

FORTITUDE DRIVE RESERVE

MASTER PLAN (FINAL)





CONTENTS

INTRODUCTION	4
STRATEGIC CONTEXT	8
DEMOGRAPHIC ANALYSIS	16
STAKEHOLDER ANALYSIS	20
LOCAL CONTEXT AND SITE ANALYSIS	22
SERVICE MIX	24
STAKEHOLDER CONSULTATION	28
MASTER PLAN	36
MATERIALS PALETTE	40
IMPLEMENTATION CONSIDERATIONS	44



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 Fortitude Drive Reserve, Truganina as part of the Truganina Precinct Structure Plan (PSP).

The Master Plan will confirm the vision for the reserve and the provision of appropriate sport, recreation and open space infrastructure in line with relevant strategies, policies and plans. The Master Plan will guide the future development of the reserve.

PROJECT LOCATION

Fortitude Drive Reserve is located on the corner of Morris Rd and Fortitude Drive in Truganina. The site has an area of approximately 12.96ha to provide sport and recreation facilities to address the active recreation needs of the growing residential community planned in the area.

Figure 1: Location and context plan



LOCAL AND REGIONAL CONTEXT

Wyndham’s growth corridors require the provision of active open space facilities such as ovals, sporting pitches and pavilions. The overarching objective of this project is to plan/develop a new active open space which compliments facility provision at other nearby active open spaces and satisfies the sporting and leisure needs of a growing community in the Truganina area.

Fortitude Drive Reserve is located within the North East part of the City of Wyndham adjacent to the regional rail link and future secondary school proposed on Fortitude Drive. It is approximately 25 kilometres southwest of the Melbourne Central Business District (CBD) and 12.8 kilometres north east of the Werribee Principal Town Centre (PTC).

The Principal Public Transport Network for the Precinct includes regional rail services from the nearby Tarneit Station and existing and future bus networks.

The Tarneit Major Town Centre (MTC) is located directly west of the reserve. This town centre will serve as a key destination and hub in the north of the

municipality offering a public transport interchange, medium-high density residential opportunities, retail / commercial, health services, integrated family services, an indoor recreation facility and more. Due to the close proximity to the MTC, Fortitude Dr Reserve will likely need to cater for more demand than originally anticipated.

Existing sporting reserves within the proximity of the Fortitude Drive Reserve precinct include:

- Clearwood Reserve, located 1.28km south-east and accessed via Leakes Rd
- Mainview Reserve, located 2.73 kilometres south-east and accessed via Leakes Rd.
- Goddard Reserve, located 2.67km kilometres south-west and accessed via Leakes Rd
- Hogans Rd Reserve, located 3.56km south-west and accessed via Morris Rd
- Three additional future sporting reserves are to be provided within the Truganina Precinct Structure Plan. One of these, Alcock Rd Reserve (name pending formal process) is located within 1km and will be constructed by mid 2022.

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
 - 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 the delivery of the project.

METHODOLOGY/PROJECT APPROACH

The project will comprise:

1. Review of relevant background reports and plans.
2. Site Investigation, first round stakeholder engagement and community consultation.
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 Draft 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

PLAN MELBOURNE 2017-2050

Plan Melbourne is a Metropolitan Planning Strategy that outlines the vision for Melbourne’s growth up to 2050.

The Master Plan delivers on three key directions which include:

Direction 5.1 Create a city of 20-minute neighbourhoods

A 20-minute neighbourhood must:

- Be safe, accessible and well connected for pedestrians and cyclists to optimize active transport.
- Offer high quality public realm and open space.
- Provide services and destinations that support local living.
- Facilitate access to quality public transport that connects people to jobs and higher order services.
- Deliver housing/population at densities that make local services and transport viable.
- Facilitate thriving local economies.

Direction 5.3 Deliver social infrastructure to support strong communities.

Direction 5.4 Deliver local parks and green neighbourhoods in collaboration with communities

ACTIVE VICTORIA 2017-2021

A strategic framework established to ensure more Victorians are able to access sport and active recreation which leads to better health, builds community cohesion and contributes to liveability.

The framework provides six key directions:

- Meeting demand
- Broader and more inclusive participation
- Additional focus on active recreation
- System resilience and capacity
- Investment in events, high performance and infrastructure
- Working together for shared outcomes.

Council’s strategic principles that guide the delivery of the Fortitude Drive Reserve Master Plan directly align with the directions above.

WYNDHAM PLANNING SCHEME

ZONING

The site is currently zoned Urban Growth Zone – Schedule 10 (UGZ10) which refers to the Truganina PSP.

2.4 Specific Provisions states that ‘a permit is not required to use or develop land shown in the Truganina Precinct Structure Plan as public open space or community facilities provided the use or development is carried out generally in accordance with the Truganina Precinct Structure Plan and with the prior written consent of Wyndham City Council’.

OVERLAYS

There are a series of overlays to be observed in relation to the site. The site is affected by the Wyndham North Development Contributions Plan where funding is provided to undertake the development.

Further to this the site is affected by Design and Development Overlay – Schedule 10 (DDO10) which relates to the Regional Rail Link Section 2 Rail Noise Attenuation. Fencing is to be delivered by Others along the southern boundary in relation to this overlay.

Finally, there are Heritage overlays adjacent or in small sections of the site which will require a Cultural Heritage Management Plan to be undertaken for the site.

There is no Environmental Significance Overlay (ESO) affecting the site.

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 Fortitude Drive 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. It's 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.

WYNDHAM SPORTS STRATEGY 2045 (2017)

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.

The Wyndham Sports Strategy 2045 also outlines key Principles.

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

BEST VALUE

Provide a legacy of facilities that are accessible, equitable and responsive to the Wyndham community's wellbeing, environment and economy

SOCIAL IMPACT

Ensure sports infrastructure inclusively connects residents and facilitates the development of community capacity and social leadership

Maximise Participation:

- Provide sports with growth needs – i.e. Athletics

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 environmentally sustainable design to conserve and enhance the communities future resource needs.

MAXIMISE PARTICIPATION

Enable Council to address the access needs of growth activities and diversity of sporting opportunities in our locally diverse and globally connected community

SUSTAINABLE PARTNERSHIPS

Develop strong partnerships between Council, the community and industry regarding the capital development of facilities

WYNDHAM OPEN SPACE STRATEGY (WOSS) 2045

The vision for the Open Space Strategy is to provide an accessible and well-connected open space network which contributes to the social interaction, health and wellbeing of our community and protection of our natural and cultural environment now and into the future.

Fortitude Drive Reserve will be a key part of the open space network particularly as it is a key destination along the Skeleton Creek linear open space. It will be a key destination for those moving through the shared trail network.

Fortitude Drive Reserve Master Plan will address the WOSS principles:

- **Accessible and equitable** – all residents will be able to access the space regardless of age, ability or culture.
- **Health and wellbeing** – a variety of opportunities will be offered to engage in physical activity and social connectedness.
- **Efficient** – the space will support a balanced diversity of leisure activities and optimise land use efficiencies and functionality.
- **Nature and heritage** – the plan will ensure that local biodiversity, Indigenous and European heritage values and natural landscape characteristics will be respected and recognized.

WYNDHAM SPORTS FACILITY CAPITAL DEVELOPMENT GUIDE 2020 – 2025

The Sports Facility Capital Development Guide 2020 - 2025 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 Athletics at Fortitude Dr Reserve would result in the provision of:

- 1x Synthetic Athletics Track with associated athletics infrastructure including jumping pits and throwing cages
- 1 x Pavilion to service athletics utilising universal design principles
- 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.

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 2030. Whilst the Strategy contains no specific recommendations for Fortitude Dr 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 for play should have play elements 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.

WYNDHAM ACTIVE TRANSPORT STRATEGY 2020

The Wyndham Active Transport Strategy 2020 aims to turn walking and cycling into a genuine transport mode of choice for residents going about their daily business. The Strategy provides Council with a strategic direction for an active transport network that is accessible, integrated, comfortable, attractive and safer for people of all ages and abilities.

The Strategy builds on the achievements of the 2011 Bicycle Network Strategy which are outlined in the Wyndham Active Transport Strategy 2020 Supporting Document, and is a key action from the Wyndham Integrated Transport Strategy adopted in 2016. A key action in the strategy highlights that planning and delivering an improved standard of active transport infrastructure enables Council to demonstrate its commitment to active travel. Opportunities will arise to incorporate improvements as part of the broader capital works program to deliver active and passive open space, community facilities, strategic redevelopment sites, roads and paths.

A key target of the strategy is to increase student active travel rates to school; and reduce traffic and parking congestion around schools. A school is currently planned for a parcel of land adjacent to the reserve therefore Fortitude Drive Reserve's design will contribute to the strategy's success by ensuring delivery of internal path linkages with existing and proposed active travel routes. This is critical to ensure that there are no missing links in the active transport network.

LONG TERM FINANCIAL PLAN (2021-2031)

The Long Term Financial Plan (LTFP) was endorsed by Council and sets the financial principles to guide Council decision making to ensure financial sustainability is secured into the future. The Fortitude Dr Reserve Master Plan is a project within the LTFP with an established budget for the development of the reserve.





