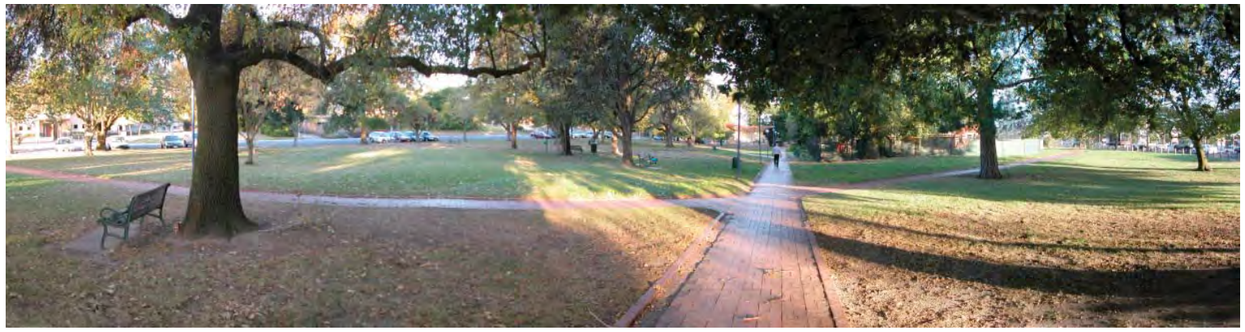

Dandenong Park Regional Leisure Precinct Master Plan

July 2007

Aspect Studios
Landscape Architecture & Urban Design

GREATER DANDENONG
City of Opportunity

ACKNOWLEDGMENTS

Client
City of Greater Dandenong
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Sub Consultants
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Ratio Traffic - Traffic engineering
KLM Spatial - Hydro-engineering
Tree Logic - Arborist

Stakeholders
- Key local residents and businesses
- Local sporting clubs (Dandenong and District Cricket Association, Dandenong Cricket Club, Dandenong Southern Stingrays Football Club, Dandenong Croquet Club, Dandenong Bowling Club, Lions Sports Club, Buckley Ridges Cricket Club, St John's Old Collegian's Football Club, St Gerard's Junior Football Club and St Mary's Cricket Club)
- Dandenong Historical Society
- Dandenong Development Board
- Relevant government agencies – Melbourne Water, Parks Victoria ,VicRoads, DSE
- Key Council departmental representatives
- Local Councillors
- Department for Victorian Communities (Sport and Recreation Victoria)
- Dandenong Park Kindergarten (Children's Services Co-ordinator Greater Dandenong)
- Dandenong Community Memorial Park Incorporated
- Dandenong Rotary
- VicUrban

Finding support
- Sport and Recreation Victoria

CONTENTS

INTRODUCTION

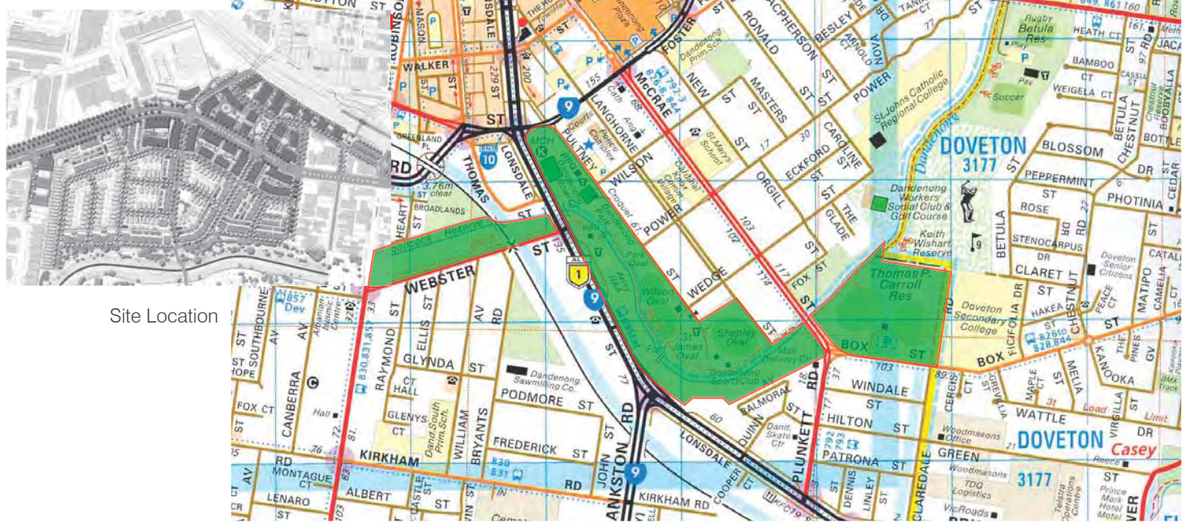
The Dandenong Park Regional Leisure Precinct Master Plan has been commissioned by the City of Greater Dandenong (and jointly funded by Sport & Recreation Victoria) to establish a vision for the Dandenong Park area as an integral part of the *Revitalising Central Dandenong* project being undertaken by VicUrban and the City of Greater Dandenong.

This Master Plan develops a vision for the Dandenong Park Leisure Precinct that responds to the developing urban condition and density of Dandenong's town centre and to also consolidate all previous investigations that have been conducted on the park precinct. The Master Plan aims to define how the Dandenong Park Regional Leisure Precinct can realise its potential to be a multi-purpose open space area that enables a broad range of passive and active recreational pursuits, is fully integrated with the Dandenong Central Activity District (CAD) and surrounding residential areas, and is well used by the diverse community of the City of Greater Dandenong.

Dandenong is recognised as one of the principal Transit Cities in Melbourne. As part of the *Transit City Study* (jointly funded by the Department of Sustainability and Environment and City of Greater Dandenong) the use of Dandenong Park and its environs as a significant hub and link was specifically recognised as a key project.

The green space that surrounds Dandenong is, and will increasingly become, important to the future lifestyle of people locally and in the south eastern region of Melbourne.

There is significant potential to redevelop Dandenong Park, and its associated parklands, into a showpiece of quality, innovative and practical design. Perception of a place matters. The design and quality of public open space, particularly in a key commercial centre such as Dandenong, is critically important to contributing to a persons perception of a place. The redevelopment of Dandenong Park can play a key role in the revitalisation of Dandenong into more desirable place to live, work and visit.



Site Location

MASTER PLAN VISION

The Vision

Unification
To create a true city parkland, one that has a strong and invigorating presence in the city and gives the city a green outlook.

Framework
To provide a major park framework which contributes to the future of Dandenong.

Celebrate
To provide a place for the people of the Dandenong region to enjoy and celebrate their cultural and natural heritage.

The Precinct

For the purpose of this master plan Study, the following three sections of open space have been included as part of the Precinct; they are Dandenong Park (proper), Thomas P Carroll Reserve and Woodcock Reserve. All precincts are bisected and linked by the Dandenong Creek acting as a valuable physical, recreational and natural connection.

Dandenong Park (17ha / 42ac)
An older, inner city style parkland that is historically important. The park has many mature trees, expansive lawn areas and flowerbeds. The Dandenong Park area intersects with the Dandenong Creek, which offers a considerable development opportunity.

In addition to Dandenong Park's significant historical importance, the park provides a range of relevant passive leisure opportunities, including a meeting and relaxation green space for CAD workers. The park is the home to many large community gatherings, ranging from family BBQs and Christmas Carols to the Albanian Community Festival. The Park was established over a century ago and its location relative to Dandenong Creek is one of its key features. However the Park lacks a visionary plan for its overall future and requires an investigation into possibilities for new facilities as well as increased integration into central Dandenong.

Shepley Oval
Shepley Oval is the centrepiece of Dandenong Park's sports facilities and has its own historical significance within the City. In 1874 the Dandenong Football Club and Cricket Clubs were established. The site now plays an important role as the City's premier elite sports venue, with the Springvale Football Club (VFL), Dandenong Cricket Club (VCA) and the Dandenong Stingrays Football Club (TAC Cup) calling Shepley Oval their home.

In addition to Shepley Oval there are other existing sport facilities in the parkland including the Dandenong Croquet Club that was established in the 1930's and the Dandenong Lawn Bowls Clubs that was established in 1882. Both clubs are functioning at present with modest but stable participation numbers.

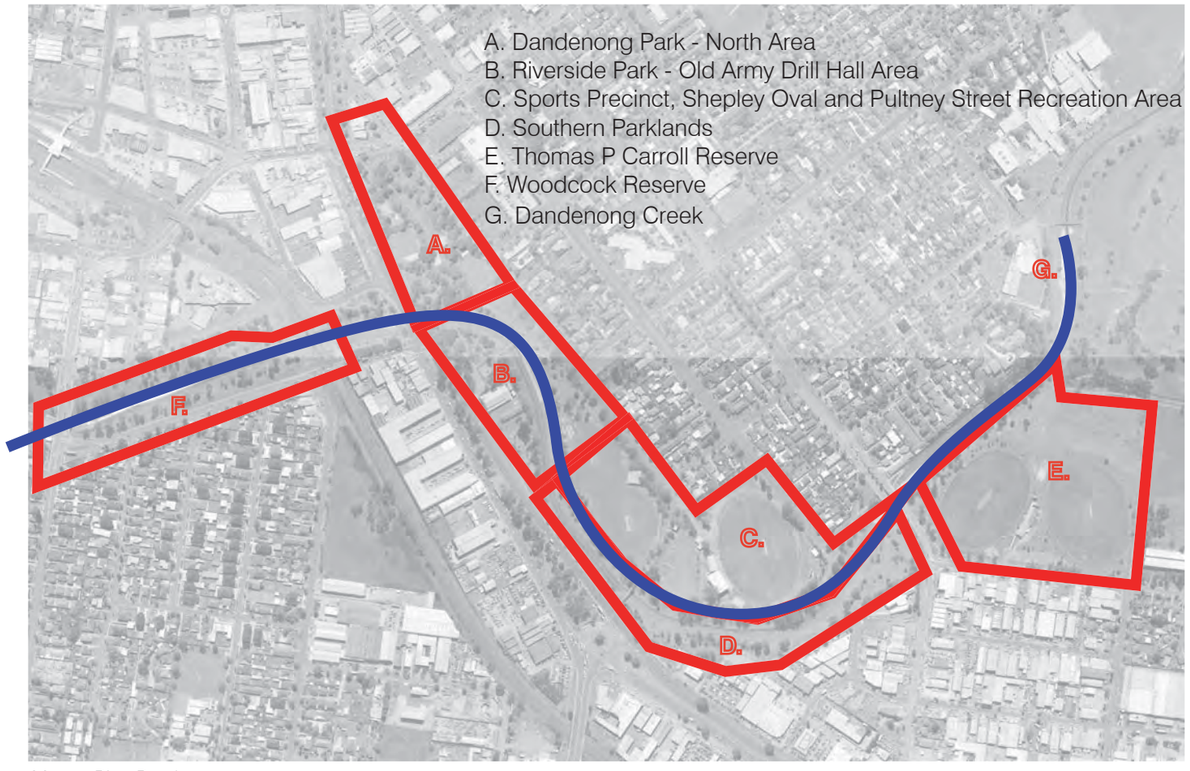
Thomas P Carroll Reserve (9ha / 22ac)
This Reserve is situated to the east of Dandenong Park and Shepley Oval, and is separated from these by McCrae Street. It consists predominantly of sports fields and associated club facilities, and provides a support role to Shepley Oval.

Revitalising Central Dandenong
Project Area

Woodcock Reserve (5ha / 12ac)
Woodcock Reserve is a linear parkland along the Dandenong Creek situated to the west of Dandenong Park and separated from it by Princes Highway. To the west of Woodcock Reserve, VicUrban, in partnership with the City of Greater Dandenong is developing the former Dandenong Saleyards into a high quality residential estate, referred to as 'Metro 3175'. This redevelopment will include landscape improvements to the existing creek parkland within the development area. There is an opportunity to ensure that Woodcock Reserve and the entire Dandenong Park Precinct is integrated and linked with 'Metro 3175'.

Sustainable Design
The Dandenong Leisure Precinct Master Plan sets out the vision, objectives and design concepts to enhance and increases the value and experience of the parkland for the future.

These strategies are based on the principles of sustainable design.
- Socially sustainable. To increases social usage and ownership of the parklands.
- Environmental sustainability. To increase the biodiversity, tree coverage, water quality and general health of the parklands.
- Economic sustainability. Ensure all works have a clear benefit to the community and are cost effective.



Master Plan Precincts

KEY MASTER PLAN INITIATIVES

General Park Infrastructure Improvements
While there is a need for major redevelopment in sections of the Park, it is just as important to improve the park infrastructure throughout the park.

Key Initiatives include:
- Increased vegetation planting throughout the parks, especially indigenous tree planting to increase shade, shelter, amenity, habitat and biodiversity.
- Improve the path system and path surfaces throughout the parks.
- Improved architecture for minor structures such as toilets & shelters. (If there was ever to be a park in Greater Dandenong where each element was designed to a high standard, it should be Dandenong Park).
- Quality standard furniture and signage. Placement of interpretive signage at key locations is proposed to convey the history of the parkland to visitors and users.
- Utilising lighting to provide safe pedestrian environments as well as accentuating Dandenong (and Dandenong Park) as a significant 24 hour place.
- Integration of artwork, particularly artwork which may have a dual function (e.g. functional furniture pieces).
- High standard maintenance regime.

Overall Environmental Sustainability Initiatives
- Regeneration of the Dandenong Creek corridor, including indigenous planting, alterations to concrete channel.
- Possible opportunities to commence de-channellising Dandenong Creek taking into account known hydrological constraints.
- Protection and enhancement of existing historic and indigenous plantings.
- Increase in areas of tree planting within parks and along Dandenong Creek.
- Improvement to shared pathway and pedestrian pathways to encourage increased no car based travel.

Precinct Based Initiatives

A: NORTHERN PARK

The northern section of the park is the key linking element between the City and the Parklands and Dandenong Creek. The proposed design protects its historical heritage and draws this into a 21st century design, tailored to facilitate urban social interaction and physical engagement with Dandenong Creek. This area earmarked for the most intensive transformation and is contained within the VicUrban declared area for central Dandenong.

Main Concepts include:

City Park

An Urban Plaza at the northern tip creating a strong link between the city and the park and a space for more intense use and activity.

Traditional Park

A removal of built structures to return the park to a more traditional character, with ongoing tree management to protect, retains and replace significant trees.

Sound Garden

The Sound Garden including terracing and mounding to create an environment for an outdoor entertainment facility as well as integrating a possible memorial space. This sound garden is a flexible space which would be designed to encourage activity and use outside event times. The entertainment facility could be a flexible space in which temporary staging can be installed. Its use would be linked to the operation of the Drum Theatre and other large community outdoor events; for example Carols by Candlelight.

Central Axis (connecting them all)

A wide ceremonial axial path unifying the northern section of the park and linking across the Dandenong Creek to the southern Parks. This creek crossing would be a significant gesture for the park.

Ha-Ha Gateway

The creation of a Ha-Ha Wall system along the entire western edge of the park, reducing road noise and giving the park a strong address as well as forming a significant gateway landmark for the city

Vegetation Strategy

A tree management and maintenance strategy is required for the significant exotic and indigenous trees in this part of the parklands. As part of the master plan an initial assessment to assess was undertaken to review which trees where significant and needed to be protected and enhanced and others which needed to be removed for safety and health reasons. The master plan also recommends additional tree planting to unify the park.

B: RIVERSIDE PARK

Riverside Park is a new attraction and hub for Dandenong. This concept transforms the current area south of Dandenong Creek and adjacent to Princes Highway into a highly usable, visible and cultural space for the community. It is at a premier location, at the junction of the Dandenong Creek and Princes Highway. It will combine cultural outdoor places, heritage interpretation and regional play.

Removal of the Old Army Drill Hall and the return of this area to public space would allow for:

- Greater open space within the parkland,
- Better visual access and connection to the creek and to the other sections of the parklands,
- Significantly improve the physical access in the park,
- An increase public safety by reducing opportunities for concealment, and
- An increase in car parking capacity.

Main Concepts include:

Bridge

A new wide bridge that extends the Central Axis from north to south. The design of which could potentially another landmark for Dandenong and the Park.

Creek Terraces

Regraded creek bank to create a natural type amphitheatre, which allows greater visual and physical access to the Dandenong Creek.

Plaza

At the junction of the Main axis, existing bridge path and the new Riverdale Park entrance. This plaza could also include public art.

History Lawn

Celebrate the history of the Drill Hall and landscape by using the footprint of the hall as the bones for an interpretation and historical outdoor memorial space, which could include interpretative signage and picnic facilities.

Regional Playground

A new regional “cultural” playground that is based on the site’s natural, indigenous and European history. The playground would be protected from the road and noise by embankments and low fencing.

Car Park

The existing car park will be extended to provide more spaces and easy access to Playground.

C: SHEPLEY OVAL AND SPORTS PRECINCT
This Sports precinct is one of the premier sporting facilities in the municipality. This value needs to be maintained, in particular through building/pavilion improvements, while also increasing the connectivity between Shepley Oval and the rest of the parklands. This part of the park generally functions quite well and while improvements are desirable, proposals for the area are more subtle and incremental and are associated with building facilities.

Main Concepts include:

Shepley Oval
Allowance for future improvements to Shepley Oval facilities consistent with its status as Greater Dandenong's premier cricket and Australian Rules football venue. Improvement and extension of Shepley Oval facilities with potential broader community use, this may include:
- Indoor cricket/football practice facility
- Lift for social club rooms
- Improved club rooms
- Gym and change facilities upgraded
- Lighting improvements
- Tree planting and landscape improvements
- Investigation of a temporary fence system for chargeable events
- Electronic scoreboard
- Rationalised and improved entrance road and car parking.
- Removal of road around oval and replacement with pedestrian path and seating.

Northern Ovals
- Complementary plantings around various ovals.
- Possible relocation of cricket nets (to between ovals) which would lead to a more sensitive treatment of the existing Aboriginal scar tree.
- Refurbishment and possible extensions of the Greg Dickson Pavilion to improve community and sporting club use.

General Improvements
- Rationalisation of fencing (particularly the high fencing) and replacement with lower fencing where possible
- Additional planting of trees for shade and habitat and
- Path upgrades and replacement of existing park furniture with new standard park furniture.

D: SOUTHERN PARKLANDS
Revitalise the southern section through the creation of an alternative character to the rest of the parklands. A "woodland" type parkland, where revegetation and additional indigenous planting can occur is proposed. This zone can provide some additional habitat, biodiversity and natural backdrop to other areas of the Parklands

Main Actions:
1. Plant with indigenous species
2. Provide an informal 1.5 metre wide gravel path along southern bank, with seating at intervals.
3. New footpath and Ha-Ha Gateway along Princes Highway
4. New concrete path (minimum 1.8 metres wide) connection between Princes Highway and bridge.
5. Refurbishment or replacement of pedestrian bridge. The design could potentially be another landmark for Dandenong and the Park.
6. Removal of gravel car park from Park.

Feature tree planting to edge of Creek to mark its course.

E: THOMAS P CAROLL RESERVE
Thomas P Carroll Reserve is a key local sports and passive recreation ground for the community. It currently has a basic suburban reserve character, however there is potential to improve its amenity and sport facilities. There is land to the north which could be used for an appropriate additional sport or community facility site.

Main Actions:
1. Potential to develop the currently vacant northern part of the park for new sporting/community facilities.
2. Relocated playground for improved use and supervision.
3. Improve vehicular connection to northern park area.
4. Additional tree planting to enhance oval edges, provide shade and tree character.
5. Additional indigenous planting to creek boundary.
6. New pedestrian paths (1.5 metre minimum width) and associated seating throughout reserve.
7. Creek bank planting improvements such as increased vegetation and formal lines of trees along the tops of the creek banks
8. Upgrade existing path.
9. Upgrade existing car park and signage.

F: WOODCOCK RESERVE
Woodcock Reserve will link the main Dandenong Park with the new residential development Metro 3175. A continuous quality shared pathway along the Dandenong Creek is the main objective which guides development along this area. This ensures a green link from western residential areas into central Dandenong. All works need to align with any VicUrban proposals further west and to provide ease of connection for users to the eastern parklands.

The building of a new shared pathway along the north bank combined with up to three underpasses, at Hammond Street, Railway Line and Princes Highway provide uninhibited access.

Refer to Dandenong Creek section for further details about the revitalising of Dandenong Creek.

Main Actions:
1. New shared pathway.
2. Underpasses
3. Formal tree planting along creek.
4. Improved pedestrian path.
5. Refurbishment of existing bridge, the design of which could potentially another landmark for Dandenong and the Park.

G: DANDENONG CREEK
Dandenong Creek is the most significant waterway that runs through the City of Greater Dandenong. The location of the township of Dandenong was informed to an extent from the junction of the road to Gippsland and the Creek. Here the crossing over the Creek and the swamps beyond was difficult and settlers would attempt to undertake this journey during the day, such that Dandenong became a stopping point. Dandenong creek, and its swamps were also of great significance to the local aboriginal groups.

The revitalisation of the creek from a utilitarian drain to an engaging and dignified watercourse is paramount to connecting Dandenong to its natural and cultural heritage.

This master plan recommends a series of actions that seek to transform the creek into a more "natural" water body.

Melbourne Water has been consulted on all creek work recommendations and has given in principle support. Any creek works will require detailed analysis and design beyond the scope of this Master Plan and will require Melbourne

THE MASTER PLAN OBJECTIVES

- To develop a design for an integrated, multi-purpose park precinct that is recognised by local residents, sporting clubs and visitors as safe, beautiful and functional; and creates a space which is well utilised by the diverse community of the City of Greater Dandenong.
- To develop a Master Plan that provides a design vision for how the Dandenong Park Precinct will develop in the future.
- To develop a Master Plan which allows for the park to be developed and/or redeveloped in stages over the next 15-20 years. The Master Plan shall clearly provide for initiatives which are achievable in the short, medium and longer term and that can be listed for action in Council's 10 Year capital improvement program.
- To develop a park design which responds to and celebrates the cultural and natural heritage of the site and locality.
- To ensure that the park precinct design complements and is integrated with the Metro 3175 development and the *Revitalising Dandenong Project.*
- To develop a Master Plan which reflects the wishes of the local community and which is closely linked to Council's corporate direction and recommendations from major strategic reports and plans including the Leisure, Open Space, Bicycle and Playground Strategies.
- To ensure that the Master Plan is in accordance with the *Greater Dandenong Municipal Strategic Statement*.
- To ensure that the Master Plan is comprehensive and able to be easily used for funding submissions from external authorities.
- To develop a park design which is sensitive to the limited ongoing resources of Council with regards to park maintenance.
- To detail a future works program and timetable that is achievable and realistic.

Land-Use and Built Form

- To protect and enhance any existing natural values of the site.
- To develop a plan which identifies and highlights existing significant vegetation and features new plantings of high quality trees and plants.
- To develop the park precinct so that it better incorporates and takes advantage of the Dandenong Creek as a significant asset. Liaison with Melbourne Water will be an important factor with this objective.
- To complement and/or rationalise existing path systems and propose new ones to link people with places of interest and assisting in way-finding.
- To produce a design which more fully integrates the park precinct with adjacent open space and urban development and provides better links with the Dandenong CAD.
- To provide design solutions to improve vehicular access to and parking around the park.
- To provide design solutions which give residents and workers a better reason to visit and spend time in the park and park precinct.
- To provide design solutions to mitigate the impact of the major roads and the rail line which act to divide the precinct.
- To provide a design which ensures that the park precinct is as accessible as possible to people of varying physical and mental abilities.
- To provide recommendations regarding the suitability of retaining existing buildings/facilities (such as the Bowls or Croquet Club) within the park precinct.
- To provide design recommendations and options for the redevelopment of key existing buildings such as the Old Army Drill Hall and the Stan Prior Sound Shell.
- To propose design solutions for the mitigation of noise from adjacent roads, particularly the Princes Highway.
- To provide design solutions which maximise the positive presentation of the park precinct and take into account and enhances key views into and out of the site.
- To ensure that the plan links with initiatives contained within the *Revitalising Central Dandenong* project and the *Central Dandenong Access and Mobility Plan*.
- To design solutions using *Crime Prevention through Environmental Design Principles* (CPTED) to improve public safety.

Recreation and Culture

- Provide a Master Plan design which considers a range of passive and active recreational pursuits, with investigation of appropriate zoning of precincts for active and passive areas and associated facilities.
- To enhance the site as a place to socialise, relax and hold festivals and similar public gatherings.
- To develop a Park Master Plan which will provide and include areas suitable for larger community events such as festivals, community theatre and celebrations.
- To ensure the flexible use of spaces for different events and uses throughout the year.
- To consolidate Shepley Oval as a venue for the development of elite sport.
- To investigate rationalisation of existing park facilities/buildings.
- To develop a Master Plan which gives priority to leisure and recreation opportunities that are accessible and encourage participation.
- To produce a Master Plan that integrates public art and other cultural and community activities within designs and initiatives.
- To provide design and siting options within the park for a proposed memorial to all those who have served at risk.
- To ensure that the Master Plan contributes to a local and regional identity.
- To address and provide for linkages with Council's social, cultural, recreational and leisure programs.
- To produce a Master Plan which addresses, as much as possible, the current and potential lifestyle needs of new and existing local residents.

