: #a2d9c3; border: 1px solid #000;"></span>	<span style="display: inline-block; width: 15px; height: 15px; background-color: #546e7a; border: 1px solid #000;"></span>
<i>Correa glabra</i>	Rock Correa	1.5m x 2m		■	■	
<i>Correa reflexa</i>	Native Fuschia	0.5-1.2m x 0.5-1m		■	■	
<i>Corymbia maculata</i>	Spotted Gum	15m x 8m		■	■	
<i>Cynogenton procerum</i> (syn. <i>Triglochin procerum</i> )	Water Ribbons	2m				■
<i>Dianella 'Little Jess'</i>	Flax-lily	0.4m x 0.4m		■	■	
<i>Dianella revoluta</i>	Black-anther Flax-lily	0.8m x 0.4m		■	■	
<i>Dichelachne crinita</i>	Longhair Plume Grass	1.5m	■	■		
<i>Eleocharis sphacelata</i>	Tall Spike-rush	1-2m				■
<i>Eucalyptus leucoxylo</i>	Yellow Gum	10-30m high				■
<i>Eucalyptus melliodora</i>	Yellow Box	25m x 10m				■
<i>Eucalyptus polyanthemos</i>	Red Box	25m x 12m		■	■	
<i>Goodenia ovata</i>	Hop Goodenia	0.1-0.3m x 1-2m			■	■
<i>Goodenia pinnatifida</i>	Cut-leaf Goodenia	0.5m x 0.75m	■			
<i>Grevillea rosmarinifolia</i>	Rosemary-leaf Grevillea	2m x 2m		■	■	
<i>Hakea nodosa</i>	Yellow Hakea	4m x 3m				■
<i>Hardenbergia violacea</i>	Purple Coral Pea	climber/prostrate x 3m		■	■	
<i>Hebe 'Blue Gem'</i>	Hebe	1m x 1m			■	
<i>Isolepis nodosa</i> ( <i>Ficinia nodosa</i> )	Knobby Club-rush	0.7m x 0.7m	■			■
<i>Juncus flavidus</i>	Yellow Rush	0.4-1.2m x 0.2-1m				■
<i>Juncus pallidus</i>	Pale Rush					■
<i>Lagerstroemia indica</i> 'Yuma'	Crepe Myrtle	4m x 3m				■
<i>Leptospermum lanigerum</i>	Woolly Tea-tree	3m x 2m		■	■	
<i>Liriope 'Just Right'</i>	Liriope	0.5m x 0.5m			■	■
<i>Lomandra longifolia</i>	Spiny-headed Mat-flax	0.8m x 0.8m	■	■	■	■
<i>Melaleuca ericifolia</i>	Swamp Paperbark			■	■	■
<i>Melia azedarach</i> 'Elite'	White Cedar	8m x 7m			■	

Botanical name	Common name	Size at Maturity	<span style="display: inline-block; width: 15px; height: 15px; background-color: #d9ead3; border: 1px solid #000;"></span>	<span style="display: inline-block; width: 15px; height: 15px; background-color: #c8e6c9; border: 1px solid #000;"></span>	<span style="display: inline-block; width: 15px; height: 15px; background-color: #a2d9c3; border: 1px solid #000;"></span>	<span style="display: inline-block; width: 15px; height: 15px; background-color: #546e7a; border: 1px solid #000;"></span>
<i>Myoporum parvifolium</i>	Creeping Boobialla	0.2m x 1-3m		■	■	
<i>Myoporum parvifolium</i> 'Fine Leaf Form'	Creeping Boobialla	Spreading		■	■	
<i>Oxalis perennans</i>	Grassland Wood-sorrel	0.25m x 0.25m	■			
<i>Phormium tenax</i> 'Bronze Baby'	Flax	0.75m x 0.75m				■
<i>Pimelea humilis</i>	Common Rice-flower	0.5-0.6m x 0.5-1m	■	■		
<i>Poa labillardieri</i>	Tussock Grass	0.5m - 0.3m	■	■	■	
<i>Ptilotus macrocephalus</i>	Long-leaf Wax-flower	1.5m x 1m		■	■	
<i>Quercus coccinea</i>	Scarlet Oak	10m x 12m			■	■
<i>Rytidosperma racemosum</i>	Slender Wallaby Grass	spreading	■			
<i>Themeda triandra</i>	Kangaroo Grass	0.5m x 0.4m	■	■		
<i>Tristaniopsis laurina</i>	Water Gum	15m x 10m				■
<i>Ulmus parvifolia</i>	Chinese Elm	13m x 10m				■
<i>Vallisneria australis</i>	Eel-grass	spreading				■
<i>Westringia fruticosa</i> 'Mundi'	Coast Rosemary	1.2m x 1.2m		■	■	
<i>Zelkova serrata</i> 'Green Vase'	Japanese Elm	14m x 10m				■

## Furniture and Structures Palette

Selection of landscape materials is to be made with consideration to the requirements and the uses of the specific location within the site. Designers should refer to recommendations and guidelines published by Wyndham City Council (including Council's standard furniture suite), and ensure that all elements proposed are robust and suitable to provide long-term landscape amenity.

The specific locations that the furniture and structure palette should consider:

- Spectator viewing areas (both seating and standing)
- Playground and picnic areas including but not limited to:
  - *Shelters*
  - *Seatings and Tables*
  - *Drinking fountains*
  - *BBQs*
  - *Bike hoops*
- Nodal seating areas/ respite spaces along the shared pathways



## SERVICE PROVISIONS

### Storm water management

The development at the AOS can be treated to Best Practice Environmental Management with Water Sensitive Urban Design assets which support Integrated Water Management objectives in the region.

The small number of impervious surfaces on site creates the opportunity for localised storm water reuse.

Raingardens, underground storage for passive tree irrigation, and a rainwater tank will treat stormwater and provide storage opportunities. One outflow point is to be provided into the tributary.

Further information on this option can be found within the Storm Water Management Plan prepared by Alluvium (dated June 2020).

### Traffic Engineering

The overall traffic scheme aims to provide adequate car parking facilities with the intent to reduce congestion on local roads. The central access points into the site follows the principles of:

- Main entry into carpark off Holyoake Parade
- Exit only onto Malt Drive (where road width increases). Emergency vehicles can utilise this exit for quick access to pavilion.
- Bus area/drop off point provided near the pavilion.
- Car parking (approx. 91 spaces) area available around the western perimeter of the oval.

The principles listed above can be managed and explored further in the detailed design phase. Design specific elements such as wombat crossings, speed humps and accessible car parking spots located near the connector paths will help to link people travelling via car into the reserve.

### Utilities and Maintenance

The main service connection point for the reserve is located along the Truffle Circuit and Malt Drive boundary. This includes electrical, NBN, gas and water. Larger diameter services may be required, and new tapings generated if further capacity is needed. A sewer easement runs along the school and reserve boundary however at present there is no connection point.

The pavilion is located in line with the service connection to reduce extensive

trenching through the reserve.

The reserve also contains two maintenance access points. One via the main carpark entrance to the pavilion and the other off Holyoake Parade.

### Future Creek Crossing

The proposed bridge crossing connects the north-eastern part of the reserve with the existing development. The bridge listed in the PSP will be delivered by the developer.

The bridge will connect into the larger reserve shared pathway creating a loop on either side of the tributary. The crossing will also provide a vital walking path to the community walking through the reserve to the school site.