DEMOGRAPHIC ANALYSIS

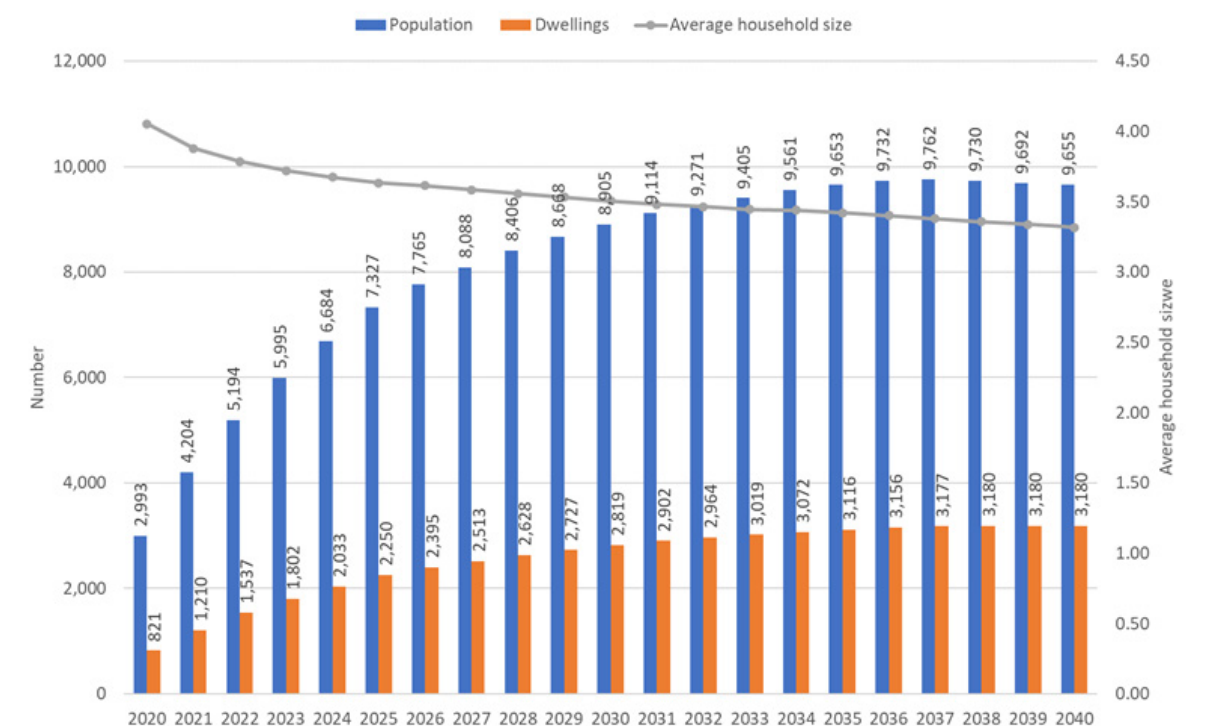
POPULATION CATCHMENT (CURRENT AND FORECAST)

At the time of this Master Plan no Census information is available for the immediately walkable area. As such, the 15-minute walkable area around Clearview Drive Reserve in Truganina is taken as a comparable area due to its proximity to the future AOS site and the high probability that the future area will have the same demographic make-up as the existing area around Clearview Drive Reserve.

The AOS reserve is in the Truganina North forecasting area, which, based on the walkable distance between Leakes and Dohertys Road, is roughly three times

larger than the future walkable area around the Active Open Space Reserve. Taking a third of the population and dwellings forecast in the Truganina North small area, the forecast indicates that currently, around 3,000 people are estimated to live in the area, and that this will triple in the next 10 years, after which it will remain stable. The number of dwellings is currently 821 and is estimated to grow to 3,180 by 2038¹.

Figure 2: Forecast population growth over time.



¹ The data is current as of October 2021

AGE PROFILE

The age profile of comparable area’s residents (Table 1) is one that suggests the area is centred around young families and first home buyers. Just under one quarter of residents is aged 9 or below, and a further 40% are aged 25-39. The population is generally younger than the overall Wyndham average; the median age is 29 compared with 32 in Wyndham, and there are substantially more 0-9 year olds – 25% more in terms of proportions.

The forecasts have been produced by .id and reflect pre-COVID trends.

Table 1: Comparable area’s and Wyndham’s age profile

Age	2016 Persons	%	Wyndham %
0-4 years	1,484	13.9%	9.8%
5-9 years	977	9.1%	8.5%
10-14 years	572	5.4%	6.5%
15-19 years	404	3.8%	5.9%
20-24 years	653	6.1%	6.2%
25-29 years	1,346	12.6%	8.0%
30-34 years	1,792	16.8%	10.8%
35-39 years	1,254	11.7%	9.4%
40-44 years	554	5.2%	7.4%
45-49 years	430	4.0%	6.3%
50-54 years	349	3.3%	5.4%
55-59 years	267	2.5%	4.5%
60-64 years	229	2.1%	3.7%
65-69 years	178	1.7%	3.0%
70-74 years	121	1.1%	1.9%
75+	89	0.8%	2.8%
Total	10,699		

HOUSEHOLD TYPE

Aligned with the age profile, the household profile (Table 2) suggests that key household groups are couples with dependents and couples without dependents, and to a greater extent than in Wyndham as well. There are proportionally fewer lone parent and lone person households.

Table 2: Comparable area and Wyndham household profile

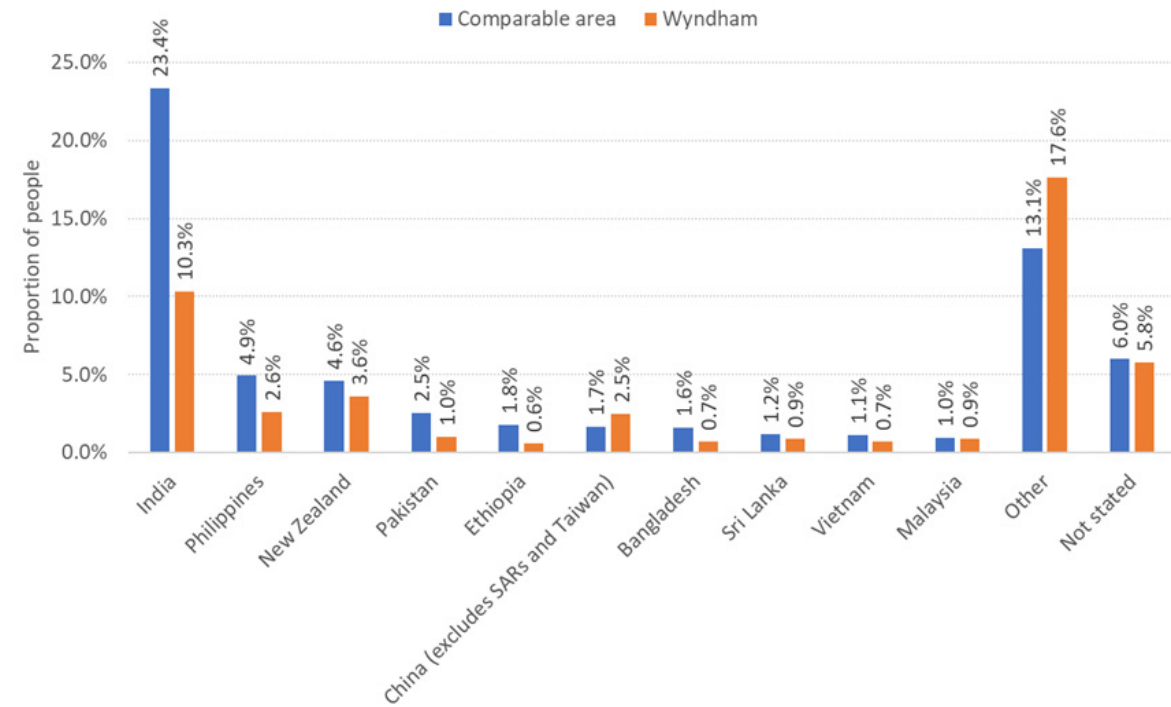
Household type	2016 Persons	%	Wyndham %
Couple family with children under 15	1,485	38.7%	31.7%
Couple family with no children under 15	172	4.5%	9.7%
Couple family with no children	807	21.1%	19.9%
One parent family with children under 15	193	5.0%	6.0%
One parent family with no children under 15	119	3.1%	5.1%
Other family	33	0.9%	0.9%
Lone person household	388	10.1%	12.9%
Group household	93	2.4%	2.2%
Multiple families	319	8.3%	6.3%
Other	225	5.9%	5.4%

COUNTRY OF BIRTH

When looking at countries of birth, the comparable area is distinctly different from other growth areas and Wyndham. The proportion of residents born in Australia (62.9%) is substantially higher than that in Wyndham (52.8%). The area is more diverse

than Wyndham is in general, though a much larger proportion of the diverse population is from India. Around one in four residents in the comparable area were born in India compared with one in ten Wyndham residents.

