



Frederick Wachter Reserve Keysborough Master Plan

Final Report
December 2018



Prepared for:
CITY OF GREATER DANDENONG

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V1 DECEMBER 2018

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1 INTRODUCTION

1.1 PURPOSE

Frederick Wachter Reserve occupies approximately 13.5 Ha, and is located on Kingsclere Avenue, Keysborough.

The Reserve is directly north of the Parkmore Shopping Centre, which is a privately owned and managed (GPT) major activity centre servicing Keysborough. The land use that surrounds the immediate reserve is Residential (GRZ1). Beyond the immediate surround of the reserve Residential (NRZ) exists to the north of the reserve. Approximately 400 metres south of the reserve is Cheltenham Road where there is Mixed Use zoned land.

The City of Greater Dandenong's Open Space Strategy 2009 identifies Frederick Wachter Reserve as a district park that provides multi use sports and community facilities that will meet the long-term requirements of the broader community. District Parks are large sized open spaces, individually designed, which provide opportunities for a range of activities, comprising both passive and active recreation, and organised and informal play.

Frederick Wachter Reserve is also classified as a Sports Reserve, catering for mainly organised (club based) sports with a broad catchment of users. Sports reserves may contain a variety of sporting facilities and associated infrastructure which are generally used and managed for organised sports. Frederick Wachter Reserve provides facilities and spaces for club-based cricket, football and tennis.

Frederick Wachter Reserve is also a major venue for Council's community festivals and events. The most prominent of these is Autumn Fest, an annual celebration that's held on a weekend in early April. Autumn Fest is a family and pet friendly community event which attracts up to 5,000 people, providing live entertainment and music, roving performers, sports games, arts and crafts, children's rides, workshops and interactive family activities. Food stalls and market stalls also sell their goods at the event.

The vision for Frederick Wachter Reserve is that it shall be a district, multi-purpose park that provides for a broad range of uses that balance and support passive and active recreational pursuits, festivals and events, community uses and environmental considerations for the park. It also continues to be well utilised and meet the needs of Keysborough's growing population and diverse community profile. It will be recognised as a high quality park with an emphasis on design excellence in terms of landscape, environmental, recreational and events provision

and flexibility of use and built form. Frederick Wachter Reserve will strengthen its links with the Parkmore Shopping Centre, community and the surrounding residential areas.

Frederick Wachter Reserve is at a point in time, where a master plan is required to lead the future direction of the reserve.

The location of Frederick Wachter Reserve is indicated in Figure 1.

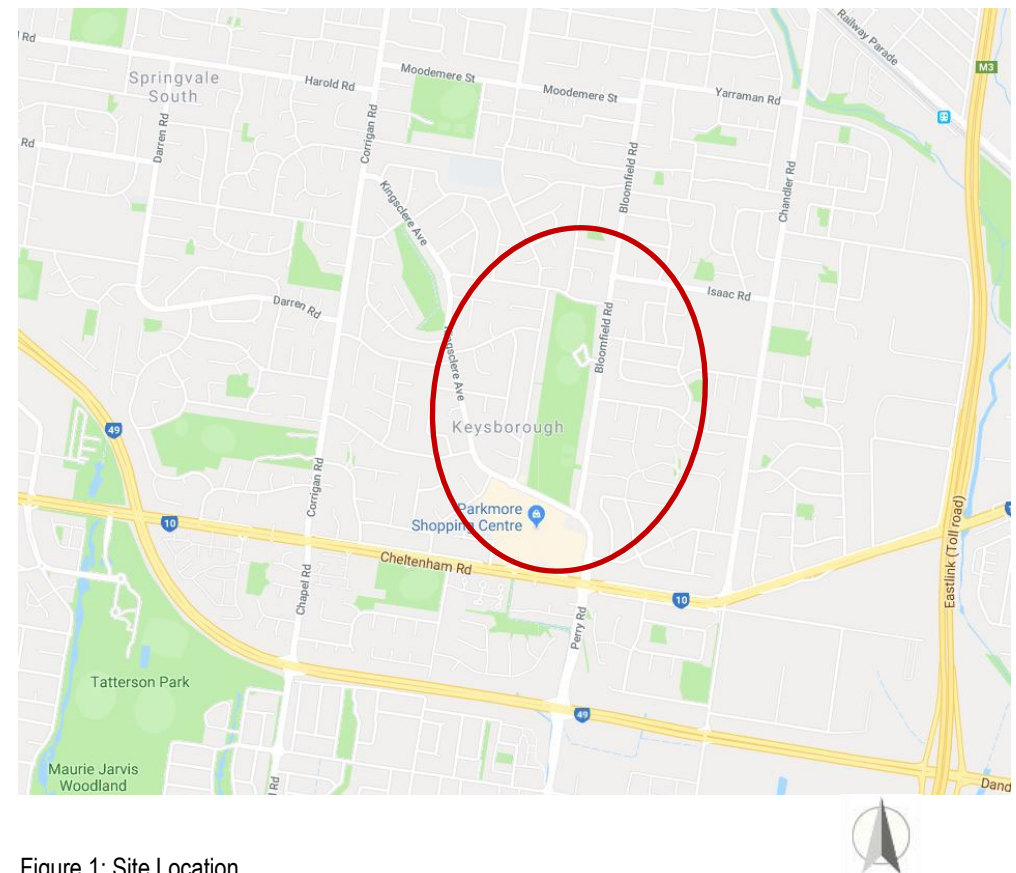


Figure 1: Site Location

1.2 PROCESS

The preparation of the Frederick Wachter Reserve Master Plan has taken the following approach:

Stage 1 Project Inception

- Inception meeting.
- Confirmation of consultation approach.
- Preparation of project plan.
- Site inspection with Council officers.
- Review of background reports.

Stage 2 Background Preparation

Stage 3 Site Analysis / Master Plan Directions

- Access and circulation review.
- Building review.
- Flooding and hydrology review.
- Landscape assessment.

Stage 4 Community and Stakeholder Consultation: Phase 1

- Meetings with tenant clubs.
- Pop-up event in the park.
- 'Our Say' on-line engagement forum to allow response from community members and stakeholder groups.
- Report on findings of meetings and survey responses.

Stage 5 Preliminary Master Plan Development

Stage 6 Draft Master Plan

Stage 7 Community and Stakeholder Consultation: Phase 2

- Display of draft master plan.
- 'Our Say' on-line engagement forum to allow responses from community members and stakeholder groups.
- Report on findings of meetings and survey responses.

Stage 8 Final Master Plan and Summary Report

- Refinement of draft master plan and recommendations following Council review.
- Preparation of project costs and implementation plan.
- Production of summary document outlining process and outcomes.



Existing wetland



Existing southern playground



Southern sports field

2. STRATEGIC and PLANNING CONTEXT

A review of relevant legislation, policies and strategic plans was undertaken in order to understand the strategic role of Frederick Wachter Reserve.

2.1 COUNCIL STRATEGIES

2.1.1 Council Plan 2017-21 (Revised 2018)

The Council Plan outlines the actions that Council will oversee during this four-year timeframe, incorporating six strategic objectives grouped under three key areas:

- PEOPLE:** A healthy, active and safe community
A city that celebrates its diversity with pride
- PLACE:** An environmentally sustainable city
A city planned for the future
- OPPORTUNITY:** A thriving and resilient economy
A proactive council that listens and leads

Considerations for the Frederick Wachter Reserve Master Plan:

- *The Council Plan makes a priority of promoting physical activity, leisure and recreation amongst the Dandenong community*

2.1.2 Activate Sport and Active Recreation Strategy 2014-2019

The Sport and Active Recreation Strategy has the vision of building

“... active, healthy and successful communities in the City of Greater Dandenong through increased participation in sport and recreation and the provision of well planned, accessible, affordable and sustainable facilities.”

The strategy outlines strategic directions under a number of key themes including:

- **Maintaining access to outdoor sporting facilities.**
- **Providing informal recreation opportunities.**
- **Supporting structured sporting opportunities and club viability.**

The directions will be achieved through a range of strategic actions including infrastructure upgrades, programming and improved management.

Considerations for the Frederick Wachter Reserve Master Plan:

- *The Sport and Active Recreation Strategy places a strong emphasis upon encouraging the continued use and enhancement of active sports facilities, such as those at Frederick Wachter Reserve, to encourage broad participation in physical activity.*

2.1.3 Open Space Strategy 2009

The *Open Space Strategy 2009* maps out how, over the 20 years, the City of Greater Dandenong will achieve a quality public park and reserve network to meet the recreational and social needs of the existing and future Greater Dandenong community.

The goal of the strategy is to:

- **provide a range of public parks and reserves within walking distance from most residents that are attractive, interesting, safe, readily accessible and comfortable places to be**
- **provide a comprehensive open space network that delivers environmental, social, health and well-being, and economic benefits to the community**

The strategy outlines a three tiered hierarchy of district, neighbourhood and local reserves and establishes Open Space Provision Goals and Park Development Standards. Together these guide the planning, design, management, and ongoing maintenance of open space.

Considerations for the Frederick Wachter Reserve Master Plan:

- *The Open Space Strategy makes no specific recommendations which will impact the Frederick Wachter Reserve Master Plan but defines Frederick Wachter Reserve as a “District” park. The strategy notes that “District Parks are large sized open spaces, individually designed, which provide opportunities for a range of activities, comprising both passive and active recreation, and organised and informal play.” It also indicates that “District Parks may serve as Neighbourhood and Local Parks for surrounding residents, where they meet the minimum amenity and facility requirements for these types of parks”*

2.1.4 Playground Strategy and Action Plan 2013 – 2023

The Playground Strategy and Action Plan 2013 sets out a long term plan to achieve a comprehensive playground network that meets the current and future recreational needs of Greater Dandenong residents over the next 20 years.

It provides clear design guidelines to improve design standards, around play value, accessibility, integration within the park, artwork integration, community safety and environmental considerations. The Playground Development Action Plan outlines the priority number for each playground’s upgrade.

Considerations for the Frederick Wachter Reserve Master Plan:

- The Strategy notes the following in relation to the existing Wachter Reserve Playground:

“It is proposed to elevate this neighbourhood playground to a lower end district level playground in the longer term.”

2.1.5 Dog off-Leash Strategy 2011

The Dog off-Leash Strategy takes a holistic approach to the management and control of dogs in the public open space network and contributes to Council’s responsible pet ownership campaign and will encourage greater compliance with relevant Local Laws and Orders, and maps out a way to achieve a quality public park and reserve network to meet the recreational and social needs of the existing and future Greater Dandenong community, over the next 20 years.

The key recommendations of the strategy included:

- **A Dog Off-Leash Network Development Plan which will facilitate the expansion of the dog off-leash network from seven parks to thirteen parks;**
- **The introduction of Dog off-Leash Development Standards to guide the provision of ancillary infrastructure (such as bins, signage and fencing) in off-leash areas;**
- **A Dog off-Leash Promotion and Education Program to promote responsible dog ownership and advise residents and park users of changes to the off-leash network;**

- **Incorporating the monitoring of dog off-leash areas and the periodic review of the Dog Off-Leash Strategy into Council’s Domestic Animal Management Plan planning process; and**
- **Provision for adequate ongoing capital funding for the establishment and ongoing operation of dog off-leash areas.**

Considerations for the Frederick Wachter Reserve Master Plan:

- The Strategy notes the following:

“At present, only one of Council’s dog off-leash areas (Frederick Wachter Reserve) provides a bag dispenser, which was installed on a trial basis. Although popular with dog owners using this off-leash area, maintenance of the bag dispenser has been an ongoing problem for Council. As well as the ongoing supply cost to keep the bags stocked, the dispenser has been replaced once and fixed numerous time over the last 18 months due to vandalism. This trial of the bag dispenser at Frederick Wachter Reserve suggests that it is not feasible to supply doggy bags at every off-leash area.

and

“This reserve contains the most popular and heavily utilized dog off-leash area in the City. Establishing an additional off-leash area at a nearby reserve is warranted as it may help to relieve pressure on the dog off-leash area at Frederick Wachter Reserve. Park users and dog owners using this reserve raised concerns with the existing fencing along the perimeter of this off-leash area. Specifically, that dogs can crawl underneath the fencing and escape from the off-leash area and that the area should be gated at both ends. As already discussed earlier, completely enclosing/gating the off-leash area is inconsistent with Council policy. When the fencing is due for replacement as part of Council’s maintenance program, the type of fencing being used will be re-evaluated.

Recommendation: - Continue to maintain the existing dog off-leash area. As discussed earlier (Section 3.2.3), the bag dispenser should be removed. Review the fencing being used at this off-leash area when it is due for replacement.”

2.1.6 Sport and Active Recreation Participation Study 2015

The 2015 Sport and Active Recreation Participation Study has been developed to provide a comprehensive understanding of participation trends in Greater Dandenong, to help Council and key stakeholders develop strategies to minimise barriers and increase participation in sport and recreation activities.

The Consultation Outcomes Report provides a comprehensive analysis of the top ten most popular sport and active recreation activities in Greater Dandenong. Children’s top ten organised sport and active recreation activities (outside of school hours) is also outlined.

Considerations for the Frederick Wachter Reserve Master Plan:

- *The Strategy notes the following, which may influence activity provision at the reserve:*

“The 2015 Sport and Active Recreation Participation Study found that 50% of respondents did not engage in the recommended 30 minutes of physical activity on most days of the week, and 54% spent less than 2.5 hours participating in moderate intensive physical activity per week.

This low level of physical activity is consistent with the findings of the Victorian Population Health Survey (Greater Dandenong Modelling 2013) which found residents in Greater Dandenong (aged 18 years and over) had lower levels of physical activity than the State average. More specifically, this study found that 34.7% of Greater Dandenong residents did not meet the recommended levels of participation in physical activity, compared to the State average of 24.4%.”

- *The Strategy also recognises two suggestions from the community regarding the reserve – the provision of a skate park and some dissatisfaction with the material of the existing Lilydale Toppings paths.*

2.1.7 Sports Facilities Plan 2018

The Sports Facilities Plan 2018 has been undertaken to guide the planning and strategic delivery of new and improved sporting facilities throughout the City of Greater Dandenong.

Considerations for the Frederick Wachter Reserve Master Plan:

Implementation Priorities

▪ <i>Keysborough Tennis Club - construction of accessible toilet and ramps</i>	<i>High</i>
▪ <i>Pavillion redevelopment</i>	<i>Medium</i>
▪ <i>Keysborough Tennis Club – resurface of two remaining courts to synthetic grass</i>	<i>Medium</i>
▪ <i>Lighting upgrade (training standard) – oval 1</i>	<i>Medium</i>
▪ <i>Lighting upgrade (training standard) – oval 2</i>	<i>Low</i>
▪ <i>Lighting upgrade (training standard)</i>	<i>Medium</i>

2.1.8 Tennis Plan 2015

The Tennis Plan 2015 provides a snapshot of the existing situation with respect to tennis in the City of Greater Dandenong and provides a forward approach as to how Council will develop and manage facilities in the future to ensure facilities are sustainable in the long term.

Considerations for the Frederick Wachter Reserve Master Plan:

The Tennis Plan provides an analysis of the Keysborough Tennis Club, including membership numbers, projected demand for tennis, and infrastructure improvement and investigation of other uses for courts, such as parties and Tennis Victoria’s “Opening Up Tennis “program.

The report notes that:

- *The remaining two en-tout-cas courts at the Keysborough Tennis Club require resurfacing in the future to bring consistency to this club and provide a more cost effective playing surface. The club’s preferred surface for these two courts is sand filled artificial grass.”*
- *Addressing “tree concerns and issues, and general grass management surrounding courts (external to fencing)...would make considerable differences to the club and facility in general, and are outside of club expertise.”*

The report also identifies the future potential for an “additional synthetic grass court with lighting to be constructed in the park adjacent to the back courts.”

2.2 CITY OF GREATER DANDENONG PLANNING SCHEME

Frederick Wachter Reserve is subject to the requirements of the zones and overlays outlined in the Greater Dandenong Planning Scheme. Refer to Figure 2: Zoning.

2.2.1 Zoning

Frederick Wachter Reserve is zoned PPRZ.

Public Park and Recreation Zone (PPRZ)

PPRZ recognises areas of public land that are designated as public recreation and open space, and encourages enhancement of the subject land in support of appropriate recreation uses and activities. It also seeks to protect and conserve areas of significance and provide for commercial areas where appropriate.

