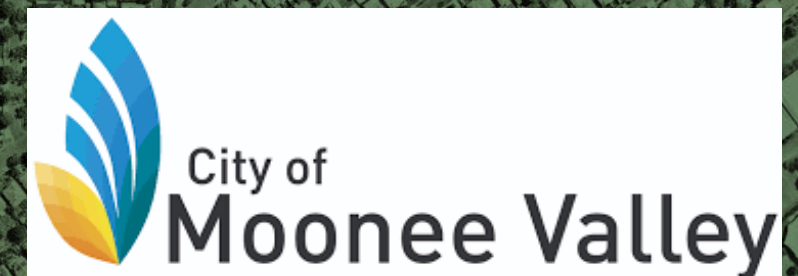


# Riverside Sport and Recreation Precinct Ascot Vale



Precinct Plan  
Draft Report  
July 2022





## Acknowledgment of Country

Moonee Valley City Council respectfully acknowledges the traditional custodians of this land - the Wurundjeri Woi-wurrung people of the Kulin Nation, their spirits, ancestors, elders and community members past and present.

Council also extends this respect to other Aboriginal and Torres Strait Islander peoples who call Moonee Valley home.

Contents

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1 Introduction

- 1.01 Introduction
- 1.02 Executive Summary
- 1.03 Key Objectives
- 1.04 Project Methodology
- 1.05 Planning and Policy Context
- 1.06 Glossary of Abbreviations
- 1.07 Site History
- 1.08 Planning Overlays
- 1.09 Strategic Alignment

2 Site Considerations and Analysis

- 2.01 Traffic and Transport Networks
- 2.02 Environmental Considerations
- 2.03 Site Function and Use
- 2.04 Site Entry Points
- 2.05 Site Safety
- 2.06 Connections and Access

3 Existing Conditions

- 3.01 Building Condition
- 3.02 Safety
- 3.03 Environment and Amenity
- 3.04 Traffic and Accessibility
- 3.05 Golf Course

4 Issues and Opportunities

- 4.01 Community & Stakeholder Consultation Findings
- 4.02 Community Consultation Comments
- 4.03 Summary of Consultation Priorities for Precinct Plan
- 4.04 Key Issues
- 4.05 Key Opportunities
- 4.05 Trajectory Study Findings

5 Precinct Plan

- 5.01 Vision and Key Principles
- 5.02 Opportunities to address the Vision and Key Principles
- 5.03 Accessibility and Entry
- 5.04 Connections and Circulation
- 5.05 Precinct Activities
- 5.06 Precinct Relationships
- 5.07 Precinct Plan Vision and Design Opportunities

6 Implementation

- 6.01 Precinct Plan Approach
- 6.02 Funding Strategy

# 1 Introduction

## 1.01 Introduction

The Riverside Sport and Recreation Precinct is a multi-use sporting, recreation, leisure and open space precinct located within the suburb of Ascot Vale. It sits in a picturesque location within the Maribyrnong River corridor and sits adjacent to Fairbairn Park.

The site currently includes the following facilities, which are open to the public.

- 9-hole golf course
- Driving range
- Mini golf
- Tennis courts
- Netball courts
- High-ropes challenge course
- Golf pro shop
- Golf maintenance facility
- Café, restaurant and function venue
- Walking/cycling trails
- Play space (Fairbairn Park)
- Community buildings
- Public toilets
- Informal recreation zones.

The City of Moonee Valley engaged SBP Advisory, The OCD and OCM in 2021 to develop an updated Precinct Plan for the site.

The precinct plan will establish parameters for the future development of the site and guide Council through its decision making. Future investment in the precinct will need to align with the vision and principles but there is flexibility regarding the design outcome.

## 1.02 Executive Summary

The precinct plan has been developed with significant research, analysis, consultation and collaboration with key stakeholders. It has been developed to address the key issues and opportunities for the site that have emerged through the project. These include:

- Addressing the safety issues associated with the errant balls from the golf course and driving range.
- Enhancing and strengthening the site's environmental amenity and sustainability.
- Addressing the ageing building structures and assets within the precinct such as the golf pavilion, maintenance shed and tennis clubhouse.
- Improving connectivity and way-finding across the site.
- Providing enhanced passive open space and leisure opportunities for the whole community to enjoy.
- Investigating the co-location and consolidation of complementary amenities - such as a cafe, public toilets and community play space.

The draft precinct plan has been developed to ensure there is an agreed vision for the precinct which supports the realisation of its full potential, while protecting what is important to the community.

The precinct plan seeks to improve the safety and functionality of the multiple sporting and recreation uses existing on the site, and also improving the community access and environmental protection of the precinct. The plan will be used to guide Council decision making and ensure future operations and capital investment is done in the context of clear principles and objectives.

The realisation of the full suite of precinct improvement opportunities identified in the draft plan would require significant capital works investment over the 15-year life of the plan. The feasibility and prioritisation of these options will be worked on over time, including as part of the negotiation of a new management contract for the site. It is expected that the improved safety and functionality of the driving range will be the highest priority for any future operator.





## 1 Introduction

### 1.03 Key Objectives

The specific objectives of the project are to:

- Develop a precinct plan that delivers on the vision and key principles for the precinct.
- Develop a precinct plan that supports the seamless management of multiple sporting and recreation infrastructure on the site.
- Address safety issues for multi-use sporting and leisure activities, in particular golf (driving range and golf course).
- Undertake community engagement to build stakeholder understanding and support for the future development of the site – including identifying existing and expanded service levels for facilities and infrastructure.
- Investigate service delivery options and approaches for similar driving ranges, tennis/netball courts, and golf courses (delivered in-house, contracted etc.).
- Assess existing asset conditions and usage, and provide recommendations for each asset (future needs including the identification of works required to achieve desired service levels for facilities and infrastructure).
- Identify the indicative costs and funding opportunities to implement the precinct plan.