Figure 3: Top countries of birth in the comparable area excluding Australia

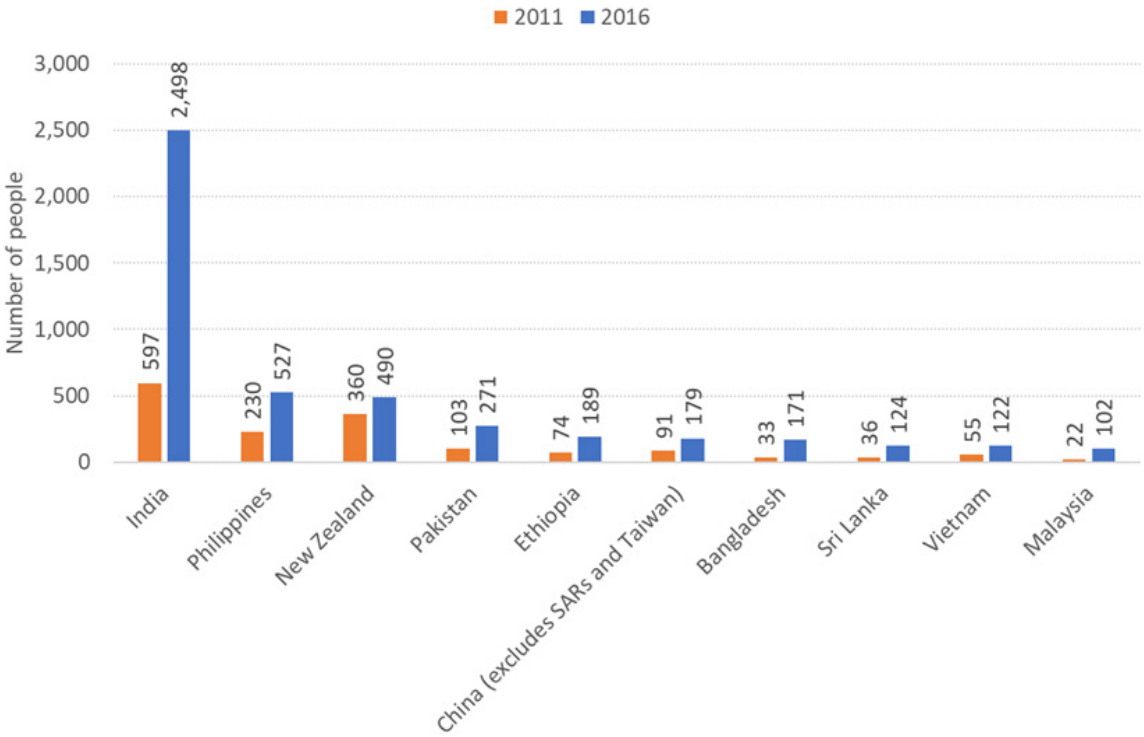


COUNTRY OF BIRTH TRENDS

The figure below shows the growth in residents from key countries of birth between 2011 and 2016 except for Australia, which grew from 2,530 to 3,988 residents. The population born in India has grown

particularly significantly, while the Philippines, New Zealand, Pakistan and Ethiopia have also seen substantial increases in the area.

Figure 4 : Growth in countries of birth between 2011 and 2016, comparable area

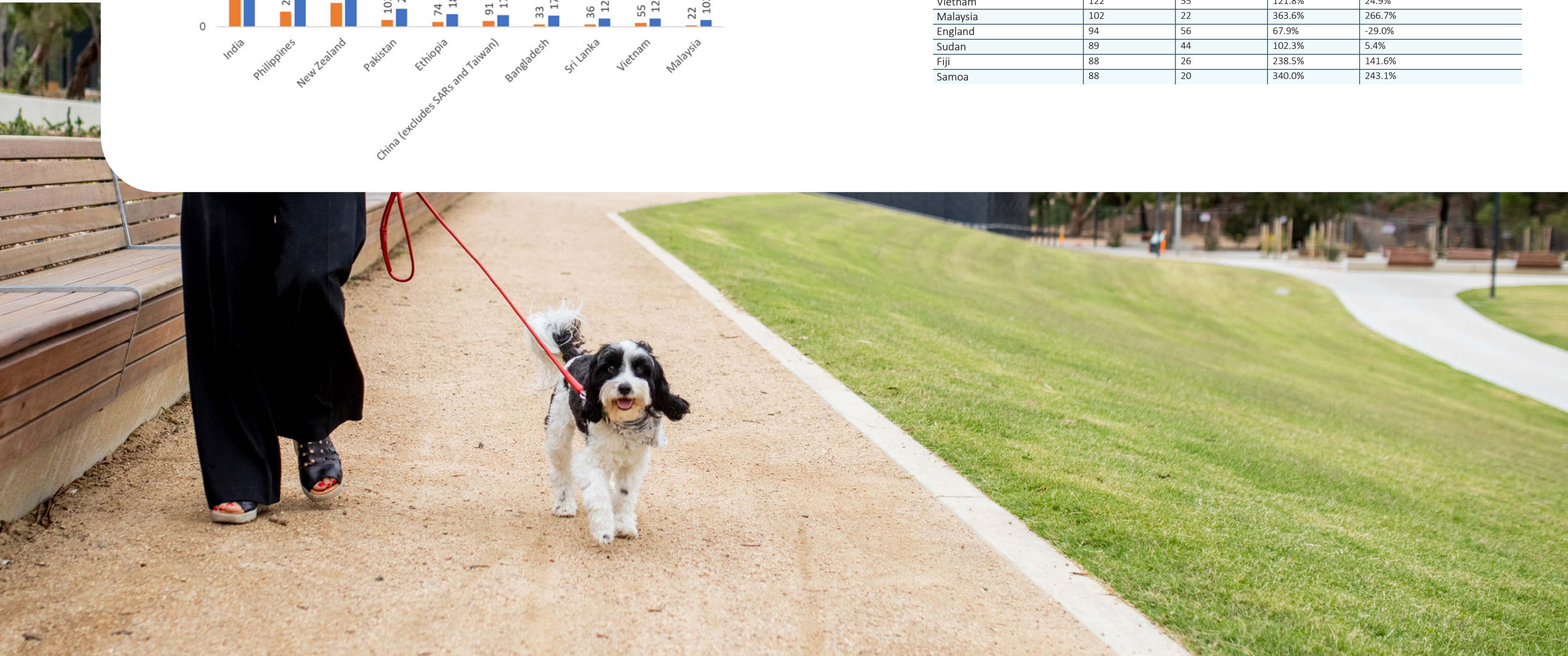


Some countries of birth have been growing to a greater extent than others. Overall, the population in the area nearly doubled, going from 5,434 to 10,699 residents between 2011 and 2016. Table 3 shows the increase (in percentage terms) between 2011 and 2016, adjusted for total population growth in the area to show whether the growth in residents from key countries of birth has exceeded the overall

pattern in the comparable area’s catchment. From the table, countries of birth expected to have slowed growth rates towards the next Census are Australia, New Zealand and England, while the Chinese-born population is expected to increase at the same pace it has been. South Asian countries and Malaysia are expected to see increasing growth towards 2021, and this goes for Fiji and Samoa too.

Table 3: Population growth between 2011 and 2016.

Country of birth	2016 population	2011 population	Wyndham %	Increase (%) adjusted for total population growth
Australia	3,988	2,530	57.6%	-39.3%
India	2,498	597	318.4%	221.5%
Philippines	527	230	129.1%	32.2%
New Zealand	490	360	36.1%	-60.8%
Pakistan	271	103	163.1%	66.2%
Ethiopia	189	74	155.4%	58.5%
China	179	91	96.7%	-0.2%
Bangladesh	171	33	418.2%	321.3%
Sri Lanka	124	36	244.4%	147.6%
Vietnam	122	55	121.8%	24.9%
Malaysia	102	22	363.6%	266.7%
England	94	56	67.9%	-29.0%
Sudan	89	44	102.3%	5.4%
Fiji	88	26	238.5%	141.6%
Samoa	88	20	340.0%	243.1%



SPORT AND STAKEHOLDER ANALYSIS

CURRENT USER GROUPS

Fortitude Dr Reserve is a greenfield site and has no current user groups. The Wyndham Sports Strategy identified this site as a future athletics site.

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. Fortitude Dr Reserve proposes to cater for formal sport in the form of Athletics which is an important provision to increase the diversity of sporting choices available to the local community.

ATHLETICS

In Wyndham, males and females both participate in athletics, with higher levels of participation from those who are under 18 years (66%) and those under 50 years (33%). Based on the way the sport is currently accessed, by 2045 Wyndham will require 2 – 3 athletics facilities. It is expected that two of these facilities will be a synthetic surface running track with the third being a grass running surface.

Based on local participation data there are currently 513 residents who are members at one of the three Wyndham based Athletics clubs.

Athletics is a sport that appeals to a wide variety of people from all walks of life. According to Ausplay 5.3% of adult participants are people with a disability, 12.5% are indigenous and 16.6% are people who speak English as their second language. Across the nation, Victoria is home to 25.8% of participants.