Under the zone a permit is required to:

- Construct a building or construct or carry out works. This does not apply to:
 - Pathways, trails, seating, picnic tables, drinking taps, shelters, barbeques, rubbish bins, security lighting, irrigation, drainage or underground infrastructure.
 - Playground equipment or sporting equipment, provided these facilities do not occupy more than 10 square metres of parkland.
 - Navigational beacons and aids.
 - Planting or landscaping.
 - Fencing that is 1 metre or less in height above ground level.
 - A building or works shown in an incorporated plan which applies to the land.
 - A building or works carried out by or on behalf of a public land manager or Parks Victoria under the Local Government Act 1989, the Reference Areas Act 1978, the National Parks Act 1975, the Fisheries Act 1995, the Wildlife Act 1975, the Forest Act 1958, the Water Industry Act 1994, the Water Act 1989, the Marine Act 1988, the Port of Melbourne Authority Act 1958 or the Crown Land (Reserves) Act 1978.

- Subdivide land.

2.2.2 Overlays

Frederick Wachter Reserve is not the subject of any overlays within the planning scheme.

Issues and Opportunities: Implications for the master plan

- The planning context contained within the Greater Dandenong Planning Scheme creates no specific limitations upon park works, other than works which may require a planning permit under the PPRZ.

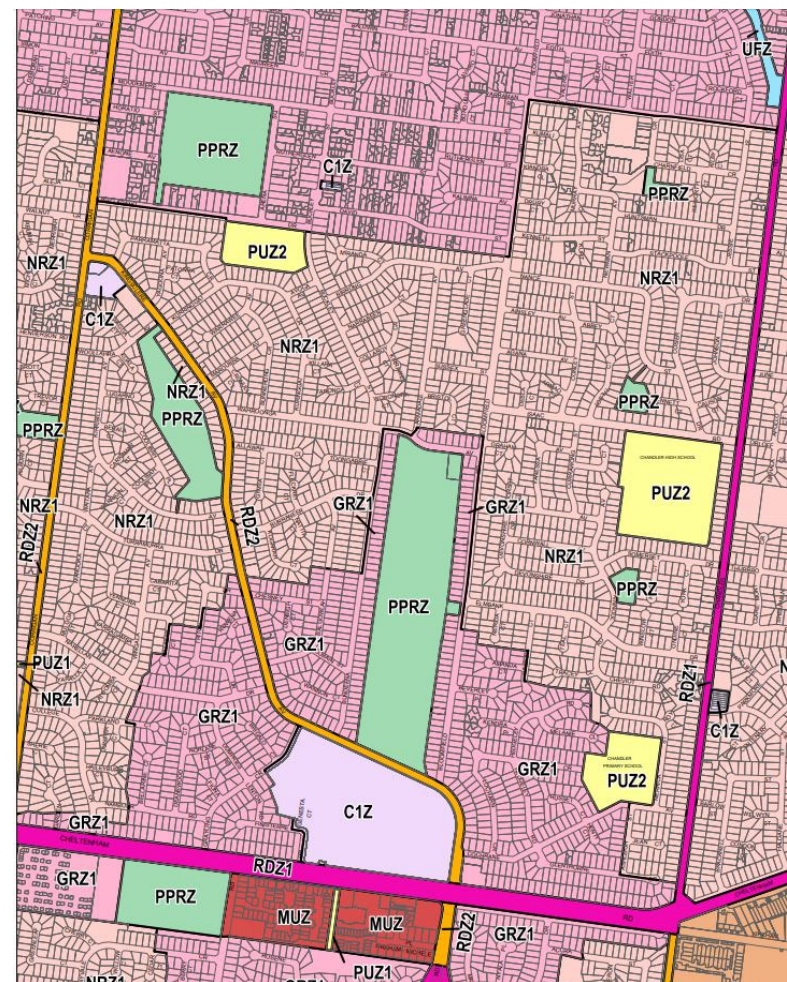


Figure 2: Zoning

3. THE SITE

The overall Wachter Reserve site and a number of its key features are highlighted on Figure 3 - Site Plan. The detailed features and elements of the site are described below under the following headings:

- Access, Circulation and Parking
- Buildings
- Sports Activities and Areas
- Landscape and Passive Recreation Areas



Figure 3: Site Plan



3.1 ACCESS, CIRCULATION and PARKING

Vehicle access and parking associated with Frederick Wachter Reserve was reviewed by One Mile Grid traffic engineers.

The key findings of One Mile Grid’s review are outlined below, with their full review attached as Appendix A.

- Frederick Wachter Reserve is located in Keysborough, approximately 1.4 kilometres west of Eastlink and 300 metres north of the intersection of Cheltenham Road and Perry Road. The reserve is directly north of Parkmore Shopping Centre and approximately 2.5 kilometres south west of Yarraman railway station.
- Access to Frederick Wachter Reserve from the surrounding arterial road network is from Cheltenham Road, via Kingsclere Avenue.
- Frederick Wachter Reserve is provided with a number of separate access points from the local road network, via the roads and the laneway outlined below:
 - Wairoonga Avenue, providing extended access along the extent of the northern boundary of the reserve from Bloomfield Road, Bundeena Avenue and Armadale Avenue;
 - Bloomfield Avenue, providing two separate points of access to both the Frederick Wachter Reserve pavilion and the Keysborough Tennis Club and public car park;
 - Pedestrian access is also available from the 4m wide mid-block laneway from Bundeena Avenue;
 - Kingsclere Avenue, providing access from both the arterial and local road networks to the southern frontage of the reserve, which is its main public interface. Kingsclere Avenue is a major point of exposure for Frederick Wachter Reserve, delivering visitors via private vehicle and bus, and providing a key point of interface with Parkmore Shopping Centre.

These streets and access points are shown on Figure 3.

- Car parking within and around Frederick Wachter Reserve is unrestricted and comprises 3 formalised car parks within the reserve and kerbside parking on streets which interface with the reserve. The capacity of the three formal car parks is summarised in Table 1 below. The car park locations are indicated on Figure 3.

	Northern (Sports Field) Car Parks (2)	Southern (Tennis Club) Car Park	TOTAL
Formal Parking Spaces	78	40 (30 marked)	118

Table 1: Formal Parking Provision

	Northern (Sports Field) Car Parks (2)	Southern (Tennis Club) Car Park	TOTAL
Summer Peak	66	52	118
Winter Peak	53	52	105

Table 2: Parking Demand

- Public transport, bicycle and pedestrian routes in the vicinity of Frederick Wachter Reserve are highlighted on the TravelSmart map in Figure 4. This map reveals that:
 - The site has good public transport accessibility, with multiple transport routes servicing the vicinity of the site.
 - Yarraman Station is located 2.5 kilometres north-east of the reserve.
 - The 812, 813, 815, 824, and 827-8 bus services operate along Cheltenham Road and along Kingsclere Avenue, delivering visitors to the bust stop adjoining Frederick Wachter Reserve.

- Frederick Wachter Reserve features a number of formed pedestrian paths, in locations summarised below and on figure 3:
 - Between Cheltenham Road and Wahroonga Avenue, broadly along the western boundary of the reserve. This is a Lilydale Toppings path along a meandering alignment;
 - Between Cheltenham Road and the Keysborough Tennis club, and from there to Wahroonga Avenue along the eastern boundary of the reserve. This is a Lilydale toppings path;
 - Along the eastern edge of the existing wetland. This is a mixed material path;
 - Via a narrow path between the properties at 39 and 41 Bundeena Avenue. This connects into the existing path which runs along the eastern boundary of the reserve, but does not provide connection across the reserve.

Notably, these paths generally provide access through the reserve, but, other than the wetland path described, do not create formed internal walking circuits.

Access, circulation and parking: Implications for the master plan:





Issues / weaknesses

- While the site is easily accessible from Cheltenham Road / Kingsclere Avenue and the local street network, there is a lack of clear direction to the site for both vehicles and pedestrians;
- While there are strong pedestrian paths through the reserve, there is a lack of smaller loop trails which may add to the diversity of experience for reserve users;
- Current parking and access arrangements during larger sporting events may be inadequate.

Strengths / opportunities

- Capacity for parking to cater for key sporting events appears sufficient;
- Formal parking and access is available to major destinations within the reserve;
- The reserve is large enough to provide an enhanced pedestrian circulation system for the benefit of regular reserve users.



- LEGEND
-  EXISTING CAR PARKS
 -  POINTS OF ACCESS
 -  VEHICULAR CONNECTIONS
 -  PEDESTRIAN CONNECTIONS



Tennis Club car park



Gravel pedestrian path, looking south



Gravel pedestrian path, looking north path dog off leash park

Figure 4: Circulation

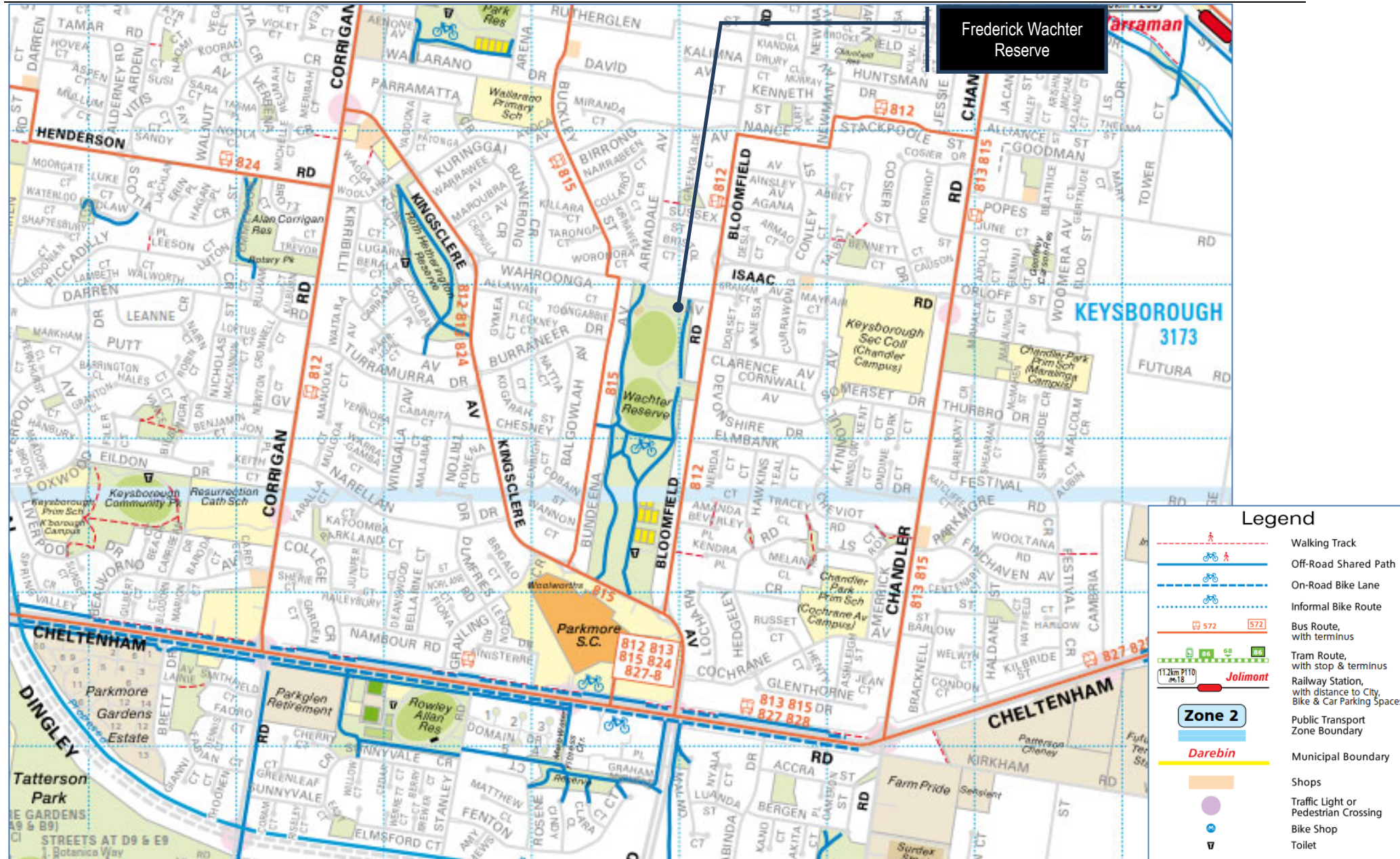


Figure 5: TravelSmart Map – Frederick Wachter Reserve
 FINAL Frederick Wachter Reserve Master Plan Report V1

3.2 BUILDINGS

There are five main buildings located at Frederick Wachter Reserve:

- Frederick Wachter Reserve Pavilion (cricket)
- Frederick Wachter Reserve Club Rooms (Junior football change rooms)
- Keysborough Tennis Club
- Public Toilet (north)
- Public Toilet (south)
- Maintenance shed (minor building)

Each of the buildings was reviewed as to its present condition and suitability for purpose. A consultation meeting was also held on site on 14th December 2017, providing representatives of all tenant sporting clubs the opportunity to discuss issues associated with the current buildings.

A summary of findings is outlined below, with a more detailed outline of the consultation provided in the Engagement Findings report in Appendix B:

Frederick Wachter Reserve Pavilion (Bloomfield Road)

The Frederick Wachter Reserve Pavilion is home to the Southern Pirates Cricket Club, and also has minor use by the Noble Park Cricket Club and the Parkmore Junior Football Club. It is an older style brown brick building, with low pitched roof and wide overhang. It is likely to date from the 1970s. The rear of the building is a fenced barbecue and picnic area for the use of tenant clubs. The pavilion is currently used as senior football/cricket club change rooms.

Issues:

- Toilet and change facilities are not compliant with current DDA and Australian Standard requirements.
- The facility does not meet AFL/Cricket Australia minimum standard for community facility design, particularly lacking unisex facilities and storage.
- The majority of the facility is club social rooms. These are entirely managed, with all uses determined, by the cricket club.
- The range of spaces and facilities does not comply with the current AFL Community Facility Guidelines.
- The building does not provide compliant all abilities access.
- The building form and orientation does not currently address both adjacent ovals.

Opportunities:

- The replacement of the existing pavilion would allow for a new facility complying with relevant AFL and Cricket Australia guidelines, as well as DDA and Australian Standard requirements.
- A new pavilion could be located further west to address both ovals and provide for additional parking and access to the east of the building.

Frederick Wachter Reserve Club Rooms (Wahroonga Road)

This is a smaller orange brick pavilion with an undercover area facing east. It is currently used as junior football change rooms.

Issues:

- The separate location of this building, away from the Frederick Wachter Reserve pavilion, creates an unnecessary duplication of uses and assets.
- Toilet and change facilities are not compliant with current DDA and Australian Standard requirements.
- The facility does not meet AFL/Cricket Australia minimum standard for community facility design, particularly lacking unisex facilities.
- The building does not provide compliant all abilities access.

Opportunities:

- Demolish pavilion and consolidate uses in new pavilion at Bloomfield Road.

Keysborough Tennis Club

This is an older style brick pavilion which appears to have been constructed in the 1980s.

Issues:

- As Tennis Victoria does not provide guidelines for community tennis pavilions or clubrooms, there are no sport specific guidelines to measure the current facility against, however, there are no apparent capacity or usage issues.
- Toilet facilities are unlikely to comply with current DDA and Australian Standard requirements of accessibility but may be amended through simple renovation. The City of Greater Dandenong Sports Facilities Plan identifies the following:
 - 2018/19: – Design of Accessible Toilet and ramps
 - 2019/20: – Construction of Accessible Toilet and ramps

Opportunities:

- The current location of the pavilion is suitable for future expansion should the need arise.

Public Toilet (north)

This is a recently constructed facility (2017) and so is compliant with all current requirements and should be retained for the foreseeable term.

Public Toilet (south)

This is a recently constructed (2015) automated toilet, compliant with all current requirements.

Issues:

- The facility is in an exposed and isolated location within the reserve and is not related to other facilities.
- The facility is a single cubicle unit, which is not in accordance with City of Greater Dandenong current practice.
- The City of Greater Dandenong has moved away from the provision of automated public toilet facilities since the installation of this unit.

Opportunities:

- To consolidate a new facility in accordance with City of Greater Dandenong current practice, in association with any enhancements to the nearby picnic and play areas.
- To provide a larger facility, with an increased number of cubicles to cater for the needs of the local community as well as increased visitation associated with playground and picnic area enhancements.

Maintenance shed

This is a painted brick shed with a single roller door.