### 1.04 Project Methodology

The key stages and deliverables for the project are outlined below.

#### Stage 1: Project Establishment

- Review previously completed studies and material relevant to the study area, including master plans, site maps and other associated documents.
- Review existing site conditions and consider various components to be included in the precinct plan.
- Review relevant Local, State and Federal Government policies, strategies and other relevant material.

#### Stage 2: Consultation and Engagement

Consultation with the local community and key stakeholders including:

- Survey with the local community to understand local needs and seek feedback on the main issues and opportunities identified.
- Direct letter to property owners/occupiers around the site.
- In-depth interviews with key stakeholders and user groups.

#### Stage 3: Issues and Opportunities Analysis

- Review consultation and summarise key themes.
- Analyse short-listed options for financial and non-financial impacts including the indicative costs of required works to bring the assets to the agreed service level.

- Establish synergies and identify facility developments that can accommodate multiple user groups and needs.
- Prepare options for how the proposed facilities can be shared amongst users.
- Meet with Council and external Stakeholders to present information.

#### Stage 4: Draft Precinct Plan Report

- Develop the draft precinct plan for Council endorsement and community consultation.
- Identify the budgetary impact and develop a funding/financing strategy to bring the assets to the agreed service level.
- Provide the final precinct plan to MVCC for adoption.





1 Introduction

1.05 Planning and Policy Context

This precinct plan has been developed with consideration of the broader planning context, including the following strategic documents, which have been reviewed by SBP and The OCD:

- MV2040 Strategy
- Sports Development Plan 2014-23
- Riverside Golf and Tennis Centre Master Plan (2015)
- Driving Range Realignment Concept Plan and QS Report
- Integrated Water Supply Plan - Walter St Reserve, Fairbairn Park and Riverside Golf Course
- Riverside Golf Clubhouse Engineer Report
- Riverside Golf Driving Range Interim Dispersal Study
- Riverside Golf Course Safety Audit
- Fairbairn Park Master Plan
- Victorian Government DTPLI – Creating Livable Spaces
- Active Victoria Strategy 2017 – 2021
- Planning for Golf in Victoria Strategy
- VicHealth – Physical Activity Strategy 2019-2023
- Sport Australia – Sport 2030
- KPMG – Value of Community Sport Infrastructure in Victoria 2020
- HSBC – Golf’s 2020 Vision Report 2012
- Golf Australia – Vision 2025
- Golf Australia/PGA Australia – Golf Inclusion Research Project 2018
- Australian Golf Industry Council – Golf Benefits to the Environment 2020
- England Golf – Customer Focused Facility Guidance

1.06 Glossary of Abbreviations

<b>MVCC</b>	Moonee Valley City Council
<b>The OCD</b>	The Office for Collective Design
<b>SBP</b>	SBP Advisory
<b>OCM</b>	Ogilvy Cocking Mead Golf Architects





## 1 Introduction

### 1.07 Site History

The Wurundjeri people are the traditional owners of the land on which the Riverside Sport and Recreation Precinct is situated, and have inhabited the area for at least 40,000 years.

There is evidence of human habitation in the area over 15,000 years ago, however the first Europeans to explore along the river were Charles Grimes (1803) and John Batman.

As Melbourne developed into a large city, areas such as the Riverside Sport and Recreation Precinct and Fairbairn Park were used for sheep grazing. The Maribyrnong River, Moonee Ponds Creek and Steele Creek were also important resources for fishing, transport and food.

The following timeline gives a high-level overview of the site, post European settlement.

**1906** – The largest flood on record in the Maribyrnong River occurred.

**1910** – Essendon City Council proposed to erect shelter sheds along Saltwater River for use of bathers on land leased by Mr. Fairbairn.

**1913** – Saltwater River renamed Maribyrnong River.

**1942** – The Council accepted a tender of 80 pounds from Mr R. Bullen for sheep grazing rights in Fairbairn Park, Maribyrnong Park and Holmes Road Reserve.

**1943** – Cr. H Gibbs, Chairman of the Vegetable Growing Committee, reported that the garden at Fairbairn Park had produced 2,000 cabbages, seven tons of potatoes, seven tons of onions, 3,000 dozen carrots, 3,000 dozen beetroot and varying quantities of tomatoes, pumpkins, lettuces, and cucumbers.

**1944** – Because the need for growing vegetables had passed the Victory Vegetable Garden project at Fairbairn Park was closed. The Committee decided to place the land in the hands of the curator.

**1946** – Mr. F Williams of Ascot Vale, in a letter to Council on behalf of the ratepayers advocated the development of Fairbairn Park as a sports and recreation area incorporating football grounds, cricket facilities and a golf course.

**1974** – The second largest flood on record occurred on 15-16 May 1974. Approximately 385 hectares of urbanised and industrial lands were inundated.

**1988** – The new Essendon Golf Club Driving range was opened to the public.

**1993** – The Essendon Council was forced to ask Melbourne Water to examine the costs of building the Arundel retarding basin on the Maribyrnong River in the aftermath of the worst flooding in the area since 1974. Following heavy rains, floodwater reached the building line in Woods Street and inundated most of Fairbairn Park and parts of the Riverside Golf Course.