The annual population estimate for Adults 15+ participating in Running/Athletics was 3,087,629 (or 15.3% of the Adult 15+ population). AusPlay estimates that about a quarter of a million (247,064) Children 0-14 participated in organised Running/Athletics out of school in Australia. Unlike adults, children's participation was slightly skewed towards females (52%).

The dominant motivation to participate in Running/Athletics was 'Physical health/fitness' (74%). 'Psychological/mental health' was also a motivator, particularly for the core group of participants between the ages of 25-44. Participants can participate in Athletics in both a formal and informal capacity.

Athletics is made up of a variety of sub activities including athletic track and field, running/jogging, race walking, cross country, little athletics, marathon, parkrun and trail running. Athletics/Running is in the top 4 sports for both men and women and it is in the top 10 sports for children under 15.

It is estimated that the athletics facility will cater for approximately 50-60 group bookings throughout the year outside of ongoing user group use. This is predominately from schools and school sports associations.

HOCKEY

In Australia, Hockey is a top 10 organised sport for girls under 15 and for adults. Hockey provides for female (40%) and male (60%) participation for residents under 18, 18 – 50 and 50+ years through juniors, senior and masters competitions. Wyndham is home to one hockey facility which is located at Presidents Park, Wyndham Vale. The facility includes a full pitch and half pitch for competition, training and social engagement. The half pitch is a multisport facility offering no fee access for hockey, soccer, basketball and futsal. Werribee Hockey Club is home to 250 playing members. The club participates in both Summer and Winter competitions.

According to Hockey Victoria data, 77 Wyndham residents travel to nearby Altona to participate in hockey.

Based on the way the sport is currently played, Wyndham will require eight pitches by 2045. The Sports Strategy recommends establishing a hockey facility in Truganina.

According to AusPlay research, Hockey has a participation rate of 0.7% in adults and 1.6% in children under 15 in Australia. 67.3% of children play hockey through a club or sports association with 7.7% playing hockey in a school or education setting. Hockey has experienced growth in participation in 55-64 year olds in Australia (13.1% of participants are in this age group).

SCHOOLS

There is a secondary school proposed adjacent to the reserve on Fortitude Drive. The Master Plan for the future school is currently underway. Council will work with the Department of Education and Training and the school governance to establish shared use and community access to facilities.

The development of the reserve will cater for the demand from Wyndham schools for their athletics carnivals and other sporting programs. In 2021 there are 36 schools in Wyndham, 14 of which are in the Tarneit/Truganina area. An additional 5 schools are planned for Wyndham by 2023/2024.

The new facility will maximise access within the municipality and will provide more opportunity for schools to offer sport in the school environment which can be a positive influence on lifelong participation in sport and physical activity.

SITE ANALYSIS

LOCATION

The site is bounded by Skeleton Creek and the Skeleton Creek Waterholes Heritage site to the west, Fortitude Drive and planned secondary school to the north, the regional rail line to the south and Morris Rd overpass to the east.

The areas north and east of the reserve are currently being subdivided and developed. The implementation of this Master Plan will ensure timely delivery of a high quality active open space reserve in this growing community.

FLOOD AND DRAINAGE

Drainage and stormwater wetlands should be designed to minimise the impact of urban stormwater on the biodiversity values of conservation areas. The Stormwater Management Plan proposes a gross pollutant trap (GPT) and a treatment pond in the south-west corner of the reserve prior to discharge.

BIODIVERSITY

All public landscaped areas must be designed and constructed to enable practical maintenance and plants suitable to the local climate and soil conditions. Street trees and public open space landscaping should contribute to habitat for indigenous fauna species, in particular, animals and birds that use trees as habitat. Planting adjacent to conservation areas, waterway corridors and retained indigenous vegetation should be indigenous species. The precinct structure plan highlights a preference for indigenous and native vegetation in these areas.

CULTURAL HERITAGE

Archaeology at Tardis Cultural Heritage Advisors were engaged in September 2013 to undertake a Cultural Heritage Management Plan (CHMP) as part of the proposed residential development identified in the Truganina Precinct Structure Plan.

The CHMP area comprises a 95.65ha (approx.) parcel of land located northwest of the intersection of

Woods and Leakes Roads in Tarneit, approximately 24km west of Melbourne. The activity area is bound by Dohertys Road in the north, the Regional Rail Link (RRL) corridor to the south, Skeleton Creek to the west, and rural paddocks to the east.

The Skeleton and Dry Creek waterways are areas of high Aboriginal cultural heritage sensitivity. The retention of both Skeleton and Dry Creek waterway corridors in their natural state and careful management of any works within these corridors, will maximise the ability to retain any areas of Aboriginal cultural heritage sensitivity and significance along these waterways.

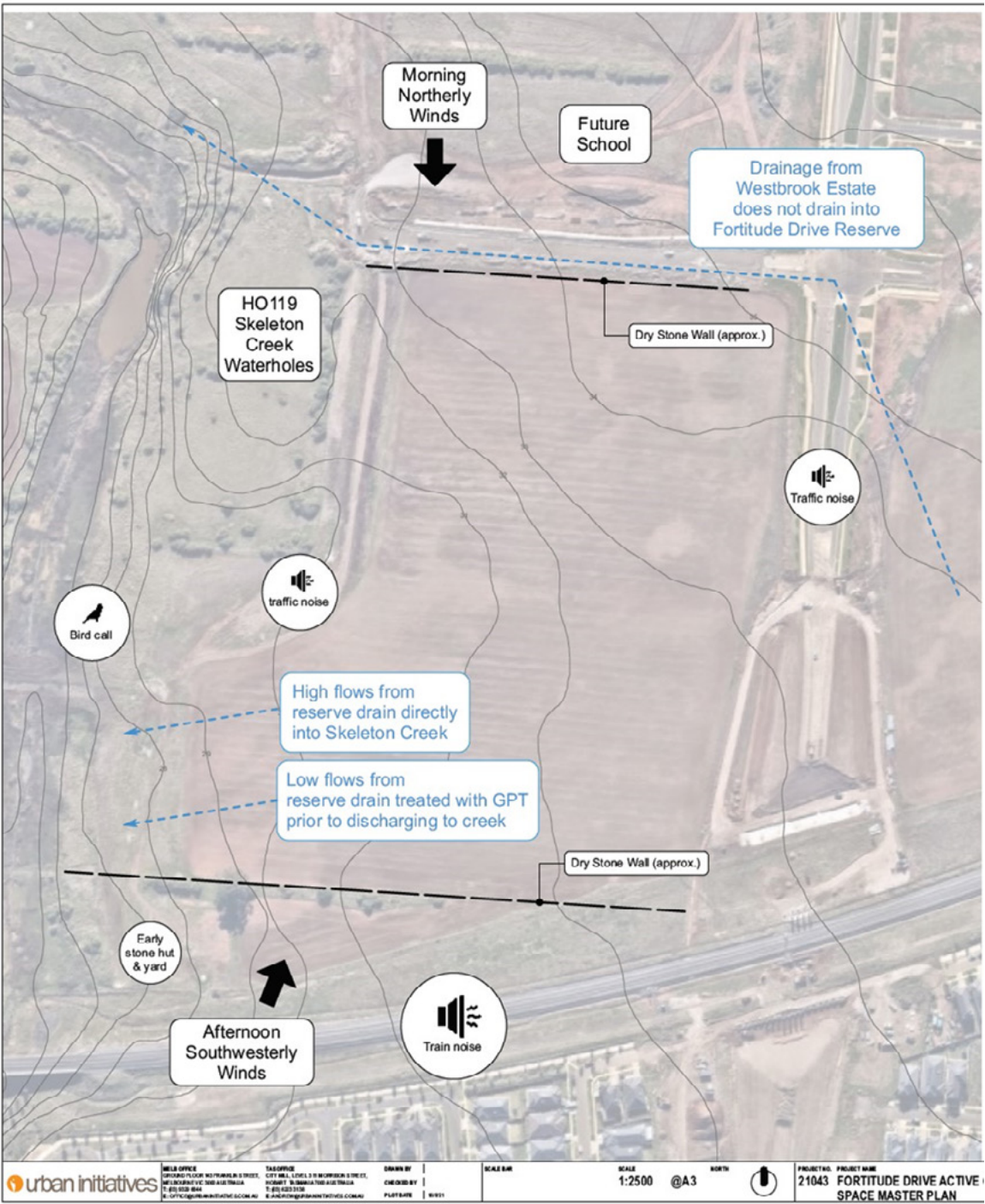
This site is near a heritage listed site. There are drystone walls to the north that are identified for retention in the precinct structure plan that will be retained and rebuilt as part of the development. The drystone wall to the south within the active open space will also be retained. It will provide an attractive design element due to its relationship with Skeleton Creek and the stone hut. The design of these spaces will need to be well considered to ensure integration.

There is a sensitive interface between the south-western edge of the reserve that directly abuts the Skeleton Creek and the Truganina Heritage Trail.

CONNECTIONS

The site will be able to connect to existing shared pathways along Skeleton Creek, and the Regional Rail Line as well as passive open space/ parks within the existing development. The site will be serviced by both road (bus) and rail (V/Line train) public transport options. The Master Plan will need to be responsive as a destination or node along the shared trail network, with the provision of amenities such as a bike repair station, public toilet, water refill stations, shade and seating areas.