STRATEGIC FRAMEWORK

The Dandenong Park Precinct Master Plan has been developed with regard to the following documents:

Joint State Government/City of Greater Dandenong (CoGD)

Revitalising Central Dandenong Shared Vision – VicUrban and CoGD
Central Dandenong Design and Mobility Plan (2006)
Dandenong Activity Centre Comprehensive Development Plan (C55 Amendment)

Council Documents

Dandenong Park Landscape Plan (1988)
City of Greater Dandenong Municipal Strategic Statement
City of Greater Dandenong Corporate Plan
Leisure Strategy (May 2003)
*Open Space Strategy (*1999)
Bicycle Strategy (October 2002)
Playground Strategy (2004)
City of Greater Dandenong Planning Scheme and associated Overlay Schedules
Central Dandenong Design and Mobility Plan (2006)
Dandenong Gateways Strategy (2006)

External Documents

Revitalising Central Dandenong Shared Vision (VicUrban 2006)
Melbourne 2030: Linking People & Spaces (Parks Victoria 2002)

Previous Planning Work at Dandenong Park

In 1998, *Dandenong Park Landscape Plan* was produced with an accompanying report. This project focused on Dandenong Park but excluded Shepley Oval, the Bowls Club and the Drill Hall. It did not encompass the broader park precinct (Carroll & Woodcock Reserves) and did not address the interfaces with the Dandenong CAD and of course recent projects such as Metro 3175. The plan did incorporate results of community consultation and provided a series of recommendations, many of them broad and requiring further investigation. This *Dandenong Regional Leisure Precinct Master Plan* takes into account the recommendations of the 1998 study, and where relevant and appropriate, re-incorporates them into the new Master Plan.

DESCRIPTION OF EXISTING CONDITIONS

1. Park boundary: This includes Woodcock Reserve to the west, Dandenong Park 'proper' to the north, the central area dominated by sports ovals to the east of the creek and the old army drill hall and rotary parks to the west of the creek; and also Thomas P Carroll Reserve to the east.

2. Existing trees: These vary from well established exotics (prominent in the northern Dandenong Park 'proper') and natives (prominent in the rest of the park) to recently planted natives and indigenous. The northern area, down to the south edge of the croquet club, has a general *Heritage Overlay* (HO35) with tree controls applied. The Pultney Street road frontage has a *Heritage Overlay* (HO60) applying to the established Elm and Oak trees along its length.

3. Existing residential interface: As defined in the *Greater Dandenong Planning Scheme.*

4. Existing commercial interface: As defined in the *Greater Dandenong Planning Scheme.*

5. Existing industrial interface: As defined in the *Greater Dandenong Planning Scheme.*

6. Existing open space interface: As defined in the *Greater Dandenong Planning Scheme.*

7. Existing active sport and recreation zones: These are club ovals, bowling net areas as well as bowls and croquet greens.

8. Existing car parking: Both gravel and hardscaped car parks on the edges of the park and internally.

9. Existing play areas: defined by ground surface treatment and play equipment.

10. Pedestrian access points: Defined primarily by road crossings and path entry points.

11. Park access through car parks.

12. Water courses: These include creek and urban floodway zone marked by significant grade change. The slopes of the urban flood zone have a predominantly grassed, park feel separated by the steepness of the bank rather than the water. However, the water level rises dramatically at least once per year, making this area completely inaccessible.

13. Existing buildings / structures within park boundary and directly adjacent to park: This category includes structures such as the Rotary Wheel, the Stan Prior Sound Shell; the Shepley Oval scoreboard and small shelters around the sports oval, as well as more conventional buildings.

14. Median strips: Forming a vegetated filter at road borders and crossings, as well as a pedestrian and bike refuge for park links across major roads.

15. Existing road and creek crossings: Including bridges and pedestrian road crossings providing access into and through the park.

16. Existing shared path bike link: Running predominantly along the Dandenong Creek, the bike link enters the park from the north on the southern side of the creek, crosses under McCrae Street and then follows the northern side of the creek until the bridge just south of the Croquet Club. It then crosses over Princes Highway at the pedestrian crossing and follows along Webster Street crossing the rail line along the way. It then leaves the park boundary and continues west along the creek.

17. Existing path infrastructure: This is defined only as the pedestrian width paths that are prominent in the northern section of the park as well as footpaths which encroach on the park boundaries.

18. Existing fences within park boundary: These include high cyclone wire fences surrounding the Dandenong Bowling Club, the Croquet Club, the child care centre, the old army Drill Hall and Shepley Oval; as well as the cricket bowling nets and lower fences and railings along sections of the creek.

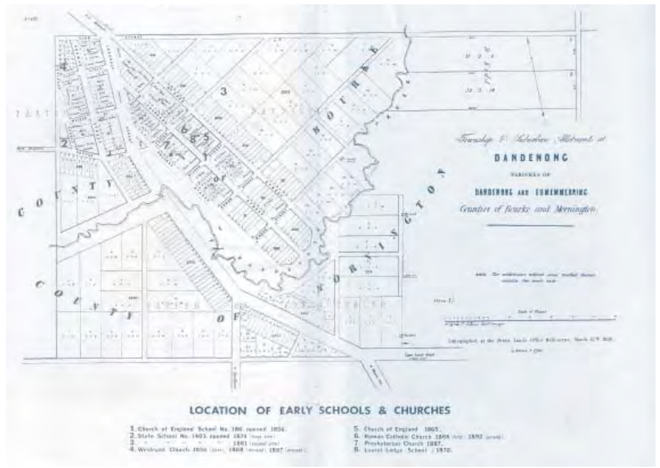
19. Rail line: The Cranbourne/Pakenham train line crosses the eastern section of Woodcock Reserve.

20. Existing lighting: This exists primarily along the pedestrian path infrastructure in the north of the park, as well as lighting for Shepley Oval.

21. Existing furniture: Includes park benches and picnic tables.

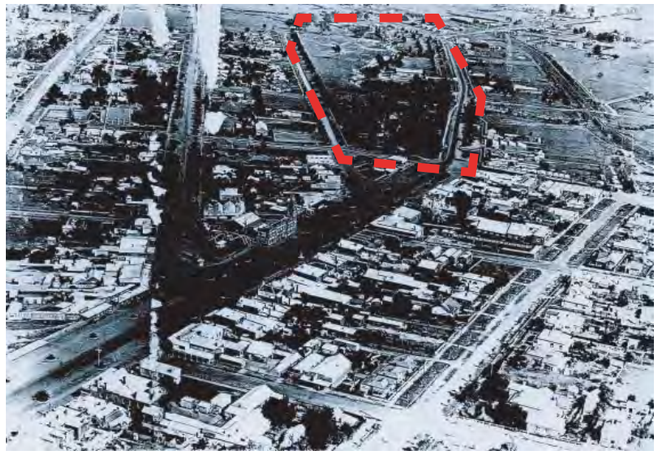

CHELTENHAM ROAD
PRINCES HIGHWAY
FOSTER STREET
HERITAGE HILL
POLICE AND COURT COMPLEX
CHILD CARE CENTRE
DANDENONG BOWLS
STAN PRIOR SOUNDSHELL
CROQUET CLUB
McCRAE STREET
HAMMOND STREET
OLD ARMY DRILL HALL
GREG DICKSON PAVILLION
CLUBHOUSE
DANDENONG SPORTS CLUB
ST. PAULS ORTHODOX CHURCH
DOVETON SECONDARY COLLEGE
DANDENONG FRANKSTON ROAD
PRINCES HIGHWAY
1.Park boundary
2.Existing trees
3.Residential interface
4.Commercial interface
5.Industrial interface
6.Open space interface
7.Active recreation areas
8.Car parking
9.Playgrounds
10.Pedestrian access points
11.Park access through car parks
12.Urban floodway including Dandenong Creek
13.Existing buildings
14.Major road median strip
15.Road and creek crossings
16.Shared path / bike link
17.Pedestrian paths
18.Existing fences
19.Rail line
20.Existing internal lighting
21.Existing furniture

HISTORICAL OVERVIEW



Map of Dandenong Township, 1858. Showing original creek path before concrete channelling.

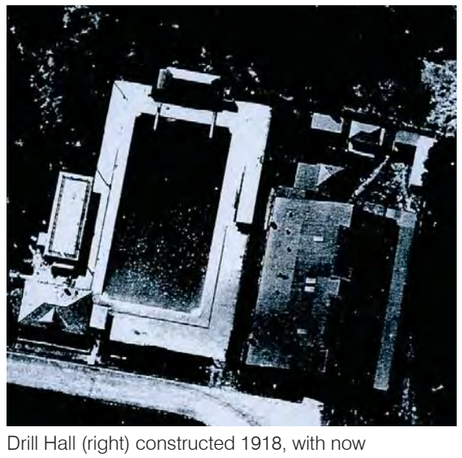
Elevated view of Dandenong looking along Lonsdale Street towards Dandenong Park in early 1900s.



Aerial view along Lonsdale Street towards Dandenong Park in early 1900s.

Dandenong Park entrance gate (circa 1912, gate no longer existing).
(State Library of Victoria)

Lonsdale Street in early 1900s looking towards Dandenong Park. Shows exotic tree planting in the northern section of the park.



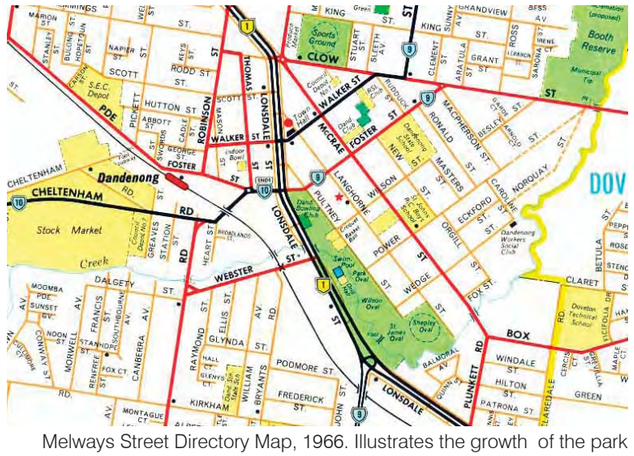
Drill Hall (right) constructed 1918, with now demolished swimming pool to the left.

Dandenong Park is over 100 years old and was formally gazetted in 1873. It is one of the most significant parklands in the municipality and has strong historical and cultural links with Dandenong City.

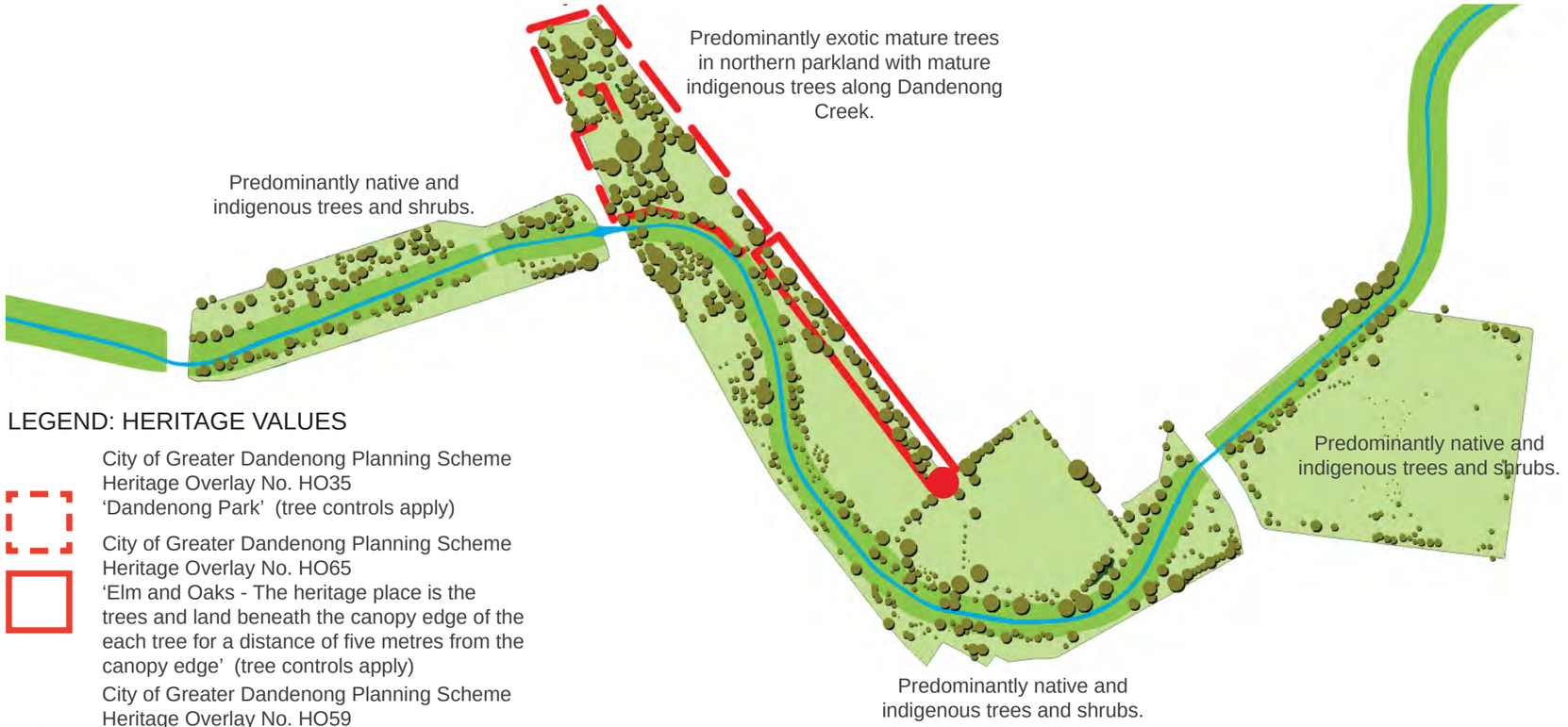
The northern park, generally known as ‘Dandenong Park’ was primarily a Victorian park, which has been modified extensively over the years. It still contains numerous large, significant and heritage-protected exotic trees. There are also some mature red gums that are indigenous and part of the original landscape. An indigenous ‘scar tree’ still exists in the parklands.

The parklands have extended from the original northern Dandenong Park to include additional parklands along the Dandenong Creek, south and north.

The northern Dandenong Park area is characterised by exotic plantings, many of which are memorial trees with plaques and there are small areas of flower or bedding gardens.



Melways Street Directory Map, 1966. Illustrates the growth of the park over the last 30 years.



LEGEND: HERITAGE VALUES

City of Greater Dandenong Planning Scheme Heritage Overlay No. HO35 'Dandenong Park' (tree controls apply)

City of Greater Dandenong Planning Scheme Heritage Overlay No. HO65 'Elm and Oaks - The heritage place is the trees and land beneath the canopy edge of the each tree for a distance of five metres from the canopy edge' (tree controls apply)

City of Greater Dandenong Planning Scheme Heritage Overlay No. HO59 'Shepley Oval Gates' (external paint controls apply)

HERITAGE & VEGETATION

Heritage

Heritage values of the park have been identified by the City of Greater Dandenong Planning Scheme and other government agencies.

Throughout the parklands there are a mixture of historic, heritage and contemporary structures, buildings and vegetation. These heritage values have been identified in the original park zone, with the trees and Shepley Oval Gates being protected under the City of Greater Dandenong Planning Scheme.

Heritage overlays on the park are on the:

- Northern parkland area
- Eastern strip along Pultney Street
- The entrance gates to Shepley Oval
- Aboriginal scar tree

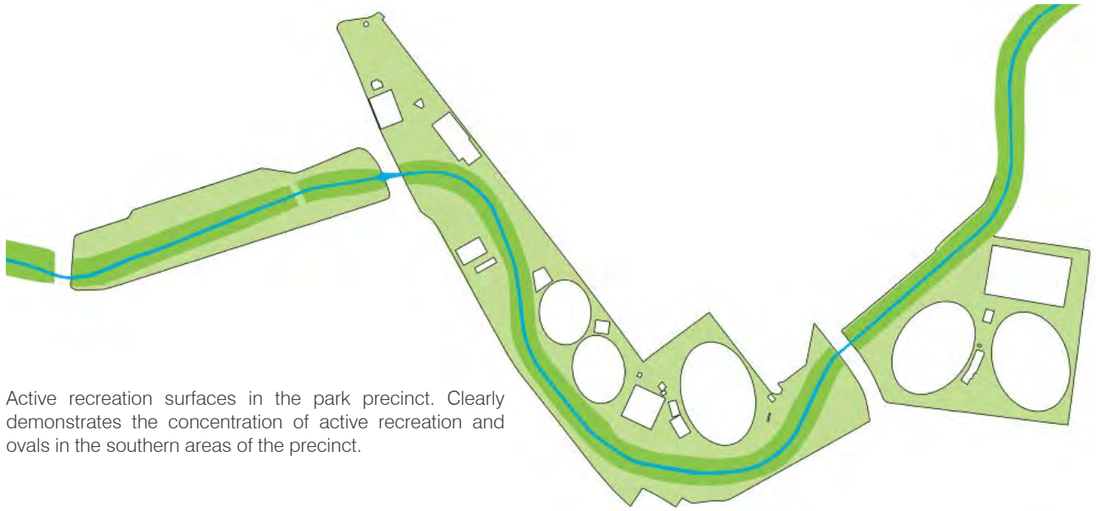
Vegetation

The vegetation throughout the park is also quite mixed, including exotic, native and indigenous vegetation. There has been an arborist's review of the northern park area, which has identified those trees which require removal or attention for risk management purposes and also those trees which are significant and should be protected.

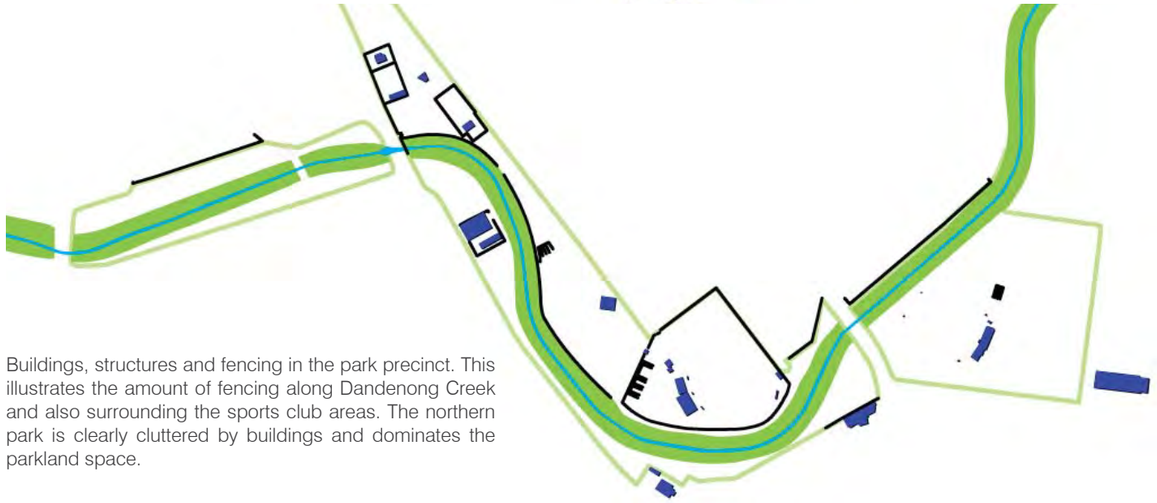
Exotic mature trees, at the northern end of Park. These trees are protected under a Heritage Overlay and contribute greatly to the Park's character.

Native trees alongside southern ovals in Thomas P Carroll Reserve. More trees are required to improve the amenity, shade and habitat in this Reserve.

Mixture of native and indigenous planting throughout Rotary Park. These plantings are not maintained and contain weed species. Preferable to amend the planting according to proposed design.



Active recreation surfaces in the park precinct. Clearly demonstrates the concentration of active recreation and ovals in the southern areas of the precinct.



Buildings, structures and fencing in the park precinct. This illustrates the amount of fencing along Dandenong Creek and also surrounding the sports club areas. The northern park is clearly cluttered by buildings and dominates the parkland space.

ACTIVE RECREATION SPACES & BUILT FORM

The Dandenong Park South and Thomas P Carroll Reserve precincts are active leisure and recreation zones primarily focused on football and cricket. Shepley Oval is listed in Council's Leisure Strategy as the City's premier Australian Rules football and cricket venue. This facility is the home of the Dandenong Southern Stingrays (football) and the Buckley Ridges Cricket Club amongst others.

The analysis of these spaces show that there is a considerable amount of structured and built recreation and community facilities in the northern part of the precinct. This is the closest green space to the city yet is also the smallest section of the park, placing further pressure on its use.

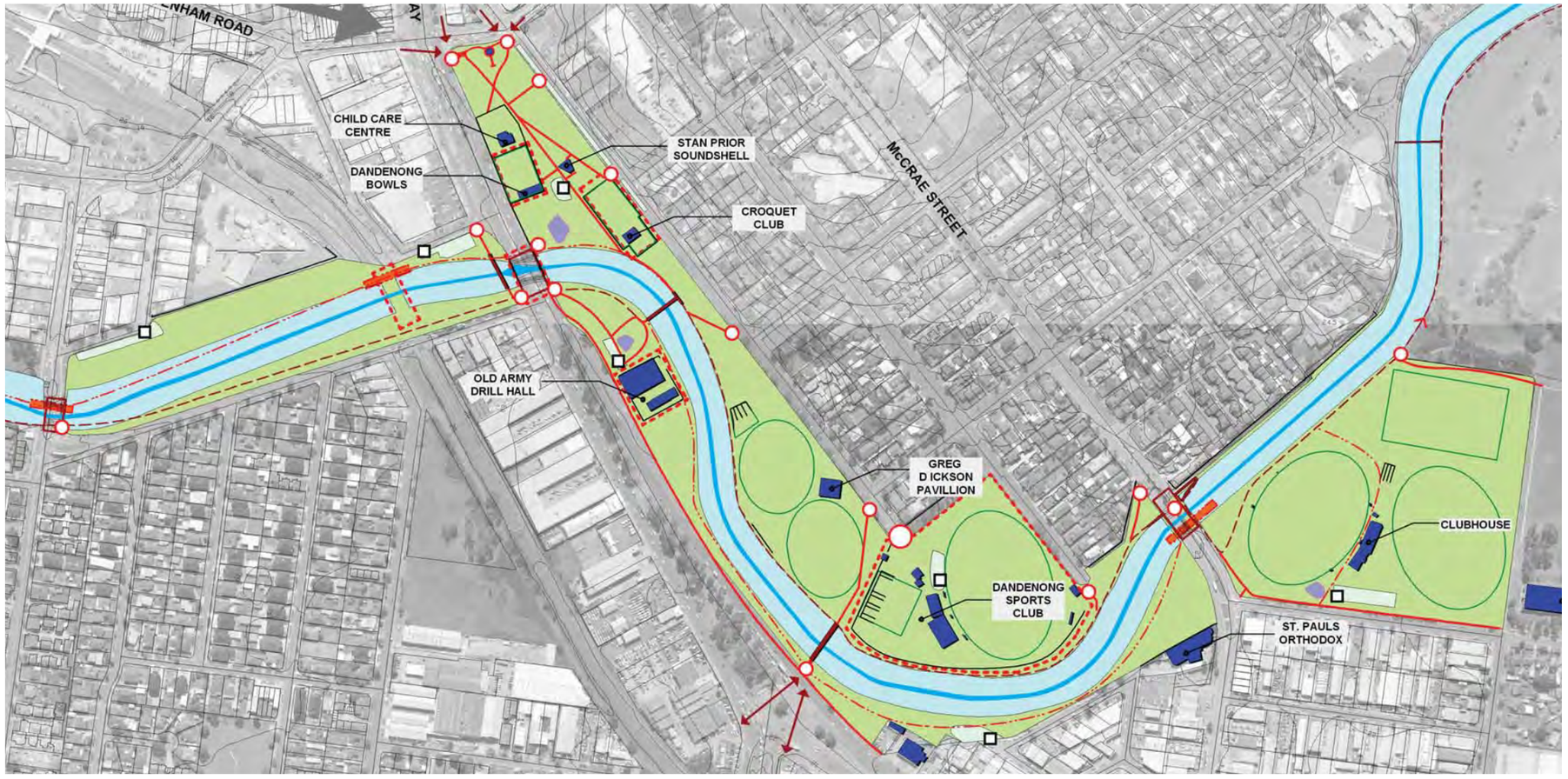
There is a current imbalance, particularly in northern Dandenong Park, where open green space for the city is critical to balance the 'revitalisation' of the city, but where it is also dominated and segmented by buildings and fences. There is opportunity to relocate these facilities (Kindergarten, Bowls and Croquet) into either other areas within the Parklands or other appropriate external locations.