Issues:

- The small size of the shed is potentially problematic should the maintenance requirements of the reserve increase.
- The shed is remotely located from convenient vehicle access and parking.

Opportunities:

- Demolish & co-locate a new shed with an upgraded pavilion at the Bloomfield Road site.

Buildings: Implications for the master plan:

Issues / weaknesses

- The Frederick Wachter Reserve Pavilion does not meet current SSA or DDA / Australian Standard requirements;
- The Frederick Wachter Reserve Pavilion is poorly oriented to the associated sports fields;
- The Frederick Wachter Reserve Clubrooms duplicate the function of the main football / cricket pavilion;
- The existing southern toilet block is isolated and exposed, and poorly integrated with nearby park facilities;
- The existing maintenance shed is isolated and lacks formal access.

Strengths / opportunities

- The existing Keysborough Tennis Club building is well oriented to its adjoining courts and provides opportunity for future expansion as required;
- The northern toilet block is a recent facility compliant with relevant requirements, and could be better used through the location of additional park activities nearby.



LEGEND
 [Orange square] EXISTING BUILDINGS



Frederick Wachter Reserve pavilion



Frederick Wachter Reserve clubrooms



Public Toilet south

Figure 6: Buildings.

3.3 SPORTS ACTIVITIES and AREAS

The club based sporting user groups at Frederick Wachter Reserve are:

- Parkmore Pirates Cricket Club
- Parkmore Junior Football Club
- Keysborough North Tennis Club
- Noble Park Cricket Club

Sports Activities

Usage of Frederick Wachter Reserve by each of the clubs is summarised below:

Parkmore Pirates Cricket Club

The club fields teams in Turf 2, Turf 5, Turf 6, C Grade and One Day competitions.

The club uses both ovals between October and March at the following times:

- Oval 1 for training on Tuesday to Thursday evenings;
- Oval 1 for competition on Saturday;
- Oval 2 for training on Wednesday and Thursday evenings,
- Oval 2 for competition on Saturdays.

Parkmore Junior Football Club

The club has 80 – 100 players.. Membership has been variable for the past 5 years.

The club fields one U10 team, one U13 team and one U17 team (combined with Springvale Districts).

The club uses both ovals between March and September at the following times:

- for training on Monday to Friday evening;
- for competition and training on Saturdays;
- for competition on Sundays.

Keysborough North Tennis Club

The club has 300 members, with membership having doubled in the last five years. Of these, there are 60 junior and 40 senior competition members. This allows for 11 junior teams, 2 pennant teams, 2–3 mid-week night teams, and 4 HotShots teams.

The club’s coaching squad includes 200 adults and children.

The club uses the courts for coaching from Monday to Friday, for HotShots on Sunday and for social tennis on Wednesdays. A minimum of three courts are available for members at all times.

Noble Park Cricket Club

The club has 120 members. Membership has been stable for the past 5 years.

The club fields 4 senior men's teams and 4 junior teams.

At the time of preparing the master plan, the club was temporarily using Oval 2 on Saturday for Under 13 competition.

Ovals

Frederick Wachter Reserve contains two football / cricket fields. The northern field has Australian Rules Football goals and a four pitch turf wicket table.

The southern field caters for junior training and competition. It has no supporting infrastructure.

Key characteristics of the northern field:

- Aligned in a north - south orientation
- Approximate playing surface dimensions of 145m x 115m (excluding run-off areas)
- The field is unfenced
- 4 pitch turf table
- Australian Rules Football goals
- The entire field has irrigation but no formal drainage.

- Includes lighting however is not compliant with current Australian Standards for sports lighting for training (100lux), the current LUX level is under 100lux. The City of Greater Dandenong Sports Facilities Plan – Implementation Plan 2018 identifies the upgrade of lighting as a medium priority.

Key characteristics of the southern field:

- Aligned slightly west of north - south orientation
- Approximate playing surface dimensions of 135 x 90m (including run-off areas)
- The field is unfenced
- Single synthetic cricket pitch
- Australian Rules Football goals
- The field has no formal drainage, irrigation or lighting.

In addition to the two fields; Frederick Wachter Reserve has a three pitch cricket practice facility. This is a relatively new facility having been constructed in 2015.

Tennis courts

The Keysborough Tennis Club complex includes six acrylic surfacing courts and two en-tout-cas courts . The courts are surrounded by a perimeter 2400mm high chain mesh fence. The courts are in good condition.

The City of Greater Dandenong Sports Facilities Plan – Implementation Plan 2018 identifies resurfacing of the two remaining tennis courts with synthetic grass beyond the 10 year life of the plan.

Sports Areas and Activities: Implications for the master plan

Issues / Weaknesses

- There is a disconnect between the change rooms and the social rooms that service the sports fields, with both buildings being on opposite sides of the northern oval.
- The provision for car parking around the football / cricket pavilion is inadequate.
- With increasing membership the size of the tennis pavilion is beginning to present problems for the Tennis Club.
- Existing tennis court lighting is considered poor quality by the Tennis Club.

Strengths / Opportunities:

- Integrate the change rooms and social rooms into one building located between both sports field fields.
- Pending demand, plan for the future addition of 1 court for the Keysborough North Tennis Club in the area north of the courts.
- There does not appear to be a need for additional sports facilities on the site and the layout of current spaces appears appropriate, however there is an opportunity to increase the size of the southern oval to diversity its use.



Keysborough North Tennis Club tennis courts



Southern Oval



Cricket Nets

Figure 7: Sports Areas.

3.4 LANDSCAPE and PASSIVE RECREATION AREAS

Landscape and passive recreation areas of the reserve are summarised on Figure 7 below. Key points associated with these areas include:

- The **landscape of the reserve** is essentially divided into three character types:
 - The “**Active**” **zone**, from Wahroonga Road to the southern edge of oval 2.

With uses dominated by sports activity, the northern landscape is typically undifferentiated and lacking in visual and spatial amenity. Without any change in uses, the opportunity remains for, at least, the simple of planting of trees to the perimeter of ovals and car parks to provide shade and spatial definition.

There is also an opportunity to introduce a community use in the north-western corner of the reserve, with a new play space, a covered seating / picnic area, and potentially a fitness station to supplement the existing toilet and car park.

- The “**Environment**” **zone**, between the southern oval and the tennis club.

The central area is distinguished by informal groups of large exotic trees (Oaks and Elms) which appear to pre-date the reserve, as well as by the constructed wetland, dating from 2005. These features provide a distinctive landscape character with a high degree of visual and landscape amenity compared to the rest of the reserve. This area, and the wetland in particular, are prized by the local community who wish to see the area enhanced in its environmental qualities.

Specifically, the wetland does not hold water adequately and so is often dry. Its enhancement would not only provide for an improved landscape character but also improve the biodiversity characteristics of the reserve.

A clear opportunity is to enhance the existing character through renewal of the wetland, new planting, landscape development and passive infrastructure such as seating, shelters and wetland boardwalks to contribute to the park environment.

The central area also includes the existing off-leash dog park, located at the rear of Bloomfield Road, which is a popular space with a character suited to the adjacent parkland.

- The “**Community zone**”, between the tennis courts and Kingsclere Avenue

As with the northern area of the reserve, the southern area lacks vegetation to create spaces and provide shade and scale. There is also a lack of defined activity, providing an opportunity to redefine this area as a community focus. This may involve:

- the enhancement of the playground to a district level facility;
- the introduction of a youth-oriented space with mixed-use hard courts providing for a variety of social sport;
- additional shelters and barbecue facilities;
- the definition of an events space close to Parkmore Shopping Centre, with potential performance facilities, access to car parking, appropriate power provision etc.;
- New tree planting for shade and spatial definition.



- LEGEND
- ACTIVE AREA
 - ENVIRONMENT
 - COMMUNITY
 - WETLANDS



Active area – northern and southern sports fields



Environment – wetland



Community – southern open space

Figure 8: Landscape Character

▪ **Passive recreation areas and facilities include:**

○ **Playspace**

The playspace is located in the southern part of the reserve, close to the Keysborough Tennis Club car park. It was installed in 1999 and is classified as a district level playground. It is in reasonable condition and is well used but is open and exposed, lacking shade and shelter.

The large open area which the playground sits within, and its use as an event venue, suggest the opportunity to enhance the playground to provide a more diverse range of activity.

As a district playground, this should include provision for a comprehensive range of age groups i.e. 0-4, 5-10, 11-15, 16 + etc. As a district playground it should also provide for a range of play experiences, offering complexity and challenge, social play opportunities and creative play through the use of natural and sensory materials.

○ **Barbecue / picnic facilities**

The reserve provides four picnic tables (two beneath a picnic shelter) and one barbecue in the southern part of the reserve.

While these facilities are in support of the existing playground, they are quite old and are only in reasonable condition.

○ **Dog-Off-Leash area**

A designated fenced Dog-Off-Leash area is located to the north of the Keysborough Tennis Club. This is one of the most popular Dog-Off-Leash facilities in the City of Greater Dandenong.

The Dog-Off-Leash Strategy identifies the opportunity to enlarge the space.

○ **Seats**

Park seats are scattered throughout the reserve. These are not generally associated with other designated functions or facilities, other than those located near the existing wetland. The seats are generally located individually and so do not encourage group social interaction.

Implications for the master plan

Issues / Weaknesses

- The limited park infrastructure across the reserve limits the opportunity for larger family or community groups to use the reserve for social gatherings. Examples of such infrastructure includes seats, shelters, drinking fountains, barbecues etc.
- There is limited provision for informal active recreation, such as social basketball or exercise / fitness within the reserve.

Strengths / opportunities

- There is opportunity to enhance the landscape associated with the existing sports uses through additional tree planting to provide shade, character and identity, and to contribute to biodiversity.
- There is opportunity to reconstruct the central wetland as a landscape and biodiversity element and provide visual interest to the reserve.
- Enhanced opportunities for passive recreation should be provided, in line with the objectives of City of Greater Dandenong strategic documents. This would include opportunities for playgrounds, informal play and exercise, walking, seating, group socialising, picnicking and so on.
- There is an opportunity to extend the Dog-Off-Leash area, and to implement the recommendations of the City of Greater Dandenong Dog-Off-Leash strategy.
- There is strong potential to develop the open landscape to the south of the reserve as general community parkland with extensive tree planting and a variety of recreation and community event opportunities.



- LEGEND
- EXISTING PLAY GROUNDS
 - EXISTING DOG OF LEASH AREA
 - EXISTING BBQ (APPROX LOCATION)
 - EXISTING PICNIC BENCHES (APPROX LOCATION)



Existing playground



Dog-off-leash park



Picnic Shelter

Figure 9: Passive Recreation Areas

3.5 FLOODING and HYDROLOGY

A review of the flood patterns and drainage characteristics of Frederick Wachter Reserve was undertaken by Aquatic Systems Management. A summary of their findings is outlined below:

- Wachter Reserve is not significantly impacted by flood overland flow paths. There is a low point on the lower south-western boundary where local off reserve sheet flow accumulates causing nuisance flooding. There is an opportunity to relieve this through a shallow overland flow path to Kingsclere Avenue.
- The site is traversed by three stormwater drains that run from the east to the west. The northern two could be intercepted to harvest, treat and reuse stormwater to offset potable water supply for irrigation to selected areas of the site.
- The northern drain could have a small diversion inserted to supply the wetland and the reuse scheme.
- The existing wetland should be re-developed with an impermeable liner, recontouring, topsoiling and replanting to be a functional and more sustainable system that treats part of the reuse flows.
- The middle stormwater drain could also be diverted to a second wetland /treatment system prior to discharging to a central lift pump station to the reuse storage tanks. It is likely that a minimum of 2x275Kl tanks may be needed. Irrigation from these will offset a significant part of the potable water supply use for the site as a sustainability response to climate change.

Implications for the master plan

Issues / Weaknesses

- The existing wetland does not retain water due to an inappropriate lining. This limits its function as both a visual and a stormwater treatment biodiversity feature, and means that it lacks general appeal as a landscape feature..

Strengths / opportunities

- The reconstruction and re-shaping of the existing wetland would provide the opportunity to both treat and store stormwater and provide an enhanced landscape feature for the reserve.
- There is a longer term opportunity to intercept existing stormwater drains and then collect, treat and re-use stormwater for irrigation use within the reserve.



Existing wetland

4. MASTER PLAN DIRECTIONS

Arising from the review of the site and its use, a series of master plan directions were developed for review with the community. These directions represented a broad summary of potential responses to the identified issues and opportunities.

Key master plan directions for each of the three character areas in the reserve are outlined below:

- **“Active” zone:**

There is potential to consolidate the northern area of the reserve as a sports focus by retaining and enhancing both existing ovals and existing facilities.

- **“Environment” zone:**

There is potential to enhance the central area of the reserve as an environmental focus through new tree planting and rejuvenation of the existing wetland.

- **“Community” zone:**

There is potential to develop the southern area of the reserve as a community parkland focus through the development of spaces such as an open events / performance lawn; a youth plaza; a district playground and an enhanced social and picnic area.

Within this overall framework, more specific directions included:

- Installing a small local play / community space near Wahroonga Avenue to complement and support sports activity in the north of the reserve;
- Increasing car parking by adding a row of parking spaces to the northern edge of the existing Wahroonga Avenue car park;
- Developing a new pavilion to consolidate the functions of both existing buildings into one structure addressing both existing sports ovals;
- Supporting the new pavilion through additional car parking areas;
- Extending and enhancing the existing pedestrian paths and creating trail loops and exercise stations;
- Enlarging the existing Tennis Club car park to serve the new community parkland activities.

The master plan directions were tested with the community at a “drop in” event at the reserve on Saturday 24th February 2018, between 1pm and 4pm, and via the City of Greater Dandenong’s “Our Say” online engagement forum, between 22nd January 2018 and 18th March 2018.

Key themes to emerge from the “drop in” event around the master plan directions were:

- Support for more, improved spaces for children and youth
- Support to regenerate the wetlands area
- Support for additional or upgraded sport and exercise facilities around the park
- Support to improve general park amenity through maintenance and general park infrastructure additions
- Support for family and community facilities, especially shelter and seating
- Support for improvements to the existing path network
- Support to retain the dog park area

Key themes to emerge from the “Our Say” online engagement forum around the master plan directions were:

- Support for enhancement of natural areas, particularly the wetlands
- Support to shade the existing playground and other community areas
- Support for more community facilities
- Support to upgrade existing sport facilities and install fitness equipment
- Support for utilisation of the park for more cultural, social programs and events
- Support for better lighting around the park at night

The outcomes of this consultation are outlined fully in the Engagement Findings report in Appendix B.

Based on the support expressed during these consultation activities, the master plan directions were developed into a draft master plan.

5. MASTER PLAN RECOMMENDATIONS

Based on the support expressed during the consultation activities described in Appendix B, the master plan directions were developed into a draft master plan for a second round of community consultation. The second round of consultation again involved display of the Draft Master Plan on the City of Greater Dandenong's 'Our Say' online engagement forum. Submissions were reviewed and the draft plan formalized into the final master plan. The final master plan is illustrated in figure 10. The consultation process is outlined fully in the Engagement Findings report in Appendix B

The key recommendations as described on the master plan are outlined below:

1. Northern Sports Fields.

Retain the existing sports fields and cricket nets, and existing uses, and upgrade facilities.

This will include:

- Upgrade and installation of lighting to appropriate training standard;
- Provision of new coaches boxes;
- Potential for future expansion of the existing southern oval;
- Provision of formal drainage to the northern oval.

2. Northern Car Parking

Enhance parking to support sport and community uses in the northern part of the reserve.

This will include:

- Provision of additional parking along the edge of the existing northern car park, to support both the main sports field and the new local community space (refer no. 3 below). Total number of additional spaces is subject to detailed design;
- Provision of additional parking on the eastern wing of both fields to support pavilion uses. Total number of additional spaces is subject to detailed design.

3. Local Community Space

Create new local community space for the use of residents to the north of the reserve ,as well as by visitors during sports events.

This will include:

- Demolition of the existing Frederick Wachter Reserve Clubrooms;
- Retention of the existing public toilet (north);
- Provision of new picnic shelters with barbecue and group seating;
- Provision of new exercise / active play space.

4. Wetland

Enhance the existing wetland as a water treatment, biodiversity and landscape feature.