The internal circuit paths will need to be incorporated with the surrounding public linkages.



SERVICE MIX

The service mix proposed is in line with existing strategies and seeks to compliment other nearby open spaces to meet the sport and recreation needs of the local community.

FORMAL SPORT

The Wyndham Sports Strategy has identified Fortitude Drive Reserve as an active open space reserve that will cater for Athletics and Hockey by using the sports selection framework which incorporates demand for the sport and sports selection logic.

The Fortitude Dr Reserve Master Plan has been developed in response to several design drivers, some of which were evident prior to the Master Plan process commencing such as linkages with existing path and trail networks. The service mix should be consistent and in alignment with the Sports Development Capital Development Guide and Wyndham Sports Strategy unless otherwise determined.

Wyndham will provide a home for athletics for all ages. This will range from general health and fitness through to high level competition. Wyndham aspires to provide a pathway for residents to compete at the highest level of their chosen sport. In order to do this Wyndham will require a minimum of two and up to three athletics facilities across Wyndham by 2045.

INFORMAL ACTIVE RECREATION

Active Open Space reserves play an important role in the open space network. Primarily reserved for formal sport provision, it is important that Active Open Space reserves become 'Active Places' by offering a range of formal and informal opportunities for all community members to participate in physical activity and recreation.

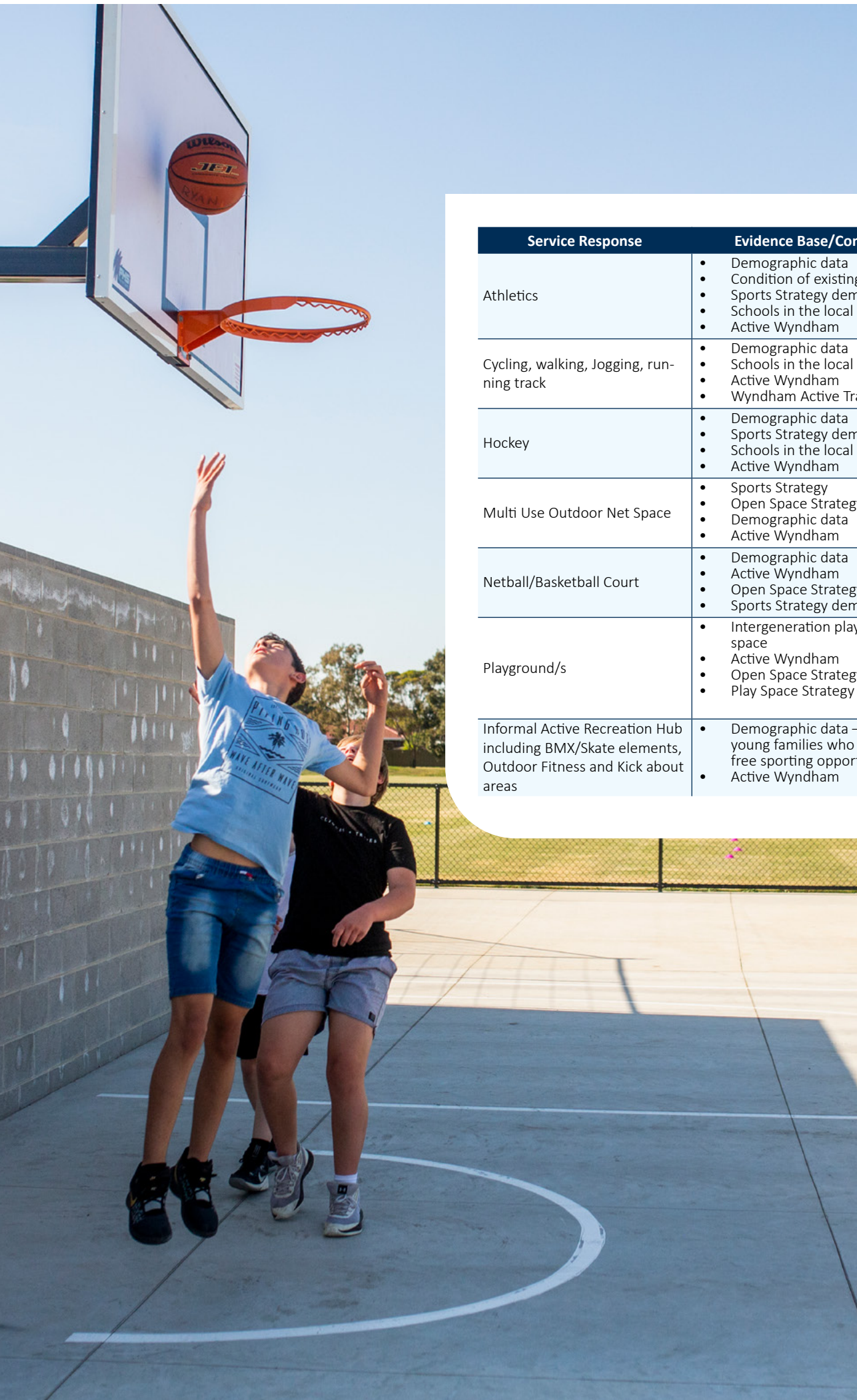
A standard provision for informal active recreation to be provided at all active places includes:

- **District Play Space** – As per play space strategy all Active Open Space will have a district level playground.
- The play space should respond to the demographics in the area but in general should provide equipment that is suitable to all age groups including toddlers, middle years and youth.
- **Circuit Track** – Walking/jogging/running and cycling can be readily provided for at these large reserves.
- **Half-court basketball** – Better suited in Active Open Space due to size of space available compared to local parks which usually impact on nearby residents.
- **Half-court netball** – complimentary to half-court basketball allows grassroots training, entry level and free local access to netball.
- **Outdoor Exercise/Fitness Space** – This is not provided for in local parks and the Open Space Strategy deems that Active Open Spaces are better situated to provide this equipment. The aim is to provide equipment that is intergenerational.
- **Skate/BMX & Scooter** – A small node or elements are provided for to allow entry level participation, training and development before going to formal skate parks.

Higher order informal active recreation services are provided at some reserves depending on the catchment. It is proposed to include the following district catchment informal recreation activities:

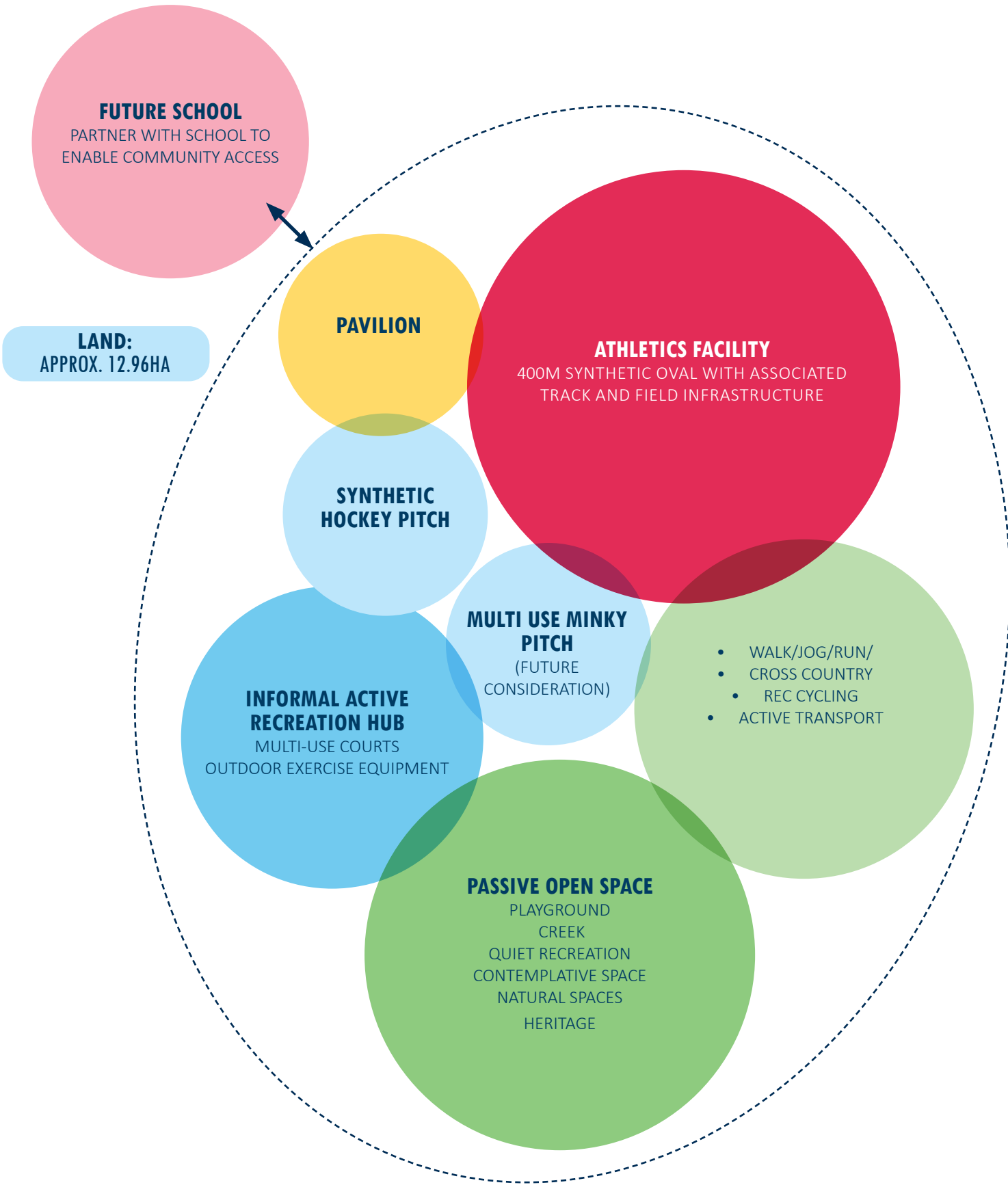
- Outdoor Volleyball
- Cross Country





Service Response	Evidence Base/Community Need
Athletics	<ul style="list-style-type: none">• Demographic data• Condition of existing facility• Sports Strategy demand analysis• Schools in the local area• Active Wyndham
Cycling, walking, Jogging, run- ning track	<ul style="list-style-type: none">• Demographic data• Schools in the local area• Active Wyndham• Wyndham Active Transport Strategy
Hockey	<ul style="list-style-type: none">• Demographic data• Sports Strategy demand analysis• Schools in the local area• Active Wyndham
Multi Use Outdoor Net Space	<ul style="list-style-type: none">• Sports Strategy• Open Space Strategy• Demographic data• Active Wyndham
Netball/Basketball Court	<ul style="list-style-type: none">• Demographic data• Active Wyndham• Open Space Strategy• Sports Strategy demand analysis
Playground/s	<ul style="list-style-type: none">• Intergeneration play within active open space• Active Wyndham• Open Space Strategy• Play Space Strategy
Informal Active Recreation Hub including BMX/Skate elements, Outdoor Fitness and Kick about areas	<ul style="list-style-type: none">• Demographic data – high population of young families who tend to seek low or free sporting opportunities• Active Wyndham

SERVICE MIX: LONG TERM VISION



STAKEHOLDER CONSULTATION

INTRODUCTION

A combination of meetings and interviews were carried out with stakeholders. Some of the consultation was undertaken during earlier stages of the planning process with meetings and interviews undertaken to receive feedback on preliminary concept plans. The groups consulted are as follows:

LOCAL SPORTS CLUBS

- Werribee Little Athletics
- Western Athletics
- Wyndham Track and Field Club

STATE SPORTING ASSOCIATIONS

- Athletics Victoria
- School Sports Victoria

OTHER STAKEHOLDERS

- Council staff
- Local Community members

This section reports the key findings from the stakeholder engagement undertaken in both the early stages of planning and from the public exhibition of the draft Master Plan.

Engagement with the community was conducted to:

- Determine how the community will use the future reserve
- Gain feedback to inform the draft concept design
- Determine community's interest in possible features within the reserve; and
- Seek feedback about the upcoming development.

The consultation was tailored to suit Covid-19 restrictions in place at the time which resulted in an online community engagement and consultation presence only utilising an interactive platform (The Loop). The first stage consultation period was held between 5th July – 9th August 2021. The second stage of consultation was held between 28th March- 26th April 2022.

Community engagement activities / tools		
Method / technique	Stakeholders engaged	Dates
Project page on The Loop	1142 views	5th July – 9th August 2021
	1,027 total visitors to the page	28th March – 26th April 2022
	1,257 page views	
Online survey	21 responses	5th July – 9th August 2021
	11 surveys completed	28th March – 26th April 2022
Social Map	17 entries	5th July – 9th August 2021
	28 pins dropped on the map	28th March – 26th April 2022
Sign	Site signage with a have your say QR code was installed on site	28th March – 26th April 2022

Community engagement activities / tools

Method / technique	Stakeholders engaged	Dates
Direct Contact from residents/local businesses	3 people contacted council officers to consult about aspects of the project	5th July – 9th August 2021
Direct Contact with Key Stakeholders – local sports clubs/ State Sporting Associations	5 key stakeholders were directly offered an opportunity to provide feedback as part of an ongoing project reference group	5th July – 9th August 2021
	Stakeholders were directly offered the opportunity to provide feedback as part of the ongoing project reference group. Feedback was provided during online meetings and via email upon release of the draft Master Plan.	28th March – 26th April 2022

WE ASKED

HOW WOULD YOU LIKE TO USE FORTITUDE DRIVE ACTIVE OPEN SPACE RESERVE?

RANKED IN ORDER FROM TOP PREFERENCE TO BOTTOM PREFERENCE:



WE ASKED

HOW SUPPORTIVE OF THE LONG TERM VISION FOR FORTITUDE DRIVE RESERVE ARE YOU? WHAT IS THE REASON FOR YOUR RESPONSE?



The main reason given was the support for the athletics facility and the identified need for more athletics facilities in the region that will provide more access opportunities for the community to participate.

WE ASKED

WHAT ARE YOUR TOP 3 FAVOURITE THINGS ABOUT FORTITUDE DRIVE RESERVE MASTER PLAN



Others listed the large park and play areas and trees as their favourite Master Plan components.



VISION

VISION STATEMENT

Fortitude Dr Reserve will be a key destination for the Wyndham community, particularly those who live in the north and east of the municipality. It will be highly accessible by various forms of travel including those who want to get there by active travel, public transport on the train/bus or by car. It will be an inviting stop for those who walk/run/ride along the Skeleton Creek or Regional Rail shared trails. During the week families and school groups will visit the reserve to participate in Athletics, while parents can do a few laps of the circuit track or take younger children to have a play in the nearby playground. On weekends the reserve will be well used by lots of different people. From participants and spectators, to joggers on the circuit track, young people using the kickabout space and families having a picnic in the open grass areas. Fortitude Dr Reserve will provide a space for the community to come together and reach their health and wellbeing goals.

KEY PRINCIPLES

PLACE FOR THE COMMUNITY

- Establish facilities that have broad community use.
- Locate buildings within key sightlines to provide visual presence.
- Design using CPTED (Crime Prevention through Environmental Design) principles.

FLEXIBLE USE FACILITIES AND OPEN SPACE AREAS

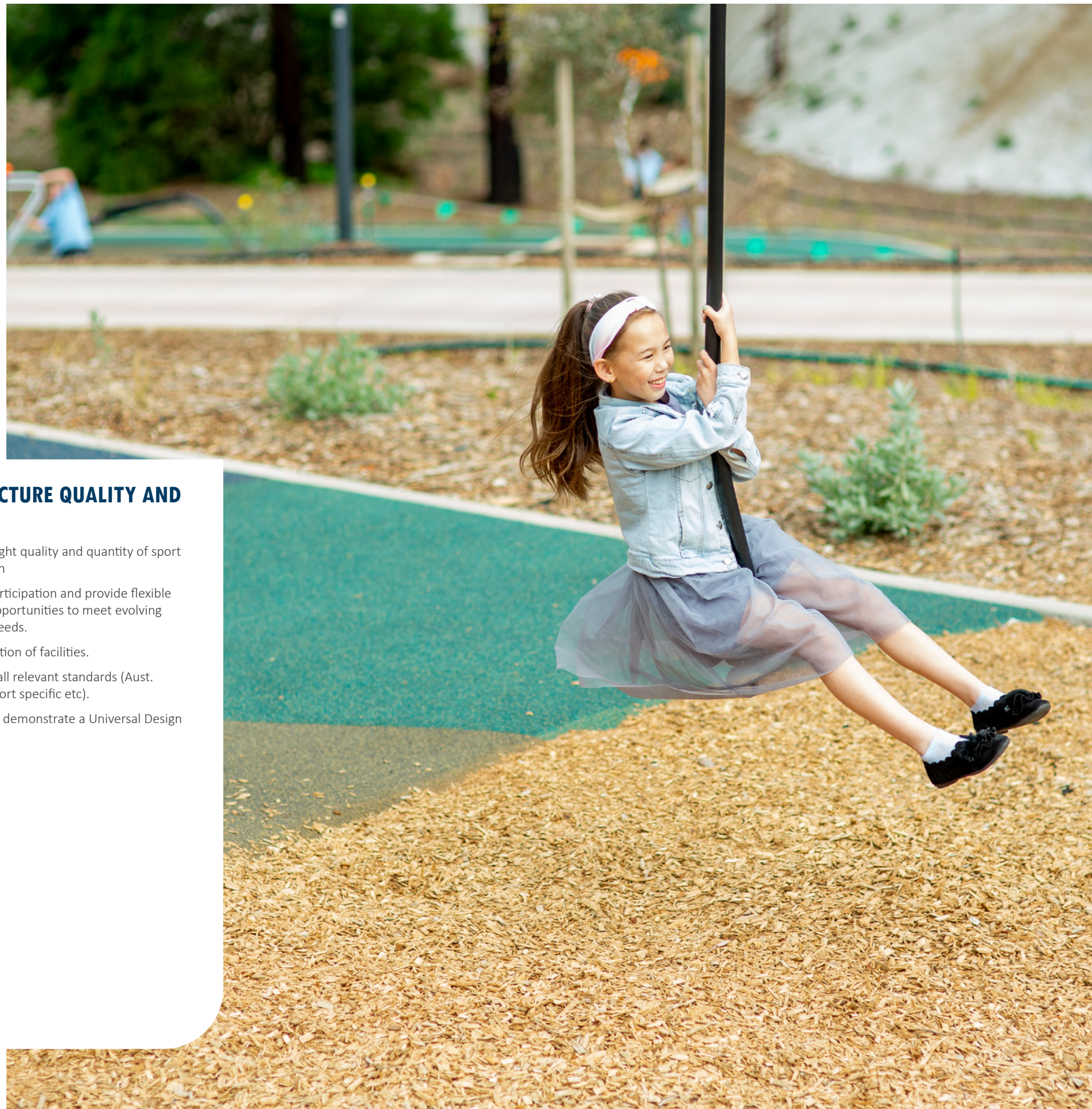
- Establish high quality facilities that cater for both the active sporting clubs and informal community use.
- Design to allow for adaptive uses and events to maximise public use and achieve value for money.