Source: Fairbairn Park Master Plan



The vegetable garden at Fairbairn Park



Hand-drawn plan of the golf course and surrounds



Historical aerial view of the site



# 1 Introduction

## 1.08 Planning Overlays

The Riverside Sport and Recreation Precinct is owned by the City of Moonee Valley.

Under the MVCC Planning Scheme, the site is zoned as a Public Park Recreation Zone (PPRZ).

A review of relevant planning overlays has been undertaken to understand the potential impact of changes to the site. As shown to the right, the main overlays include the Design Development Overlay (DDO) and the Land Subject to Inundation Overlay (LSIO).

The Riverside site is not included in the Heritage Overlay. Pipemakers Park and Maribyrnong Park are included due to significant heritage items located on site.



### Design Development Overlay

This overlay protects areas along the Maribyrnong from visual intrusion, caused by inappropriate siting or appearance of buildings and works. It is also to protect the skyline when viewed from the river and its banks. Exemptions apply if a building is less than six metres high.

Part of the precinct is within 200m of the Maribyrnong River corridor and therefore an area of cultural sensitivity. Conditions may apply to any new works proposed under the Aboriginal Heritage Act 2006 for managing and protecting Aboriginal cultural heritage. Due diligence to determine conditions or restrictions shall be undertaken on detailed designs, and implemented as required.



### Land Subject to Inundation Overlay

This overlay identifies land which is subject to a 1 in 100 year flood. This overlay ensures that developments allow for the free passage of water and do not hinder flood levels or flow velocity.

## 1.09 Strategic Alignment

### Open Space Strategy

Open space is all public land set aside for outdoor enjoyment, recreation and nature conservation. The vision for the strategy is a linked, sustainable and accessible system of quality open spaces comprising the waterway corridors that are highly valued for their native habitat and recreational use.

The aim of the plan is to:

- Ensure our 13 neighbourhoods are well serviced in terms of quality and access to open space
- Create a diverse and connected open space network
- Enhance our ecological values
- Provide open spaces to meet the varied needs of our community
- Celebrates our unique landscape setting of valleys and waterways.

The document also notes the importance of linkages provided from the river trail to the local area, and the need to address gaps in these linkages south of the golf course. There is a recommendation for the Riverside Public Golf Course to continue to manage the land of the Riverside Public Golf Course and the shared trail adjacent to the Maribyrnong River. This will need to be considered in the future site operations.





## 1 Introduction

### MV2040 Strategy

The MV2040 Strategy (the Strategy) is MVCC's long-term plan for improving the health, vibrancy and resilience of the city over the next two decades. It has been prepared to shape the type of city and neighbourhoods its residents want to live in.

The strategic direction for the five central themes of the strategy are defined as **Fairness Thriving Connected Green Beautiful**.

The strategy also outlines Council's approach to delivering 20 minute neighbourhoods - and the importance of Fairbairn Park as one of the key anchors of the Ascot Vale community. The following actions are most relevant to this master plan:

- Transform Fairbairn Park into a regional sporting destination. This will include a new multi-purpose community pavilion (south), new netball courts, and advocating to State Government for funding to develop a new sports pavilion at the Riverside Golf and Tennis Centre.
- Deliver the Ascot Chase wetland storm water harvesting to irrigate Walter Street Reserve and Fairbairn Park.
- Revitalise and activate the Maribyrnong River environs to create connections across and to the broader river corridor, including a continuous connection between Ascot Vale and Aberfeldie.
- Undertake improvements to open space by implementing the master plan for Fairbairn Park.



### Sports Development Plan 2014-23

The Moonee Valley Sports Development Plan 2014-23 (SDP) has been prepared to guide current and future provision of facilities and services to meet the needs of Moonee Valley's diverse communities over the next ten years.

From the stakeholder engagement, five themes for sports development emerged to address gaps in the Moonee Valley sports offer:

**Provision of sports facilities** – Sports facilities need to be fit for purpose, for multiple groups and a broad range of community activities.

**Club management and development** – Supporting local clubs to build management skills, develop strategically and be sustainable.

**Growing participation** – Increasing the sports participation levels of people whose age, gender, culture or ability can be a barrier.

**Different ways of participating** – Supporting both traditional club-based, as well as casual sports participation models.

**Building partnerships** – Supporting and strengthening partnerships between the people and organisations that make sport happen.

**Implication:** With a variety of sports preferences emerging, a multi-sport precinct will maximise potential engagement, activation and visitation.



### Fairbairn Park Master Plan 2013

Fairbairn Park is located adjacent to the Riverside Sport and Recreation Precinct and comprises 25.7 hectares of public open space. This makes it the largest open space reserve in Ascot Vale, and the site is used for both structured sports and informal recreation.

The Master Plan outlines the existing conditions at the site and identifies a series of recommended improvement opportunities.