This will include:

- Reconstruction of the wetland to enlarge the area of water, and provide sealed liner;
- Interception of drainage and direction of water into wetland;
- Provision of additional open water, removal of weeds and enhancement of native bird habitat;
- Provision of planted areas for water treatment;
- Provision of boardwalks and seated areas interacting with the wetland.

5. Central Woodland

Build upon existing informal scattering of trees to create a new woodland.

This will include:

- Planting of a diverse mix of tree species to supplement and complement existing trees;
- Provision of additional seats and shelter to provide shaded seating locations;
- Construction of enhanced walking path loops.

6. Dog-Off-Leash Area

Retain and extend the existing 'dog off leash' area.

This will include:

- Realignment of fencing to widen the area to the north. The current area of the dog-off-leash area is just under 8,000m²;
- Provision of additional amenities for dog owners including shelters, dual drinking fountain, seating and a bin.

7. Multicourt Recreation Space

Provide for youth oriented social sport to enhance diversity of the recreation provision within the reserve.

This will include:

- Construction of hard courts providing for social basketball, tennis practice, futsal and table tennis;
- Provision of integrated seating;
- Allowance for skate and scooter activities..

8. Southern Playground

Upgrade existing neighbourhood playground to a district level facility.

This will include:

- Provision for a range of play opportunities including traditional play equipment, social or group play structures and nature play areas;
- Maintaining clear visual and physical connections between the play space, the picnic area (refer no. 10 below) and the multi-use recreation space;
- Provision of new formal shade structures.

9. Community Lawn

Create enhanced open lawn space suitable for social sports and community events (e.g. Autumn Fest).

This will include:

- Construction of new paths to provide structure and access to the lawn space;
- Planting of new trees to visually define the lawn space;
- Provision of fitness stations / exercise equipment.

10. Picnic / Social Area

Create an enlarged picnic space to provide for larger family social groups as well as individuals and small group gatherings.

This will include:

- Provision of additional seating, barbeques and large contemporary shelters suitable for large groups;
- Provision of direct access from the Tennis Club car park;
- Ensuring clear visual connection with the new play space, the open lawn and the multi-use recreation space;
- Provision of a new multi-cubicle City of Greater Dandenong standard toilet facility to replace the existing single cubicle automated facility.

11. Path Network

Enhance the existing path system to create a more diverse experience for park users.

This will include:

- Extending the existing path system to create a more diverse walking path network incorporating a diverse range of loops and environmental experiences;
- Provision of major exercise space involving a cluster of fitness stations ;
- Provision of individual exercise equipment stations at appropriate locations along the path network.

12. New Sports Pavilion

Provide new sports pavilion to replace existing northern pavilion.

This will include:

- Developing a new pavilion to consolidate the two existing pavilions, as well as the maintenance shed function, into a single structure;
- Ensuring that the new pavilion is oriented to both ovals;
- Ensuring that access and facilities are provided for all abilities.

13. Keysborough Tennis Club

Retain existing tennis courts and clubhouse, and provide upgrades to circulation and access.

This will include:

- Upgrade existing access through new ramps and accessible amenities;
- Upgrading two en-tout-cas courts to acrylic surfacing, subject to demand;
- Allowing for upgrade of clubhouse when required to provide a more active interface to the park;
- Allowing for additional court when required;
- Installation of bollard lighting or similar from car park to entrance of tennis facility.

14. Tennis Club Car Park

Enhance existing car park to provide for new activities.

This will include:

- Extension of existing car park to south to provide 50% additional capacity to support enhanced play space and multi-use recreation area. This would allow for around 30 additional spaces.

15. Entry “Gateways”

Provide formal points of entry from Kingsclere Avenue

This will include:

- Connection of formalised entry points with existing path network;
- Provision of feature pavement integrated with the Kingsclere Avenue footpath;
- Installation of seating to invite entry into the reserve.

16. General Landscape Improvements

Upgrade existing landscape to improve visual and physical amenity.

This will include:

- Tree planting;
- Detailed shrub and ground cover areas;
- Landscape furniture upgrade (seats, bollards etc.);
- Wayfinding signs throughout the park.



LEGEND

- EXISTING TREES
- PROPOSED TREES
- EXISTING / ADDITIONAL CARPARKING
- PROPOSED PATH NETWORK
- PROPOSED BBQ AND SHELTERS
- PROPOSED MULTICUBICLE TOILET FACILITY
- MULTI EXERCISE STATION
- SINGLE EXERCISE CIRCUIT POD
- PROPOSED PLAYSPACE AND SHADE STRUCTURE

- 1 Northern Sports Fields**
 - Retain existing sports fields and uses
 - Retain existing cricket nets
- 2 Northern Car Parking**
 - Provide additional parking to north-eastern pocket of the main sports field as well as additional parking on eastern wing of both fields to support pavilion uses
- 3 Local Community Space**
 - Provide new exercise / active play space
 - Provide picnic shelters with group seating
 - Demolish existing building and retain existing public toilet
- 4 Wetland**
 - Reconstruct wetland to enlarge the area of water
 - Provide additional open water, remove weeds and enhance native bird habitat
 - Intercept drainage and direct into wetland
 - Provide planted areas for water treatment and water tanks for irrigation
 - Provide boardwalk and seated areas
- 5 Central Woodland**
 - Build upon existing informal scattering of trees to create a new woodland park area with planting, shaded seating, a diverse mix of tree species and enhanced walking path loops
- 6 Dog Off Leash Area**
 - Retain and extend the existing 'dog off leash' area
 - Provide additional amenities for dog owners including: shelters, dual drinking fountain, seating and a bin (including bag dispenser).
- 7 Multicourt Recreation Space**
 - Develop new multi-use space with focus on new spaces for younger people. The space should include a range of spaces including multi-use hard courts, multi-use half courts, a rebound wall for tennis practise, a skate-able plaza space suitable for group seating, outdoor table tennis etc
- 8 Southern Playspace**
 - Provide new district level playspace incorporating a range of play opportunities including traditional play equipment, social or group play structures, nature play areas, Parkour and exercise equipment
 - Provide clear visual and physical connections between the play space, the picnic area and the multi-use recreation space
 - Provide shade structure
- 9 Community Lawn**
 - Create open lawn space, defined by paths and new trees, suitable for social sports and community events (eg. Autumn Fest)
- 10 Picnic / Social Area**
 - Provide enlarged picnic space with barbecues, shelters and opportunities for group seating
 - Ensure the picnic area has direct access from the Tennis Club car park and has visual connection with the new play space, the open lawn and the multi-use recreation space
 - Provide a new multi-cubicle toilet to replace the existing single cubicle facility
- 11 Path Network**
 - Extend the existing path system to create a network of walking paths providing a diverse range of loops and environmental experiences
 - Provide exercise equipment at appropriate locations along the path network
- 12 New Sports Pavilion**
 - Develop a new pavilion to consolidate the two existing pavilions into a single structure
 - Ensure the new pavilion is oriented to both ovals
- 13 Keysborough Tennis Club**
 - Maintain existing Tennis courts and clubhouse
 - Allow for future expansion when required
- 14 Tennis Club Car Park Expansion**
 - Extend existing car park to provide access to enhanced play space and multi-use recreation area
- 15 Formal Entry 'Gateways'**
 - Feature pavement and seating to invite entry into Wachter Reserve from Kingsclere Avenue



SCALE 1 : 500 @ A1 DECEMBER 2018



WACHTER RESERVE, KEYSBOROUGH - MASTER PLAN

Figure 10: Master Plan

6. IMPLEMENTATION PRIORITIES

Recommendations outlined above which have a works component are prioritised below, along with an indication of potential cost. In each case, where appropriate, costs include assumed design fees and other costs associated with developing the plan to implementation stage.

Priorities assume the following timeframes:

High Priority: Year 2018/19 – 2022/23

Medium Priority: Year 2023/24 – 2027/28

Low Priority: Year 2028/29 onwards

6.1 IMPLEMENTATION PRIORITIES AND COSTS – BY LOCATION

RECOMMENDATION	PRIORITY	OPINION OF PROBABLE COST
1. Northern Sports Fields. 1.1 Upgrade lighting to both ovals to training standard – design (northern and southern ovals). 1.2 Upgrade lighting to both ovals to training standard – construction (northern oval) 1.3 Install new coaches boxes (northern oval) 1.4 Demolish existing coaches boxes (northern oval) 1.5 Install drainage to northern oval 1.6 Enlarge southern oval, including provision of lighting and coaches boxes - design 1.7 Enlarge southern oval, including provision of lighting and coaches boxes – construction	High Medium Medium Medium Low Low Low	\$ 10,000 \$ 500,000 \$ 20,000 \$ 5,000 \$ 55,000 \$ 50,000 \$ 1,000,000
2. Northern Car Parking 2.1 Enhance parking in the northern part of the reserve - design. 2.2 Enhance parking in the northern part of the reserve (including parking to new pavilion) - construction	High Medium	\$ 50,000 \$ 800,000
3. Local Community Space 3.1 Create new local community space for the use of residents to the north of the reserve, as well as by visitors during sports events.	Medium	\$ 200,000
4. Wetland 4.1 Enhance the existing wetland – design 4.2 Enhance the existing wetland – construction	High High	\$ 75,000 \$ 1,000,000
5. Central Woodland 5.1 Build upon existing informal scattering of trees to create a new woodland	Medium	Included in item 16.1

<p>6. Dog-Off-Leash Area 6.1 Retain and enhance the existing 'dog off leash' area</p>	<p>High</p>	<p>\$ 50,000</p>
<p>7. Multi-court Recreation Space 7.1 Provide for youth oriented social sport to enhance diversity of the recreation provision within the reserve - design. 7.2 Provide for youth oriented social sport to enhance diversity of the recreation provision within the reserve – construction</p>	<p>High High</p>	<p>\$ 70,000 \$ 500,000</p>
<p>8. Southern Playspace 8.1 Upgrade existing neighbourhood playspace to a district level facility – design 8.2 Upgrade existing neighbourhood playspace to a district level facility – construction</p>	<p>High High</p>	<p>\$ 80,000 \$ 500,000</p>
<p>9. Community Lawn 9.1 Create enhanced open lawn space suitable for social sports and community events (e.g. Autumn Fest).</p>	<p>High</p>	<p>\$ 75,000</p>
<p>10. Picnic / Social Area 10.1 Create an enlarged picnic space to provide for larger family social groups as well as individual and small group gatherings, including toilet upgrade.</p>	<p>High</p>	<p>\$ 500,000</p>
<p>11. Path Network 11.1 Enhance the existing path system to create a more diverse experience for park users – including exercise facilities and shelters.</p>	<p>Medium</p>	<p>\$ 250,000</p>
<p>12. New Sports Pavilion 12.1 Provide new sports pavilion to replace existing northern pavilion – concept design. 12.2 Provide new sports pavilion to replace existing northern pavilion – detailed design 12.3 Provide new sports pavilion to replace existing northern pavilion – construction.</p>	<p>Medium Medium Medium</p>	<p>\$ 50,000 \$ 150,000 \$ 5,000,000</p>
<p>13. Keysborough Tennis Club 13.1 Upgrade existing access through new ramps and accessible amenities - design. 13.2 Upgrade existing access through new ramps and accessible amenities construction.</p>	<p>High High</p>	<p>\$ 20,000 \$ 200,000</p>
<p>14. Tennis Club Car Park 14.1 Extend existing car park to provide for new activities - design. 14.2 Extend existing car park to provide for new activities – construction.</p>	<p>High High</p>	<p>\$ 50,000 \$ 150,000</p>

15. Entry “Gateways” 15.1 Provide formal points of entry from Kingsclere Avenue	Medium	\$ 200,000
16. General landscape upgrades 16.1 Stage 1 16.2 Stage 2 16.3 Stage 3 16.4 Stage 4 16.5 Stage 5 16.6 Stage 6 16.7 Stage 7 16.8 Stage 8 16.9 Stage 9	On-going	\$ 75,000 \$ 10,000 \$ 10,000 \$ 10,000 \$ 10,000 \$ 10,000 \$ 10,000 \$ 10,000 \$ 10,000
TOTAL 10 YEAR INVESTMENT		\$11,765,000

6.2 IMPLEMENTATION PRIORITIES AND COSTS – BY YEAR

2018/19:

MASTER PLAN REFERENCE.	RECOMMENDATION	COST
4.1, 16.1	Implementation of initial recommendations of Masterplan at Wachter Reserve including tree planting and design of wetlands including boardwalk and landscaping	\$150,000
13.1	Tennis Club - DDA Ramp and installation of accessible toilet design	\$20,000
TOTAL		\$170,000

2019/20:

MASTER PLAN REFERENCE.	RECOMMENDATION	COST
13.2	Tennis Club - DDA Ramp and installation of accessible toilet construction	\$200,000
8.1	District level Playground - Design	\$80,000
16.2	General Landscape Improvement	\$10,000
4.2	Wetland Construction (Boardwalk, BBQ , Picnic Area, Lining) – Stage 1	\$500,000
TOTAL		\$790,000

2020/21:

MASTER PLAN REFERENCE.	RECOMMENDATION	COST
8.2	District level Playground - Construction	\$500,000
16.3	General Landscape Improvement	\$10,000
9.1	Passive park renewal in conjunction with the playground renewal - Park Furniture and Fencing	\$75,000
4.2	Wetland Construction (Boardwalk, BBQ , Picnic Area, Lining) – Stage 2	\$500,000
TOTAL		\$1.085M

2021/22:

MASTER PLAN REFERENCE.	RECOMMENDATION	COST
7.1, 14.1	Southern Carpark Design and Multiuse Recreations Zone	\$120,000
10.1	Kingsclere Entry, Picnic and Toilet Area	\$500,000
16.4	General Landscape Improvement	\$10,000
6.1	Retain and enhance dog-off-leash area	\$50,000
TOTAL		\$680,000

2022/23:

MASTER PLAN REFERENCE.	RECOMMENDATION	COST
7.2, 4.2	Southern Carpark and multiuse zone Construction	\$650,000
1.1	Lighting Upgrade (Training Standard) - Design North and South Ovals 1 & 2	\$10,000
16.5	General Landscape Improvement	\$10,000
TOTAL		\$670,000

2023/24:

MASTER PLAN REFERENCE.	RECOMMENDATION	COST
1.3	New Coaches Boxes x 2	\$20,000
1.2	Lighting Upgrade (Training Standard) - Construction Oval 1	\$500,000
16.6	General Landscape Improvement	\$10,000
TOTAL		\$530,000

2024/25:

MASTER PLAN REFERENCE.	RECOMMENDATION	COST
16.7	General Landscape Improvement	\$10,000
12.1	Pavilion Redevelopment (Consolidation of Clubrooms & Pavilion) - Concept Plan	\$50,000
3.1	Create new local community space, including play equipment, fitness equipment and seating	\$200,000
TOTAL		\$260,000

2025/26:

MASTER PLAN REFERENCE.	RECOMMENDATION	COST
1.4	Building - Frederick Wachter Reserve Coaches Box (Brick) Demolition	\$5,000
16.8	General Landscape Improvement	\$10,000
12.2	Pavilion Redevelopment - Detailed Design	\$150,000
15.6	Provide formal entry pints from Kingsclere Avenue	\$200,000
TOTAL		\$365,000

2026/27:

MASTER PLAN REFERENCE.	RECOMMENDATION	COST
12.3	Pavilion Redevelopment - Construction	\$5.0M
16.9	General Landscape Improvement	\$10,000
2.1	Enhance northern car park and provide new parking to east o northern field – design.	\$50,000
11.1	Exercise and Picnic Shelters	\$250,000
TOTAL		\$5.31M

2027/28:

MASTER PLAN REFERENCE.	RECOMMENDATION	COST
2.2	Enhance northern car park and provide new parking to east o northern field – construction	\$300,000
2.2	New car parks at new northern pavilion	\$500,000
TOTAL		\$800,000

2028/29:

MASTER PLAN REFERENCE.	RECOMMENDATION	COST
1.6	Enlarge Southern Oval Expansion, Lights, Scoreboard and Coaching Boxes - Design	\$50,000
1.5	Drainage to northern oval	\$55,000
TOTAL		\$105,000

2029/30:

MASTER PLAN REFERENCE.	RECOMMENDATION	COST
1.6	Enlarge Southern Oval Expansion, Lights, Scoreboard and Coaching Boxes - Construction	\$1.0M
TOTAL		\$1.0M

TOTAL 10 YEAR INVESTMENT		\$11,765,000
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APPENDICES