CONNECTIONS

- Create a site with strong pedestrian connectivity.
- Promote active travel through the site and to surrounding neighbourhoods through an integrated network of shared trails.
- Carefully consider the road connections to the road network to minimise disruption to surrounding neighbourhoods and best utilise valuable public space and funds.

INFRASTRUCTURE QUALITY AND PROVISION

- Provide the right quality and quantity of sport and recreation
- Encourage participation and provide flexible shared use opportunities to meet evolving community needs.
- Optimise location of facilities.
- Comply with all relevant standards (Aust. Standards, Sport specific etc).
- Facilities shall demonstrate a Universal Design approach.



EXPERIENCES

Fortitude Drive Reserve will provide a space for an Intergenerational Community. Across the course of a lifetime people are likely to use many different types of open space, from playgrounds and active sporting facilities, to places where one can barbecue, enjoy the natural environment or sit down and read a book.

The development of this multifunctional recreational reserve will cater for all ages, abilities and cultural backgrounds.

Key experiences include:

- Climb, swing, slide and jump in the play space for all ages.
- Join an athletics club or undertake your own training at the Athletics track.
- Learn to play hockey.
- Take a walk along the many trails throughout the reserve.
- Improve physical fitness utilising the fitness equipment within the reserve.
- Shoot some hoops or have a family game of volleyball.

- Enjoy a barbecue or picnic with friends and family.
- Relax and enjoy what nature has to offer.
- Skateboard or BMX your way to the next Olympics on the skills course.
- Have a game of backyard cricket or bocce or kick the ball around with your friends in the green open space.
- Find a quiet spot and participate in Tai Chi or Yoga or read a book.

As well as opportunities to participate in physical exercise the Reserve will also provide:

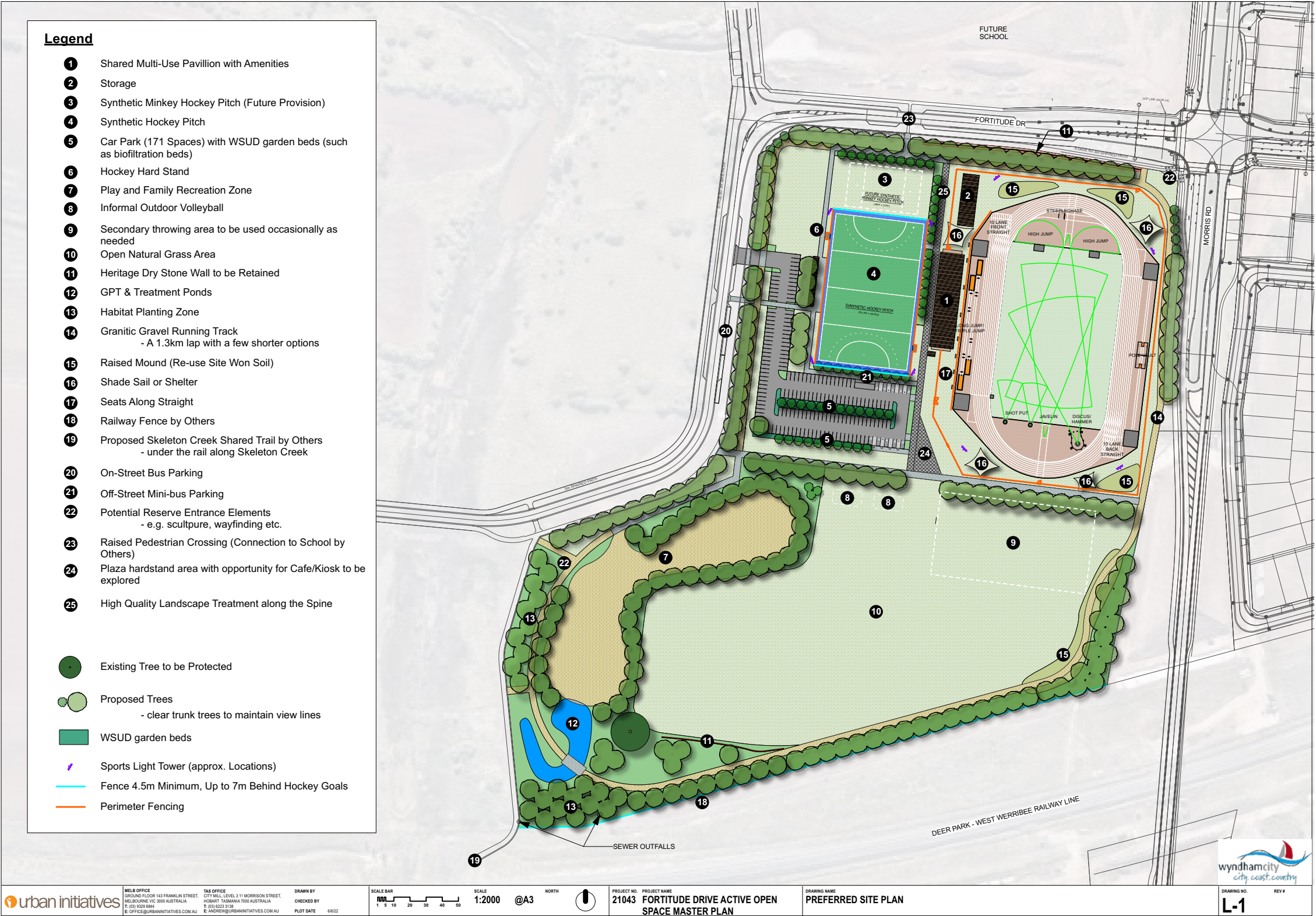
- Improved sense of wellbeing.
- Affordable places for social gatherings.
- Connection to the natural environment.
- Economic benefits (e.g. increased property values, employment opportunities, tourism development and support of major industries such as sport, personal fitness and landscape products and services).



FINAL MASTER PLAN: LONG TERM VISION

The Final Master Plan for Fortitude Drive Reserve presents a long term vision for the site that will be realized over time as the community grows and funding becomes available.

Please refer to the following page for details on the proposed first stage of development.