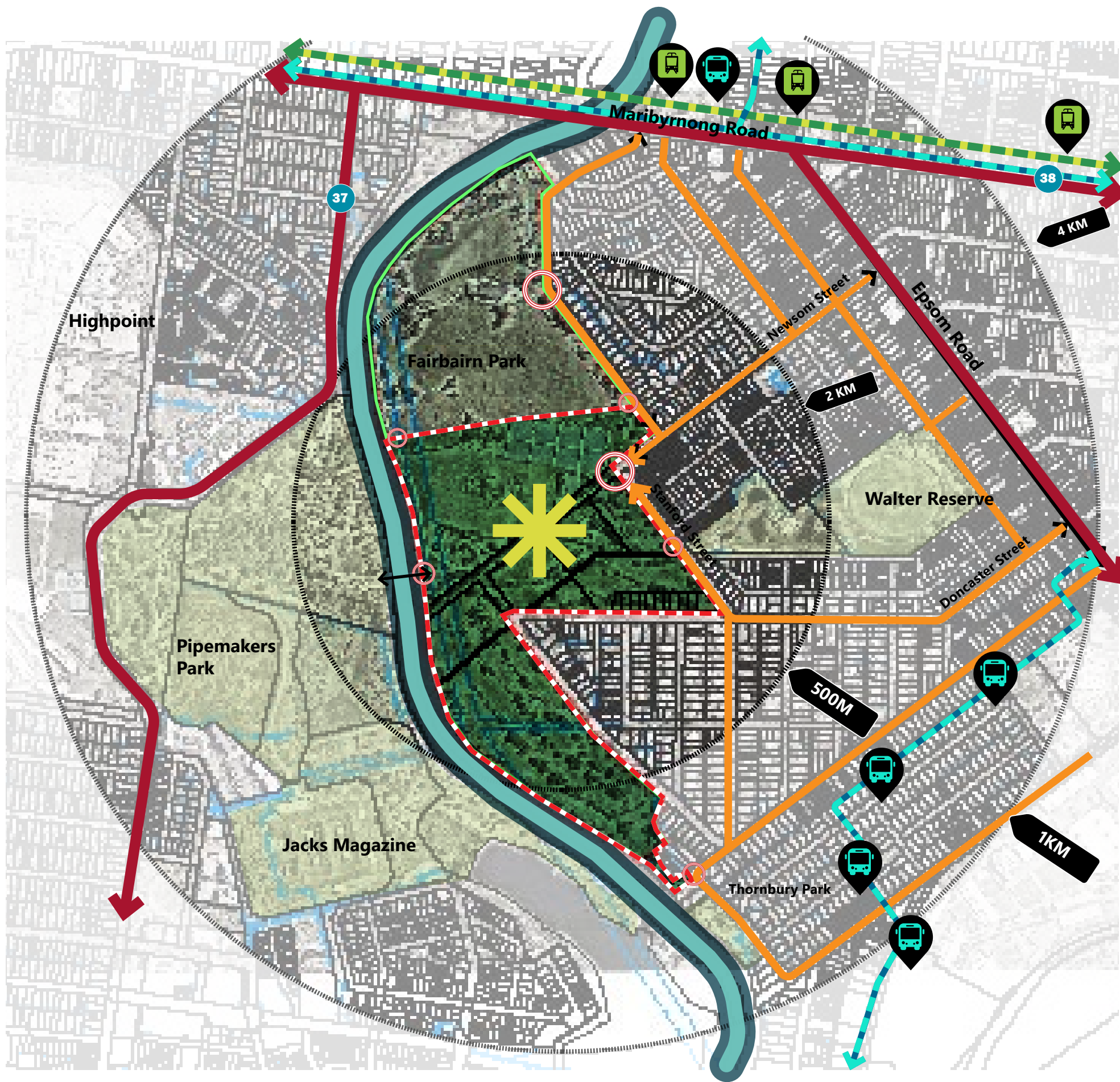
#### Implications:

Fairbairn Park and the Riverside precinct together form a continuous section of open space along the Maribyrnong River and a number of proposals and actions overlap or apply to both sites. The Fairbairn park master plan recommends consolidating pavilions and the Riverside master plan has been developed with this consideration in mind.

There is an opportunity to strengthen plantings throughout the park to define spaces, provide more shade for users and enhanced habitat for local fauna.







## 2 Site Considerations and Analysis

### 2.01 Traffic and Transport Networks

The Riverside Sport and Recreation Precinct lies within a greater context of park lands and openly accessible public spaces and reserves located along the Maribyrnong River valley. The subject site is located centrally within this open space network and is a key hub for the greater community.

Fairbairn Park, Fairbairn Reserve and the Riverside Sports Precinct have a combined street frontage of 1.8km to the east and a combined 1.67km of open river frontage to the west. Riverside makes up for over half of the frontages respectively being 1.29km on the eastern boundary and 1km on the river.

The precinct has only one river crossing at Pipemakers Park Footbridge, which was completed in 1994. To the east, there are two main site entry locations and another two secondary car parking entry points.