The other main active recreation spaces are along Pultney Street and in the Thomas P Carroll Reserve. These spaces will continue to provide quality sporting grounds. There is an opportunity to provide additional sport facilities at the northern zone within the Thomas P Carroll Reserve.

Shepley Oval. Important regional sporting asset, that could be opened up more to the community and integrated into the broader parklands.

Shepley Oval Pavilion. This pavilion is an important sport and cultural facility. Any improvements and extensions will require universal access and should also interact positively with the parklands and not create an unfriendly southern side to the parklands and Creek.

Thomas P Carroll Reserve. The reserve has capacity for increased recreational use in the northern area, but also requires additional tree planting and path connections.



CIRCULATION

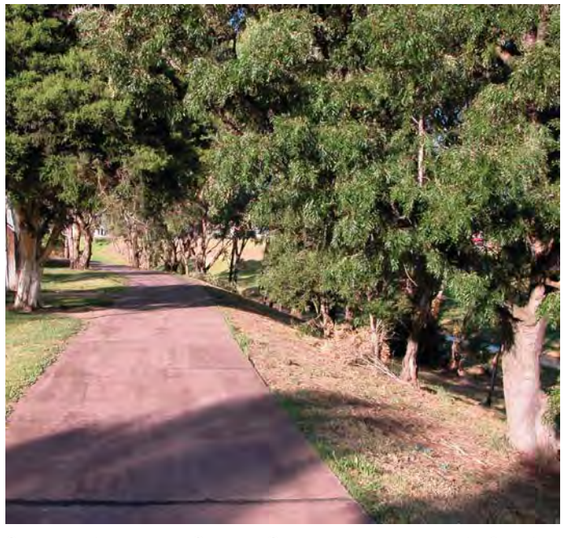
The Dandenong Park precinct is primarily a series of parks, with the Dandenong Creek and shared pathway the main connecting circulation and a series of pedestrian and vehicular bridges cross the creek.

The path systems throughout are eclectic and run down and require significant refurbishment to bring them to current standard. The shared pathway has inconsistent widths and materials and restricted through access across the main roads.

LEGEND

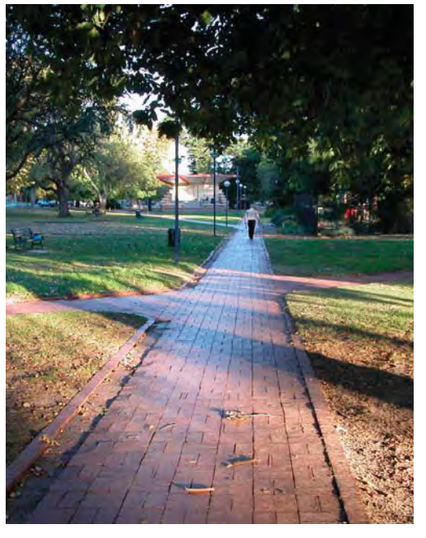
- Park boundary
- Car Parking
- Playgrounds
- Pedestrian access points
- Park access through car parks
- Urban floodway including Dandenong Creek
- Existing buildings
- Shared path/bike link
- Pedestrian paths

Gravel path near Balmoral Avenue requires some maintenance works and well located seating.



Shared pathway near Shepley Oval requires widening to 3 metres to conform with Australian standards and provide a high quality bike path along Dandenong Creek.

Concrete path from Princes Highway to Pultney Street. This is an example of the narrowness and low surface quality of many paths throughout the parklands.



Brick path through northern parkland. Brick paths are difficult to maintain and should be resurfaced and widened.

Gravel shared pathway at Woodcock Reserve. Potential to pave this path and form part of bike network.

Dandenong Creek

DANDENONG CREEK

The Dandenong Creek is one of the major waterways for south-eastern Melbourne. While this creek forms the backbone to this precinct it also is somewhat separated from the activities and character of the adjacent parklands. This has occurred primarily because of its engineered form and fencing. The Dandenong Creek performs a significant drainage function for the region and has been known to flood extensively.

The creek's engineered form was a traditional response by waterway authorities to controlling floodwaters and natural drainage. Catchment/flood management techniques of the 21st Century now support more naturalistic waterway systems and a more holistic attitude to waterways. This does not mean though, that wholesale redevelopment of concreted waterways will occur, as some of this hydrological engineering is important for flood management and the the cost of reconfiguration can be prohibitive.

There are possibilities to alter some aspects of the creek floor and for more indigenous planting along its banks to create a more 'naturalistic" character.

Constraints on Dandenong Creek modification are that they must:

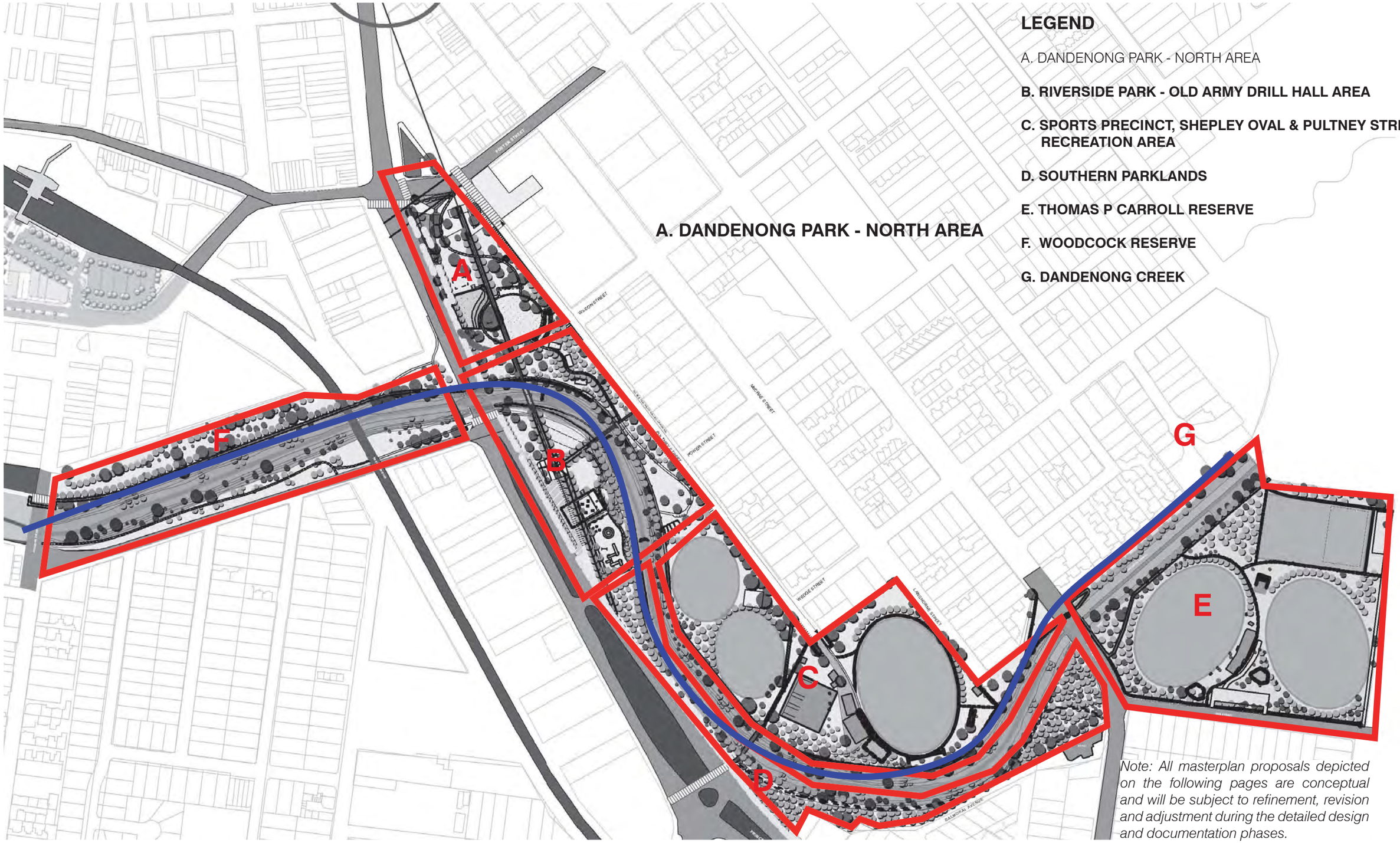
- Meet Melbourne Water standards and requirements.
- Obtain approval from Melbourne Water.
- Must not impede the designated capacity of the creek.

Dandenong Creek in flood, 1934

There are considerable lengths of standard wire mesh fencing along north side of creek. Fencing which is not required for safety reasons should be removed to improve visual and physical connection to the Creek.

Looking along Dandenong Creek to McCrae Street Bridge, illustrating the traditional concrete channelling of the Dandenong Creek. This area can be modified within defined hydrological constraints to create a more "natural" looking creek valley.

Looking towards the pedestrian and traffic Princes Highway bridge. There is adequate distance between the standard water levels and the bridge to have a pedestrian underpass established. This would improve access along the Creek. Any underpasses would require approval from Melbourne Water and alternative flood access routes provided.



A. DANDENONG PARK - NORTH AREA

LEGEND

A. DANDENONG PARK - NORTH AREA

B. RIVERSIDE PARK - OLD ARMY DRILL HALL AREA

C. SPORTS PRECINCT, SHEPLEY OVAL & PULTNEY STREET RECREATION AREA

D. SOUTHERN PARKLANDS

E. THOMAS P CARROLL RESERVE

F. WOODCOCK RESERVE

G. DANDENONG CREEK

Note: All masterplan proposals depicted on the following pages are conceptual and will be subject to refinement, revision and adjustment during the detailed design and documentation phases.

Master plan areas not to scale

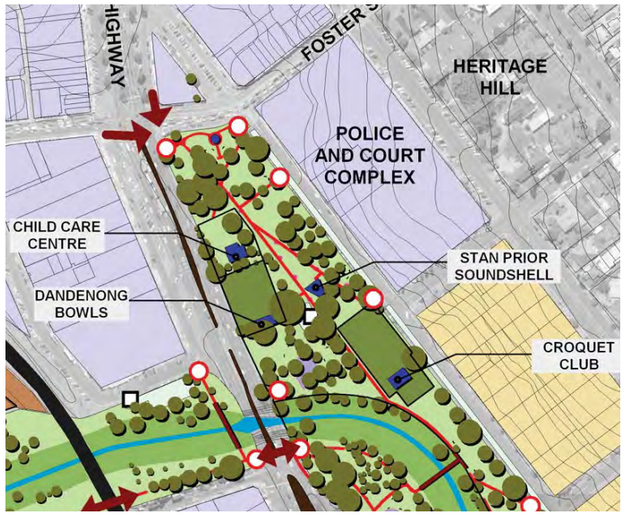
Master plan actions not to scale

Note: refer to enlarged and annotated A1 masterplan as attachment to this report.

LEGEND

- Existing tree
- Proposed exotic tree
- Proposed indigenous/ native tree
- Proposed large indigenous/ native feature tree
- Proposed 3m pedestrian path
- Existing 3m pedestrian path to be retained
- Proposed 1.8m shared path
- Existing 1.8m shared path to be retained
- Proposed path and decking/ bridge
- Proposed narrative path
- Service roads and car parks
- Hard paved area
- Existing pedestrian crossing
- Proposed pedestrian crossing
- Existing pedestrian bridge
- Railway line
- Oval and/ or playground
- Woodland clearing / BBQ space
- Existing buildings retained
- Proposed buildings works
- Existing fence removed
- Existing fence Retained / modified
- Earthworks in cut
- Proposed memorial location
- "Ha-ha" Wall: Swale Retained wall and slope
- Proposed "Ha-ha" Wall
- Proposed goal net
- Potential toilet location
- Signage

Existing conditions not to scale



Historic wooden bandstand.

SITE ANALYSIS

Dandenong Park is separated from the city centre by Foster Street, a street which is continuing to be a major traffic route through Dandenong. Foster Street and Princes Highway edge this part of the parklands, creating considerable physical and psychological distance between the city and the park

This character area forms the heart of the parklands. Dominated by flat lawns that are bisected by pedestrian pathways and mature exotic trees, it most resembles a typical park from the Victorian era. It once had a wooden bandstand close to where the Stan Prior Sound Shell is now located.

In addition to Shepley Oval, facilities include the Dandenong Croquet Club, established in the 1930's; and the Dandenong Lawn Bowls Club, established in 1882.

Other points of note include the following:

- There once was historical fences and gates on the northeast corner.
- The park is divided by three fenced off areas; a Childcare centre fronting Lonsdale Street, the Dandenong Bowling Club also fronting Lonsdale Street and a Croquet Club fronting Pultney Street.
- The Bowls Club and Croquet Club form a 'choke point' at the southern end of this area which narrows views and constrains movement to and from the southern areas.
- The eastern edge experience is affected by the loud traffic of Princes Highway.
- The northern edge also experiences loud traffic noise from Foster Street, with limited views to the town centre including glimpses of the Town Hall. It is visually dominated by a local landmark – the Rotary Wheel.
- The western edge opens on to a quiet residential street with only a deep gutter forming a border.
- Also notable is an open drain that crossed the park from north-east to south-west is now underneath the park.

Master plan actions not to scale

MAIN ACTIONS

1. Central Axis, a new wide path to improve the visual and physical link to Dandenong central.
2. Potential future realignment of Foster Street creates additional public open space area to north.
3. Potential pedestrian crossing over Foster Street (requires approval from VicRoads).
4. Opportunities for floral displays/highlight planting.
5. Potential to pave Pultney Street to create a shared surface for pedestrians and vehicles and/or close Pultney Street.
6. Narrative Path: a meandering route that provides a greater variety of landscape experience.
7. Ha-Ha Wall Gateway to continue the full length of the park edge, to be combined with existing vegetation.
8. Proposal to relocate kindergarten to alternative site and return space to open parkland.
9. Sound Mound: viewing listening mound and noise reduction mound.
10. Possible site for Rotary Waterwheel relocation with new landscape setting.
11. Increased tree planting along Pultney Street to improve tree edge to park and frame the Sound Garden.
12. New sound stage/performance area. Paved/gravel area with infrastructure to house temporary stage structure.
13. Outdoor performance and entertainment space: Crowd capacity approximately 3000 people with additional space in surrounding lawns and mound.
14. Proposal to relocate Bowls Club to alternative site.
15. Noise attenuation wall for sound garden (with removable noise panels).
16. Urban Plaza, to link the city centre with the park.
17. Mature existing significant trees integrated into soft or hard paved surface so not to harm their health and growth.
18. Multipurpose woodland clearings/picnic spaces nearer Dandenong Creek.

T. Potential public toilet location

RECOMMENDATIONS

The northern section of the park is the key linking element between the City and the Parklands and Dandenong Creek. The proposed design protects its historical heritage and draws this into a 21st century design, tailored to facilitate urban social interaction and physical engagement with Dandenong Creek. This area earmarked for the most intensive transformation and is contained within the VicUrban declared area for central Dandenong.

Main Concepts include:

City Park

An Urban Plaza at the northern tip creating a strong link between the city and the park and a space for more intense use and activity.

Traditional Park

A removal of built structures to return the park to a more traditional character, with ongoing tree management to protect, retains and replace significant trees.

Sound Garden

The Sound Garden including terracing and mounding to create an environment for an outdoor entertainment facility. This sound garden is a flexible space which would be designed to encourage activity and use outside event times. The entertainment facility could be a flexible space in which temporary staging can be installed. Its use would be linked to the operation of the Drum Theatre and other large community outdoor events; for example Carols by Candlelight.

Central Axis (connecting them all)

A wide ceremonial axial path unifying the northern section of the park and linking across the Dandenong Creek to the southern Parks. This creek crossing would be a significant gesture for the park.

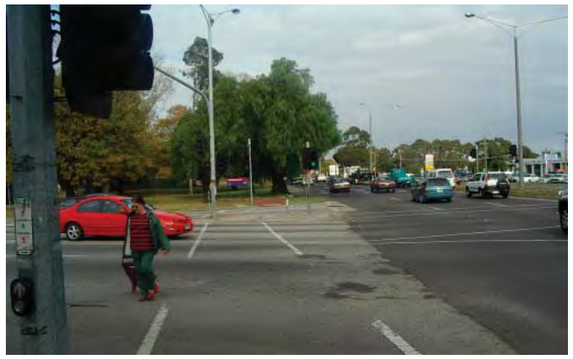
Ha-Ha Gateway

The creation of a Ha-Ha Wall system along the entire western edge of the park, reducing road noise and giving the park a strong address as well as forming a significant gateway landmark for the city

Vegetation Strategy

A tree management and maintenance strategy is required for the significant exotic and indigenous trees in this part of the parklands. As part of the master plan an initial assessment to assess was undertaken to review which trees where significant and needed to be protected and enhanced and others which needed to be removed for safety and health reasons. The master plan also recommends additional tree planting to unify the park.

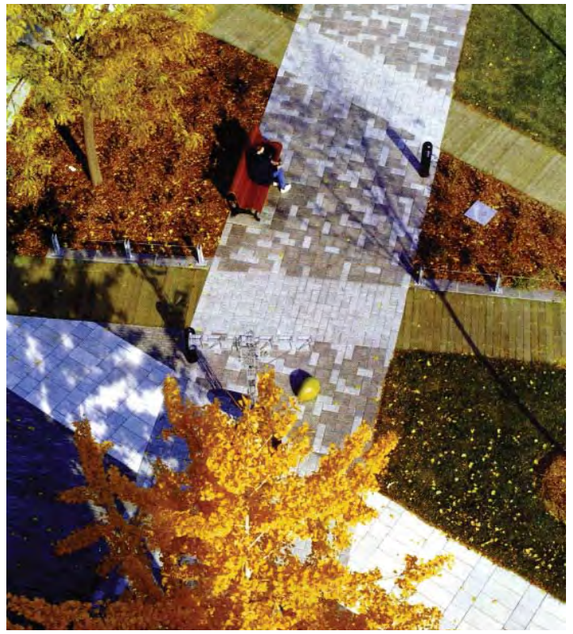
Existing Condition



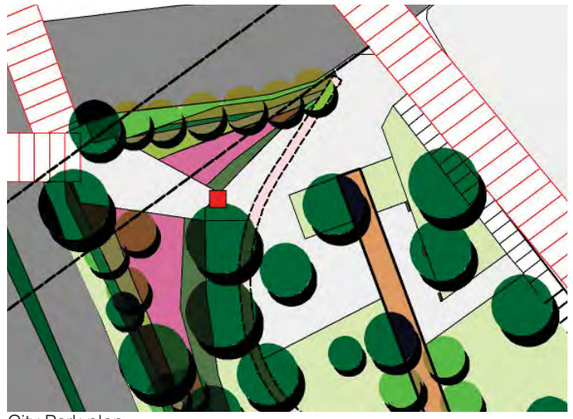
Existing northern corner of park, Foster and Princes Highway corner.

Indicative Images of Proposed Design

Furniture used to structure space.



Integration of existing trees into paved surface.



City Park plan

A place to meet, gather and socialise.

The City Park will be an Urban Plaza at the northern tip of the park, providing an interface between the hard treatments of the City and the soft treatments of the parkland.

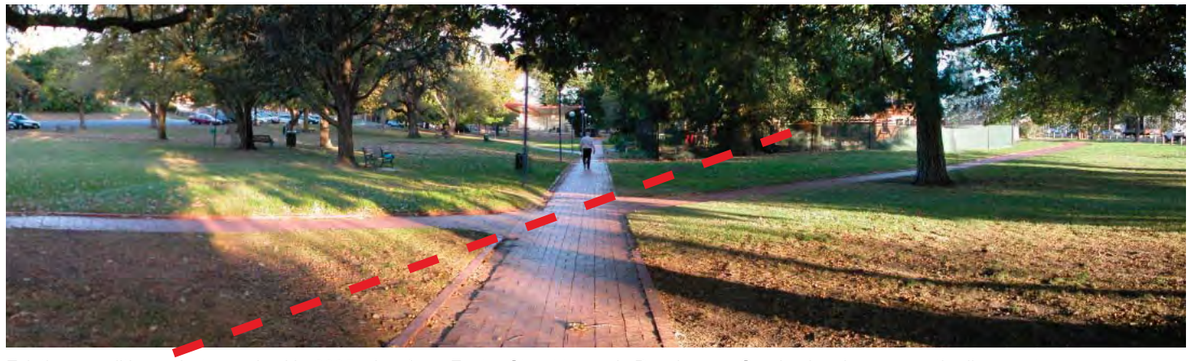
This area is proposed to become a formal plaza that offers an urban park experience - a place to sit, eat lunch, possibly housing small stalls and events close to the city centre. The plaza is the front door of the park, and will support round-the-clock activity promoting a sense of safety and popularity in the park to attract more visitors.

There is a great urban design potential of connecting the park to the northern triangle land parcel. This parcel of land has been identified through many *Transit City* and *Revitalising Central Dandenong* studies as having potential for major change. Drawing the park or at least a 'green character' closer to the centre of Dandenong, would be a key ambition.

Design Guidelines:

- Wide, safe and attractive pedestrian crossings.
- A visually graphic and contemporary horticulture display to edge of park.
- Integration of the display garden and park edge with Ha-Ha Gateway.
- A mix of paving systems to provide hard surfaces for multiple use and to protect existing mature trees.
- Park furniture to provide amenity for park users and which help structure events such as markets, ceremonies etc.

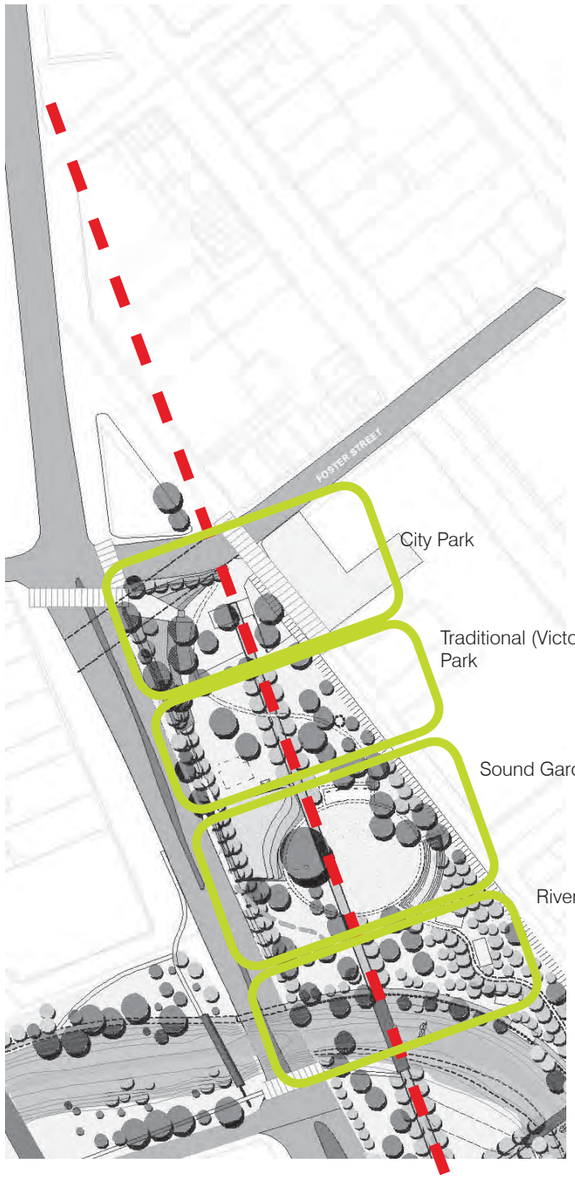
CENTRAL AXIS



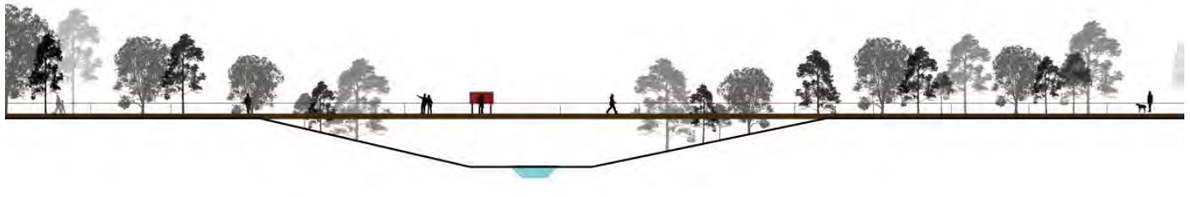
Existing conditions photographed in 2005, view from Foster Street towards Dandenong Creek, showing new path alignment.

Indicative image of the proposed wide and flat central axis path and lighting (University of NSW campus).

Indicative sketch of the central axis path passing through the Sound Garden.



Central axis is aligned between the Town Hall, Foster Street and Dandenong Creek.



Indicative cross section of the central axis passing over Dandenong Creek.

The Central Axis is a strong avenue that visually and physically connects central Dandenong with the Park, through to Dandenong Creek and the southern parklands. This element is an important concept to reactivate the park and provide a way of harnessing and connecting to the "Revitalising Dandenong" objectives.