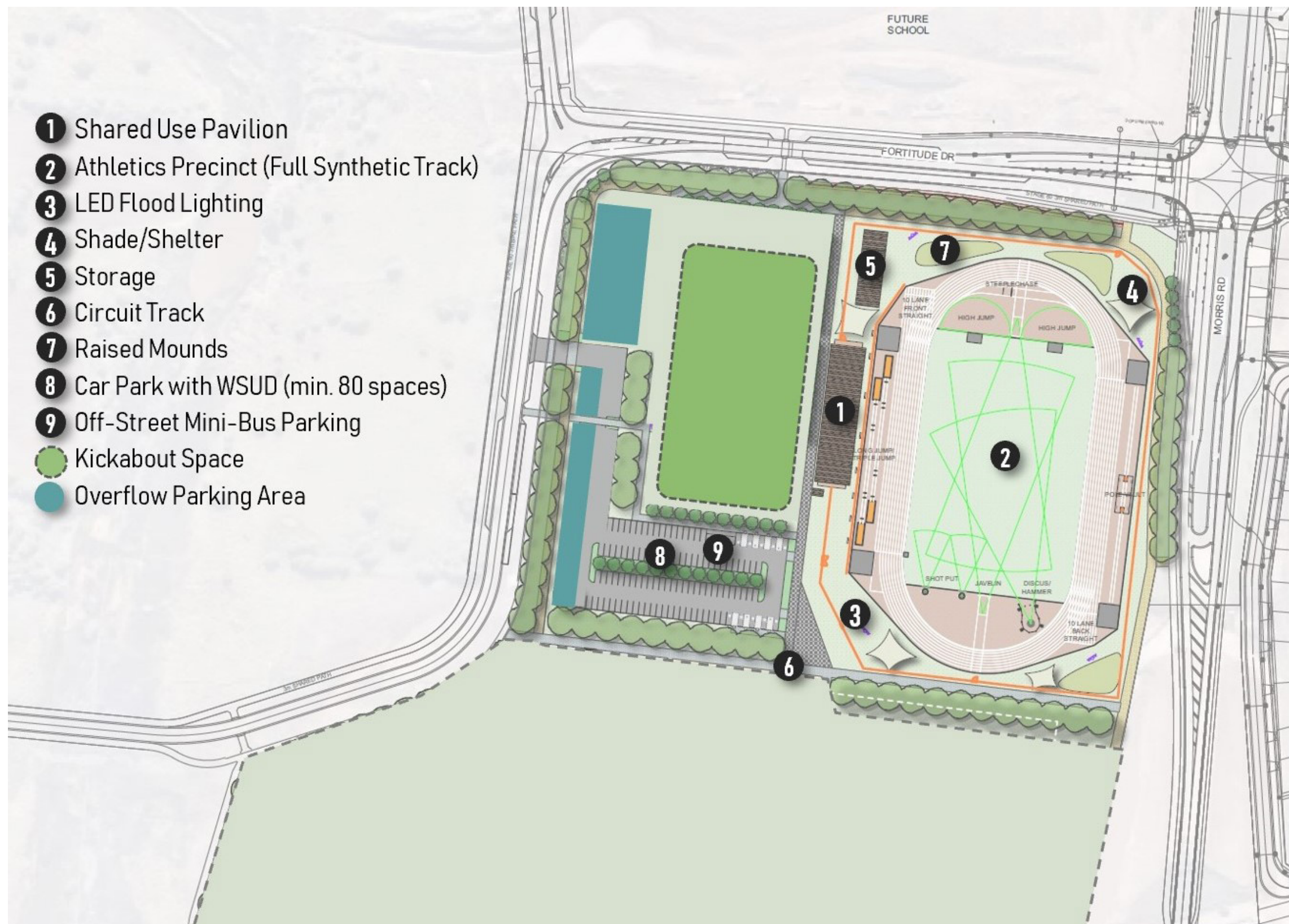


FINAL MASTER PLAN: FIRST STAGE OF DEVELOPMENT

The first stage of development as shown in the adjacent plan will deliver key athletics infrastructure to meet current municipal need. This first stage is estimated to cost \$8.83M in line with the current budget available to develop the site.

All other elements of the proposed Final Master Plan will be delivered as part of a future stage subject to funding availability. These works have been estimated to cost approximately \$6.67M to deliver.

- 1 Shared Use Pavilion
- 2 Athletics Precinct (Full Synthetic Track)
- 3 LED Flood Lighting
- 4 Shade/Shelter
- 5 Storage
- 6 Circuit Track
- 7 Raised Mounds
- 8 Car Park with WSUD (min. 80 spaces)
- 9 Off-Street Mini-Bus Parking
- 10 Kickabout Space
- 11 Overflow Parking Area



MATERIALS PALETTE

DESIGN THEME

The design thematic celebrates the existing natural features of the site and adds complimentary 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.



ATHLETICS PRECEDENT IMAGES



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



FURNITURE AND STRUCTURES PALETTE

The 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



IMPLEMENTATION CONSIDERATIONS

STORM WATER MANAGEMENT

The development at the Active Open Space can be treated to Best Practice Environmental Management with Water Sensitive Urban Design (WSUD) assets which support Integrated Water Management objectives in the region. In line with the Westbrook Estate Storm Water Management Strategy, the subject site is proposed to be treated with a Gross Pollutant Trap unit. Additional local WSUD within the subject site should be considered such as a bioretention basin or swale treating car park runoff or a rainwater tank connected to the pavilion roof area.

Further information on this option can be found within the High-Level Drainage Strategy Advice prepared by Engeny Water Management (dated August 2021).

TRAFFIC ENGINEERING

The surrounding road network and intersections have been designed to accommodate anticipated traffic movements, including those associated with the subject site. It is recommended that the following be considered at the site:

- On-site car parking be provided within a single area, accessed via a single vehicle access point.
- Additional area(s) of open space be provided which could be converted in additional car parking later (if required).
- Vehicle access point(s) be located within the following areas: – Fortitude Drive- 100-145m west of the eastern property boundary and/or Fortitude Drive – 70-130m south of the northern property boundary.
- The site be designed so that loading and waste collection vehicles can both enter and exit in a forward direction.
- Provision be made on-site for at least one mini-bus parking space.

UTILITIES AND MAINTENANCE

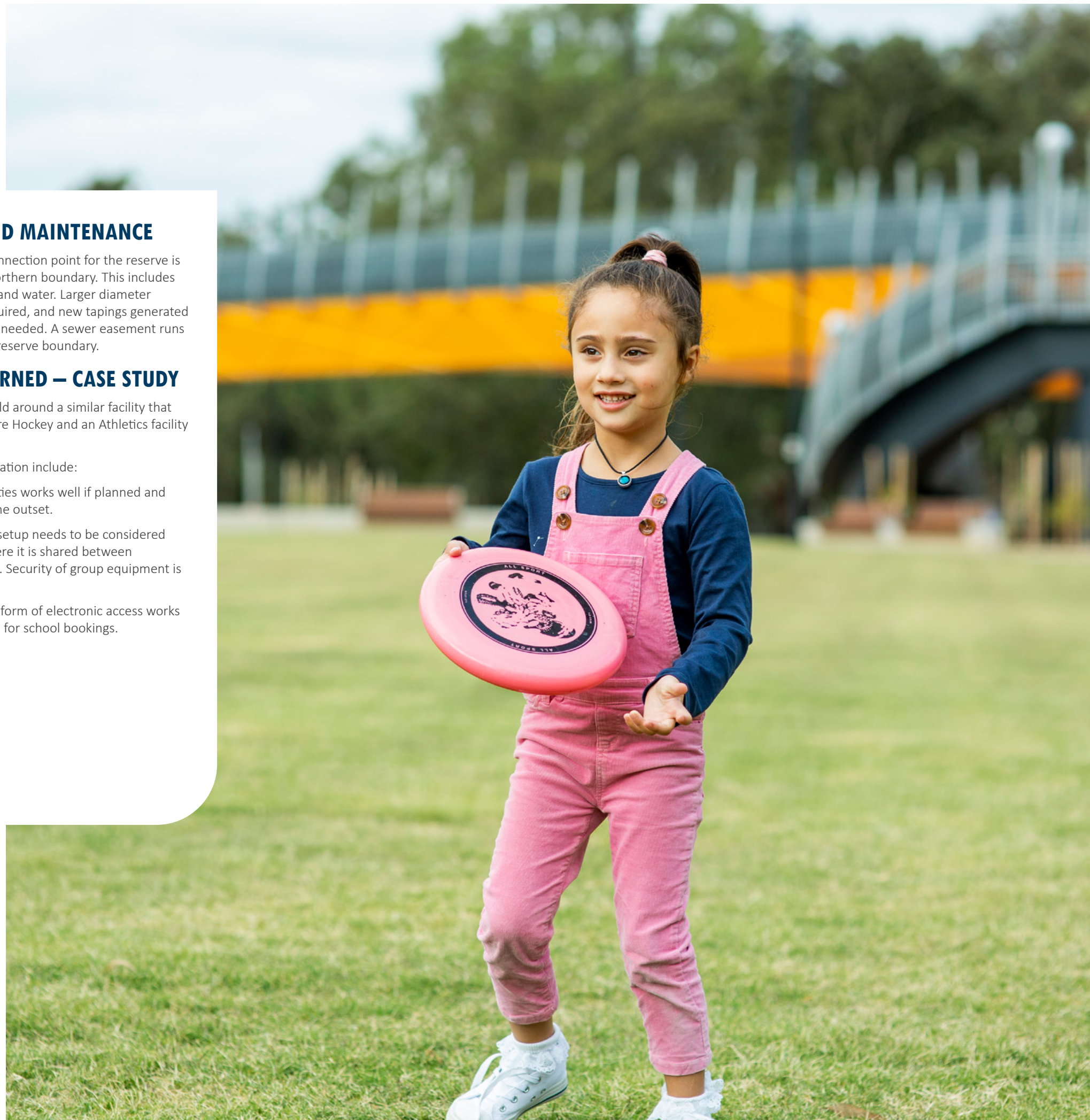
The main service connection point for the reserve is located along the northern boundary. This includes electrical, NBN, gas and water. Larger diameter services may be required, and new tapings generated if further capacity is needed. A sewer easement runs along the southern reserve boundary.

LESSONS LEARNED – CASE STUDY

Discussions were held around a similar facility that was developed where Hockey and an Athletics facility were co-located.

Lessons for consideration include:

- Sharing of facilities works well if planned and considered at the outset.
- Storage facility setup needs to be considered particularly where it is shared between multiple groups. Security of group equipment is important.
- Swipe card or a form of electronic access works particularly well for school bookings.





WYNDHAM CITY COUNCIL

45 Princes Highway, Werribee, VIC 3030

Phone: 1300 023 411

Translating and Interpreting services: 13 14 50



mail@wyndham.vic.gov.au



www.wyndham.vic.gov.au/



www.facebook.com/wyndhamcitycouncil



www.twitter.com/wyndhamcouncil