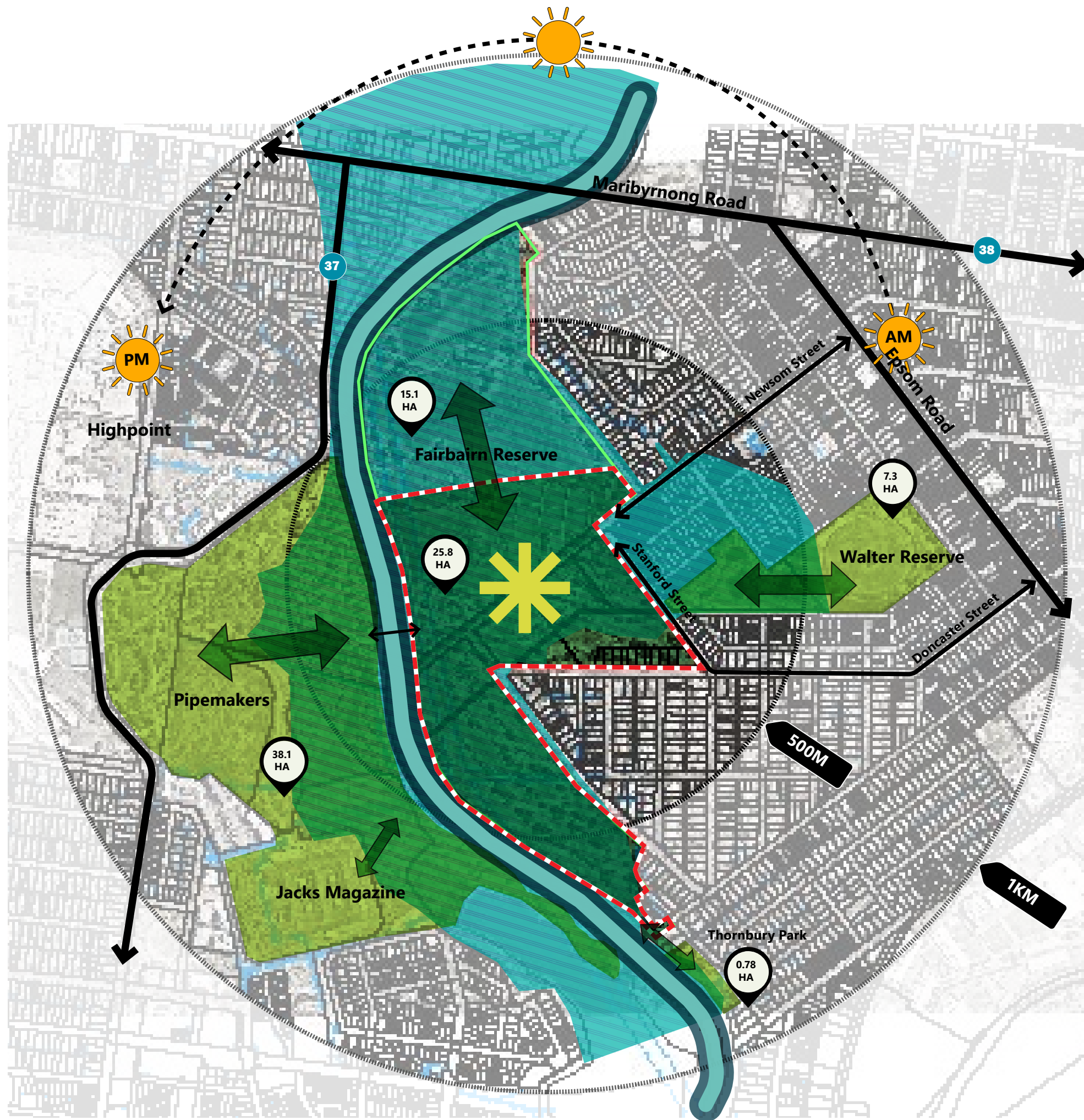
The site is a recognised node of activity, and general pedestrian distances from the precinct to key locations surrounding the site are:

- Epsom Road: 600m.
- Highpoint Shopping Centre: 650m.

#### LEGEND

- SUBJECT SITE
- SUBJECT SITE BOUNDARY
- ENTRY NODES
- KEY CONNECTION
- MAJOR ROADS
- MAIN ROADS
- LOCAL TRAFFIC ROADS
- TRAM LINE ROUTES
- BUS ROUTES





## 2 Site Considerations and Analysis




### 2.02 Environmental Considerations

The topography of the site is a low lying flood plain with a small area of higher land located on Doncaster Street to the south-eastern corner of the Riverside Golf Course.

The site is almost entirely subject to flood inundation.

The total combined area of accessible public open space including surrounding parks is approximately 80 hectares, which for reference, represents approximately half of the Melbourne CBD.

#### LEGEND

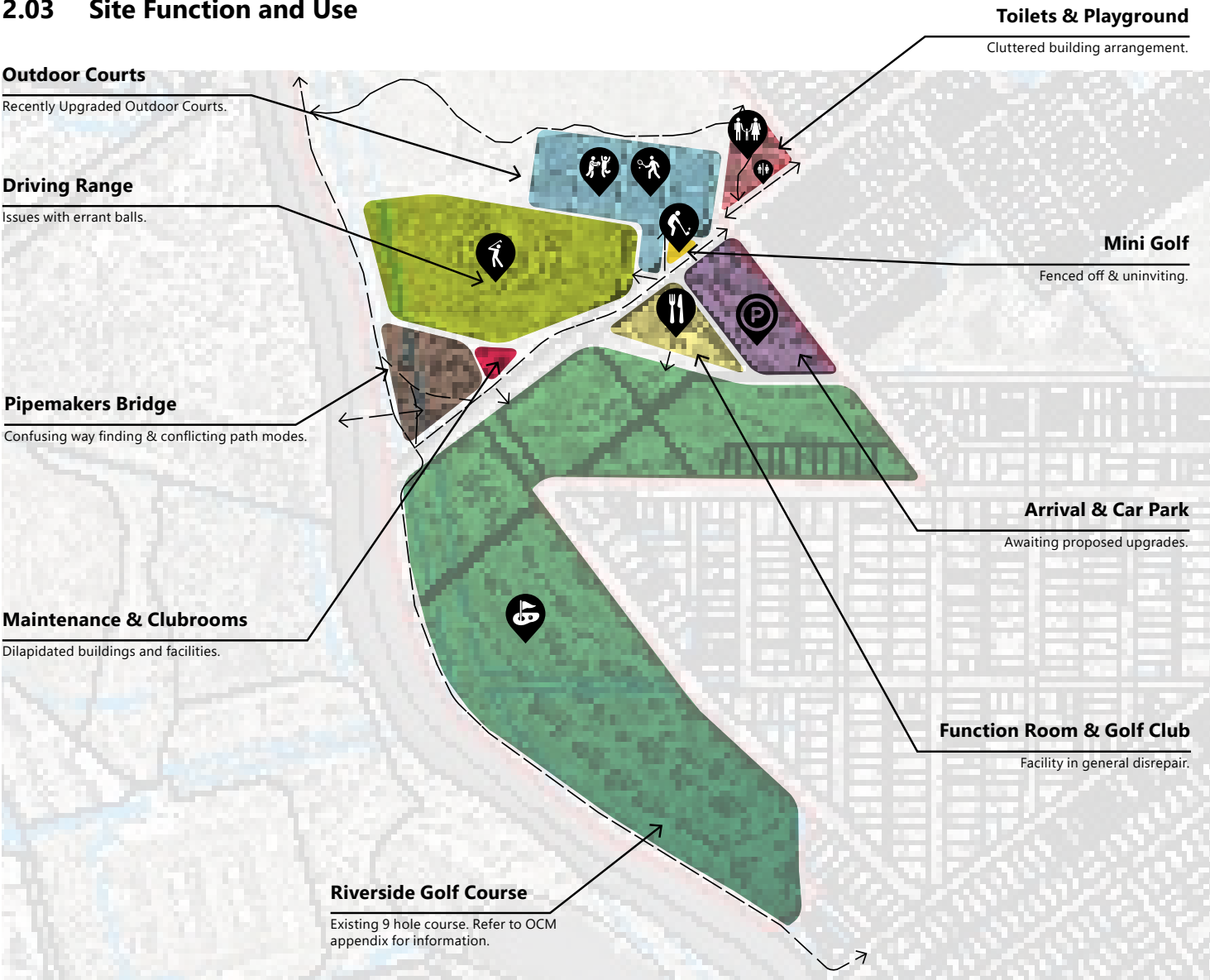
-  LAND WHICH IS SUBJECT TO 1 IN 100 YEAR FLOOD
-  PUBLIC OPEN SPACE
-  OPEN SPACE CONNECTIVITY