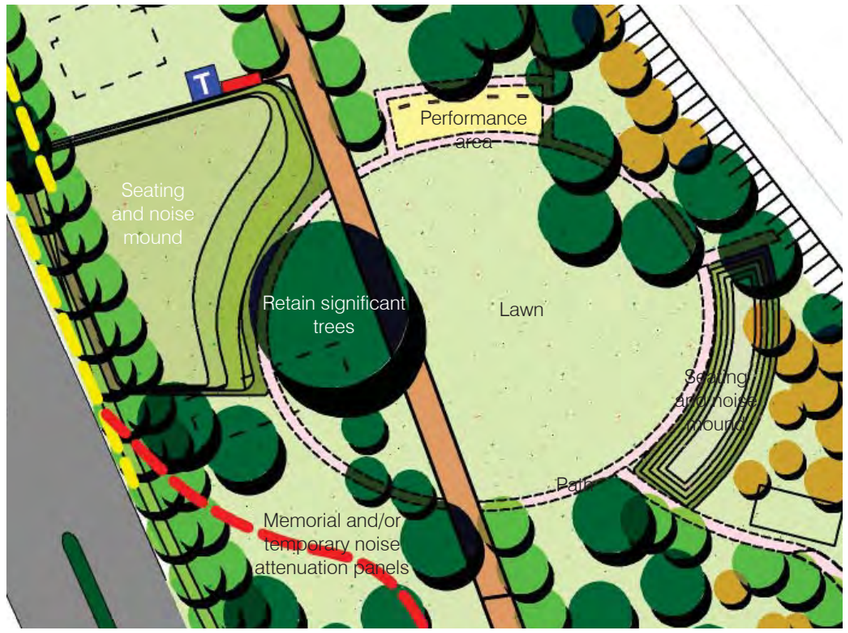
The path helps to unify the parkland and has been designed to align with the Town Hall tower referencing the historic and contemporary connection to the Town Hall and surrounding Arts precinct

Design Guidelines:

- 4 metre wide path
- Hard paved (preferably exposed aggregate concrete or large scale quality pavers)
- Thin, pedestrian scale lights on one or both sides (depending on design and luminosity)
- Seats, bins and other park furniture to be located along its length, but not within major open grassed areas.
- Additional exotic tree avenue tree planting
- Additional eucalyptus trees to form the avenue when closer to Dandenong Creek and to blend with existing mature eucalyptus trees.

Existing Condition

Stan Prior Sound Shell.



Sound Garden incorporates existing significant trees, seating and sound mound along Princes Highway, a rounded open grassed space for events and a smaller formal zone to the north, which functions as the base for a temporary stage. This stage is placed at an angle to reduce sun glare to performers and direct sound south, away from residents to the east.

The Sound Garden is best described as a new central outdoor gathering space for the citizens of Dandenong. This place will provide a complementary function to the Drum Theatre and other cultural facilities in central Dandenong. The sound garden is envisaged to revitalise the existing function of the Stan Prior Sound Shell, with a larger seating and standing space offering a more contemporary and flexible stage.

The sound garden would be formed from an existing open area and increased through the removal of the existing facilities. Mounding would be created to both reduce noise from Princes Highway and provide a natural amphitheatre atmosphere. This would include a paved zone to house the infrastructure for temporary staging. The existing grand trees are incorporated into this design.

Community and council consultation indicated that there was no strongly identified need for a permanent and enlarged sound shell stage and building. Instead, a need and desire for a significant community outdoor performance space for Dandenong City was identified.

When not being utilised for performances, the Sound Garden will be a place for passive enjoyment and relaxation.

Indicative Images of Proposed Design and use of Performance area

Illustrative sketches of potential new temporary sound shell base, with service infrastructure for performances.

Stan Prior Sound Shell

The Stan Prior Sound Shell structure is aged and requires extensive repair and modifications to function fully. Though offering cultural and historical value, the change of the space into a more contemporary design will ensure that future events can be housed appropriately and efficiently in the Park.

The removal of the Stan Prior building will require additional approval from council.

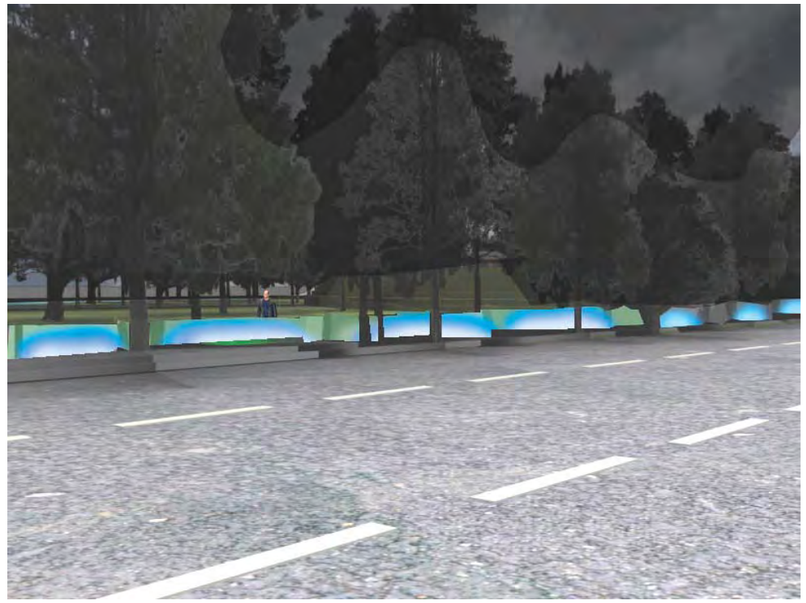
New Performance Area

The proposed temporary stage and lightweight roof could be hired or bought and erected when needed. This would reduce the extent of buildings in the park and creating a highly flexible and useful outdoor gathering and performance zone. It would also be a cost effective solution for improving the outdoor performance space. The stage and roof structure could also be utilised by Council at other key park sites across the city. This would further enhance the cost effectiveness of this solution.

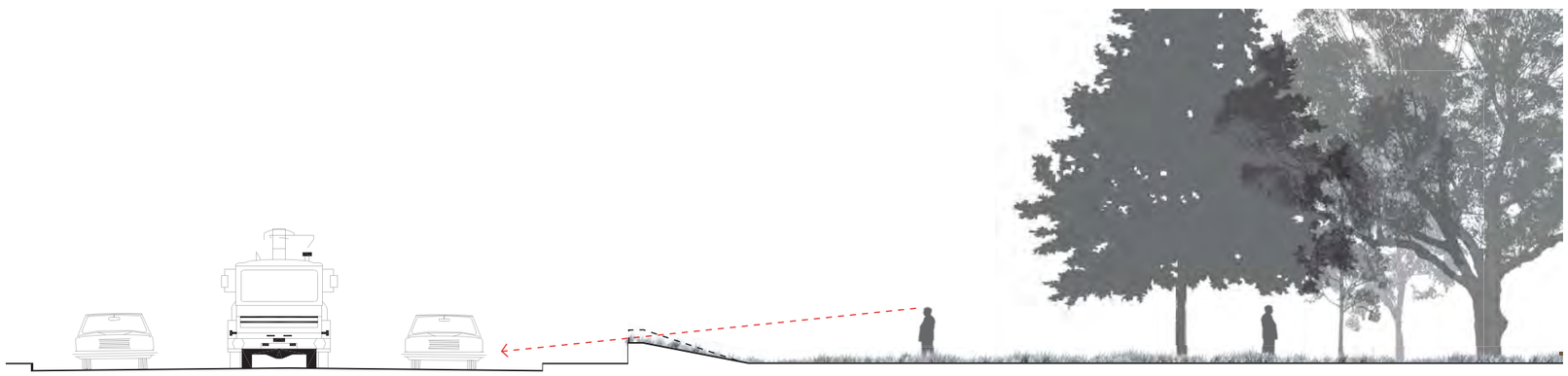
Existing Condition

Indicative Images of Proposed Design

Day illustration of Ha-Ha Wall from Princes Highway.



Night illustration of Ha-Ha Wall.



Proposed location of Ha-Ha Wall on Princes Highway.

THE VISION

The Princes Highway edge of the park is a significant gateway to Dandenong City. (Refer to Central Dandenong Gateway Strategy, 2006)

The Dandenong Park edge along Princes Highway is an under-utilised and under-visited park space because of its narrowness and proximity to the busy main road. This long strip of land, approximately 950 metres long, has the potential to perform two major objectives in this area:

1. To provide an improved amenity for park users
2. To provide a gateway experience to the broader public.

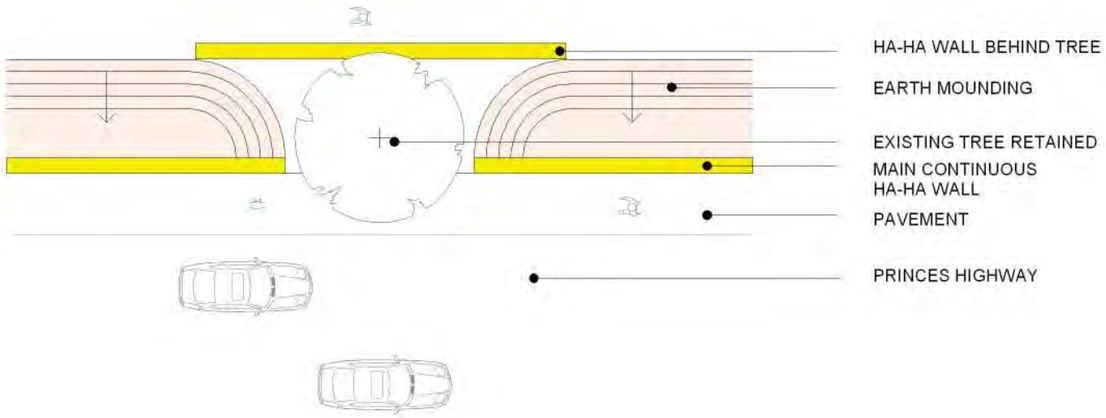
The park edge provides an excellent opportunity for an extensive horizontal gateway. Such a gateway form, if expressed as a landform or type of wall, would achieve multiple objectives: being two-sided, it would improve the experience in the park, on the road, and for all passing pedestrians. Being of considerable scale and presence it would be a landmark, a placemaking gateway as well as a transition point gateway.

The proposed Ha-Ha Gateway will run the entire length of the park's Princes Highway edge, incorporating existing trees and elements. It will work during the day as a strong linear element and also at night, contributing to the city's nightscape.

Objectives

- Reduces the effect of traffic noise in the park environment.
- Reduces the visual effect of the highway from the park.
- Does not require a large physical barrier that could provide a hiding place or concealment opportunity.
- Provides an excellent opportunity to create an obvious park edge and address the highway and the city.
- Must incorporate all significant trees.
- Must be low enough to provide views into and out of the park for safety.
- Can be implemented in stages across the length of the park.
- Be a strong graphic element, literally highlighting the Park to passer-by's.
- Be designed collaboratively between landscape architects and artists.

HA-HA GATEWAY

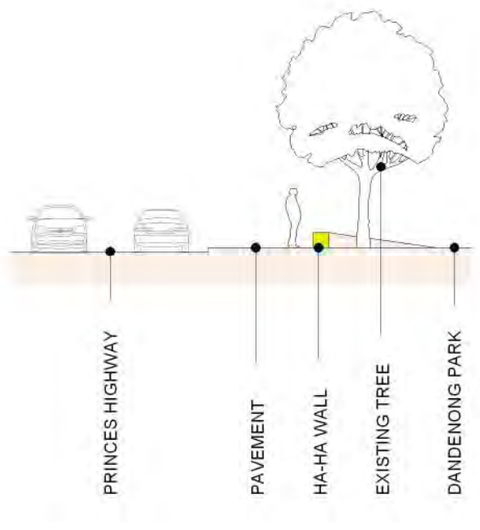


1. Diagrammatic plan of typical Ha-Ha Wall length.

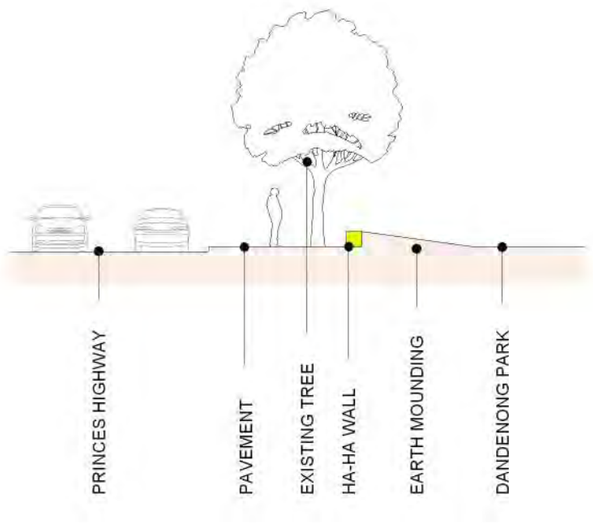
Design Guidelines

(see also Central Dandenong Gateways Strategy 2006, for further design guidelines)

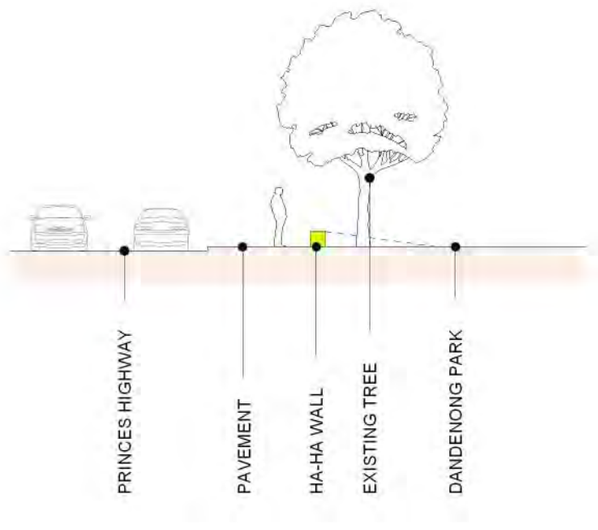
- A low wall (around 500mm high) combined with earthform or other material.
- A physical non-continuous wall that negotiates existing trees, looks like and is experienced as a continuous wall.
- Consistent wall palette or material along its length.
- The walls to be surfaces with a graphic or surface texture.
- Incorporates night-time feature lighting.
- Requires detailed design development and arboriculture assessment of the trees.
- Will include pedestrian access points along its length as necessary.



2. Diagrammatic section of typical Ha-Ha Wall with deck behind.



3. Diagrammatic section of typical Ha-Ha Wall with mounding behind.



4. Diagrammatic section of typical Ha-Ha Wall without mounding behind.

Existing Conditions
Not to scale

Old Army Drill Hall

SITE ANALYSIS

Riverside Park is a proposed area which includes parkland along the Dandenong Creek, the Rotary Park adjacent to Princes Highway, the Old Army Drill Hall owned by council.

The western area is highly under-utilised, because of its proximity to Princes Highway and its lack of openness and park like quality. While it could conceivably be linked to areas of the park to the north, south and west it is blocked by unmaintained vegetation, buildings, Dandenong Creek and other obstructed view lines.

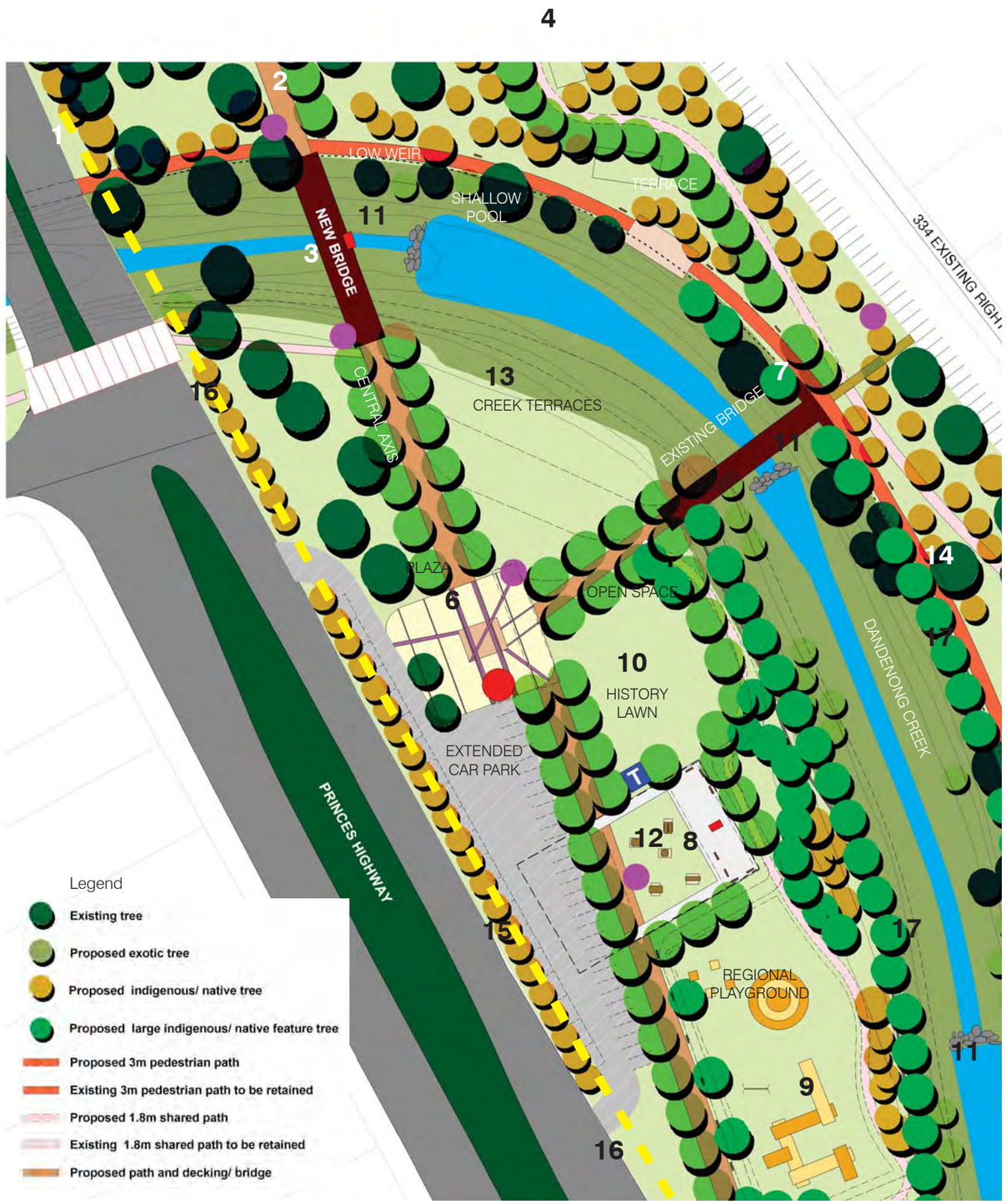
The eastern zone is more a traditional park character, with a mix of indigenous vegetation with a strip of mature Elms and Oaks along Pultney Street. The area is sheltered from the traffic to the west and is noticeably quiet.

West Side
Relevant points about this area includes:

- It is bordered to the west by the very loud noise and activity of Princes Highway.
- It is bordered to the north and east by vegetation and the Dandenong Creek.
- It is bordered to the south by the large and currently unused Old Army Drill Hall area
- It includes a car park constructed of old bluestone flagstones and a children's playground.
- The vegetation types differ markedly in this area compared to the northern section.
- Some indigenous vegetation has been planted on mounds and several benches exist, however this area does not offer attractive park characteristics and is not maintained to the same level as the northern area.

East Side

- The western edge blends into the steep, grassed embankment of the Dandenong Creek, despite the separation of a low fence at this point.
- The sense of shelter, isolation and relative quietness is heightened by the three-sided enclosure of creek to the west, croquet club to the north and the cricket nets to the south.



Master plan actions not to scale.

Main Actions

1. New shared pathway/regional bike path underpass - under Princes Highway.
2. Meeting point of regional bike path and Central Axis.
3. Proposed wide timber decked bridge.
4. Open Woodland with picnic facilities.
5. Proposal to relocate Croquet Club to alternative location to create more open space.
6. Plaza. Potential space for public art.
7. Existing bridge to be refurbished.
8. Old Army Drill Hall footprint.
9. Regional all ages and all abilities playground.
10. Ground level of existing rotary Park lowered by 1.2 metres. This helps reduce noise levels from Princes Highway, creates closer access to Creek and provides additional safety for the Playground.
11. Opportunity to create natural character creek, for example introduction of small weirs, rock falls and indigenous planting, feasibility to be investigated with Melbourne Water.
12. Lawn space with historical artefacts - renovated for safe public use and enjoyment
13. Creek Terraces, grassed terraces leading down to water pool.
14. Existing fence to be removed when not required as a safety barrier to flood waters and drain outlets.
15. Amended and extended car park with additional car spaces.
16. Extend the Ha-Ha Gateway along the edge of the Park.
17. Large scale indigenous tree line to mark the creek.

T. Toilet potential relocation

RECOMMENDATIONS

Riverside Park is a new attraction and hub for Dandenong. This concept transforms the current area south of Dandenong Creek and adjacent to Princes Highway into a highly usable, visible and cultural space for the community. It is at a premier location, at the junction of the Dandenong Creek and Princes Highway. It will combine cultural outdoor places, heritage interpretation and regional play.

Removal of the Old Army Drill Hall and the return of this area to public space would allow for:

- Greater open space within the parkland,
- Better visual access and connection to the creek and to the other sections of the parklands,
- Significantly improve the physical access in the park,
- An increase public safety by reducing opportunities for concealment, and
- An increase in car parking capacity.

Main Concepts include:

Bridge

A new wide bridge that extends the Central Axis from north to south. The design of which could potentially another landmark for Dandenong and the Park.

Creek Terraces

Regraded creek bank to create a natural type amphitheatre, which allows greater visual and physical access to the Dandenong Creek.

Plaza

At the junction of the Main axis, exiting bridge path and the new Riverdale Park entrance. This plaza could also include public art.

History Lawn

Celebrate the history of the Drill Hall and landscape by using elements of the footprint of the hall as the bones for an interpretation and historical outdoor interpretation space. This space would include signage and picnic facilities.

Regional Playground

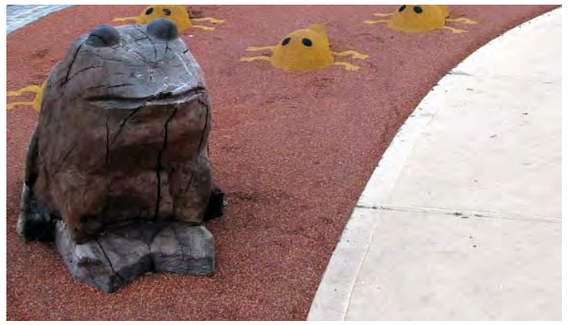
A new regional “cultural” playground that is based on the site’s natural, indigenous and European history. The playground would be protected from the road and noise by embankments and low fencing.

Car Park

The existing car park will be extended to provide more spaces and easy access to Playground.

Existing Playgrounds

Indicative Images of Proposed Design



Natural heritage theme play elements.

Access for all swing at Artplay, Federation Square.

Docklands playground.

Artplay, Federation Square.

The current playground facilities within the precinct are dispersed, quite old and require refurbishment or removal. The current playground within Riverside Park is quite small and does not provide an engaging play environment.
A new regional scaled playground (all-abilities and all-ages) would be both an attraction for the Parklands and also central Dandenong. This location is a highly visible and accessible site. The site also offers adjacency to the Dandenong Creek and historic Old Drill Hall, forming a significant natural and historic environment.

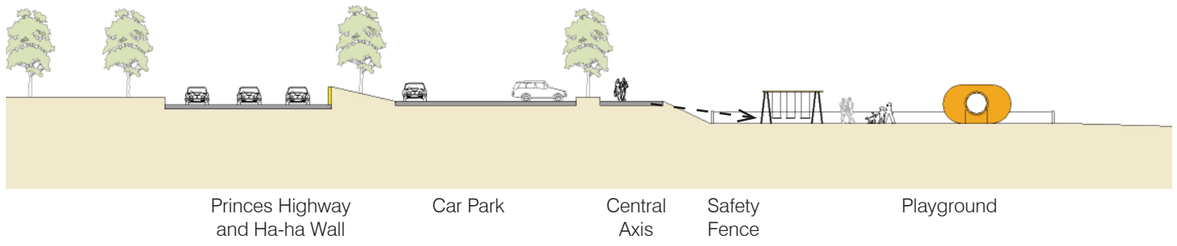
The adventure playground site should take advantage of the Dandenong Creek side topography, and be designed with the themes of :

Natural Heritage: Water, the Dandenong Creek and its history.
Ingenious Heritage: Aboriginal ownership of the land and Dreamtime stories.
European Heritage: Interpretation of the Old Army Drill Hall and its use.