Appendix A Traffic Report

Appendix B Community Engagement Report

APPENDIX A TRAFFIC REPORT

MEMO

Fedrick Wachter Reserve & Warner Reserve, Dandenong

Masterplan Advice

To Lindsay Fraser

Date 24 November 2017

Company Land Design Partnership Pty Ltd

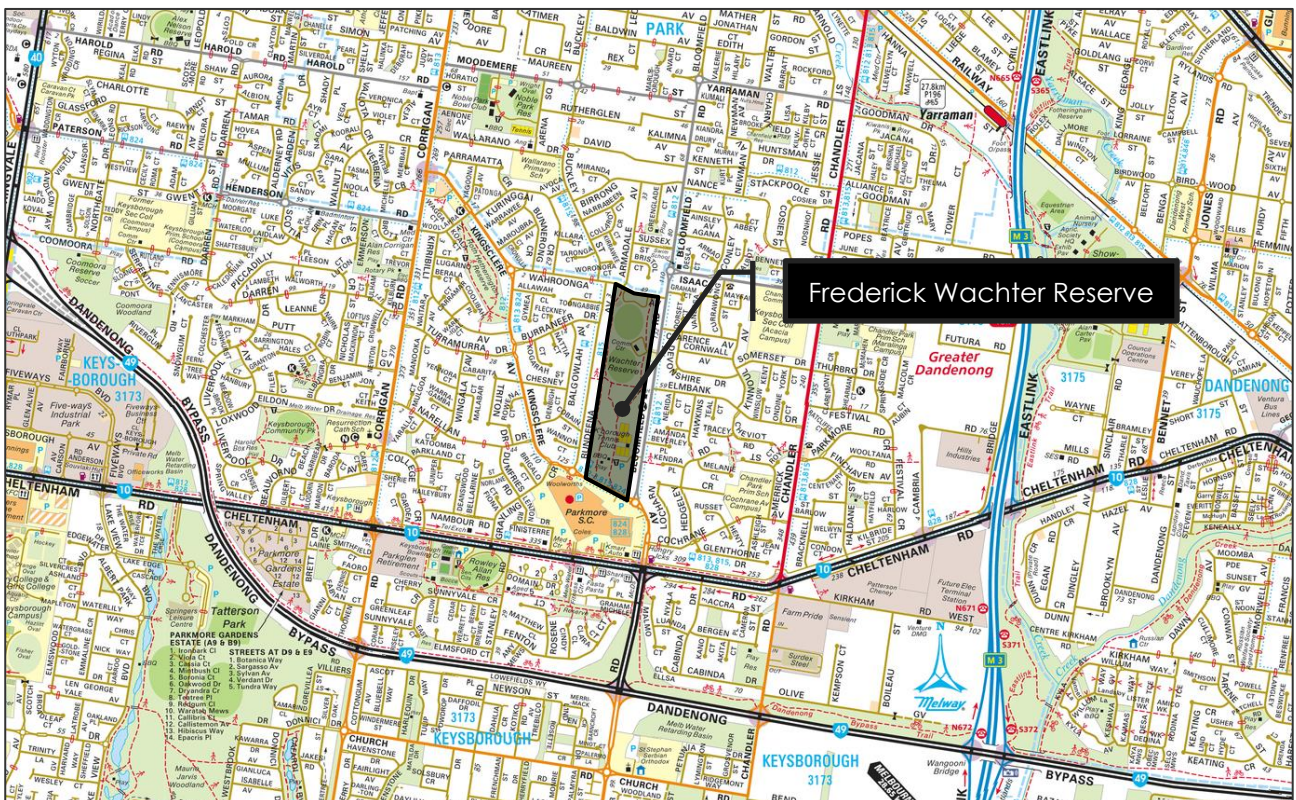
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Existing Conditions

Site Locations

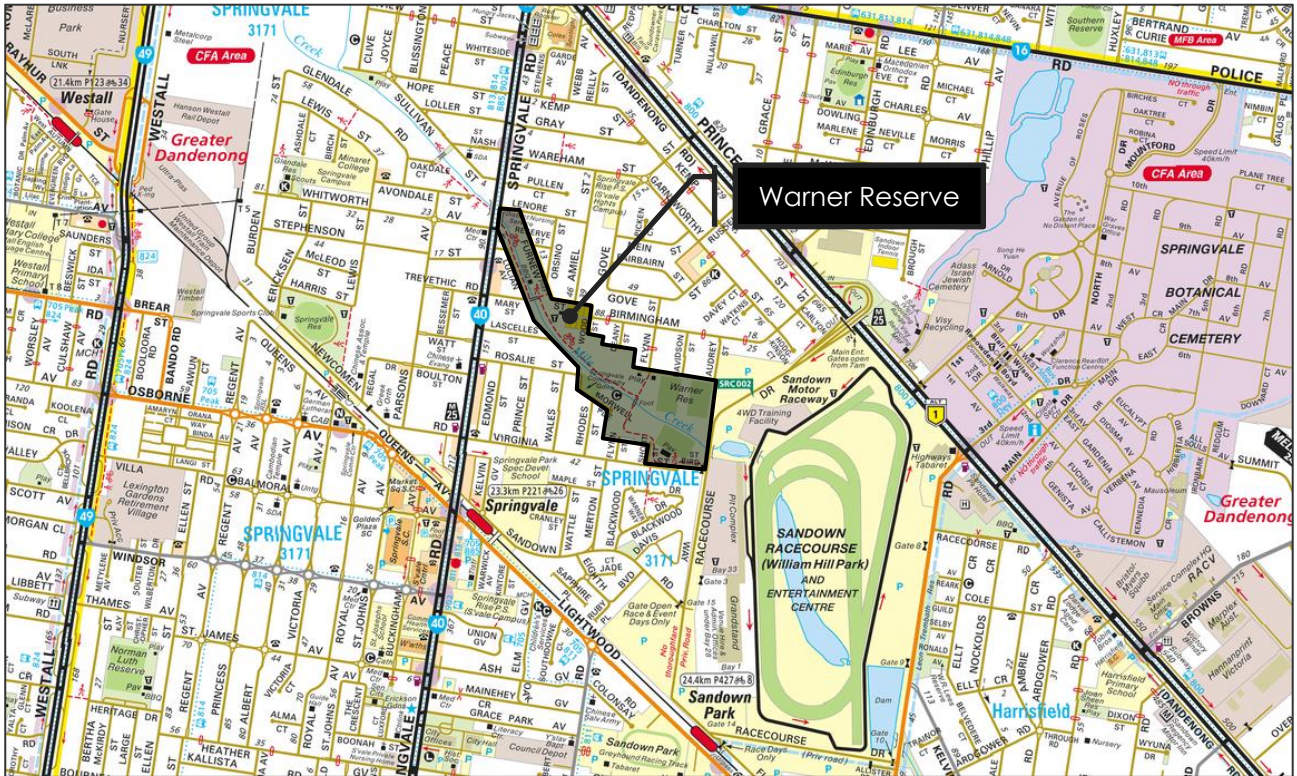
Frederick Wachter Reserve is located in Keysborough, approximately 1.4 kilometres west of Eastlink and 300 metres north of the intersection of Cheltenham Road and Pery Road, as shown in Figure 1 below. The reserve is directly north of Parkmore Shopping Centre and approximately 1.5 kilometres south west of Yarraman railway Station.

Figure 1 Site Location – Frederick Wachter Reserve



Warner Reserve is located in Springvale, beginning from Springvale Road at the west end to Sandown Racecourse in the east, as shown in Figure 2 below. The reserve is located within 500 metres of Springvale Railway Station and approximately 800 metres south of major intersection of Princes Highway / Police Road / Springvale Road.

Figure 2 Site Location – Warner Reserve



Sustainable Transport

An extract of the TravelSmart Map for the City of Greater Dandenong is shown in Figure 3 and Figure 4, highlighting the public transport, bicycle and pedestrian facilities in the area.

As shown, both reserves have off-road shared paths running through them and bus routes along the nearby road network. Warner Reserve is located within close proximity to Springvale Railway Station and Sandown Park Railway Station.

Figure 3 TravelSmart Map – Frederick Wachter Reserve

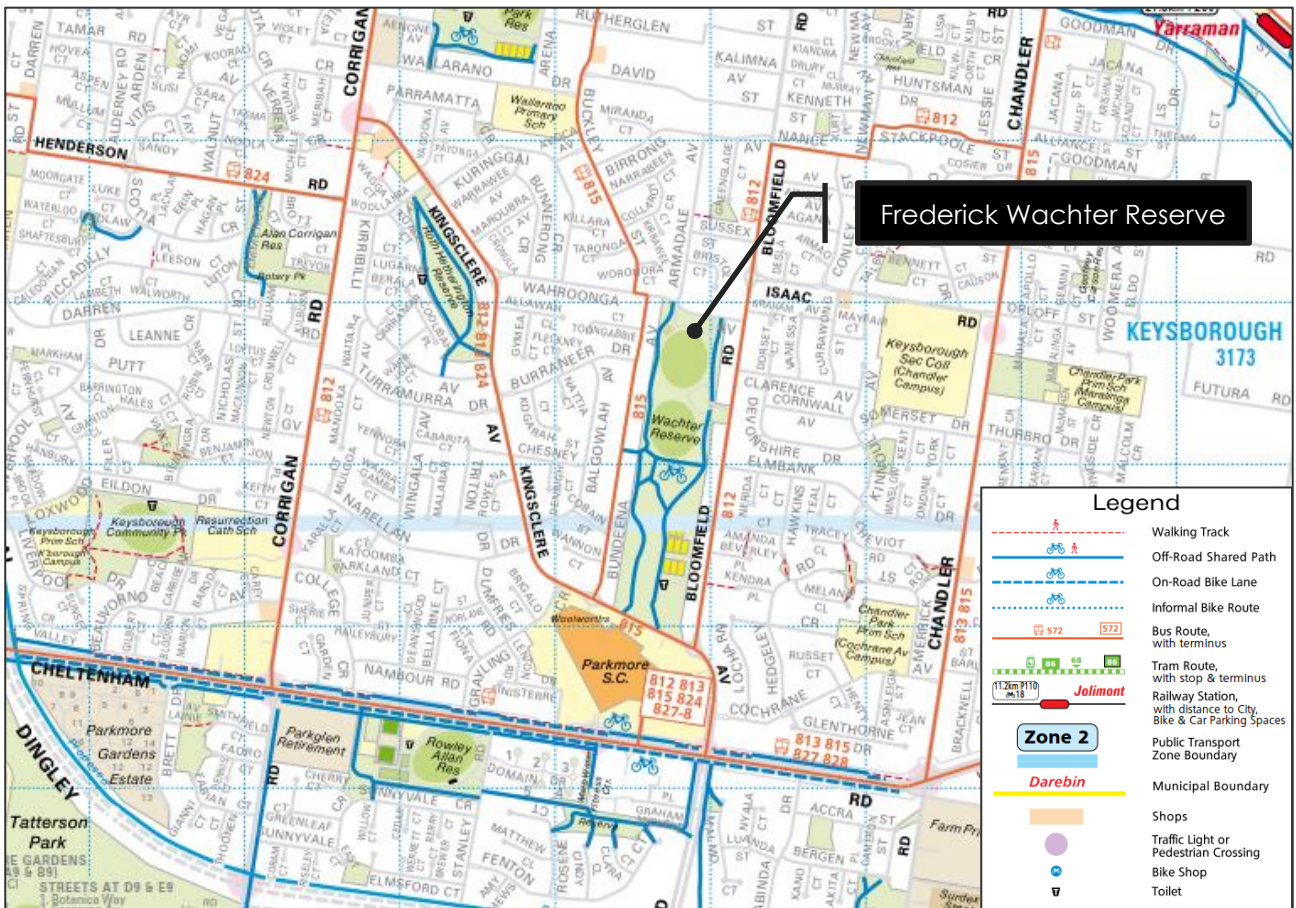
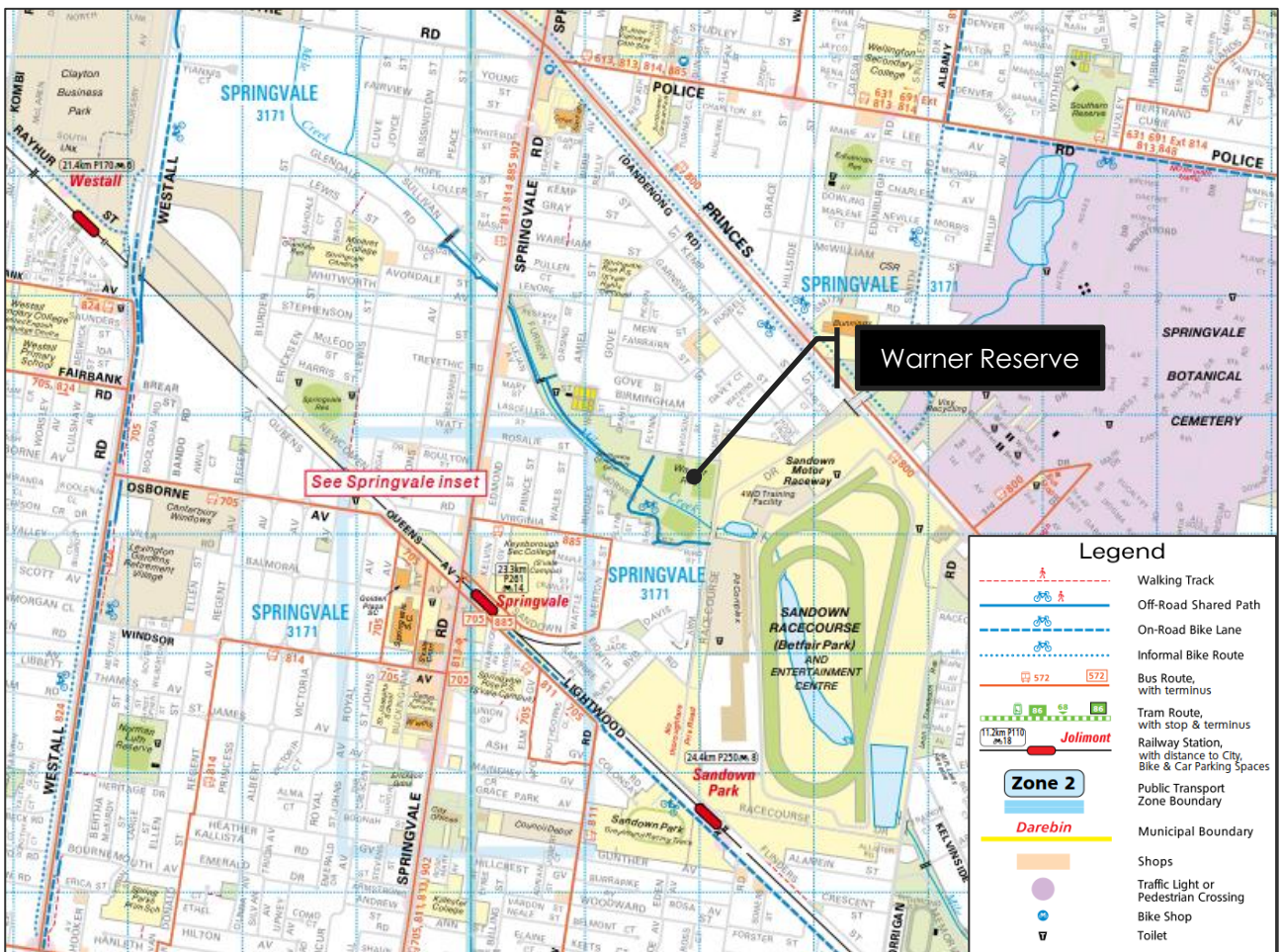


Figure 4 TravelSmart Map – Warner Reserve



Car Parking

Table 1 represents the anticipated car parking demand for the peak summer and winter periods for Frederick Wachter Reserve and Warner Reserve.

Table 1 Anticipated Car Parking Demand

Period	Car Parking Demand						
	Frederick Wachter Reserve			Warner Reserve			
	North	South	Total	Flynn Street Car Park	Tennis Club	Virginia Street	Total
Summer Peak	66	52	118	40	32	30	102
Winter Peak	53	52	105	140	6	-	146

A detailed breakdown of the car parking demand for the two reserves is attached in Appendix A.