500 M

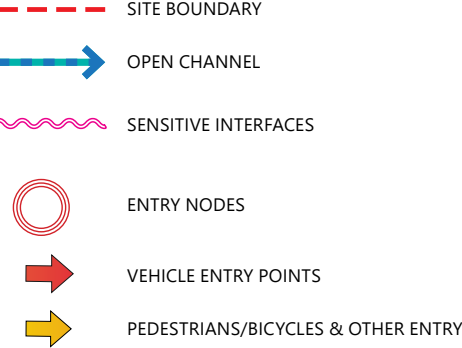
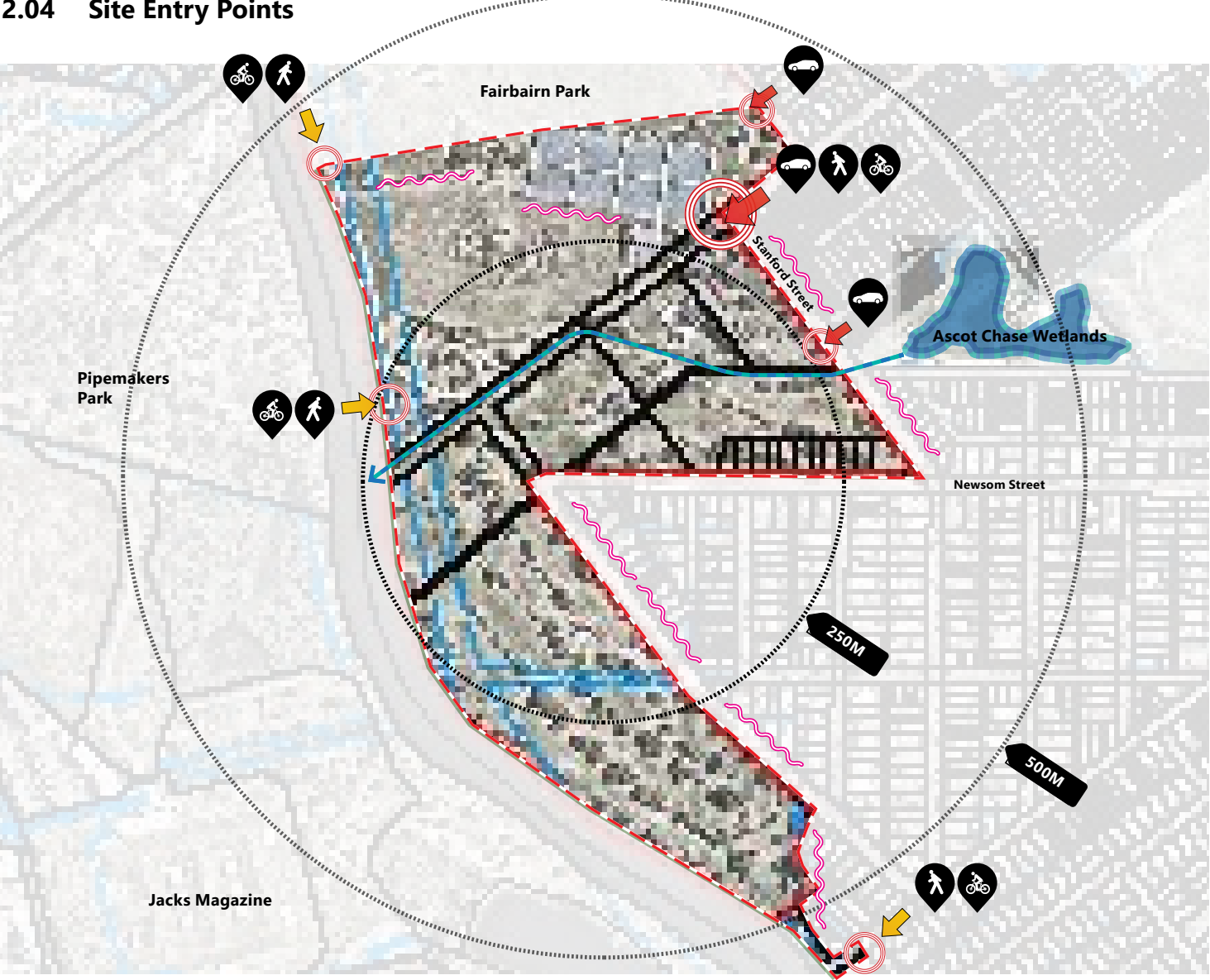