Benefits to the parkland and the community include:

- Car parking can be extended in this zone to provide safe and close proximity to playground.
- Some of the car parking can potentially overlook the playground.
- The playground can be seen from Princes Highway and Pultney Street.
- It can both advertise the park as well as attract more visitors to the park.
- The playground can be made safe through appropriate fencing, lighting and earthworks.

Indicative cross section through Playground



Existing Conditions
not to scale

SITE ANALYSIS

The Sports Precinct is relatively open and includes the fenced-off Shepley Oval, cricket nets and pavilion as well as two smaller ovals and cricket nets to the north. To the far north is the Sporting Heroes Walk.

Shepley Oval is the centrepiece of Dandenong Park's sports facilities and has its own historical significance within the City. In 1874 the Dandenong Football Club and Cricket Clubs were established. The site now plays an important role as the City's premier elite sports venue, with the Dandenong Cricket Club (VCA) and the Dandenong Stingrays Football Club (TAC Cup) calling Shepley Oval their home.

Characteristic landscape elements include:

- A sheltered and quiet area interfacing with residential streets.
- A mix of indigenous vegetation and a strip of mature Elms and Oaks along Pultney Street fill the areas along the periphery of the oval.
- Of note is the aboriginal scar tree near the northern cricket nets.
- The length of Dandenong Creek along the southern edge does not interface strongly with this area due to extensive fencing.

Dandenong Sports Club Pavilion

Shepley Oval Historic Gates

MAIN ACTIONS

1. Improvement and extension of Shepley Oval facilities with potential broader community use.
2. Existing fencing around oval removed and replaced with low posts and pipe
3. Refurbishment of current scoreboard.
4. Proposed goal net to stop balls.
5. Continue to maintain sports ovals to appropriate level.
6. Refurbishment of the Greg Dickson Pavilion
7. Upgrade shared pathway to 3.5 metres wide and new surface.
8. Existing cricket practice nets to be relocated and scar tree to be protected.
9. Replace existing narrow path with new wider (minimum 1.8 metres) concrete path with new park furniture.
10. New tree line to mark oval edge and provide shade and amenity.
11. New pedestrian path with seating around oval.

Master plan actions not to scale

RECOMMENDATIONS

This Sports precinct is one of the premier sporting facilities in the municipality. This value needs to be maintained, in particular through building/pavilion improvements, while also increasing the connectivity between Shepley Oval and the rest of the parklands. This part of the park generally functions quite well and while improvements are desirable, proposals for the area are more subtle and incremental.

Main Concepts include:

Shepley Oval

Allowance for future improvements to Shepley Oval facilities consistent with its status as Greater Dandenong's premier cricket and Australian Rules football venue. Improvement and extension of Shepley Oval facilities with potential broader community use, this may include:

- Indoor cricket/football practice facility.
- Lift for social club rooms.
- Improved club rooms.
- Gym and change facilities upgraded.
- Lighting improvements.
- Tree planting and landscape improvements.
- Investigation of a temporary fence system for chargeable events.
- Electronic scoreboard.
- Rationalised and improved entrance road and car parking.
- Removal of road around oval and replacement with pedestrian path and seating.

Northern Ovals

- Complementary plantings around various ovals.
- Possible relocation of cricket nets (to between ovals) which would lead to a more sensitive treatment of the existing Aboriginal scar tree.
- Refurbishment and possible extensions of the Greg Dickson Pavilion to improve community and sporting club use.

General Improvements

- Rationalisation of fencing (particularly the high fencing) and replacement with lower fencing where possible and in consultation with clubs.
- Additional planting of trees for shade and habitat.
- Path upgrades and replacement of existing park furniture with new standard park furniture.

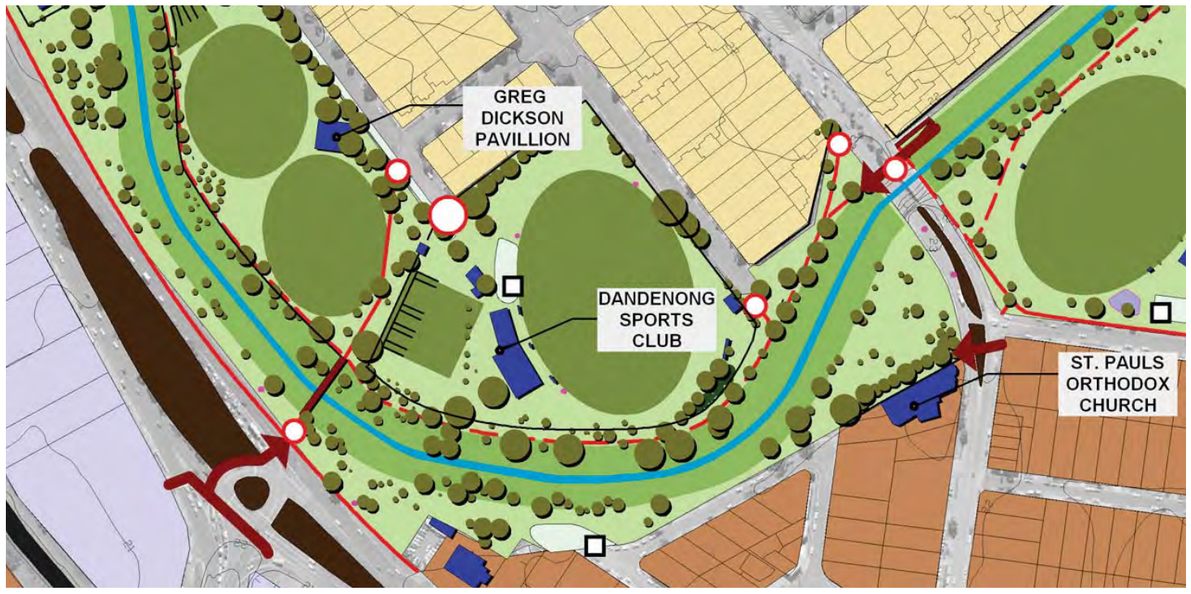
Existing conditions not to scale

SITE ANALYSIS

The southern area between Dandenong Creek, Balmoral Avenue and McCrae Street is the one of the most under-utilised area of the parklands. However it plays a significant role in a continuous open green space along Dandenong Creek

Characteristic landscape elements include:

- Grass and scattered vegetation dominant.
- Scattered indigenous vegetation follows the creek, with several mature eucalypts present.
- No path along the southern edge of Dandenong Creek.
- The area to the south of the creek has no formal paths linking to other sections of the park and fronts the busy traffic of the highway for much of its length.
- There is little vegetation screening of the industrial area to the south from the park.
- Large gravel car park off Balmoral Avenue in parkland.



Looking south west from McCrae Street to industrial precinct.

Master plan actions not to scale

Legend

- Existing tree
- Proposed exotic tree
- Proposed indigenous/ native tree
- Proposed large indigenous/ native feature tree
- Proposed 3m pedestrian path
- Existing 3m pedestrian path to be retained
- Proposed 1.8m shared path
- Existing 1.8m shared path to be retained
- Proposed path and decking/ bridge

RECOMMENDATIONS

Revitalise the southern section through creating an alternative character to the rest of the parklands. Proposed is “woodland” type parkland, where revegetation and additional indigenous planting can occur. This zone can provide some additional habitat, biodiversity and natural backdrop to other areas of the Parklands

MAIN ACTIONS

1. Plant with indigenous species
2. Provide an informal 1.5 metre wide gravel path along southern bank, with seating at intervals.
3. New footpath and Ha-Ha Gateway along Princes Highway
4. New concrete path (minimum 1.8 metres wide) connection between Princes Highway and bridge.
5. Refurbishment or replacement of pedestrian bridge. The design could potentially be another landmark for Dandenong and the Park.
6. Removal of gravel car park from Park.
7. Feature tree planting to edge of Creek to mark its course.

Existing Pedestrian Bridge over Dandenong Creek.

Existing conditions not to scale

SITE ANALYSIS

Thomas P Carroll Reserve is situated to the east of Dandenong Park & Shepley Oval, and is separated from these by McCrae Street. It consists predominantly of sportsfields and associated club facilities, and provides a support role to Shepley Oval.

It has quite an open character that is dominated by two ovals and a recently added northern plot (potentially a soccer oval).

Other relevant points about the Reserve include:

- Dandenong Creek to the northwest, with steep embankments and shared bike/pedestrian path.
- To the east is the Doveton Secondary College (City of Casey).
- To the north are the Keith Wishart Reserve and Dandenong Workers Golf Course (City of Casey).
- To the south is an industrial area.
- Mature indigenous trees are concentrated along the creek embankments, with the rest of the area incorporating new scattered indigenous planting.

Pavilion

Master plan actions not to scale

RECOMMENDATIONS

Thomas P Carroll Reserve is a key local sports and passive recreation ground for the community. It currently has a basic suburban reserve character, however there is potential to improve its amenity and sport facilities. There is land to the north which could be used for an appropriate additional sport or community facility site.

MAIN ACTIONS

1. Potential to develop the currently vacant northern part of the park for new sporting/community facilities.
2. Relocated playground for improved use and supervision.
3. Improve vehicular connection to northern park area.
4. Additional tree planting to enhance oval edges, provide shade and tree character.
5. Additional indigenous planting to creek boundary.
6. New pedestrian paths (1.5 metre minimum width) and associated seating throughout reserve.
7. Creek bank planting improvements such as increased vegetation and formal lines of trees along the tops of the creek banks
8. Upgrade existing path.
9. Upgrade existing car park and signage.

Existing conditions not to scale

SITE ANALYSIS

Woodcock Reserve is a linear parkland along the Dandenong Creek situated to the west of Dandenong Park and separated from it by Princes Highway. To the west of Woodcock Reserve, VicUrban, in partnership with the City of Greater Dandenong is developing the former Dandenong Saleyards into a high quality residential estate, referred to as 'Metro 3175'. This redevelopment will include landscape improvements to the existing creek parkland within the development area. There is an opportunity to ensure that Woodcock Reserve and the entire Dandenong Park Precinct is integrated and linked with the new 'Metro 3175' development.

This is a narrow strip of park separated from the rest of the park by Princes Highway and dominated by Dandenong Creek and steep, grassed embankments.

Characteristic landscape elements include:

- A relatively major road to the south (Webster Street) creates an edge separating residential and commercial blocks.
- The northern side of the Reserve is bounded by a relatively unobtrusive industrial area.
- The shared bike/pedestrian path follows the southern edge and links across Hammond Road to the west (towards the new Metro 3175 development).
- The Cranbourne/Pakenham rail line bisects the area.
- The most spacious part of the area to the north is relatively cut off and provides no rail crossing.
- Vegetation is predominantly native or indigenous.

Looking back to Princes Highway from Hammond Road.

RECOMMENDATIONS

Woodcock Reserve will link the main Dandenong Park with the new residential development Metro 3175. A continuous quality shared pathway along the Dandenong Creek is the main objective which guides development along this area. This ensures a green link from western residential areas into central Dandenong. All works need to align with any VicUrban proposals further west and to provide ease of connection for users to the eastern parklands.

The building of a new shared pathway along the north bank combined with up to three underpasses, at Hammond Street, Railway Line and Princes Highway provide uninhibited access.

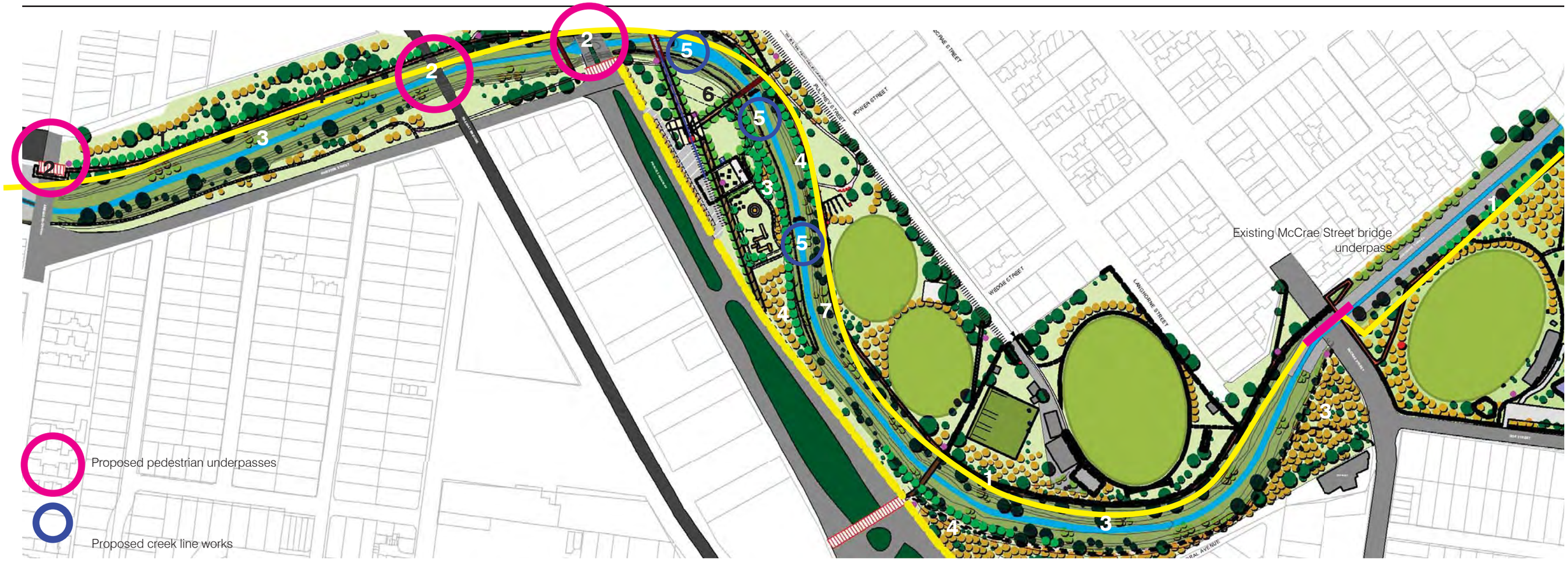
Refer to Dandenong Creek section for further details about the revitalising of Dandenong Creek.

MAIN ACTIONS

1. New shared pathway.
2. Underpasses
3. Formal tree planting along creek.
4. Improved pedestrian path.
5. Refurbishment of existing bridge, the design of which could potentially another landmark for Dandenong and the Park.
6. Some small pockets of angled or parrallel car parking could possibly be recessed into the park along the Webster Street frontage.

Not to scale

Master plan actions
Not to scale



Master plan actions
Not to scale

RECOMMENDATIONS

Dandenong Creek is the most significant waterway that runs through the City of Greater Dandenong. The location of the township of Dandenong was informed to an extent from the junction of the road to Gippsland and the Creek. Here the crossing over the Creek and the swamps beyond was difficult and settlers would attempt to undertake this journey during the day, such that Dandenong became a stopping point. The Dandenong creek swamps were also of great significance to the local aboriginal groups.

The revitalisation of the creek from a utilitarian drain to an engaging and dignified watercourse is paramount to connecting Dandenong to its natural and cultural heritage.

This master plan recommends a series of actions that seek to transform the creek into a more “natural” water body.

Melbourne Water has been consulted on all creek work recommendations and has given in principle support. Any creek works will require detailed analysis and design beyond the scope of this Master Plan and will require Melbourne Water’s approval.

Main Actions

1. Improved shared pathway along Dandenong Creek.
2. New safe pedestrian underpasses at key road and rail barriers.
3. Increased indigenous vegetation planting along its banks such as grassy sedges.
4. Formal lines of tall trees to mark the passage of the creek (to be located at the top of its banks).
5. Establishment of small natural weirs within concrete culvert to replicate a more natural water flow regime and to lift permanent water levels.
6. Re-grading of the corridor bank in key areas to lower the level of adjacent areas to bring people closer to the creek.
7. Removal of creek line fences that are not required for safety reasons to reconnect the creek with the parklands.

Stakeholders and Context
Prior to this Master Plan, GHD - Professional Services conducted a report *Dandenong Creek - Clow Street to Princes Highway, Rehabilitation Investigation* (August, 2004).

The GHD report stated that, 'all opportunities should be taken to improve the environmental qualities of the creek.' The report also suggested opportunities for fish passages to be introduced in the creek corridor.

This current draft master plan has been reviewed by KLM Spatial, Engineers and Melbourne Water representatives including Keiran Croker (Team Leader, Waterway Planning) and Joanne Greenwood (Dandenong Creek Coordinator) to ascertain the viability of the recommendations within. Melbourne Water was consulted in particular about any modifications to the creek floor and banks, pedestrian underpasses and planting.

The opportunity for the creek corridor to be returned to a state that would better foster the re-establishment of significant indigenous flora and fauna was supported. However, rectification of concrete-lined creek corridors is low on Melbourne Water 's funding priority list. Minor alterations of the concrete lining to facilitate improved water quality would be supported or preferenced over complete rectification works.

VicUrban is also undertaking Creek landscape works adjacent to Metro 3175, west of Woodcock Reserve. It is important to ensure that the design and implementation is integrated across both sites and relevant authorities.

Creek Rock Weirs/Fish Passages
One proposal for the Dandenong Creek works is to introduce small rock weirs that also operate as fish passages along its length.

Melbourne Water is currently developing a program to reintroduce fish into the concrete lined creeks, such as Dandenong Creek. As identified in the GHD report, a series of small rock weirs operating as fish passages would be suitable. GHD recommended using a 'pool and riffle structure'. This device acts as a small weir that does not affect the larger flows of water through the corridor. The 'pool and riffle' structures are constructed of local stone boulders and rocks stabilised by cement. Ideally, Melbourne Water would fund the removal of sections of concrete channel, and replace it with rock work.

Melbourne Water would expect that 4-5 (3 have been suggested as part of this Master Plan) such structures could be used in the more prominent parts of the creek corridor through the park such as the stretches between the Princes Highway Bridge and the northern end of the Sports Precinct. This would allow an approximate spacing of 20-40 meters between structures. These areas could then become centres for large clusters of riparian vegetation along the concrete lining. In this way the appearance of the concrete lining and the profile of the larger embankment could be 'softened' and made to appear less engineered.

Indigenous Planting of the Creek Corridor
The gradual changing of the current engineered creek form to a more natural character could be efficiently enhanced through extensive planting of vegetation.

Three main types of planting are proposed:
- Large indigenous tree rows along the top of the banks, to mark the Creek.
- Scattered indigenous trees and grasses on the banks.
- Grasses and sedges along the creek edge.

Any planting within the creek corridor (which is a Melbourne Water easement) would require approval from Melbourne Water. Melbourne Water have indicated that they would be appreciative of planting works within the corridor as long as they do not impinge on its primary drainage and flood retention function and its long term maintenance regime.

Melbourne Water requires that suitable maintenance and access are allowed to the concrete lining of the creek. A cleared unlined path of 2-3 meters running along both sides of the creek, in addition to other paths leading to the creek edge every 10-15 meters would be sufficient to meet these requirements. These clearways could be planted with indigenous grasses. In general it was expected that larger vegetation could be specified along the creek corridor in clusters or copses allowing access between these.

Melbourne Water would require an indicative planting list and cross section diagram of the proposed treatment. Melbourne Water currently requires the planting scheme to follow a habitat zoning structure (derived from the Ecological Vegetation Class and Bioregion) of appropriate species types. This is to be based on the elevation, slope and proximity to the creek.

Planting works could slow the water through increasing friction, however this would not adversely effect the ability of the creek corridor to drain water any differently from how it does now. If anything the slowing of the water could make the corridor a safer place at it would reduce the 'flash flooding' effect currently seen in the corridor.

Siltation
There may be siltation problems associated with these structures, and this will need to be considered.

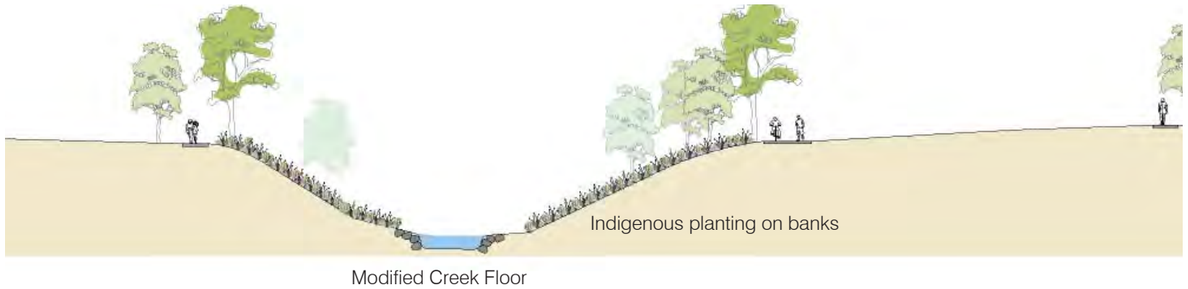
The major challenges potentially facing these rock weir structures and associated planting corridor are the high levels of silt and suspended particles in the creek. The smoother flow of the creek afforded by the concrete lined culvert allows the silt to be carried though the site, if pool and riffle structures were constructed this silt could then gather at these points. The effect of this would possibly annul any favourable effect for the fish and the quality of water.

It is suggested that silt traps at the City of Casey boundary to 'clean' the water flowing into the site. Alternatively each pool and riffle structure could be designed to allow the heavier suspended particles to flow through a side flow channel, or under flow pipe. Such a system would require further investigation.

Further review, investigation and approval from Melbourne Water and hydrologic engineers are pivotal at the next stage of the master plans development


Existing conditions of Dandenong Creek with concrete channel.


Proposed natural creek treatments



Modified Creek Floor
Indicative Creek cross section restoration works

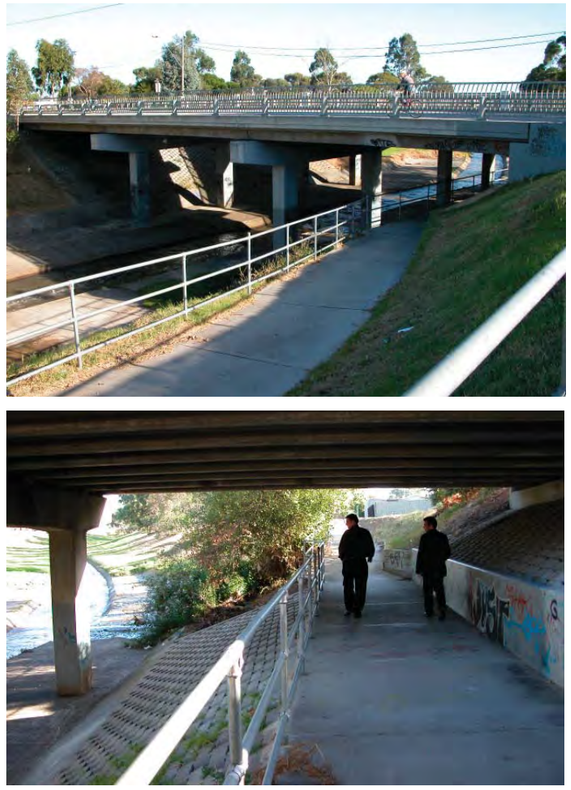
Pedestrian Underpasses
Pedestrian underpasses are proposed under the Princes Highway, the railway and Hammond Street bridges. This would allow a continuous uninterrupted shared pathway link throughout the Dandenong Park precinct and provide an important 'green' pedestrian link between Metro 3174 and Dandenong City.

Pedestrian underpasses would be provided at a higher level creating safe and alternative access routes during flood periods. To further improve safety, access gates could be installed that are triggered at danger points, to redirect pedestrians to alternative routes.

All pedestrian underpasses would require further investigation, design and approval from Melbourne Water, VicTrack, Connex and VicRoads

Melbourne Water requires that the footpath surface would need to be built above the 5-year flood event level, be constructed with handrails and the associated hazards of 'rapid flooding' properly signposted.

Locations
Where possible, within Woodcock Reserve, the main pedestrian and bike paths are to be diverted under the bridges. The McCrae Street Bridge underpass currently works well and could possibly be replicated under the Railway Bridge as the heights and widths are similar. The Hammond Road Bridge has a steeper bank and may not as easily accommodate this. However both locations will need further hydrological investigation to prove their viability.



Existing McCrae Street bridge underpass

Creek Fencing
Creek fencing needs to be rationalised within the parklands. Fencing should only be utilised for safety reasons and not as a default edge to the creek. Fencing in inappropriate areas reduces physical and visual interaction between the creek and adjacent parklands.

Fencing Principles
Appropriate fencing should be concentrated along the creek at known dangerous zones and points. For example, drain outlets, adjacent to playgrounds, flood points etc.

- Fencing should be low scale, minimum height of 900mm and maximum height of 1200mm.
- Fencing should be black wire mesh with timber posts as per Council standards.
- Long lengths of fencing should be softened by low level planting where appropriate.

Regrading the Creek Corridor Embankment
Melbourne Water advised of no serious concerns with proposed regrading and lowering of a section of the creek corridor embankment at the Riverside Park area. The flood bank levy proposed was not seen as necessary to the hydrology of the lower area as this would probably flood in a 25-year event. The levy would be more useful in signalling the presence of a creek corridor than keeping significant floodwater out in the interest of as a public safety.