Traffic Volumes

Traffic volume, speed and classification surveys were provided by City of Greater Dandenong at two locations along Kingsclere Avenue which runs along the southern boundary of Wachter Reserve. Both surveys were for a one-week period, from Friday 10th May 2017 to Friday 17th May 2017 for the surveys outside of property no. 173 (south of the reserve), and from Friday 28th August 2017 to Friday 5th May 2017 for the surveys outside of property no. 29 (north of the reserve).

The location of the surveys is shown in Figure 5 and the results are summarised in Table 2 and Table 3 below.

Figure 5 Traffic Volume and Speed Survey Locations

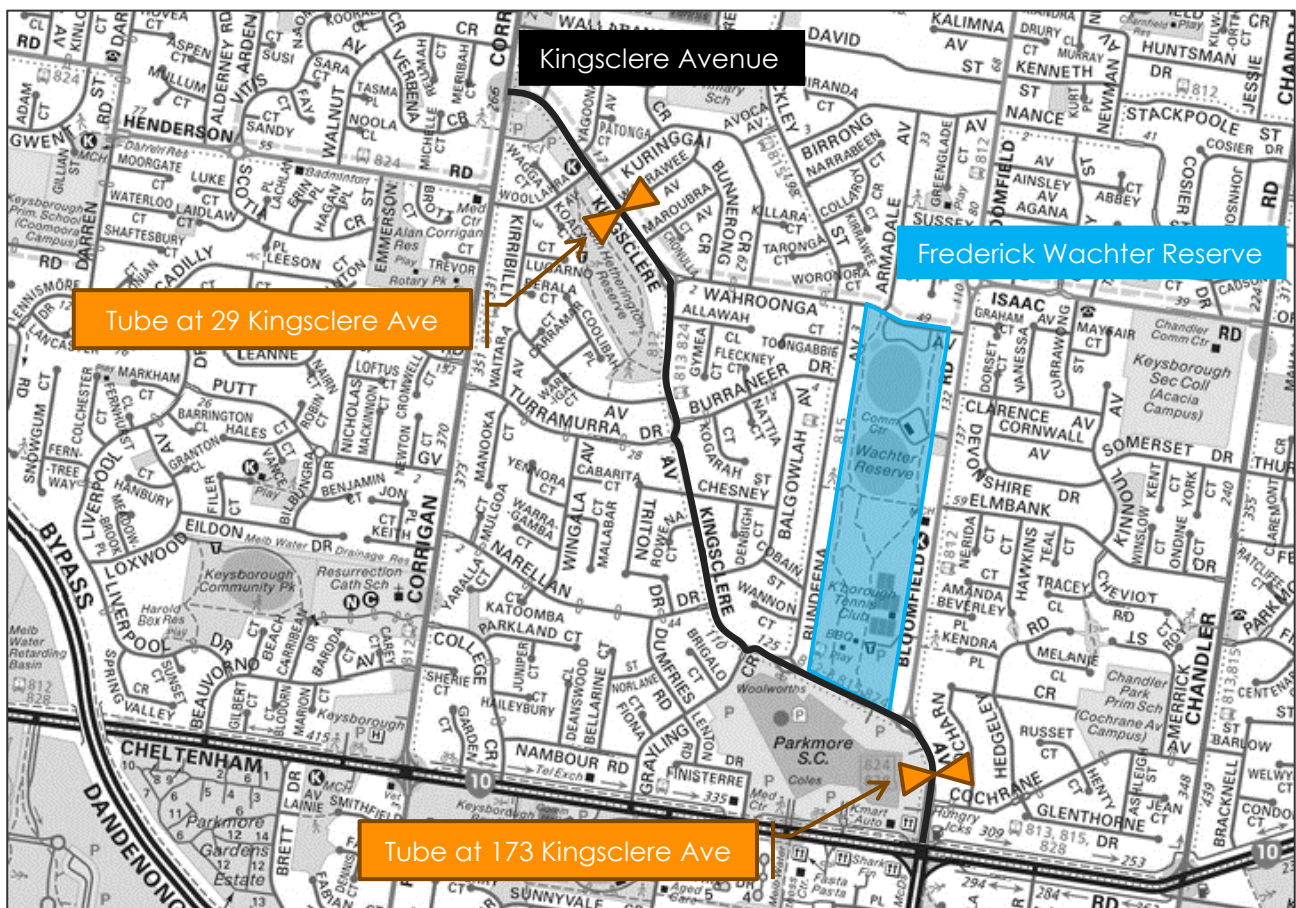


Table 2 Traffic Volume and Speed Surveys – 173 Kingsclere Avenue (south of reserve)

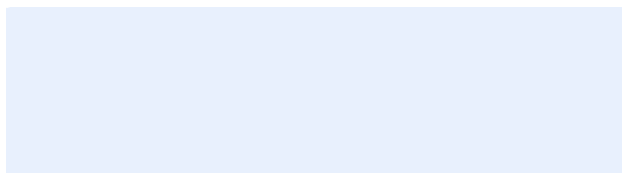
Time Period	Direction	Traffic Volume (vpd)	Average Speed (km/h)	85 th Percentile Speed (km/h)
Weekday Average	Northbound	6,844	42.6	47.0
	Southbound	6,718	45.3	50.1
	Both Directions	13,562	44.0	48.7
7 Day Average	Northbound	6,725	42.9	47.3
	Southbound	6,626	45.4	50.3
	Both Directions	13,351	44.1	48.9

Table 3 Traffic Volume and Speed Surveys – 29 Kingsclere Avenue (north of reserve)

<i>Time Period</i>	<i>Direction</i>	<i>Traffic Volume (vpd)</i>	<i>Average Speed (km/h)</i>	<i>85th Percentile Speed (km/h)</i>
Weekday Average	Northbound	5,336	49.8	55.7
	Southbound	4,934	50.0	56.2
	Both Directions	10,270	49.9	55.9
7 Day Average	Northbound	5,301	48.9	55.8
	Southbound	4,866	50.7	56.4
	Both Directions	10,167	49.8	56.1

Please do not hesitate to contact Jamie Spratt should you wish to discuss the above.

Kind Regards,



Jamie Spratt

Director - Senior Engineer

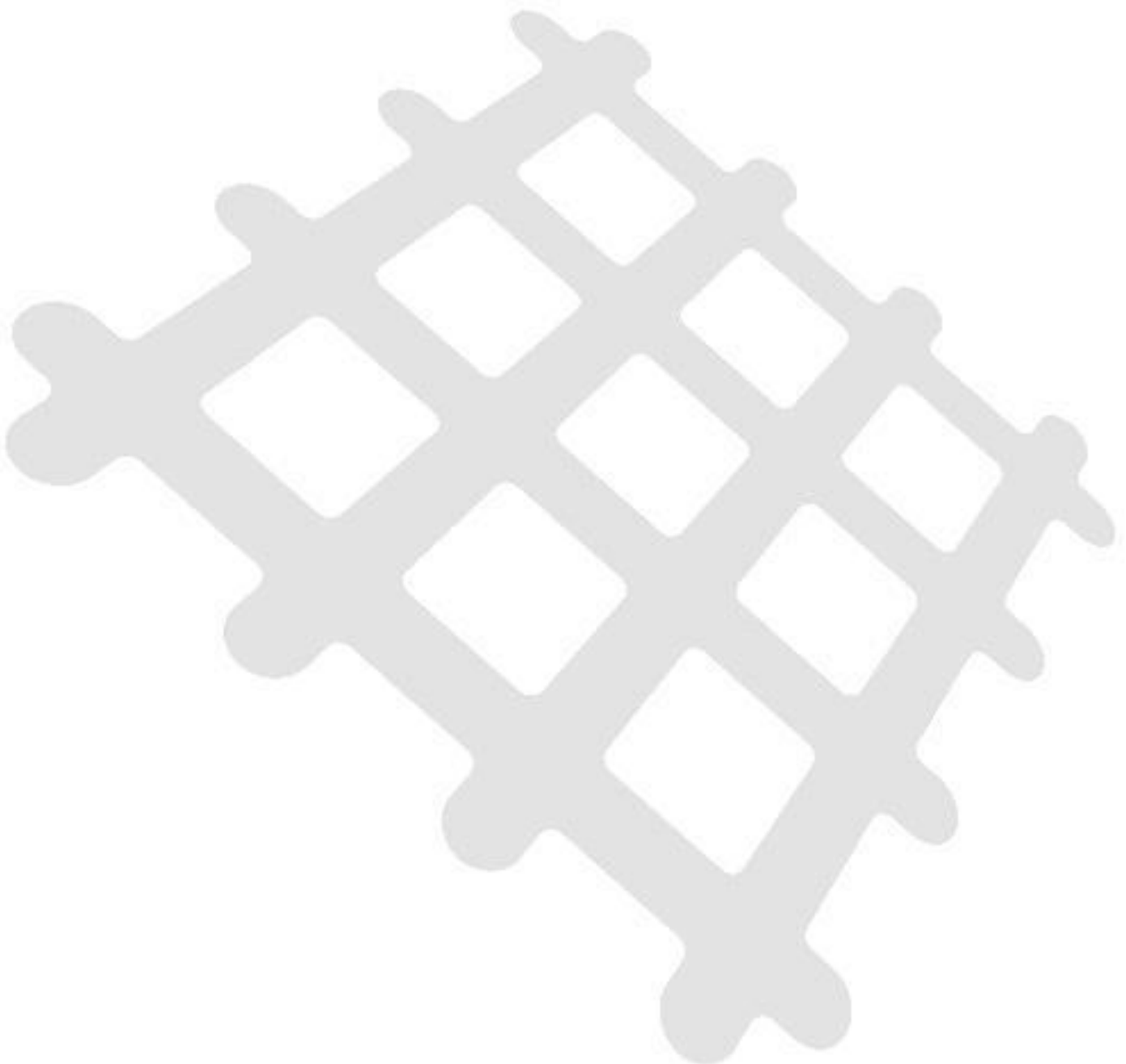
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e: jamie.spratt@onemilegrid.com.au

Appendix A Car Parking Demand



Anticipated Peak Parking Demands

The anticipated parking demands of the proposed sports grounds are expected to vary depending on what activities are occurring on each of the grounds and also when those peak activities coincide with each other. In order to understand the level of activity on each sporting ground and during what time of the week and year discussions have been held with the applicant. The attendances and corresponding periods are presented in the table attached.

For the purposes of assessment, a parking demand of 0.8 spaces per senior attendee and 0.5 spaces per junior attendee has been adopted. These rates are based on case study data and previous experience with sporting facilities. The anticipated parking demands of the facility are calculated in the attached table, utilising the activity times and attendance information provided.

Table 1 Anticipated Parking Demands – Frederick Wachter Reserve (SUMMER)

<i>Scenario</i>	<i>Oval/Area</i>	<i>Activity</i>	<i>Time</i>	<i>Peak Attend.</i>	<i>Peak Rate</i>	<i>Peak Demand</i>	
Summer Weekday	Turf	Mens Cricket Training	4pm – 8pm	15	0.8	12	
	Synthetic	U15 Cricket Training	4pm – 8pm	15	0.5	8	
	Peak Sub-Total (north)			4pm – 8pm			20
	Tennis	Training	All Day	15	0.8	12	
		Social	All Day	8	0.8	6	
	Playground	No Activity	N/a	N/a	20	20	
	Peak Sub-Total (south)			N/a			38
Total						58	
Summer Saturday	Turf	Mens Cricket	12pm – 7pm	25	0.8	20	
	Synthetic	U15 Cricket – Parkmore CC	7am – 12pm	25	0.5	13	
		Mens Cricket – Parkmore CC	12pm – 7pm	25	0.8	20	
		U13 Cricket – Noble Park CC	8am – 12pm	25	0.5	13	
	Peak Sub-Total (north)			12pm			66
	Tennis	Junior Competition	8:15am – 12:15pm	20	0.5	10	
		Senior Competition	1:30pm – 7pm	40	0.8	32	
Playground	No Activity	N/a	N/a	20	20		
Peak Sub-Total (south)			1:30pm – 7pm			52	
Total						118	
Summer Sunday	Tennis	Social	All Day	8	0.8	6	
	Playground	No Activity	N/a	N/a	20	20	
	Peak Sub-Total (south)			N/a			26
Total						26	

Table 2 Anticipated Parking Demand – Frederick Wachter Reserve (WINTER)

Scenario	Oval	Activity	Time	Peak Attend.	Peak Rate	Peak Demand
Winter Weekday	Turf	Junior Football Training	4pm – 8:30pm	20	0.5	10
	Synthetic	Junior Football Training	4pm – 8:30pm	20	0.5	10
	Peak Sub-Total (north)			4pm – 8:30pm		20
	Tennis	Training	All Day	15	0.8	12
		Social	All Day	8	0.8	6
	Playground	No Activity	N/a	N/a	20	20
	Peak Sub-Total (south)			N/a		38
Total			58			
Winter Saturday	Turf	Auskick	8am – 12pm	40	0.5	20
		U9-U17 Football Training	12pm – 5pm	20	0.5	10
	Synthetic	Junior Football Matches	8am – 6pm	45	0.5	23
	Peak Sub-Total (north)			12pm		53
	Tennis	Junior Competition	8:15am – 12:15pm	20	0.5	10
		Senior Competition	1:30pm – 7pm	40	0.8	32
	Playground	No Activity	N/a	N/a	20	20
Peak Sub-Total (south)			1:30pm – 7pm		52	
Total			105			
Winter Sunday	Turf	Junior Football Matches	6:30am – 6pm	45	0.5	23
	Synthetic	Junior Football Matches	6:30am – 6pm	45	0.5	23
	Peak Sub-Total (north)			6:30am – 6pm		46
	Tennis	Social	All Day	8	0.8	6
	Playground	No Activity	N/a	N/a	20	20
Peak Sub-Total (south)			N/a		26	
Total			72			

Table 3 Anticipated Parking Demands – Warner Reserve (SUMMER)

<i>Scenario</i>	<i>Oval/Area</i>	<i>Activity</i>	<i>Time</i>	<i>Peak Attend.</i>	<i>Peak Rate</i>	<i>Peak Demand</i>	
Summer Weekday	Virginia Street Pitch	Soccer Training	6:30pm – 8:30pm	30	0.8	24	
	Peak Sub-Total (Virginia St)			6:30pm – 8:30pm		24	
	Tennis		Training	All Day	15	0.8	12
			Social	All Day	8	0.8	6
	Peak Sub-Total (Tennis)					18	
	Playground	No Activity	N/a	N/a	20	20	
Peak Sub-Total (Flynn St)					20		
Total						62	
Summer Saturday	Virginia Street Pitch	Soccer	10am – 2pm	60	0.5	30	
	Peak Sub-Total (Virginia St)			10am – 2pm		30	
	Tennis		Junior Competition	8am – 12pm	20	0.5	10
			Senior Competition	1:30pm – 7pm	40	0.8	32
	Peak Sub-Total (Tennis)			1:30pm – 7pm		32	
	Turf	Senior Cricket – Noble Park CC	12pm – 7pm	25	0.8	20	
Playground	No Activity	N/a	N/a	20	20		
Peak Sub-Total (Flynn St)			12pm – 7pm		40		
Total						102	
Summer Sunday	Tennis	Social	All Day	8	0.8	6	
	Peak Sub-Total (Tennis)			N/a		6	
	Playground	No Activity	N/a	N/a	20	20	
	Peak Sub-Total (Flynn St)			N/a		20	
Total						26	

Table 4 Anticipated Parking Demands – Warner Reserve (WINTER)

Scenario	Oval/Area	Activity	Time	Peak Attend.	Peak Rate	Peak Demand
Winter Weekday	Tennis	Training	All Day	15	0.8	12
		Social	All Day	8	0.8	6
	Peak Sub-Total (Tennis)		N/a			18
	Turf	Mens Soccer Training	6:30pm – 8:30pm	15	0.8	12
		U12-U16 Womens Soccer Training	6:30pm – 8:30pm	30	0.5	15
	Playground	No Activity	N/a	N/a	20	20
Peak Sub-Total (Flynn St)		6:30pm – 8:30pm			47	
Total					65	
Winter Saturday	Tennis	Junior Competition	8am – 12pm	20	0.5	10
		Senior Competition	1:30pm – 7pm	40	0.8	32
	Peak Sub-Total (Tennis)					32
	Turf	Senior Mens Soccer	9am – 6pm	60	0.8	48
	Playground	No Activity	N/a	N/a	20	20
Peak Sub-Total (Flynn St)		9am – 6pm			68	
Total					100	
Winter Sunday	Tennis	Social	All Day	8	0.8	6
		Peak Sub-Total (Tennis)		N/a		6
	Turf	Juniors, Womens & Miniroos Soccer	8am – 6pm	240	0.5	120
	Playground	No Activity	N/a	N/a	20	20
	Peak Sub-Total (Flynn St)		8am – 6pm			140
Total					146	

APPENDIX B COMMUNITY ENGAGEMENT REPORT



The poster is a colorful grid of information. It features a map of the reserve, photos of playground equipment and a tennis court, and decorative patterned blocks. The text is arranged in a clear, readable layout.