2 Site Considerations and Analysis

2.03 Site Function and Use



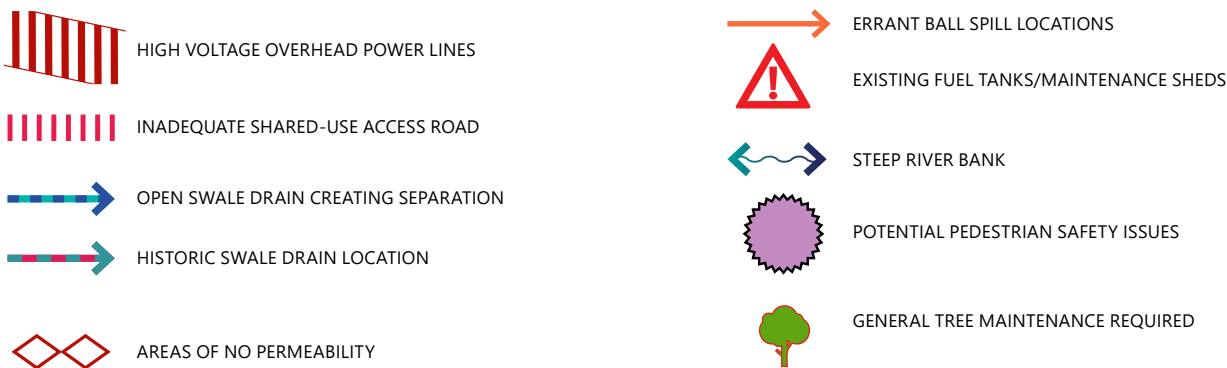
2.04 Site Entry Points



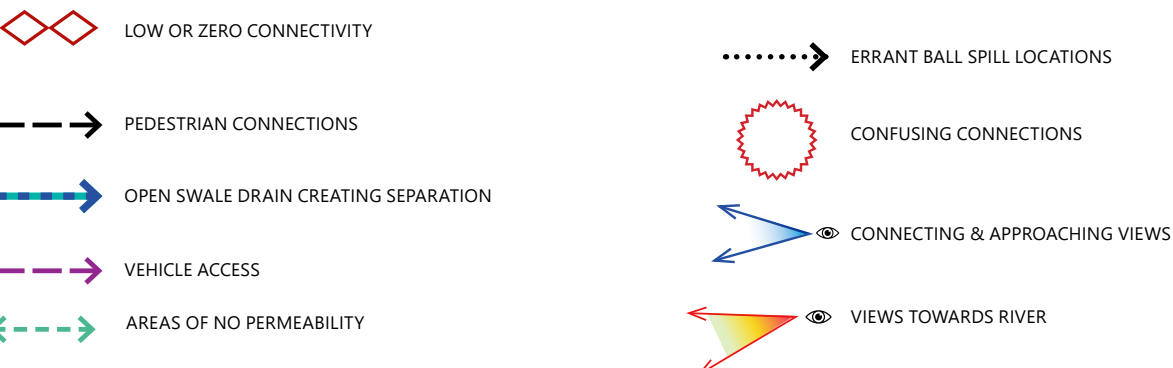
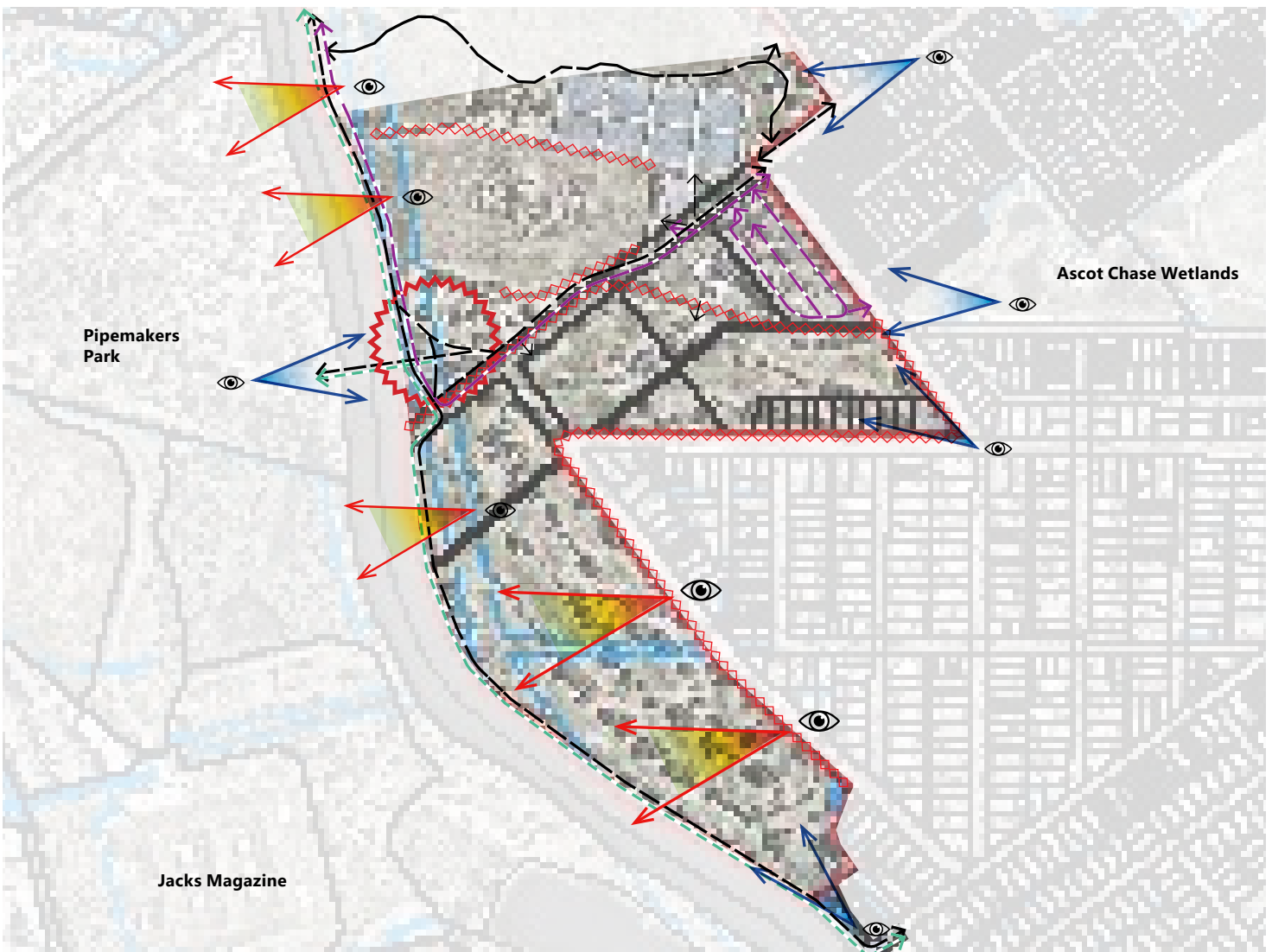