Flood modelling of all earthwork proposals and the Ha-Ha Wall would need to be undertaken to ensure that the flood reduction and retardation function of the creek is not impeded.

A comment was made regarding the retention of excavated soil on site. Given the nature of the creek flood plain prior to its channelisation there is possibility that the soil may contain contaminates. The large mound proposed for the Sound Garden would then be an ideal location for the excavated soil to be used.

Melbourne Water Approval and Funding
Any works proposed in the creek corridor will require further feasibility, flood modelling and design study and Melbourne Water approval. In the future there may be funding opportunities from Melbourne Water to support the proposed activities.

Potential underpass - Princes Highway

Potential underpass - Railway Line

Potential underpass - Hammond Road

Proposed pedestrianisation of Pultney Street.

Existing car park (capacity approx. 200).

Angle and parallel parking along park boundary.

Potential for indented car parking to provide easier park access.

Existing car park (capacity approx. 40) proposed to extend to 100+ spaces.

Master plan actions
Not to scale

Traffic Management and Car Parking
As part of the master planning process a broad overview of traffic and car parking was undertaken by Aspect Studios and traffic planners Ratio Consultants. The review determined which traffic options were feasible in a technical capacity. All recommendations however require further detailed investigation as part of the next development stage of the master plan and approval from the relevant authorities.

Traffic suggestions at the north of the Park will be resolved as part of the broader "Revitalising Dandenong" project.

Car Parking Capacity
The fact that the Dandenong City is to develop as a Transit City, public transport and strong pedestrian links need to be made a higher priority. The idea of the park accommodating all of the car parking it generates, including weekends and major events, is therefore not feasible. These actions as well as some limited opportunities to provide additional car parking in the park should be adequate to sustain and encourage increased park usage.

The main master plan recommendations to improve vehicular and pedestrian environments are:

1. Improved pedestrian crossing points, primarily across Foster Street and the Princes Highway.
2. Pultney Street closure.
3. Car parking along Pultney Street and near the Drill Hall site.
4. Decentralise car parking and encourage smaller scale car parking bay insertions into the park edge where possible.
5. Car parking spaces can be increased through converting sections of parallel parking to 90 degree parking on the south side of Pultney Street.

Riverside Park
The car parking area near the existing Drill Hall site could be extended further southwards as shown. The existing access lane could also be reduced in size to accommodate more parking if necessary. There are no perceivable negative implications to the traffic flow by increasing the car parking capacity.

This can be seen in more detail under the section B: Master Plan – Riverside Park.

Foster Street Pedestrian Link
As part of the Revitalising Dandenong strategy, VicRoads has designated Foster Street as the second major arterial road in Dandenong. While subordinate to the Princes Highway, it is very important to the local high volume and freight road network. There is a possibility in the future that Foster Street may be realigned. This realignment would have some implications for the northern edge of the park.

One of the largest challenges of the Master Plan is the crossing point at Foster Street. The current location is not ideal and is uninviting for potential park users.

One potential solution is an additional at-grade pedestrian crossing at the end of Pultney Street. Otherwise a substantial improvement to the existing crossing at the Foster Street and Princes Highway intersection is required.

Pedestrianisation of Pultney Street
Modification to Pultney Street between the park and the Law Courts could take two forms:

1. The actual closure of the street end and removal of all through traffic (a more intrusive development), or
2. The paving of the street with a more identifiable pedestrian pavement and other traffic devices to encourage safer and easier pedestrian crossing and slow traffic.

It is preferable to remove traffic all together to provide safe and easy access for pedestrians. Closing a road and redirecting traffic movements can become a difficult exercise. It is potentially more feasible to repave the street and promote and educate people about the shared use of the street by pedestrians and vehicles.

This move is quite logical and would help develop a stronger link between the park and city.

Pultney Street
Line marking all the car parking zone along the western side of Pultney Street will increases number of spaces and its efficiency.

Preliminary Number of Car Parking Spaces
Pultney Street
77 spaces already linemarked
An additional 257 spaces can be line marked.

Riverside Park
Existing Total: 12
Proposed: 69

VEGETATION MANAGEMENT - NORTH AREA

Master plan actions not to scale

Existing Trees

- Existinf tree to be preotected and retained
- Existing tree to be either retained or removed accordin to further to arborist assessment
- Existing tree to be removed

Proposed Trees

- Proposed exotic tree
- Proposed indeigenous/native tree
- Proposed indeigenous/native feature tree

The challenge of the master plan, in the Northern area in particular, is how to plan and design for a park in the long term, whilst still respecting and integrating the character and significant elements of a historic park and mature trees. The design of the northern areas needs to be done in conjunction with a tree management strategy.

Vegetation Strategy

A tree management and maintenance strategy is required for the significant exotic and indigenous trees in the northern part of the parklands. This strategy needs to:

- Undertake a further detailed tree assessment.
- Establish a senescent policy (or replacement policy) for significant vegetation.
- Develop a maintenance strategy.

A review of the mature trees within this northern area of Dandenong Park was undertaken by a consultant arborist (Tree Logic) and Council's arborist.

The arborist and landscape review of existing trees identified trees that should be retained due to:

- Heritage overlay,
- Considerations of age and health,
- Significance to the landscape character and heritage of Dandenong Park,
- Significance of the species to the area.

Trees that could be reasonably transplanted were identified as well as those that should and could be removed because of ill health, safety reasons or because they lacked significant landscape or heritage quality.

Any specific removal and relocation of trees requires additional review by Council as part of the next development stage of the project

This master plan suggests that in the northern area, significant trees are replaced with the same species or similar to retain the character of a mixed tree parkland.

Tree Character Review

The initial draft master plan was utilised to narrow down the tree review to the northern area, as this is where most significant change was being recommended and provided some advice to the tree issues. In particular which trees could be removed and those that where significant and should be protected.

Dandenong Park – Northern Zone
Main recommendations are:

- Retain Quercus sp at North West street edge
- Retain Quercus sp at North West corner
- Prune and retain Cedar at North East corner
- Remove Eucalypt from North East edge

Dandenong Park – Middle Zone
Of the trees proposed to be removed in this section (all on the south edge of the existing kindergarten) it was recommended to retain only the Brachychiton with the possibility to relocate at cost.

Dandenong Park – Proposed Sound Garden Zone
Most if not all mature trees will be retained in the sound garden design, with some removal of insignificant Eucalyptus trees where the central axis joins the Dandenong Creek.

Riverside Park
Of the trees proposed to be removed from this section, the only trees recommended to definitely be retained were the River Red Gums adjacent to the Creek and Princes Highway. Many of the planted vegetation with Riverside Park can possibly be removed to benefit the park's overall design and use, also with additional planting being undertaken.

Lighting is a critical component of any public space. It promotes safety, longer hours of park visitation and usage and brings another experience and dimension to the parks character.

The lighting of the Dandenong Park should be designed in reference to the Councils “Lighting Strategy”, “Revitalising Dandenong” project and the Central Dandenong Gateways Strategy as well as meet the appropriate Australian Standards and crime prevention principles.

Lighting for the park should be undertaken in a holistic manner and options for alternative energy source sought.

Crime Prevention through Environmental Design (CPTED)
Current CPTED principles suggest that it is better to light major routes of pedestrian movement, than have ambient lighting levels throughout the whole park. Lighting only main movements, concentrates activity to main areas and thereby increasing passive surveillance and improving pedestrian safety.

As a result six lighting systems are proposed for the parklands:

Main Axis Lighting

Feature lighting enhances the predominate circulation route linking high use areas and providing both safe light levels and distinctive directional elements in the park.

Secondary Cross Axis

Other less important paths that cross through the path, linking areas should receive adequate lighting for safe crossing, but not necessarily feature lighting.

Shared Pathway

There is potential to light the shared pathway that goes along the Dandenong Creek, to promote longer hours of usage. It is important to light the underpasses to provide safety as well as visibility on darker days.

Feature Lighting

Lighting that provides ambiance and effect to the landscape; for example, in ground lights and feature coloured light. This type of lighting would not necessarily be bright enough to meet Australian standards for safe lighting in public spaces, but instead would be regarded more as a visual feature.

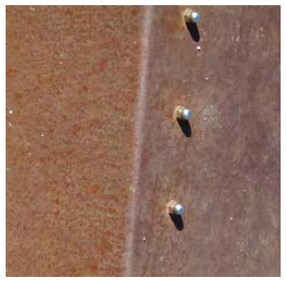
Ha-Ha Wall Lighting

The Ha-Ha wall functions as a night time gateway through the lighting of its western wall face.

Tree Up lighting
There are a series of significant trees throughout the park that could benefit from up lighting to increases public awareness. Consideration is required not to disrupt any existing habitat within them.


Concrete


Metal (non painted)


Rusted metal


Timber

Material Guidelines

- Concrete (non coloured and no coloured render).
- Metal (galvanised, stainless or a rusted metal)
- Timber (recycled should be first choice and than certified sustainable timbers)

The precinct has a varied and dated collection of furniture, signage and lighting which requires upgrading. It is proposed that a standardised range of high quality, simple and functional park furniture be installed throughout the park to replace the existing mixed stock. It is envisaged that custom made furniture elements would only be considered and installed in specific and high profile locations.

Design Guidelines

It is envisaged that the furniture and structures palette will be of contemporary character, which do not become features in themselves, but blend into the character of the parklands.

Character can be described as light and slim, with little feature detailing and broad open planes.

It is preferable that both standard and non-standard furniture share the same palette of materials and have similar characteristics. The non-standard furniture is to be of a higher quality and more elegant design, while the standard furniture would be affordable “off the shelf” pieces, easy to maintain and replace.

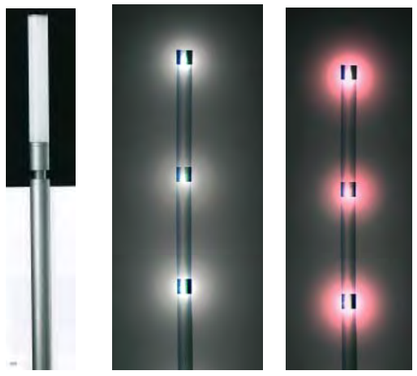

Indicative toilet block (Centennial Park, Sydney). Rough concrete walls, shared washing zone and timber screens.


Indicative shelter block (Rocks Park, Brisbane). Tall metal structure, solar panels and low concrete walls as seating and edge treatment.


Indicative shelter block. Tall metal structure with timber panelling for shade and low concrete walls as seating and edge treatment.

Small Structures Guidelines

- Best practice Environmental Design. For example each structure could include:
  - Recycled materials and/or other sustainable building products
  - Water tank
  - Solar panels (self generating power for lighting)
  - Protection from rain, wind and sun
  - Passive drainage (i.e. water diverted into the ground, rather than conventional plumbing).
- Lower walls that can also function as seating.


Narrow, tall pole lights


Narrow, tall pole lights with reflective shields.

Non-Standard Lighting Guidelines

- Tall, thin metal posts, either galvanised or stainless steel or black coloured.
- Lamps to be either with reflective shields or simple conical shape to match pole.


Areas for non standard furniture.


Timber and metal frame seat.

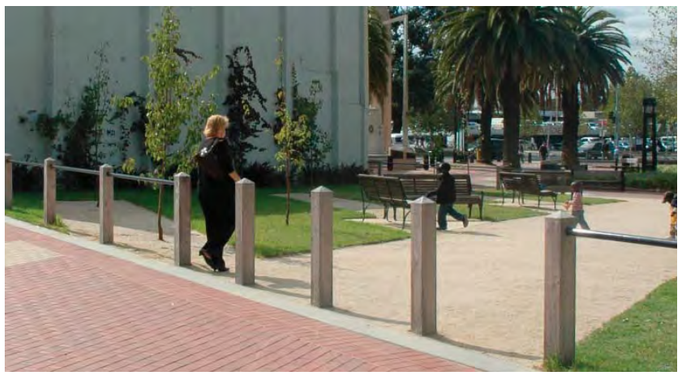

Timber and concrete base two sided bench.


Timber, metal and concrete picnic set.


Timber and metal frame seats.


Drinking fountain.


Timber and metal frame seat with arm rests


Post and rail fencing


Drinking fountain


Timber and metal bin


Timber and metal large litre bin


Timber and metal recycle bin

Non-Standard Seats Guidelines

- Timber, steel and concrete materials.
- Long timber battens for seating surface.
- Wide benches for seating and lying.
- Certified sustainable timber only.

Standard Seats Guidelines

- A broad timber seat, with metal framing.
- Galvanised metal frame or charcoal powered coated.
- Preferably with arm rests.
- Certified sustainable timber only.

Standard Element Guidelines

- Certified sustainable timber only.
- Galvanised metal frame or charcoal powered coated.

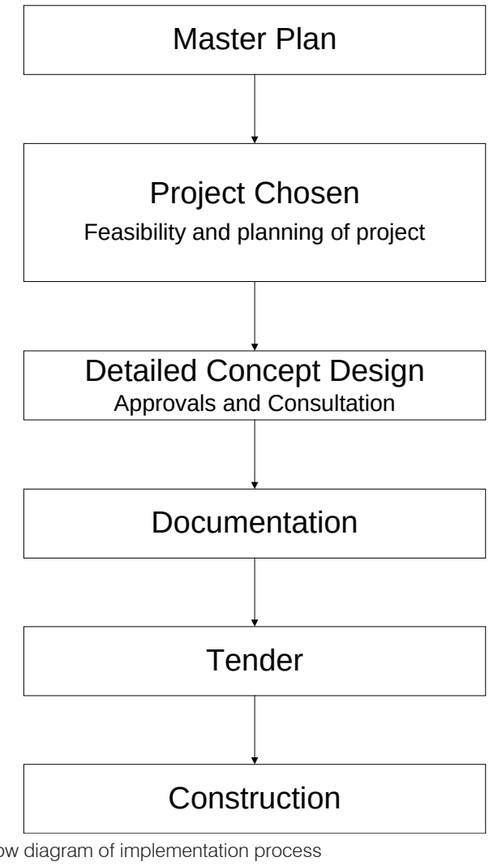
IMPLEMENTATION OVERVIEW

This Master Plan is a document that will guide the future planning, design and maintenance of the Precinct.

The Master Plan is the beginning of the Precinct's transformation and ongoing management. It establishes the directions for the Precinct, but further work is required to implement the Master Plan over the next 0-10 years.

Using this document council will need to identify which actions should go ahead, secure funding and begin the detailed design phase.

Implementation of these actions will be dependent upon:
- Council budget
- Government grants and funding
- Other funding sources.
- Ongoing council project management resources.



Flow diagram of implementation process

COSTINGS OVERVIEW

The preliminary costs estimates in this master plan are to guide the staging and implementation program for the Precinct.

Implementation of these actions will be dependent upon:
- Council budget
- Government grants and funding
- Other funding sources.
- Ongoing council project management resources.

Basic assumptions:
- These costings are based on the indicative actions proposed within this master plan only. Additional cost estimates will need to be undertaken at the next stage of design development to provide more accurate and detailed budget estimates.
- The costings are based on typical costs per square metre as per current industry standards.
- Costs will vary according to final design, choice of material and staging.
- These costings do not include inflation costs for professional services to undertake the next stage of design and documentation of the works.
- The costings for services (sewerage, electricity, gas and water) are only indicative and may add considerable to the costs of particular individual project items.
- Costs provided for the masterplan are estimates and will be subject to revision at the time of detailed design and documentation

There are two major types of funding required for the Precinct.

Ongoing Maintenance and General Improvements
Ongoing capital budget to implement ongoing and yearly improvements to the parklands, for example tree planting, furniture replacement, fencing etc. These require less planning, design and budget to be implemented

Major Capital Projects
High level funding for large scale projects that will transform the parklands, for example, the northern

DANDENONG PARK MASTERPLAN - ESTIMATED COST SUMMARY

PRECINCT	CONSTRUCTION ONLY	INCLUDING DESIGN
Woodcock Reserve	$ 281,895	$ 311,895
Northern Park	$ 2,756,399	$ 2,986,399
Riverside Park	$ 2,216,972	$ 2,371,972
Sports -Pultney Street Precinct	$ 304,784	$ 336,784
Shepley Oval + Southern Parklands	$ 2,750,907	$ 3,050,907
Thomas Carroll Reserve	$ 2,862,622	$ 2,987,622
Shared Pathway & Underpasses	$ 1,332,375	$ 1,432,375
Dandenong Creek Works	$ 1,318,120	$ 1,418,120
TOTALS	**$ 13,824,072**	**$ 14,896,072**

STAGING OF WORKS

A suggested staging and priority of works has been proposed. As stated this will be dependent on funding and yearly issues.

The staging of works for the entire master plan has been separated into three areas:
Capital costs per parkland precinct.
Capital costs of the shared pathway system and underpasses.
Capital costs of the Dandenong Creek improvements.

Suggested Priorities
Priorities have been given to each task to help council implementation of the master plan. These are suggestive only and will change over time.

Priority 1
Actions 1-3 years

Priority 2
Actions 3-6 years

Priority 3
Actions 6-10 years.

Priority 4
Actions 10 years +

Key events which could change priorities include changes to Council's financial situation and opportunities presented by state and federal grants.

While key priority projects are under way the planning and design for the next set of priorities must also be programmed and undertaken.

Ongoing Incremental Works
The Masterplan is flexible enough so that in years when substantial money may not be available to implement the major capital priorities, small allocations could be utilised for incremental works such as tree planting, furniture installation, painting and fencing upgrades throughout the park.

In this way, some development works in the park could be carried out each financial year.

KEY CAPITAL PROJECT ACTIONS

The following outlines the major capital works priorities proposed for the precinct. These include significant changes to areas and building works.

These are broad recommendations only. Further work is required to narrow down the staging of works.

1. First Priority

a. Northern Dandenong Park - Plaza
The Northern Dandenong Park plaza has been identified to be the first major project implemented.

Objectives:
To create a unique and civic quality outdoor place for the broader Dandenong community.
To connect with and implement the ambitions and objectives of "Revitalising" Dandenong strategy and Metro 3175.
To ensure the Precinct caters for the current and future needs of the community, which have changed dramatically since the Precinct's individual reserves where created.
To connect Dandenong central with the Parklands and Dandenong Creek.

b. Riverside Park Drill Hall Zone
The drill hall zone of the riverside park is recommended for early works due to the hall being proposed for demolition.

Outcomes would include:
Creation of a space to celebrate the history of the area and the Drill Hall.
To commence the creation a feature landscape along Princes Highway to promote the park and Dandenong.

2. Second Priority

a. Complete Northern Dandenong Park
Completion of Dandenong park north would result in the provision of the key accessible civic spaces in the park.

Work in this component would include:

Relocation of Kindergarten, Bowls and Croquet Clubs to appropriate locations (this requires extensive consultation and feasibility)
Demolition of redundant buildings and infrastructure.
Establishment of the axis path to Dandenong Creek.
Establishment of the Ha-Ha Wall gateway of the park.
New outdoor performance space (the sound garden).
Public Toilet.
Other associated paths, furniture and tree planting / remediation.

b. Completion of Riverside Park
Completion of the Riverside Park would complement the Northern park works provide the following outcomes:

Creation a unique and civic quality outdoor place for the broader Dandenong community
Creation of a regional and unique playground
A new wide bridge across Dandenong Creek to assist in unifying the parkland
A natural type amphitheatre
An urban / art / memorial plaza
Regional Playground
Continuation of the Ha-Ha Wall gateway
Tree planting and associated furniture

3. Third Priority
a. Dandenong Creek Shared Pathway
The shared pathway along Dandenong Creek is a combination of new areas and the upgrading of existing paths. Some parts of the shared pathway may be implemented in different stages, as it potentially may be developed in conjunction with adjacent parks works.

The work would also include the potential construction of shared used underpasses, below road and rail bridges to remove barriers in the park.

This work could be implemented with funding from VicUrban and Department of Sustainability. If grant money was available, the project could be brought forward.

b. Dandenong Creek Works & Woodcock Reserve
This project includes both planting, some grading of banks and some rock weirs. This work will improve both the aesthetics and habitat value of the creek.

This work should be implemented in close consultation with Melbourne Water and will involve hydrological engineering analysis to ensure flood level issues are assessed.

Woodcock reserve works will also include tree planting, completion of any outstanding path works and furniture installation.

3. Fourth Priority

Fourth priority works extend into the future and will include outstanding items as follows

a. Shepley Oval Precinct
Shepley Oval precinct includes:
Building renovations
Oval upgrades
Tree planting and furniture

As many of the initiatives at Shepley oval are linked to building projects, these are likely to be subject to grants and therefore may be brought forward depending on circumstances

b. Sports Precinct - Pultney Street
This stage would involve
Minor pavilion upgrades
Minor oval upgrades
Tree planting

c. Thomas P Carroll Reserve
While listed as a priority 4, development of the northern part of Thomas Carroll Reserve could commence earlier (as part of stage 2a) if the bowls and Croquet facilities were to be relocated there. Otherwise this stage would include items such as:

Playground relocation
Significant planting
New path connections
Improved signage

INITIAL PROJECTS & ALIGNMENT WITH COUNCIL 10 YEAR FINANCIAL PLAN

WORKS STAGE - DESCRIPTION	ESTIMATED STAGE COST	ANTICIPATED EXPENDITURE BY YEAR (INDICATIVE)								
		07/08	08/09	09/10	10/11	11/12	12/13	13/14	15/16	16/17
Priority 1 Works										
Priority 1a - Riverside park - design	$ 75,000	$ 75,000								
Priority 1a Riverside Park construct (drill hall demolition, interpretation & car park works) (to 20% of total)	$ 444,565		$ 444,565							
Priority 1b Northern Park - Plaza - design	$ 100,000		$ 100,000							
Priority 1b Northern Park - Plaza - construct	$ 1,243,809				$1,243,809					
Incremental park works	$ 100,000					$ 100,000				
Priority 2 Works										
Complete Northern Park - Design	$ 130,000					$ 130,000				
Complete Northern Park - construction	$ 1,512,591							$1,512,591		
Riverside Park completion - design	$ 80,000							$ 80,000		
Riverside Park commence completion - construct (to 75% of total)	$ 1,063,980								$ 613,980	$ 450,000
Council 10 year Plan Budget - per Year		$ 75,000	$ 600,000	$ 575,000	$ 500,000	$ 500,000	$ 500,000	$ 750,000	$ 750,000	$ 500,000
Council 10 year budget - Running Totals		$ 75,000	$ 675,000	$1,250,000	$1,750,000	$2,250,000	$2,750,000	$3,500,000	$4,250,000	$4,750,000
Expenditure - Running Totals		$ 75,000	$ 619,565	$ 619,565	$1,863,373	$2,093,373	$2,093,373	$3,685,964	$4,299,944	$4,749,944

SHARED PATHWAYS

ITEM NO.	ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT	TOTAL
1	**DESIGN**						
1.1	Estimated Design Fees (Landscape architect, engineering etc)		1	Item		$ 100,000	
	SUBTOTAL						**$100,000**
2	**PRELIMINARIES**						
2.1	Establishment, insurances, Setout etc.	Fees and Expenses associated with establishment of Contractor on site inc insurances, site facilities temporary fencing etc.	1	Item	2.5%	$ 30,000	
	SUBTOTAL						**$30,000**
3	**LANDSCAPE PAVEMENTS**						
3.1	Woodcock Reserve	Allow for the construction (including the supply of all necessary materials) of concrete shared paths. Include for all subgrade preparation. 3.0m wide (new path)	650	lm	$ 225	$ 146,250	
3.2	Lonsdale Road to McCrae Street	Allow for the construction (including the supply of all necessary materials) of concrete shared paths. Include for all subgrade preparation. 3.0m wide. (path upgrade)	1100	lm	$ 225	$ 247,500	
3.3	Thomas Caroll Reserve	Allow for the construction (including the supply of all necessary materials) of concrete shared paths. Include for all subgrade preparation. 3.0m wide (upgrade)	500	lm	$ 225	$ 112,500	
3.4	Railway Underpass	Allow for the construction of a pedestrian underpass under Railway Bridge (new path)	1	PC	$ 225,000	$ 225,000	
3.5	Hammond Rd Underpass	Allow for the construction of a pedestrian underpass underHammond rd (new path)	1	PC	$ 225,000	$ 225,000	
3.6	Lonsdale St Underpass	Allow for the construction of a pedestrian underpass under Princess Highway. (new path)	1	PC	$ 225,000	$ 225,000	
	SUBTOTAL						**$1,181,250**
	TOTAL WITH 10% CONTINGENCY (EXCLUDING DESIGN) ex gst						**$ 1,332,375**
	TOTAL WITH 10% CONTINGENCY (INCLUDING DESIGN) ex gst						**$ 1,432,375**