**HELP SHAPE
THE FUTURE OF
FREDERICK
WACHTER
RESERVE**

**COMMUNITY DROP-IN
INFORMATION SESSION**
Saturday 24 February
12pm-4pm
Frederick Wachter Reserve,
Kingsdown Avenue,
Kaysborough

Come along to a pop-up
session at Frederick
Wachter Reserve.

We want to know how you
currently use the park and
what would make you visit
more.

Your ideas will help shape
the park's masterplan.

If you can't make the session visit us online
greaterdandenong.com/future/wachter

 **GREATER
DANDENONG**
City of Opportunity

Frederick Wachter Reserve Engagement Findings

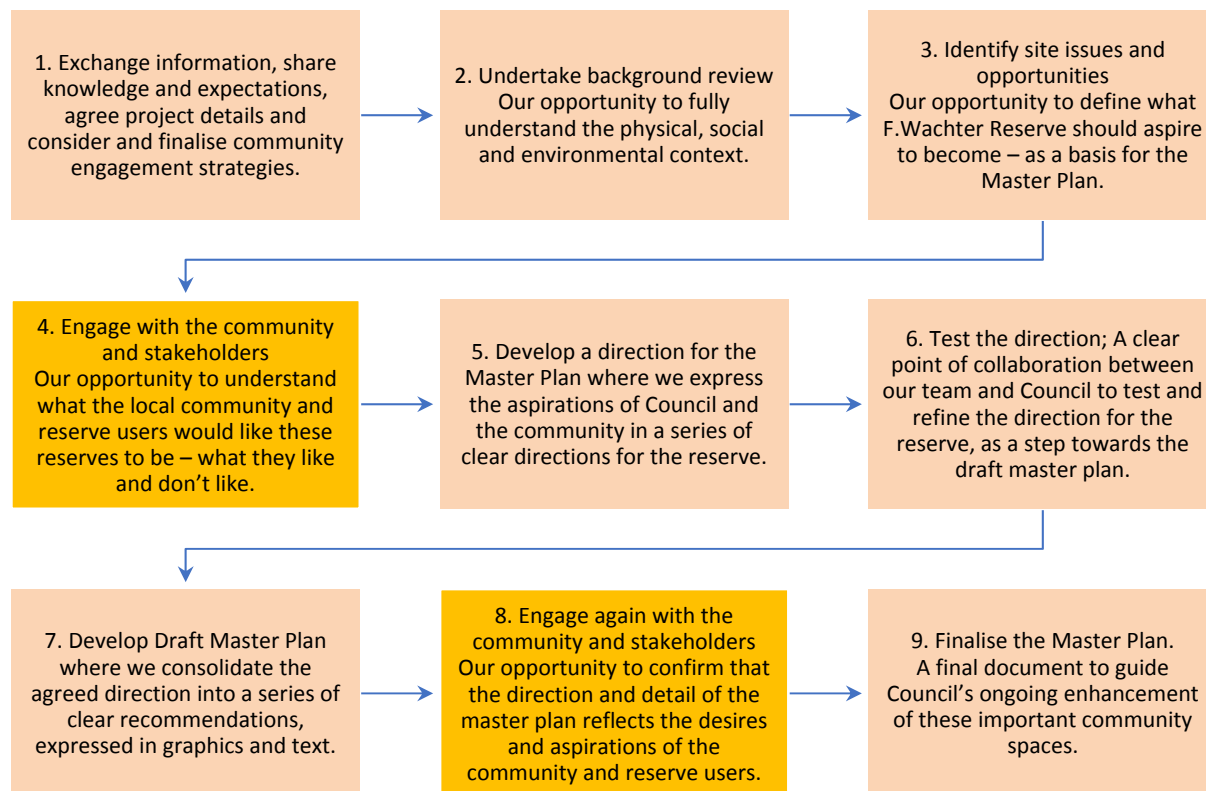
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1.0 PROJECT METHODOLOGY

Social Fabric Planning supported Land Design Partnership to prepare a masterplan for Warner Reserve, Springvale.

The project was undertaken in nine key steps.



The project methodology includes two stages of community engagement as shown on Step 4 and the Step 8 of the above diagram. Step 4 was undertaken to understand key issues and aspirations for the park prior to the design process. Step 8 was undertaken to test the draft masterplan (post the development of the draft plan).

Based on further discussion with Council's Media and Communications team Step 4 was later refined into two sub-steps starting with the generic and broad consultation about all parks / open spaces in the municipality and then subsequently was followed by the specific and targeted consultation about the four parks / open spaces that were subject to the master planning process.

2.0 COMMUNITY ENGAGEMENT FRAMEWORK

The following table outlines the community engagement framework for this project.

Table 1: Summary of the Community Engagement Framework.

APPROACH	PURPOSE	DESCRIPTION
Council Website City Magazine	To promote project, provide updates, and advertise upcoming consultation opportunities	Advertise Our Say Survey Invite public to comment through email or phone Invite public to the Drop-in Session
Meeting with Sporting Clubs Email correspondence	To understand the key issues and aspirations for the park (prior to design) To test the draft master plan	Parkmore Junior Football Club Noble Park Cricket Club Keysborough Tennis Club Parkmore Pirates Cricket Club Southern Pirates Cricket Club
Postcard Posters (Stage 2)	To promote the project (Stage 2) through the means described on the next column.	Distributed postcards at the Australia Day Event in January Letter drop postcards to residents within a 1km radius of the park (prior to Drop-in Session) A1 Poster displayed at multiple entries of the park A3 Poster and postcards available at the Sport club rooms, Council's libraries and Council's customer service centres (prior to design)
Posters (Stage 3)	To test the draft masterplan (after consultation) and invite public to comment through Our Say or email or phone .	A1 draft Masterplan displayed at multiple entries of the park A3 Poster and draft masterplans available at Council's libraries and Council's customer service centres
Our Say Surveys	To understand public aspirations, issues, ideas and opportunities of the municipality's parks in CGD (Stage1) and specifically about F. Wachter Reserve (Stage2). To test public opinion on the draft masterplan (Stage3)	Stage 1-2 asked the community questions such as; How you currently use our park? What would make you want to visit them more? Stage 3 asked the community questions like; What do you like about the plan? What you don't like? And What are your top 3 priorities?
Drop-in Session	To break down barriers for participating for harder to reach community members To create interest and buzz about the project Advertise Our Say Survey	Face to face engagement with the consultant Activities including ideas by pegboard, feedback on maps, Priority dots. Running Drop-in session while a sporting club is present on-site Postcard
Marquee at the Autumn Fest	To reach and engage community members and festival attendant that may not be aware of the project	Posters Face to face engagement with the consultant Collecting contact details from interested community members

3.0 COMMUNITY ENGAGEMENT PROCESS AND OUTCOME

3.1. The City Magazine Article (Dec 2017 -Jan 2018 Edition)

The promotion of this project started with a general article explaining about how Council valued the importance of parks and open spaces and why Council was about to undertake the park masterplan project. This article was featured in The City magazine (Dec17-Jan18 edition) that went out to all residents in the municipality with 'watch the space' message for the upcoming park masterplan consultation. This was also followed by Council's social media posts.

3.2. Our Say – Stage 1

Council provided an opportunity for the community to comment on the parks and open spaces in the City of Greater Dandenong (CGD) in general through the online survey; Our Say-Stage 1 that was open for general public comments during 15 Dec 2017 until 15 Jan 2018.

The Our Say- Stage 1 was built around two main general questions including "How do you currently use our parks?" and "What would make you want to visit them more?" This was deliberately targeted to a broader audience to provide a broad database that could be used to establish a general design and ideas framework when commencing consultation on each of the four park master plans.

The table below identifies the number of people engaged, the number of ideas presented and the number of votes for the ideas people presented through this Our Say- Stage1 survey.

Number of people engaged	Number of ideas	Number of comments	Number of votes	Idea views
38	32	8	60	438

Email Submission	1 email
-------------------------	---------

During OurSay – Stage 1, 38 people engaged in the Our Say consultation, with 32 ideas put forward with 8 comments and 60 votes received on those ideas. The forum pages were viewed 438 times. In addition to that 1 email was received through 'futureofpark' email inbox.

The key themes coming from the broad consultation undertaken in Our Say Stage 1 are summarised in the table below

Theme	No of comments and/ or votes
Playgrounds – including all ages, sensory, adventure	22
Café in parks	18
More trees	18
Adult Fitness Station	11
Provision of toilets	11
Tables/seating	5

Passive recreation	4
Shade	4
Paths	4
Map of parks	2
Artwork	2
Visitor book	2
Update velodrome	2
Parking	2
Wild areas	2
Possum nesting boxes	2

As can be seen in the above table, the quality and diversity of playground experiences was the area commented on most with combined 22 comments and votes received about this. The next themes were having cafés in parks and more trees with each combined 18 comments and votes, fitness stations and toilets with 11, tables/seating with 5, passive recreation, shade and paths each with 4 and all other themes each receiving combined 2 comments and votes.

3.3. Engagement with the Sporting Clubs

A consultation meeting was held on 14th December 2017 with representatives from three out of the four sporting clubs operating on the park. This included:

- Parkmore Junior Football Club
- Noble Park Cricket Club
- Keysborough Tennis Club
- The Parkmore Pirates Cricket Club and Southern Pirates Cricket Club were invited to the meeting but their representatives were unable to attend the meeting.

Parkmore Junior Football Club

Club Profile

- 80-100 players, membership variable for the past 5 years
- 1x U10, 1xU13 boys, 1xU17 amalgamated with South East Metropolitan Junior Football League
- Usage of Oval: Training – Tuesday, Thursday & Friday; Competition – Sunday
- Auskick on Saturday: 20 participants

Key Issues:

- Poor quality of change rooms
- Poor quality floodlights
- Restricted use of the community centre
- Car park is inadequate
- Aspiration to play night games

Noble Park Cricket Club

Club Profile

- 120 members, membership has been stable for the past 5 years

- 4x junior teams, 4 senior men teams
- Usage of cricket oval: Competition – Saturday for U13
- Frederick Wachter Reserve is not the primary home for the club

Key Issues:

- Expressed no comment

Keysborough Tennis Club

Club Profile

- 300 members, membership has doubled in the past 5 years
- Active competition members: 60 juniors, 40 seniors
- Coaching squad: 200 people
- Usage: Coaching Monday-Friday & Sunday (HotShots), Wed: social tennis
- No pennant team, 11 junior teams, 2 senior teams, 2-3 mid-week teams, Existing 6 courts can be used for HotShots program

Key Issues:

- Additional court – not critical but a longer term option
- Pavilion space is challenging – extend towards the pergola
- Floodlights are poor quality (courts 2 & 3)
- Dog walkers letting dogs off leash adjacent to club entrance
- Some vandalism

3.4. Postcards and Posters (prior to the draft master plan Drop in Session)

Council prepared generic and specific consultation posters and postcards inviting people to attend the Drop-in Sessions and/ or to have their say about the four district parks subject to this master planning process. If the community could not attend the drop in session, then their comments could also be provided through OurSay –Stage2 survey, email or phone. These generic and specific posters and postcards were promoted to the public and residents during late Jan- mid March 2018.

The generic postcards were placed or made available at the following event/ locations:

- Australian Day event on the 26 Jan 2018 at Dandenong Park
- Posters and postcards were placed at Dandenong Library and Dandenong Civic Centre.

The specific F. Wachter Reserve poster and postcard were promoted via the following means or made available at the following locations:

- Letter drop box to properties within the 1km catchment of the corresponding park occurred during late Jan- early Feb 2018 (2 weeks prior to the Drop-in Sessions)
- The F. Wachter Reserve poster and postcard were placed at the Council's customer service counter at the Parkmore Shopping Centre and F. Wachter Reserve sport club rooms
- 4x A1 size posters were displayed at the multiple entry points of the parks

3.5. Our Say – Stage 2 and Email submission

The OurSay- Stage 2 forum was on Council’s website from 22 January-18 March 2018. Like in the OurSay - Stage 1, the consultation was built around the same two broad questions including “How do you currently use our park?” and “What would make you want to visit them more?” However, this time it was asked in the context that related to the specific attributes of F. Wachter Reserve for which the masterplan was being prepared.

Number of responses

The table below identifies the number of people engaged, the number of ideas presented and the number of comments and votes for those ideas people presented through this Our Say- Stage2 survey as well as the number of email submissions received through the ‘futureofparks’ email inbox during the same period of time.

	Number of people engaged	Number of ideas	Number of comments	Number of votes
OurSay Stage 2	23	19	1	36
Email address	30		30	

As can be seen in the above table, 23 people engaged through the Our Say-Stage 2 survey with 19 ideas put forward, 1 comment and 36 votes received on those ideas. And in addition to the Our Say – Stage2 responses there were another 30 email submissions received through the ‘futureofparks’ email inbox, which add to the total number of people engaged to 53 people (53 engagements) during this period of time.

Our Say – Stage 2 key themes

The key themes coming from the consultation undertaken through Our Say-Stage 2 were:

- Support for enhancement of natural areas, particularly the wetlands
- Support to shade the existing playground and other community areas
- Support for more community facilities
- Support to upgrade existing sport facilities and install fitness equipment
- Support for utilisation of the park for more cultural, social programs and events
- Support for better lighting around the park at night

Our Say – Stage 2 detailed responses

Some of the more detailed comments coming from the consultation undertaken through Our Say-Stage 2 are elaborated in the below paragraphs.

Support for enhancement of natural areas, particularly the wetlands

Many online survey respondents wish for the park’s natural areas to be improved through tree planting and a regeneration of the wetlands. Currently, the wetlands area seems to be more of an eyesore rather

than a feature, with several respondents commenting that this used to be their favourite park spot. Significant support exists to enhance the park's tree cover, perhaps with river red gums, and regenerate the wetlands area, in the hopes that this will attract more local fauna.

Example quotes:

"need to encourage natural habitat and native animals with planting"

"I would love to see more lush plants and the lake back with the water feature, it used to be my favourite place as a kid"

"Council should make the most of the little wetland area"

Support to shade the existing playground and other community areas

Survey participants are concerned about the lack of shaded areas in the reserve, and in particular the playground. According to one user the lack of shade renders the playground practically unusable in the summer. Some suggest shade sails. Other areas are lacking of shade according to respondents, including the large grass area with the tennis club and the existing picnic tables.

Example quotes:

"extra shade sails in over the existing playground"

"more shade"

"the park also requires extensive shade cover over the playground and picnic tables and chairs"

Support for more community facilities

The desire for more picnic/bbq facilities was mentioned by several participants. One respondent pointed out that Wachter Reserve is an appropriate location for community facilities due to its proximity to public transport. This position is corroborated by others, who acknowledge its convenience to Keysborough and the Parkmore shopping centre. In addition to bbq and picnic facilities, survey participants suggested a library, coffee shop, toilets, and seating for larger groups.

Example quotes:

"I would like to see more BBQ's, family sized seating where we can bring a cake to celebrate that birthday"

"more BBQ s similar to Insect Park in Keysborough South"

Support to upgrade existing sport facilities and install fitness equipment

Some respondents see a necessity to upgrade the existing cricket facilities. One respondent commented that the existing change room facilities are not adequate for shared use by male and female clubs. Another suggested a fence be placed around cricket ovals to protect players and spectators during matches. While several respondents noted that they regularly use the tennis facilities, it was also suggested that these could be added to, to include a practice wall or a basketball court. Park-users would also like to see fitness stations, or gym equipment installed. Some suggested that this would better accommodate all ages.

Example quotes:

"lately we've been seeing old people doing stretches and exercises on the kids playground. (Not that there's anything wrong) but would like to suggest if we could have an exercise playground for Wachter Reserve"

"fitness stations i.e. chin up bars, etc"

"the change rooms are in desperate need of an upgrade"

"open field to kick the soccer ball around but we got no ring and net to shoot hoops"

Support for utilisation of the park for more cultural, social programs and events

There is some concern that the park is currently underutilised. Respondents had some ideas regarding how the park might be activated with cultural, social, and entertainment events, programs, and infrastructure.