DANDENONG CREEK UPGRADE WORKS

ITEM NO.	ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT	TOTAL
1	**DESIGN**						
1.1	Estimated Design Fees (Landscape architect, engineering etc)		1	Item		$ 100,000	
	SUBTOTAL						**$ 100,000**
2	**PRELIMINARIES**						
2.1	Establishment, insurances, Setout etc.	Fees and Expenses associated with establishment of Contractor on site inc insurances, site facilities temporary fencing etc.	1	Item	2.5%	$ 25,000	
	SUBTOTAL						**$ 25,000**
3	**WOODCOCK RESERVE**						
3.1	Cultivation to planted areas along creek edge	Allow for the preparation and cultivation of planted areas along creek edge. Assume 50% coverage.	10943	m^2	$0.85	$ 9,301	
3.2	Revegetation planting to creek edge	Allow for the supply and installation of plants ex. tubestock along creek edge for revegetation purposes. Assume 50% coverage at 4 plants per m2 .	43770	No.	$3.00	$ 131,310	
3.3	Mulching / erosion controll matting to planted areas	Assume 50% coverage.	10943	m2	$4.00	$ 43,770	
3.4	Herbicide application	Assume 50% coverage.	10943	m2	$1.50	$ 16,414	
	SUBTOTAL						**$ 200,795**
4	**RIVERSIDE PARK**						
4.1	Rock drop structures to creek	Allow for the construction of rock drop structures to creek.	3	No.	$25,000	$ 75,000	
4.2	Cultivation to planted areas along creek edge	Allow for the preparation and cultivation of planted areas along creek edge. Assume 50% coverage.	6175	m^2	$0.85	$ 5,249	
4.3	Revegetation planting to creek edge	Allow for the supply and installation of plants ex. tubestock along creek edge for revegetation purposes. Assume 50% coverage at 4 plants per m2 .	24700	No.	$3.00	$ 74,100	
4.4	Mulching / erosion controll matting to planted areas	Assume 50% coverage .	6175	m2	$4.00	$ 24,700	
4.4	Herbicide application	Assume 50% coverage.	6175	m2	$1.50	$ 9,263	
	SUBTOTAL						**$ 188,311**
5	**SPORTS PRECINCT - PULTNEY STREET**						
5.1	Cultivation to planted areas along creek edge	Allow for the preparation and cultivation of planted areas along creek edge. Assume 50% coverage.	5293	m^2	$0.85	$ 4,499	
5.2	Revegetation planting to creek edge	Allow for the supply and installation of plants ex. tubestock along creek edge for revegetation purposes. Assume 50% coverage at 4 plants per m2 .	21170	No.	$3.00	$ 63,510	
5.4	Mulching / erosion controll matting to planted areas	Assume 50% coverage .	5292	m2	$4.00	$ 21,168	
3.3	Herbicide application	Assume 50% coverage.	5292	m2	$1.50	$ 7,938	
	SUBTOTAL						**$ 97,115**
6	**SHEPLEY OVAL & SOUTHERN PARKLAND**						
6.1	Cultivation to planted areas along creek edge	Allow for the preparation and cultivation of planted areas along creek edge. Assume 50% coverage.	10808	m^2	$0.85	$ 9,186	
6.2	Revegetation planting to creek edge	Allow for the supply and installation of plants ex. tubestock along creek edge for revegetation purposes. Assume 50% coverage at 4 plants per m2 .	43230	No.	$3.00	$ 129,690	
6.3	Mulching / erosion controll matting to planted areas	Assume 50% coverage .	10808	m^2	$4.00	$ 43,230	
6.4	Herbicide application	Assume 50% coverage.	10808	m2	$1.50	$ 16,211	
	SUBTOTAL						**$ 198,318**
7	**THOMAS P CARROLL RESERVE**						
7.1	Cultivation to planted areas along creek edge	Allow for the preparation and cultivation of planted areas along creek edge. Assume 50% coverage.	26635	m^2	$0.85	$ 22,640	
7.2	Revegetation planting to creek edge	Allow for the supply and installation of plants ex. tubestock along creek edge for revegetation purposes. Assume 50% coverage at 4 plants per m2 .	106540	No.	$3.00	$ 319,620	
7.3	Mulching / erosion controll matting to planted areas	Assume 50% coverage .	26635	m^2	$4.00	$ 106,540	
7.4	Herbicide application	Assume 50% coverage.	26635	m2	$1.50	$ 39,953	
	SUBTOTAL						**$ 488,752**
	TOTAL WITH 10% CONTINGENCY (EXCLUDING DESIGN) ex gst						**$ 1,318,120**
	TOTAL WITH 10% CONTINGENCY (INCLUDING DESIGN) ex gst						**$ 1,418,120**

WOODCOCK RESERVE

ITEM NO.	ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT	TOTAL
1	DESIGN						
1.2	Estimated Design Fees (Landscape architect, engineering etc)		1.0	Item		$ 30,000	
	SUBTOTAL						**$ 30,000**
2	**PRELIMINARIES DEMOLITIONS, SITE PREPARATION AND EARTHWORKS**						
2.1	Establishment, insurances, Setout etc.	Fees and Expenses associated with establishment of Contractor on site inc insurances, site facilities temporary fencing etc.	1.0	Item	2.5%	$ 7,000	
2.2	Demolition works	Allow for all demolition and site preparation that is required to complete the works as shown on the drawings (including stripping and storage of top soil) to form subgrade layers, disposal of all excess materials off site	1.0	item	$5,000	$ 5,000	
2.3	Tree protection works	Allow for all costs associated with the protection and prevention of any damage to existing site trees during the construction period including supply and installation of any required tree protection fencing.	118.0	No.	$150	$ 17,700	
2.4	Arboricultural Works	Allow for all costs associated with any required aboricultural works to existing trees. Assume 50% of existing trees require some minor works to canopy.	59.0	No.	$500	$ 29,500	
	SUBTOTAL						**$ 59,200**
3	**LANDSCAPE PAVEMENTS**						
3.2	Modification to existing concrete paths (1.8m) - south side	Allow for the modification (including the supply of all necessary materials) of existing pavements where indicated. Include for all subgrade preparation. 1.8 m wide.	370.0	lm	$150	$ 55,500	
	SUBTOTAL						**$ 55,500**
4	**CULTIVATION AND SOILS**						
4.1	Herbicide application	Allow for herbicide application to all grassed areas.	50860.0	m^2	$0.15	$ 7,629	
		Allow for herbicide application to creek edge.	21885.0	m^2	$0.15	$ 3,283	
4.2	Rectification / topdressing of grassed areas	Allow for the supply and install imported topsoil to grassed areas for rectification and top dressing purposes to an average depth of 30mm. Include for final grade. Assume 50% coverage,	760	m^3	$65	$ 49,400	
	SUBTOTAL						**$ 60,312**
5	**PLANTING**						
5.1	Tree planting	Allow for the supply and installation of semi-advanced trees, 2.0 - 2.5m tall, 30mm cal., including staking and tying.	89.0	No.	$225	$ 20,025	
	SUBTOTAL						**$ 20,025**
8	**FURNITURE AND STRUCTURES**						
8.1	Proposed seats	Allow for the supply and installation of seats in locations as shown.	4.0	No.	$1,500	$ 6,000	
	SUBTOTAL						**$ 6,000**
6	**GRASSING**						
6.1	Hydromulched grassing	Allow for the supply and installation of hydromulched grass / seeded grass for top dressing purposes. Assume 50% coverage.	25430.0	m^2	$0.95	$ 24,159	
6.2	Fertilizer application	Allow for fertilizer application to all grassed areas.	25430.0	m^2	$0.75	$ 19,073	
	SUBTOTAL						**$ 43,231**
7	**MAINTENANCE AND ESTABLISHMENT**						
7.1	12 month maintenance period	Allow for a 12 month maintenance period of the landscape works.	12.0	Months	$1,000	$ 12,000	
	SUBTOTAL						**$ 12,000**
	TOTAL WITH 10% CONTINGENCY (EXCLUDING DESIGN) ex gst						**$ 281,895**
	TOTAL WITH 10% CONTINGENCY (INCLUDING DESIGN) ex gst						**$ 311,895**

NORTHERN PARK

ITEM NO.	ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT	TOTAL
1	DESIGN						
1.2	Estimated Design Fees (Landscape architect, engineering etc)		1.0	Item		$ 230,000	
	SUBTOTAL						**$ 230,000**
2	**PRELIMINARIES, DEMOLITIONS, SITE PREPARATION AND EARTHWORKS**						
2.1	Establishment, insurances, Setout etc.	Fees and Expenses associated with establishment of Contractor on site inc insurances, site facilities temporary fencing etc.	1.0	Item	2.5%	$ 65,000	
2.2	Demolition works	Allow for all demolition and site preparation that is required to complete the works as shown on the drawings (including stripping and storage of top soil) to form subgrade layers, disposal of all excess materials off site	1.0	item	$ 5,000	$ 5,000	
2.3	Tree protection works	Allow for all costs associated with the protection and prevention of any damage to existing site trees during the construction period including supply and installation of any required tree protection fencing.	46.0	No.	$ 150	$ 6,900	
2.4	Arboricultural Works	Allow for all costs associated with any required aboricultural works to existing trees. Assume 50% of existing trees require some minor works to canopy.	23.0	No.	$ 500	$ 11,500	
2.5	Demolition of Bowls, croquet & Kingergarten facilities		1.0	PC	$ 50,000	$ 50,000	
2.6	Earth mounds	Supply all required materials, or use site stockpiled materials where available, and construct earth mounding as detailed. Allow for bulk earthworks supply, placement and cultivation of 100mm depth topsoil. Allow for final grading.	4100.0	m^2	$ 25	$ 102,500	
	SUBTOTAL						**$ 240,900**
3	**LANDSCAPE PAVEMENTS**						
3.1	Urban plaza pavement	Allow for the construction of pavement for plaza including structural soil base for tree retention purposes	4000.0	m^2	$ 200	$ 800,000	
3.3	Nth west terracing & haha wall transition into tiers	Allow for the potential repaving works to Pultney Street to include traffic calming measures and surface treatment.	1.0	PC	$ 70,000	$ 70,000	
3.3	Pultney street repaving works	Allow for the potential repaving works to Pultney Street to include traffic calming measures and surface treatment.	930.0	m^2	$ 225	$ 209,250	
3.4	Central axis pavement (5.0m wide)	Allow for the construction (including the supply of all necessary materials) of exposed aggregate insitu concrete path. Include for all subgrade preparation.	225.0	lm	$ 625	$ 140,625	
3.5	Pedestrian Path (1.8m wide)	Allow for the construction (including the supply of all necessary materials) of insitu concrete paths. Include for all subgrade preparation.	344.0	lm	$ 150	$ 51,600	
	SUBTOTAL						**$ 1,271,475**
4	**CULTIVATION AND SOILS**						
4.1	Herbicide application	Allow for herbicide application to all grass and garden bed areas.	20900.0	m^2	$ 0.15	$ 3,135	
4.2	Rectification / topdressing of grassed areas	Allow for the supply and install imported topsoil to grassed areas for rectification and top dressing purposes to an average depth of 30mm. Include for final grade. Assume 50% coverage,	310	m^3	$ 65	$ 20,150	
4.3	Cultivation to north-west planted mound	Allow for the cultivation of garden bed areas to north-west earth mound.	1700.0	m^2	$ 1	$ 1,445	
	SUBTOTAL						**$ 24,730**
5	**PLANTING**						
5.1	Tree planting	Allow for the supply and installation of semi-advanced trees, 2.0 - 2.5m tall, 30mm cal., including staking and tying.	81.0	No.	$ 225	$ 18,225	
5.2	Feature planting	Allow for the supply and installation of plants ex. 150mm pots to planted north-west mound. Assume 4 plants per m2 .	6800.0	No.	$ 10	$ 68,000	
5.3	Mulching	Allow for the supply and installation of mulch to planted north-west mound.	1700.0	No.	$ 5	$ 8,500	
	SUBTOTAL						**$ 94,725**

6	**GRASSING**						
6.1	Hydromulched grassing	Allow for the supply and installation of hydromulched grass / seeded grass for top dressing purposes. Assume 50% coverage.	10450.0	m^2	$ 2	$ 20,900	
6.2	Fertilizer application	Allow for fertilizer application to all grassed areas.	10450.0	m^2	$ 0.75	$ 7,838	
	SUBTOTAL						**$ 28,738**
7	**LANDSCAPE WALLING**						
7.1	Proposed ha-ha wall	Allow for the construction (including the supply of all necessary materials) of a typical 600mm height x 200mm width (nominal) core-filled reinforced concrete blockwork wall with rendered finish. Include for all footing and subgrade preparation. Allow for all required grading works for the formation of the swale (3m width x 600mm depth nominal) in front of retaining wall.	200.0	m	$ 350	$ 70,000	
	SUBTOTAL						**$ 70,000**
8	**FURNITURE AND STRUCTURES**						
8.1	Proposed seats	Allow for the supply and installation of seats in locations as shown.	10.0	No.	$ 1,800	$ 18,000	
8.2	Architectural sound wall	Supply and construct architectural feature noise wall south of the Earch mound between existing mature trees	50.0	lm	$ 1,200	$ 60,000	
8.3	Proposed toilets	Allow for the supply and installation of toilets in locations as shown.	1.0	PC	$ 300,000	$ 300,000	
8.4	Power & services for portable staging structure		1.0	PC	$ 50,000	$ 50,000	
8.5	Sound stage base	Pavement basis to temporary sound stage structure - gravel base with paved edging.	400.0	m^2	$ 125	$ 50,000	
8.6	Stage & canopy		1.0	PC	$ 250,000	$ 250,000	
8.7	Creek Terrace	Allow for the supply and installation of creek paved terrace and hand rails (115 sq.m.)	115.0	m^2	$ 150	$ 17,250	
	SUBTOTAL						**$ 745,250**
9	**MAINTENANCE AND ESTABLISHMENT**						
9.1	12 month maintenance period	Allow for a 12 month maintenance period of the landscape works.	12.0	Months	$ 2,500	$ 30,000	
	SUBTOTAL						**$ 30,000**
	TOTAL WITH 10% CONTINGENCY (EXCLUDING DESIGN) ex gst						**$ 2,756,399**
	TOTAL WITH 10% CONTINGENCY (INCLUDING DESIGN) ex gst						**$ 2,986,399**

RIVERSIDE PARK

ITEM NO.	ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT	TOTAL
1	DESIGN						
1.2	Estimated Design Fees (Landscape architect, engineering etc)		1.0	Item		$ 155,000	
	SUBTOTAL						**$ 155,000**
2	**PRELIMINARIES DEMOLITIONS, SITE PREPARATION AND EARTHWORKS**						
2.1	Establishment, insurances, Setout etc.	Fees and Expenses associated with establishment of Contractor on site inc insurances, site facilities temporary fencing etc.	1.0	Item	2.5%	$ 50,000	
2.2	Demolition works	Allow for all demolition and site preparation that is required to complete the works as shown on the drawings (including stripping and storage of top soil) to form subgrade layers, disposal of all excess materials off site	1.0	item	$ 5,000	$ 5,000	
2.3	Fence removal works	Allow for the demolition and disposal off site of all fences and gates as indicated.	405.0	m	$ 5	$ 2,025	
2.4	Drill Hall demolition	All works to allow for drill hall buildings demolition	1.0	PC	$ 50,000	$ 50,000	
2.5	Modification / adjustment to existing fencing to be retained	Allow for the minor modification and or repairs of all fences and gates as indicated.	135.0	m	$ 3	$ 405	
2.6	Tree protection works	Allow for all costs associated with the protection and prevention of any damage to existing site trees during the construction period including supply and installation of any required tree protection fencing.	68.0	No.	$ 150	$ 10,200	
2.7	Arboricultural Works	Allow for all costs associated with any required aboricultural works to existing trees. Assume 50% of existing trees require some minor works to canopy.	34.0	No.	$ 500	$ 17,000	
2.8	Bulk earthworks	Allow for the bulk earthworks to lower Rotary Park ground level .5 metres. Excavated material to be stockpiled on site for reuse.	10000.0	m^3	$ 15	$ 150,000	
	SUBTOTAL						**$ 284,630**
3	**LANDSCAPE PAVEMENTS**						
3.1	Central Plaza (meeting of central paths)	Allow for the construction (including the supply of all necessary materials) of patterned exposed aggregate insitu concrete pavement. Include for all subgrade preparation.	600.0	m^2	$ 125	$ 75,000	
3.1	Drill Hall Pavement	Allow for the construction (including the supply of all necessary materials) of recycled materials pavement. Include for all subgrade preparation.	360.0	m^2	$ 100	$ 36,000	
3.2	Proposed creek path (1.5m gravel path)	Allow for the construction (including the supply of all necessary materials) of timber edged gravel paths. Include for all subgrade preparation.	180.0	lm	$ 60	$ 10,800	
3.3	Central axis pavement (5.0m wide)	Allow for the construction (including the supply of all necessary materials) of exposed aggregate insitu concrete path. Include for all subgrade preparation.	237.0	lm	$ 625	$ 148,125	
3.4	Pedestrian Path (1.8 m wide) (between axis path and eastern bridge, along Lonsdale Street and between ped crossing and central axis)	Allow for the construction (including the supply of all necessary materials) of insitu concrete paths. Include for all subgrade preparation.	317.0	lm	$ 150	$ 47,550	
	SUBTOTAL						**$ 317,475**
4	**CULTIVATION AND SOILS**						
4.1	Herbicide application	Allow for herbicide application to all grassed areas.	45260.0	m^2	$ 0.15	$ 6,789	
		Allow for herbicide application to creek edge.	12350.0	m^2	$ 0.15	$ 1,853	
4.2	Rectification / topdressing of grassed areas	Allow for the supply and install imported topsoil to grassed areas for rectification and top dressing purposes to an average depth of 30mm. Include for final grade. Assume 50% coverage,	680	m^3	$ 65	$ 44,200	
	SUBTOTAL						**$ 52,842**
5	**PLANTING**						
5.1	Tree planting	Allow for the supply and installation of semi-advanced trees, 2.0 - 2.5m tall, 30mm cal., including staking and tying.	250.0	No.	$ 250	$ 62,500	
	PLANTING SUBTOTAL						**$ 62,500**
6	**GRASSING**						
6.1	Hydromulched grassing	Allow for the supply and installation of hydromulched grass / seeded grass for top dressing purposes. Assume 50% coverage.	22630.0	m^2	$ 2.00	$ 45,260	
6.2	Fertilizer application	Allow for fertilizer application to all grassed areas.	22630.0	m^2	$ 0.75	$ 16,973	
	SUBTOTAL						**$ 62,233**

7	**LANDSCAPE WALLING**						
7.1	Proposed ha-ha wall	Allow for the construction (including the supply of all necessary materials) of a 600mm height x 200mm width (nominal) core-filled reinforced concrete blockwork wall with rendered finish. Include for all footing and subgrade preparation. Allow for all required grading works for the formation of the swale (3m width x 600mm depth nominal) in front of retaining wall.	375.0	m	$ 350	$ 131,250	
	SUBTOTAL						**$ 131,250**
8	**FURNITURE AND STRUCTURES**						
8.1	Proposed seats	Allow for the supply and installation of seats .	15.0	No.	$ 1,800	$ 27,000	
3.1	Drill hall interpretation and landscape features / historical lawn	Allow for the construction (including the supply of all necessary materials) of interpretive signs and landscape treatments to drill hall footprint and surrounding lawn	1.0	PC	$ 100,000	$ 100,000	
8.3	BBQ's to woodland clearings / BBQ areas	Allow for the supply and installation of push button electric BBQ's.	2.0	No.	$ 5,000	$ 10,000	
8.5	Bridge	Allow for the design and construction of a timber bridge over creek (standard bridge)	35.0	lm	$ 7,500	$ 262,500	
8.7	Proposed toilets	Allow for the supply and installation of toilets in locations as shown.	1.0	PC	$ 225,000	$ 225,000	
	SUBTOTAL						**$ 624,500**
9	**MISCELLANEOUS ITEMS**						
9.1	Regional Playground (all ages all abilities)	Allow for the construction of a regional standard playground, all ages, all abilities.	1.0	PC	$ 300,000	$ 300,000	
9.2	Upgrade and extend carpark		1.0	PC	$ 150,000	$ 150,000	
	SUBTOTAL						**$ 450,000**
10	**MAINTENANCE AND ESTABLISHMENT**						
10.1	12 month maintenance period	Allow for a 12 month maintenance period of the landscape works.	12.0	Months	$ 2,500	$ 30,000	
	SUBTOTAL						**$ 30,000**
	TOTAL WITH 10% CONTINGENCY (EXCLUDING DESIGN) ex gst						**$ 2,216,972**
	TOTAL WITH 10% CONTINGENCY (INCLUDING DESIGN) ex gst						**$ 2,371,972**

SPORTS PRECINCT - PULTNEY STREET

ITEM NO.	ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT	TOTAL
1	DESIGN						
1.2	Estimated Design Fees (Landscape architect, engineering etc)		1.0	Item	$ 0	$ 32,000	
	PRELIMINARIES SUBTOTAL						**$ 32,000**
2	**PRELIMINARIES, DEMOLITIONS, SITE PREPARATION AND EARTHWORKS**						
2.1	Establishment, insurances, Setout etc.	Fees and Expenses associated with establishment of Contractor on site inc insurances, site facilities temporary fencing etc.	1.0	Item	2.5%	$ 7,000	
2.2	Demolition works	Allow for all demolition and site preparation that is required to complete the works as shown on the drawings (including stripping and storage of top soil) to form subgrade layers, disposal of all excess materials off site	1.0	item	$ 5,000	$ 5,000	
2.3	Modification / adjustment to existing fencing to be retained	Allow for the minor modification and or repairs of all fences and gates as indicated.	145.0	m	$ 5	$ 725	
2.4	Tree protection works	Allow for all costs associated with the protection and prevention of any damage to existing site trees during the construction period including supply and installation of any required tree protection fencing.	89.0	No.	$ 150	$ 13,350	
2.5	Arboricultural Works	Allow for all costs associated with any required aboricultural works to existing trees. Assume 50% of existing trees require some minor works to canopy.	45.0	No.	$ 500	$ 22,500	
	SUBTOTAL						**$ 48,575**
3	**CULTIVATION AND SOILS**						
3.1	Herbicide application	Allow for herbicide application to all grassed areas.	15055.0	m^2	$ 0	$ 2,258	
		Allow for herbicide application to creek edge.	10585.0	m^2	$ 0	$ 1,588	
		Allow for herbicide application to grassed sporting grounds.	14140.0	m^2	$ 0	$ 2,121	
3.2	Rectification / topdressing of grassed areas	Allow for the supply and install imported topsoil to grassed areas (general grassed areas and sporting grounds) for rectification and top dressing purposes to an average depth of 30mm. Include for final grade. Assume 50% coverage,	440	m^3	$ 65	$ 28,600	
	SUBTOTAL						**$ 34,567**
5	**PLANTING**						
5.1	Tree planting	Allow for the supply and installation of semi-advanced trees, 2.0 - 2.5m tall, 30mm cal., including staking and tying.	52.0	No.	$ 225	$ 11,700	
	SUBTOTAL						**$ 11,700**
7	**GRASSING**						
7.1	Hydromulched grassing	Allow for the supply and installation of hydromulched grass / seeded grass for top dressing purposes (general grassed areas and sporting grounds) . Assume 50% coverage.	14597.5	m^2	$ 1.65	$ 24,086	
7.2	Fertilizer application	Allow for fertilizer application to all grassed areas (general grassed areas and sporting grounds) .	14597.5	m^2	$ 0.75	$ 10,948	
	SUBTOTAL						**$ 35,034**
8	**FURNITURE AND STRUCTURES**						
8.1	Goal nets	Supply and install soccer / Australian Rules Football Goals.	2.0	No.	$ 4,000	$ 8,000	
8.2	Seating	Supply and install soccer / Australian Rules Football Goals.	4.0	No.	$ 1,800	$ 7,200	
	SUBTOTAL						**$ 15,200**
8	**MISCELLANEOUS ITEMS**						
8.1	Pavilion Upgrade	Allow for minor improvement to existing Pavilion	1.0	PC	$ 100,000	$ 100,000	
8.2	Carpark line marking	Allow for formalising Pultney St Carparking	1.0	PC	$ 20,000	$ 20,000	
	SUBTOTAL						**$ 120,000**
9	**MAINTENANCE AND ESTABLISHMENT**						
9.1	12 month maintenance period	Allow for a 12 month maintenance period of the landscape works.	12.0	Months	$ 1,000	$ 12,000	
	SUBTOTAL						**$ 12,000**
	TOTAL WITH 10% CONTINGENCY (EXCLUDING DESIGN) ex gst						**$ 304,784**
	TOTAL WITH 10% CONTINGENCY (INCLUDING DESIGN) ex gst						**$ 336,784**

SHEPLEY OVAL & SOUTHERN PARKLAND

ITEM NO.	ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT	TOTAL
1	PRELIMINARIES						
1.2	Estimated Design Fees (Landscape architect, architect, engineering etc)		1.0	Item		$ 300,000	
	SUBTOTAL						**$ 300,000**
2	**DEMOLITIONS, SITE PREPARATION AND EARTHWORKS**						
2.1	Establishment, insurances, Setout etc.	Fees and Expenses associated with establishment of Contractor on site inc insurances, site facilities temporary fencing etc.	1.0	Item	2.5%	$ 55,000	
2.2	Demolition works	Allow for all demolition and site preparation that is required to complete the works as shown on the drawings (including stripping and storage of top soil) to form subgrade layers, disposal of all excess materials off site	1.0	item	$ 5,000	$ 5,000	
2.3	Modification / adjustment to existing fencing to be retained	Allow for the minor modification and or repairs of all fences and gates as indicated.	455.0	m	$ 5	$ 2,275	
2.4	Tree protection works	Allow for all costs associated with the protection and prevention of any damage to existing site trees during the construction period including supply and installation of any required tree protection fencing.	192.0	No.	$ 150	$ 28,800	
2.5	Arboricultural Works	Allow for all costs associated with any required aboricultural works to existing trees. Assume 50% of existing trees require some minor works to canopy.	96.0	No.	$ 500	$ 48,000	
	SUBTOTAL						**$ 139,075**
3	**LANDSCAPE PAVEMENTS**						
3.4	New Pedestrian Path (1.8 m wide) (from bridge to road a)	Allow for the construction (including the supply of all necessary materials) of insitu concrete paths. Include for all subgrade preparation.	138.0	lm	$ 171	$ 23,598	
3.4	Pedestrian Path (1.5m wide) gravel path around Shepely oval	Allow for the construction (including the supply of all necessary materials) of insitu concrete paths. Include for all subgrade preparation.	400.0	lm	$ 60	$ 24,000	
3.4	Pedestrian Path (1.5m wide) gravel path along southern Creek bank	Allow for the construction (including the supply of all necessary materials) of insitu concrete paths. Include for all subgrade preparation.	583.0	lm	$ 60	$ 34,980	
3.2	Proposed seats (4 in Shepley and 3 in southern creek zone)	Allow for the supply and installation of seats in locations as shown.	7.0	No.	$ 1,500	$ 10,500	
	SUBTOTAL						**$ 93,078**
4	**CULTIVATION AND SOILS**						
4.1	Herbicide application	Allow for herbicide application to all grassed areas.	42970.0	m^2	$ 0.15	$ 6,446	
		Allow for herbicide application to creek edge.	21615.0	m^2	$ 0.15	$ 3,242	
		Allow for herbicide application to grassed sporting	18590.0	m^2	$ 0.15	$ 2,789	
4.2	Rectification / topdressing of grassed areas	Allow for the supply and install imported topsoil to grassed areas (general grassed areas and sporting grounds) for rectification and top dressing purposes to an average depth of 30mm. Include for final grade. Assume 50% coverage,	920	m^3	$ 65	$ 59,800	
	SUBTOTAL	**DRAINAGE SUBTOTAL**					**$ 72,276**
5	**PLANTING**						
5.1	Tree planting	Allow for the supply and installation of semi-advanced trees, 2.0 - 2.5m tall, 30mm cal., including staking and tying.	127.0	No.	$ 250	$ 31,750	
	PLANTING SUBTOTAL						**$ 31,750**
6	**GRASSING**						
6.1	Hydromulched grassing	Allow for the supply and installation of hydromulched grass / seeded grass for top dressing purposes (general grassed areas and sporting grounds) . Assume 50% coverage.	30780.0	m^2	$ 2.00	$ 61,560	
6.2	Fertilizer application	Allow for fertilizer application to all grassed areas (general grassed areas and sporting grounds) .	30780.0	m^2	$ 0.75	$ 23,085	
	SUBTOTAL						**$ 84,645**
7	**FURNITURE AND STRUCTURES**						
7.1	Goal nets	Goals.	1.0	No.	$ 5,000	$ 5,000	
	SUBTOTAL						**$ 5,000**
8	**LANDSCAPE WALLING**						
8.1	Proposed ha-ha wall	Allow for the construction (including the supply of all necessary materials) of a 600mm height x 200mm width (nominal) core-filled reinforced concrete blockwork wall with rendered finish. Include for all footing and subgrade preparation. Allow for all required grading works for the formation of the swale (3m width x 600mm depth nominal) in front of retaining wall.	200.0	m	$ 350	$ 70,000	
	SUBTOTAL						**$ 70,000**
9	**BUILDINGS**						
9.1	Shepley oval community facilities	Allow for the improvement to existing Shepley Oval existing community facilities to include the following:					
		1. Indoor cricket / football practice facility.	1.0	PC	$ 1,000,000	$ 1,000,000	
		2. Lift for social club rooms.	1.0	PC	$ 250,000	$ 250,000	
		3. New deck to function space	1.0	PC	$ 275,000	$ 275,000	
		3. Gym and change facilities upgraded	1.0	PC	$ 375,000	$ 375,000	
		4. Lighting improvements	1.0	PC	$ 50,000	$ 50,000	
		5. Temporary fence and ticketing booth	1.0	PC	$ 25,000	$ 25,000	
	SUBTOTAL						**$ 1,975,000**
10	**MAINTENANCE AND ESTABLISHMENT**						
10.1	12 month maintenance period	Allow for a 12 month maintenance period of the landscape works.	12.0	Months	$ 2,500	$ 30,000	
	SUBTOTAL						**$ 30,000**
	TOTAL WITH 10% CONTINGENCY (EXCLUDING DESIGN) ex gst						**$ 2,750,907**
	TOTAL WITH 10% CONTINGENCY (INCLUDING DESIGN) ex gst						**$ 3,050,907**

THOMAS CARROLL RESERVE

ITEM NO.	ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT	TOTAL
1	DESIGN						
1.2	Estimated Design Fees (Landscape architect, engineering etc)		1.0	Item		$ 125,000	
	SUBTOTAL	**PRELIMINARIES SUBTOTAL**					**$ 125,000**
2	**PRELIMINARIES, DEMOLITIONS, SITE PREPARATION AND EARTHWORKS**						
2.1	Establishment, insurances, Setout etc.	Fees and Expenses associated with establishment of Contractor on site inc insurances, site facilities temporary fencing etc.	1.0	Item	2.5%	$ 60,000	
2.2	Demolition works	Allow for all demolition and site preparation that is required to complete the works as shown on the drawings (including stripping and storage of top soil) to form subgrade layers, disposal of all excess materials off site	1.0	item	$ 5,000	$ 5,000	
2.3	Tree protection works	Allow for all costs associated with the protection and prevention of any damage to existing site trees during the construction period including supply and installation of any required tree protection fencing.	107.0	No.	$ 150	$ 16,050	
2.4	Arboricultural Works	Allow for all costs associated with any required aboricultural works to existing trees. Assume 50% of existing trees require some minor works to canopy.	54.0	No.	$ 500	$ 27,000	
	SUBTOTAL						**$ 108,050**
3	**LANDSCAPE PAVEMENTS**						
3.1	Proposed path (1.5m gravel path)	Allow for the construction (including the supply of all necessary materials) of timber edged gravel paths. Include for all subgrade preparation.	733.0	lm	$ 60	$ 43,980	
3.4	Pedestrian Path (1.8 m wide) (footpath)	Allow for the construction (including the supply of all necessary materials) of insitu concrete paths. Include for all subgrade preparation.	335.0	lm	$ 171	$ 57,285	
	SUBTOTAL						**$ 101,265**
4	**CULTIVATION AND SOILS**	**DRAINAGE, WATER HARVESTING AND IRRIGATION**					
4.1	Herbicide application	Allow for herbicide application to all grassed areas.	42840.0	m^2	$ 0.15	$ 6,426	
		Allow for herbicide application to creek edge.	53270.0	m^2	$ 0.15	$ 7,991	
		Allow for herbicide application to grassed sporting grounds.	41375.0	m^2	$ 0.15	$ 6,206	
4.2	Rectification / topdressing of grassed areas	Allow for the supply and install imported topsoil to grassed areas (general grassed areas and sporting grounds) for rectification and top dressing purposes to an average depth of 30mm. Include for final grade. Assume 50% coverage,	1260	m^3	$ 65	$ 81,900	
	CULTIVATION AND SOILS SUBTOTAL	**DRAINAGE SUBTOTAL**					**$ 102,523**
5	**PLANTING**						
5.1	Tree planting	Allow for the supply and installation of semi-advanced trees, 2.0 - 2.5m tall, 30mm cal., including staking and tying.	175.0	No.	$ 250	$ 43,750	
	SUBTOTAL	**PAVEMENTS SUBTOTAL**					**$ 43,750**
6	**GRASSING**						
6.1	Hydromulched grassing	Allow for the supply and installation of hydromulched grass / seeded grass for top dressing purposes (general grassed areas and sporting grounds) . Assume 50% coverage.	42107.5	m^2	$ 2.00	$ 84,215	
6.2	Fertilizer application	Allow for fertilizer application to all grassed areas (general grassed areas and sporting grounds) .	42107.5	m^2	$ 0.75	$ 31,581	
	SUBTOTAL						**$ 115,796**
7	**FURNITURE AND STRUCTURES**						
7.1	Relocation of existing playground(s)	Allow for the relocation of existing playground's) to proposed new locations as indicated. Include for all required groundworks (excavation, drainage, edging, softfall mulch), installation and remedial repair of equipment. Repair and make good all damage to existing playground location.	1.0	Item	$ 10,000	$ 10,000	
7.2	Proposed seats	Allow for the supply and installation of seats in locations as shown.	5.0	No.	$ 1,800	$ 9,000	
7.3	New sports facility	All works to construct new sports facility (possibly bowls / croquet) including carparking	1.0	PC	$ 2,100,000	$ 2,100,000	
	SUBTOTAL						**$ 2,119,000**
8	**MAINTENANCE AND ESTABLISHMENT**						
8.1	12 month maintenance period	Allow for a 12 month maintenance period of the landscape works.	12.0	Months	$ 1,000	$ 12,000	
	SUBTOTAL						**$ 12,000**
	TOTAL WITH 10% CONTINGENCY (EXCLUDING DESIGN) ex gst						**$ 2,862,622**
	TOTAL WITH 10% CONTINGENCY (INCLUDING DESIGN) ex gst						**$ 2,987,622**

COMMUNITY AND STAKEHOLDER CONSULTATION

Consultation was carried out to inform and guide the development of the master plan. The feedback from the community, relevant stakeholders and council, has been recorded and modifications of the draft master plan where undertaken in response to feedback.

There where four forms of consultation:

1. Sport and Community Group Stakeholders
- Interviews with the key sporting and community groups that utilise the site at site analysis stage.
- Representatives of the numerous groups and clubs where interviewed.

2. **Public Consultation**

Stage 1:
- Public display of the draft Master Plan, at the Palm Plaza in central Dandenong, from 18th - 19th May 2006
- Approximately 58 people took draft plans and / or feedback sheets and 28 people asked questions.

Stage 2:
- Public meeting held on Tuesday 23 May at Carroll Reserve with over 40 people attending.

3. Government Authorities
- Discussion and feedback was sought and provided from Melbourne Water and VicUrban.
- Keiran Croker MW - Team Leader - Waterway Planning
- Joanne Greenwood (MW – Dandenong Creek Coordinator)

4. Council

At various stages throughout the project the master plan was reviewed and directed by relevant council staff and departments.

Sport and Community Group Stakeholders

Rotary Club

Rotary Club (represented by Toni Linossi – past president and Margaret Cleary – incoming president.)

Comments:
- They had limited knowledge of the Rotary area and had an open mind as to its future.
- There was the need for a greater diversity of uses and users of the park. E.g.: Tai Chi; more young users; organized events; passive recreation including “just sitting”.
- A more comprehensive event calendar where space and / or facilities and power supply can be booked was needed.
- More visibility of activities from within and from outside the park, to act as an attractor of more people to the park was needed.
- A “small and cosy” kiosk within the park to provide shelter, food and become a node for activity would be good
- The Stan Prior Sound shell needed moving, refurbishing or rebuilding.
- The Rotary Wheel was a local landmark that needed to be retained but agreed that its appearance could be improved – especially through removal or altering the existing fence.
- The need for all-abilities access
- They where amenable to the idea of moving the bowls club and even the croquet club if it would help open up the park to movement and activity.
- They felt that no new, or extra, buildings should be inserted in the park.
- There was no problem with parking and that there was plenty along Pultney St

Dandenong Bowls Club

Representatives Len Cairns and Dave Garret

Comments:
- Need confidence about future viability of the club and its location from council.
- Noise and pollution from Princes Highway
- Visibility of the club from the parklands
- Insufficient car Parking
- Unsafe in the evenings

Dandenong Southern Stingrays (Football Club)

Representative; Darren Flannigan

Comments:
- The club has strong use and competition
- Good turnouts on match day and a sense of community inclusion with a family focus.
- Park does not rely on gate takings as entry is free and instead receives money from fundraising, sponsors and the AFL.
- The idea of removing fences and replacing with low railing was discussed and the club would have no opposition to this. The only exception would be behind the goal posts, where a net could be erected for match day.
- Car parking was seen to be adequate, with embankments around the oval used as drive-in spectator areas.
- Renovation and extension of the pavilion to provide access for all, and additional space for other groups and functions.
- The scoreboard needs maintenance
- An arc of lights erected at 40 meters height to dry off excess water and provide night lighting for bowling nets.
- Reorientation of the Greg Dickson Pavilion to allow use of the cricket ovals for football. However the poor drainage of this area was noted.

Buckley Ridges Cricket Club:

Representative: Ray Simpson – previous president

Comments:
- Membership has declined over the last few years and the club has struggled to survive.
- Potentially because of the state of the club’s facilities
- That is the room is small and cramped and does not provide a view on to the field.
- This is due to sharing of pavilion with the Dandenong District Cricket Association and the degraded state of the space.
- The club has considered amalgamating with another local club but feels this would be a loss of the club’s historical significance and instead has tried to lobby the DDCA and council for relocation of the DDCA and renovation of the pavilion by club trades people.
- That creating a canteen would increase use of the pavilion and raise funds.
- The ground itself is currently only used in summer and Ray feels there would be potential for year round use if the pavilion was refurbished to
- Better fences especially between ovals and creek

Dandenong Historical Society

Representatives: Carmine Powell and Ray Carter

Comments:
- Many photos of the area before canalization of the creek showed overflowed banks and widespread flooding. Since the creek was engineered into its current system, this appears to have stopped despite dramatic flows and levels occurring at least once a year.
- Emphasised the historical importance of the old army drill hall and made suggestions for refurbishing it into a restaurant or information centre with creek frontage and perhaps some accompanying naturalization / widening of the creek at that point.
- The historical presence at this location of a swimming hole and then a swimming pool constructed during the depression, to allow children to wash, reinforces the locations suitability for development of this sort.
- Old photos revealed a series of changes in the character of the historic park area: tree coverage and species type changing dramatically;
- The removal of a bandstand near the currently located sound shell; the construction of the sound shell;
- The removal of a large circular fountain where the Rotary Wheel now sits;
- The removal of the original fence and gateway on the north west corner of the park;
- The removal of the Truby King centre adjacent to the current child care centre; the covering of an open drain that runs across the north of the park and is now underground and the changes in street planting and width of the Princes Highway.
- Historical photos show the prominence of the Town Hall in views from the north of the park.

Public Consultation Feedback

The following are the main issues identified by the community and stakeholders of the Draft Master Plan. These issues have been taken on board and addressed by the final Master Plan as appropriate. Overall most of the feedback has been positive in terms of the overall objectives of the Master Plan proposal. Particular groups and individuals have more detailed issues regarding the final location of facilities and the type of facilities.

Dandenong Park - North Area

Comments:
- Positive response to creating a more urban interface at the northern end of the precinct.
- Generally positive response to introducing more contemporary and vibrant architecture and landscape architecture, particularly in this northern part of the park.
- Positive response to opening up spaces, creating central axis / vistas / view-lines
- Ensure noise and pollution from Princes Highway is addressed.
- Spine with lighting would be safe.
- Central Spine useful for stalls and markets.
- Public toilet needed.
- Possibly extend main spine south to better link with path network.
- More work needed to confirm relocation and viability of sports and community facilities.
- Tree management is a serious issue.
- General pruning and maintenance of vegetation required.
- Generally positive response to Ha-Ha wall proposal – as proposal develops thinking about appropriate materials, integration of planting, linking with gateway project, integration with memorial ideas, soundshell structure etc will be important. Assessment of level of sound attenuation will be needed.
- Maybe need to think a bit more about how the triangle of land to the north of the park, could better relate to the park
- Dealing with the memorial and water wheel integration in the park will be important.

Master Plan Response:
- Many of above issues where incorporated into the final Master Plan Design, in particular:
- A public toilet has been included in the design
- Arborist survey of trees in the northern area undertaken and informed the final design
- The central spine has been extended through to the end of Riverside Park and connects with Princes Highway.
- Identification of two locations for future memorials.

Sound Garden

Comments:
- Previous concept to have a larger stage and performance centre facility was discussed as being too excessive with little foreseen use.
- Relocating the soundshell should not adversely affect the links between the park and the City and should in fact activate the whole area.
- Development of a large scale performance centre as a replacement/renovation to the Sounds shell not supported.
- Concern expressed about orientation of Sound Shell and noise impact of sound stage when in use on adjacent residents.
- Sound Shell will be used by Carols by Candlelight.
- Sound garden and memorial space will enhance the overall effect of the park.

Master Plan Response:
- Proposed purpose-built facility has changed to permanent surface with service connections, on which temporary stages can be installed.

Riverside Park

Comments:
- This area is not well used, is exposed, noisy and not well connected to the rest of the park.
- Potential location for relocated club facilities from the northern park.
- General agreement on the need for a larger playground in the area.
- Playground should be placed on Pultney Street side of the park. This side is quieter and further from vehicles with better visibility.
- Need to ensure the removed old drill hall is properly interpreted and celebrated.
- Need a pull off area with car parking, tables and chairs, and more trees.
- Rotary representatives indicated that they had limited knowledge of this area and had an open mind as to its future.
- The future of this zone will depend significantly on the use and configuration of the drill hall site.
- It was noted that the Rotary Park area has the potential to amalgamate with the functions & uses of the drill hall site & could be well suited to a new bowls facility or similar.

Master Plan Response
- A memorial lawn and visitor area (BBQ, picnic tables, etc) will physically mark and interpret the history of the Drill Hall. The proposed playground will be located on the main axis, have a safety fence surrounding it and there will be car parking spaces along its length .The pull off area and car parking area has been remodelled and car parking spaces increased.

Drill Hall

Comments:
- Retain the Drill Hall and alter to be suitable or utilised for other relocated club facilities from the northern park.
- Keep Drill Hall, transform – apartments, industrial museum, café/restaurant, cadets' adventure experience, climbing rink, expo hall – frame could be converted into a bird aviary or animal stables.
- North / South bridge / deck structure was well received and supported.
- Undertaking creek embankment works such as terracing supported.
- Worth looking at creative ways to use the creek's water in this zone and options for removing the concrete channel.
- Need to investigate the better use / configuration / expansion of car parking in this location which has the potential to service the broader park.
- Noise attenuation proposal generally supported and worthy of further development.

Master Plan Response:
- It was determined through additional consultation with Council that retention and/or refurbishment of the Drill Hall is not plausible.
- The Drill Hall's history will inform part of the design of the park.
- Historical interpretation signage will be incorporated into the redesigned space

Pultney Street Passive Recreation Area

Comments:
- No significant comments made – this area is generally seen to be working well.
- While it may physically fit in the space, a bowls facility here may not be compatible with the quieter, residential character of this zone.

Dandenong Creek – South Area

Comments
- Ideas for this area included possibility of a new creek crossing and improving planting along creek-line, with the dual purpose of reinforcing key views across the creek and constraining views into nearby industrial areas and earth

Master Plan Response:
- This area is recommended to become a "bush" zone that focuses on revegetation and habitat between the creek and Balmoral Avenue. A gravel path will concept this space to Princes Highway and Carroll Reserve.

Relocation of the Kindergarten, Bowls and Croquet Club Facilities

Comments:
- Concern over the removal and relocation of the Kindergarten, Bowls and Croquet club from the northern park.
- It was generally understood that their removal will benefit the park greatly.

Master Plan Response:
- The Master Plan proposes that all facilities will be relocated or amalgamated to appropriate locations in consultation with facilities and club users and under the guidance of the broader Council recreation and community facilities strategy.
- Final decisions determining relocation and amalgamation of the Bowls and Croquet clubs will be part of a citywide Bowls and Croquet Strategy to be undertaken by Council.
- The Kindergarten will be assessed as part of a central city study of community services to be undertaken by Council.

Dandenong Creek Works (shared pathway, underpasses, weirs, earthworks and planting)

Comments:
- General concern over proposed Master Plan effects on creek flood performance.
- Concerned about safety, long term maintenance and ability to fund parts of the plan.
- Support for a more natural creek character and improved shared pathway links.
- Suggestion to change drain to a creek
- General concerned about public safety - easily accessible barrel drain, no danger signs, in heavy rainfall area becomes dangerous.
- Pedestrian path appreciated .
- Improvements to the creek need to be ongoing.
- Create water pools through low weirs
- Creek design is only just adequate to cater for high flows. Lonsdale St Bridge is a major constraint/ choke point. If significant modifications are undertaken downstream from McCrae St then the Lonsdale St bridge opening would need to be widened.
- Ideas regarding replacing some of the exotic grass on the creek embankments with native grass swathes was raised.
- Suggestions were made about utilising water in the creek for sports field irrigation and looking at the feasibility of removing the concrete drainage channel.

Master Plan Response:
- Melbourne Water in principle approves the current Master Plan's recommendations, however all actions undertaken within the Dandenong Creek zone will require additional feasibility studies and approval from Melbourne Water and other relevant authorities. No work should be undertaken that reduces the main functional requirements of the creek.

Proposed New Ha-Ha Wall along Princes Highway Edge

Comments
- Concerned about proposed design adversely affecting flood capacity of creek and associated legal implications for council.
- Support for the Ha-Ha wall concept to separate cars and noise.
- Generally positive response to Ha-Ha wall proposal – as proposal develops thinking about appropriate materials, integration of planting, linking with gateway project, integration with memorial ideas, soundshell structure etc will be important. Assessment of level of sound attenuation will be needed.

Master Plan Response:
- The design and location of the Ha-Ha will need to gain approval from Melbourne Water. No work would be undertaken that reduces the main functional requirements of the creek.
- More detailed development of Ha-Ha wall

Relocation of the Rotary Wheel from Foster Street to Pultney Street Edge

Comments:
- Rotary Club would prefer that the waterwheel is moved only as far as is absolutely needed.

Master Plan Response:
- The Rotary Wheel has been relocated adjacent to Pultney Street edge and the proposed new narrative path. This will still provide public exposure of the waterwheel. The waterwheel will also require some additional works to make safe and to replace or remove the aging fence. It may be more appropriate to remove its water function in response to current water wise trends.

Proposed Dandenong Community Memorial

Comments:
- The current suggested site works well, with exposure to Princes Highway and complements the Sound Garden area.
- There is an opportunity to have an alternative site for a memorial at the end of the axis in Riverside Park.

Master Plan Response:
- The revised Master Plan provides two potential locations for the proposed memorial: 1. adjacent to the Sound garden and 2. at the end of the Axis in Riverside Park. Both sides afford high exposure to Princes Highway, strong connections to pedestrian movement and enough usable space to house various types of memorial forms.

Sports Precinct

Comments
- By and large, this area currently works well
- Opportunities here include removing old & high fencing around Shepley oval to better integrate it into the park.
- It was suggested that relocating the nets to the north, and consolidating them with the main practice wickets would be beneficial. This would free up space and would also enable a more sensitive treatment around the aboriginal scar tree.
- It was seen by some as an ideal are to locate a bowls facility,
- Any tree planting in this area would need to be well placed so that it would not adversely affect the playing fields
- The proposal to remove fencing along the Shepley oval frontage was generally supported as was improvements to the link into Thomas Carroll Reserve.
- Concern that removal of all higher fencing will inhibit operation of clubs.

Master Plan Response:
- Proposed is the replacement of the Shepley oval fence with a low, bollard and pole fence to be carried out in consultation with affected clubs.
- All tree planting is to mark oval spaces and provide shade to viewers. It was deemed that the area was too small to accommodate another sports facility. Crickets nets have been move to protect significant tree.

Thomas P Carroll Reserve

Comments:
- Opportunities in this park include improving linkages to Dandenong park, relocating playground and more tree planting, with an emphasis on screening industrial interfaces.
- There is scope for introducing a new small scale sports oval in the north. It was also suggested that this currently free space would also suit the location of a bowls type facility, which would be worthy of further investigation.

Master Plan Response:
- The northern space has been identified for future sporting clubs and grounds.
- Additional tree plantings been planned.

Woodcock Reserve

Comments:
- The key issues facing this reserve are how can it be improved to provide a safe and clear connection between the Metro 3175 development and Dandenong Park, and consequently into the CAD.
- The Princes Highway & Hammond Rd crossings are very exposed at present.
- Continuation of improved and expanded creek bank planting would be useful here.

Master Plan Response:
- Additional tree planting along path and creek to mark the new shared pathway.