Example quotes:

"incorporate a public art piece celebrating the vibrant and multi-cultural characteristics of the City of Greater Dandenong"

"please keep the reserve and hold events here as you do in Dandenong Park [...] Night outdoor movies, parkrun on Saturday Mornings, Geo Tag sites, Orienteering for little ones, pop up food park for the late teens"

"Council parks should be used for occasional markets as well"

"plaques to commemorate the history of the area, population growth, and war service"

"I want to see G rated interactive artwork"

Support for better lighting around the park at night

Respondents suggest that better lighting would improve perceptions of safety in the park at night, as well as facilitate activity at all hours. As one participant explained, in the winter it is difficult to continue evening sports on the ovals with the current amount of lighting. Another suggested that lighting be installed along the walking track.

Example quotes:

"extra lights for security at night and to encourage more people to be active"

"the oval nearest to Bloomfield Avenue needs better lighting for winter sports"

Email submissions during Our Say – Stage 2

The key themes coming from the 30 email submissions received during the Our Say-Stage 2 are summarised in the following dot points:

- 26 out of the 30 email submissions requested Council to locate a future library and café on the park
- 2 comments requested an improvement to the wetland and dog off leash area
- 1 comment requested a way finding map at the entry points of the park
- 1 comment requested the park to be used as a venue for Clean Up Australia Day.

3.6. The City Magazine Article (Feb 2018 Edition)

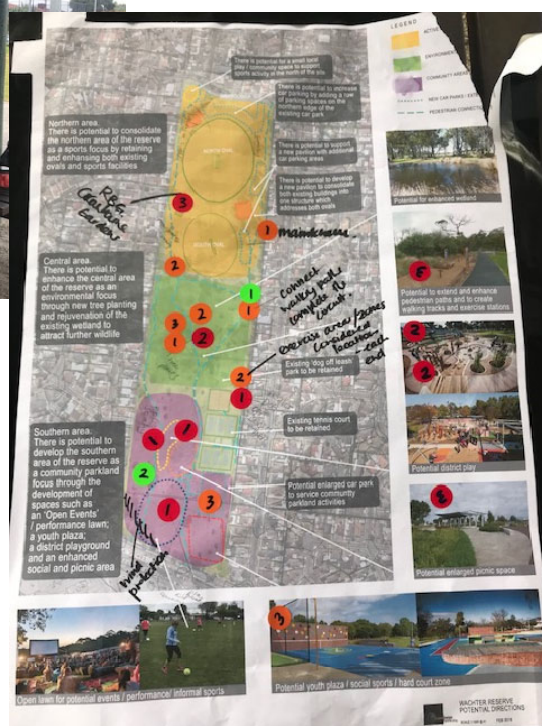
The second article in The City magazine was featured in the February edition to promote the Our Say-Stage2 survey as well as to invite people to the Drop-in Sessions at the park. This was also followed by Council's social media posts.

3.7. The Drop-in Session at the park

The drop-in session was held on Saturday 24 February 2018 between 1.00pm-4pm at the F. Wachter Reserve to provide an opportunity for any residents and public to comment on the ideas presented which would assist in guiding the development of the draft masterplan.

Number of participants and general notes

- 26 groups through and had their say on the options/ideas
- Additional postcards distributed on the day to encourage online engagement.
- The outdoor drop-in session in F. Wachter Reserve was challenged significantly by wet, windy weather.
- The consultant team recorded park-users' general comments regarding the park.
- Some participants dropped in to the arranged consultation area while others were approached throughout the park (sporting clubs and playground users).
- Drop-in visitors had a range of ideas and comments regarding the park in its current state as well as its potential future.



Key Themes of Drop-In Session

The key themes coming from the consultation undertaken through the Drop-In session at the park are:

- Support for more, improved spaces for children and youth
- Support to regenerate the wetlands area
- Support for additional or upgraded sport and exercise facilities around the park
- Support to improve general park amenity through maintenance and general park infrastructure additions
- Support for family and community facilities, especially shelter and seating
- Support for improvements to the existing path network
- Support to retain the dog park area

Detailed Response of Drop-In Session

Some of the more detailed comments coming from the consultation undertaken through Drop-In sessions are elaborated in the below paragraphs.

Support for more, improved spaces for children and youth

Three participants suggested the park could better accommodate youth. Most responses simply point out the lack of spaces targeting youth. One respondent proposed a skate park. For children, while there is a playground located in the middle of Wachter Reserve, it is not shaded, which several participants noted. Others suggested that the play area could be improved, or that another playground was needed.

Examples of quotes:

"big swing - stuff for older kids"

"more for teenagers"

"more playgrounds"

Support to regenerate the wetlands area

The park contains a wetland area near the dog park. However, **eight** park users expressed dissatisfaction with the current state of the wetlands. One noted that there is drainage feeding into the wetlands areas. Several suggested that this area be regenerated through cleaning and upgrades.

Examples of quotes:

"wetlands upgrades"

"clean wetlands"

Support for additional or upgraded sport and exercise facilities around the park

Three participants expressed interest in the addition of sport or exercise areas in the park, including rugby, volleyball, soccer, basketball, and a general fitness area. At the north end of the park are two cricket ovals. Cricket players agreed that the grounds are in excellent condition, but the sports rooms and canteen facility could be improved.

Example quotes:

"basketball / tennis"

"soccer facilities"

"fitness zones"

Support to improve general park amenity through maintenance and general park infrastructure additions

Five responses from park-users focus on general park amenity. Participants suggested that the park needs some general maintenance and improvement. More specifically, park-users requested rubbish bins, additional lighting, drinking fountains, shade sails, and toilets. One respondent also suggested that Wi-Fi would be a valuable addition.

Example quotes:

"more lighting"

"drinking taps throughout"

"rubbish and supermarket trolleys"

Support for family and community facilities, especially shelter and seating

In addition to general park infrastructure additions, **ten** respondents also requested additional family and community spaces with shelter, BBQ facilities, tables, and seating areas. Two people noted that more spaces with these facilities are needed so that the park can better accommodate large family and community events. One participant suggested that more such facilities be located in the middle of the park so that they are not limited to the southern side.

Example quotes:

"more community facilities in middle"

"shelter big family events"

"shade and seating areas"

Support for improvements to the existing path network

Wachter Reserve has a path network that runs predominately north/south along the park borders. **Five** park-users expressed interest in joining and improving some of these existing paths, perhaps to form a complete loop. One respondent suggested a paved running track in addition to the existing paths.

Example quotes:

"join the track"

"continue walking loop around park"

"path improvements"

Support to retain the dog park area

Two comments from the day mention dogs or the dog park in the central area of the reserve. Some users appear to be concerned for the safety of small dogs or puppies in the general dog park area. Others wish to ensure that the area is preserved. One participant suggested that dog waste bags be added to the area.

Example quotes:

"small dog - not safe"

"protect the dog areas"

"dog park bags"

3.8. Development of the Draft Masterplan



- LEGEND**
- EXISTING TREES
 - PROPOSED TREES
 - EXISTING / ADDITIONAL CARPARKING
 - PROPOSED PATH NETWORK
 - PROPOSED BBQ AND SHELTERS
 - PROPOSED PLAYSACE AND SHADE STRUCTURE
- 1 Sports fields**
 - Retain existing sports fields and uses
 - 2 Cricket Nets**
 - Retain existing cricket nets
 - 3 Parking**
 - Provide additional parking to north-eastern pocket of the main sports field as well as additional parking on eastern wing of both fields to support pavilion uses
 - 4 Community Space**
 - Provide new exercise / active play space
 - Provide picnic shelters with group seating
 - Retain existing public toilet
 - 5 Wetland**
 - Reconstruct wetland to enlarge the area of water
 - Provide additional open water, remove weeds and enhance native bird habitat
 - Intercept drainage and direct into wetland
 - Provide planted areas for water treatment and water tanks for irrigation
 - Provide boardwalk and seated areas
 - 6 Central Woodland Park**
 - Built upon existing informal scattering of trees to create a new woodland park area with planting, shaded seating, a diverse mix of tree species and enhanced walking path loops
 - 7 Dog off leash area**
 - Retain existing dog off leash area
 - Provide additional amenities for dog owners including shelters, water and seating
 - 8 Multi-use Recreation**
 - Develop new multi-use space with focus on new spaces for younger people. The space should include a range of spaces including multi-use hard courts, multi-use half courts, a rebound wall for tennis practice, a skate-able plaza space suitable for group seating, outdoor table tennis etc
 - 9 Play space**
 - Provide new district level play space incorporating a range of play opportunities including traditional play equipment, social or group play structures, nature play areas, Parkour and exercise equipment
 - Provide clear visual and physical connections between the play space, the picnic area and the multi-use recreation space
 - Provide shade structure
 - 10 Open Lawn Space**
 - Create open lawn space, defined by paths and new trees, suitable for social sports and community events (eg. Autumn Fest)
 - 11 Picnic / Social Area**
 - Provide enlarged picnic space with barbecues, shelters and opportunities for group seating
 - Ensure the picnic area has direct access from the Tennis Club car park and has visual connection with the new play space, the open lawn and the multi-use recreation space
 - Provide a new multi-cubicle toilet to replace the existing single cubicle facility
 - 12 Path network**
 - Extend the existing path system to create a network of walking paths providing a diverse range of loops and environmental experiences
 - Provide exercise equipment at appropriate locations along the path network
 - 13 Pavilion**
 - Develop a new pavilion to consolidate the two existing pavilions into a single structure
 - Ensure the new pavilion is oriented to both ovals
 - 14 Tennis courts**
 - Maintain existing Tennis courts and clubhouse
 - Allow for future expansion when required
 - 15 Car Park Expansion**
 - Extend existing car park to provide access to enhanced play space and multi-use recreation area
 - 16 Formal Gateway Entry**
 - Feature pavement and seating to invite entry into Wachter Reserve from Kingsclere Avenue



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3.9. Poster and Display of the Draft Masterplan

The draft options were exhibited during 11 July-17 Aug 2018. Council placed posters and drafts of the master plans at the following locations:

- 4x A1 size posters of the draft masterplan were displayed at multiple entry points and highly trafficked path of the parks
- A3 size posters and the draft masterplans were displayed at the Dandenong Library and Springvale Library
- A3 size posters and the draft masterplans were displayed at Council's customer service counters at Dandenong Civic Centre, Springvale, Parkmore Shopping Centre, and Paddy O'Donoghue Centre

The poster included the OurSay link and the email address where people were invited to provide feedback on the draft masterplans through OurSay- Stage 3, email submission or phone.

3.10. Our Say – Stage 3 and Email submissions on Draft Master Plan

Council provided an opportunity for the community to provide further feedback and comments about the draft masterplan through Our Say – Stage 3, email submissions or phone. The consultation was built around three questions including "Tell us if you support the plan? If not, why not?" , and "If you do, what are your top three priorities from the ideas listed on the plan?" This online survey was open for public comment on the OurSay –Stage 3 platform during 11 July – 17 August 2018.

An email notification with the link to the Our Say-Stage 3 survey and Council's 'futureofparks' email address were also sent to all respondents from the Our Say-Stage 1 and Stage 2 survey and the previous email submitters. Council officer also contacted representatives of the Sporting Clubs to seek their further feedback on the draft masterplan.

During this stage Council received 4 responses from 4 individuals (3 ideas + 1 comment) through the Our Say-Stage3 survey. In addition to that one email submission was also received from the Keysborough Tennis Club. This adds up to a total of 5 engagements.

Key themes of Our Say – Stage 3 and Email Submissions

The key themes coming from the consultation undertaken through the Our Say – Stage 3 are summarised in the following dot points:

- Improvements to the dog off leash area
- A Library at the park
- A labyrinth in the park
- Bollard lighting along the access pathway to the dog off-leash area (between the tennis courts and residential fencing) to improve safety.

Detailed comments of Our Say – Stage 3

Improvements to the dog off-leash area

- *"I would love 1 x additional bin at the dog park. A covered area inside the dog park also."*
- *"There is not enough areas for off leash dogs."*

A neighbourhood library

- "In the longer term (after Springvale is completed) I would like to see a neighbourhood library at this location."

A labyrinth for City of Greater Dandenong

- "For your consideration my proposal for a community space that has a labyrinth... Today people around the world use the labyrinth to quiet the mind, find balance, to encourage meditative states, insight and celebrations. They are open to all people as a non-denominational, cross-cultural tool of wellbeing."

Email submissions during Our Say – Stage 3

Response from Keysborough Tennis Club on the draft masterplan

- Bollard lighting to be installed in space between courts and residential fence, which is a walkway to/from the tennis facility and the dog off-leash. To provide public safety in this space.

4.0 SUMMARY AND WAY FORWARD

4.1 Number of Engagement

Below is a table that summarises the number of people who engaged during the entire consultation process. As can be seen, Stage 1 had 39 engagements from OurSay and email but this covered broad and general responses with regards to open spaces/ parks in the entire municipality and did not necessarily relate to F. Wachter Reserve. The Stage 2 consultation had a total 82 engagements who contributed to combined online ideas, comments, votes, verbal feedbacks, and emails specifically on the issues and opportunities related to F. Wachter Reserve prior to the development of the master plan. The Stage 3 consultation had the least number of 5 engagements including 3 comments relating to the draft masterplan and 2 others that did not specifically relate to the attributes of the draft masterplan. In total, the entire consultation generated 126 engagements.

Stage and Type of Engagement	No. of Engagements
Stage 1-Our Say (All Parks)	38 engaged from OurSay 1 email
Stage 2-Our Say and Email Submission	23 engaged from OurSay 30 emails
User Group Consultation (Sporting Clubs)	3 representative groups from the three clubs
Pop Up Consultation	26 groups
Stage 3-Our Say and Email Response	4 engaged from OurSay 1 email (from Tennis Club)
Total groups engaged during the entire process	126 engagements

4.2. Overview of Stage 2 consultation (prior to masterplan)

Responses from the Our Say – Stage 2 online survey and the Drop-in session often found common ground, indicating a level of community consensus regarding the future direction of F. Wachter Reserve.

The majority of responses from the email submissions mainly related to consideration of a community library with potential for a café, which is not being considered as an option for Frederick Wachter Reserve.

Key themes of Stage 2 consultation

- Overall, participants believe that a regeneration of the wetlands area would significantly impact overall park beauty and amenity. Many respondents noted that, while the wetlands used to be a park attraction, they have fallen somewhat into disrepair and are no longer a park feature. Many recommended that the wetlands should be cleaned and regenerated to attract native wildlife as well as park users.
- Park-users noted a lack of spaces that target youth, and the need for upgrades to the children's playground. Some suggest that the provision of exercise equipment would better serve the interests of more age groups.
- Provision and maintenance of park facilities could also improve, especially that of shelter areas, play areas, and sport and fitness spaces.

Key areas of improvements

Participants have also requested more or improved general and community facilities, including:

- play areas (4 comments)
- shelter (4 comments)
- seating (3 comments)
- drinking fountains (3 comments)
- rubbish bins (2 comments)
- toilets (2 comments)
- barbecue (1 comment)
- lighting (1 comments)

Other highlighted comments of Stage 2 consultation

- There were four comments for additional community areas, as well as the existing playground, to be shaded and improved.
- There were three comments regarding the existing park facilities, respondents wish to retain the dog park area and improve the path network.
- Potential exists for Wachter Reserve to host more cultural and social programs and activities to activate the park. This could include art pieces, local markets, outdoor movies, etc.
- Sport and fitness facilities in the park were discussed by three participants and suggested the installation of outdoor gym equipment.

4.3. Summary of community responses on the draft masterplan

Except for the idea relating to the community library with potential for a café, which is not being considered as an option, all of the other key ideas and themes from the feedback has been considered in the development of the final master plan exhibited during the Stage 3 consultation.

The remaining relevant community feedback received during Stage 3 related to the minor detailed design improvement such as adding bins, and bollard lighting that can be easily incorporated in the next detailed design and development of the park.

The recommendations for the two other feedback ideas are:

- The community library with potential for a café is not being considered due to it being outside the scope of this park masterplan project. Community Services Directorate has advised that this community facility be considered as part of a broader long term Council Strategy. .
- The labyrinth suggestion has been noted and it has been recommended for incorporation into Tatterson Park as an alternative appropriate park location; for example, the expansion of Tatterson Park District Playground or Tatterson Park woodland.