## 2 Site Considerations and Analysis

### 2.05 Site Safety



### 2.06 Connections and Access





### 3 Existing Conditions



#### 3.01 Safety

- The alignment of the driving range means that errant golf balls can land on the tennis and netball courts.
- The mesh size of the fencing is too large to prevent balls penetrating the fence.
- There is a conflict of pedestrians, vehicles and bicycles on the Newsom Street extension within site.
- Some locations are potential pedestrian safety issues with reduced passive surveillance.
- There are potential slippage hazards on the riverbank and open channel edges.
- Many holes are in close proximity to each other, and several are very close to Stanford Street, Doncaster Street and Angler Parade.
- Some holes do have protective fencing, but positioning is ad-hoc with many areas unprotected.
- Several protective nets are in very poor condition.
- Some vegetation poses a safety risk to golfers.
- Fuel is stored on-site at the maintenance facility.
- Eroding river bank, in some locations impacting shared path.



### 3 Existing Conditions

#### 3.02 Environment and Amenity

- There is evidence of asbestos in the soil under the driving range.
- The drainage/irrigation channel that runs through the site poses a safety issue and constrains the site.
- Poor vegetation management across the golf course impacts the overall experience.
- Shade negatively impacts the turf (particularly on greens and tees).
- Tree roots have encroached and are causing problems in some areas.
- In some instances, trees are blocking what would be an attractive view of another hole or feature.
- There are some locations on the course where poor to average tree specimens block views of significant trees behind.
- The power-lines detract from what would otherwise be an idyllic setting along the banks of the Maribyrnong River.





### 3 Existing Conditions



#### 3.03 Traffic and Accessibility

- Poor sense of arrival and entry across the site.
- Pedestrian access across the site is hampered due to functional requirements of the various usages.
- Confusing way-finding across the precinct.
- Lack of directional signage and conflicting pedestrian and vehicle uses.
- The precinct has only one river crossing access, at the Pipemakers Bridge, which has several confusing paths and access ways leading to conflicts.
- Existing access ways are narrow.
- There are confusing pathway typologies which intersect at various points across the precinct.
- The shared use pathway is narrow and inadequate for differing functions.
- The open water channel creates a barrier.
- Poor DDA access to the clubhouse and pavilion, and access to golf course from the clubhouse is inadequate.
- Car parking access and entry is confusing and the main entry location is potentially dangerous.



### 3 Existing Conditions

#### 3.04 Building Condition

- The golf course maintenance facility is ageing and poorly located away from the golf course.
- The building used by the tennis club is outdated and does not meet user requirements.
- The high ropes course is run-down and under-utilised (as little as once per year).
- The golf pavillion/clubhouse building is at the end of its useful life. Significant upgrade works are required to rectify the existing undulating floors, reduce the amount of building movement, address water ingress issues and replace building sections that are open to weathering.
- The irrigation system within the golf course is outdated and in need of renewal/replacement.
- Any expansion to the driving range structure is limited due to the flood overlay.
- The mini golf area was recently refurbished, however it is separated from the other golf functions and is underutilised.





### 3 Existing Conditions

#### 3.05 Golf Course

The size of the property set aside for golf at Riverside (excluding the driving range) is approximately 15.4ha. It is bordered on the east and south by roadways and residential properties, while the west is bordered by the Maribyrnong River and a public walking track. The north borders the driving range and high ropes course.

As a result of the irregular shape of the property many holes are in close proximity and several of the holes are very close to Stanford Street, Doncaster Street and Angler Parade. For example the edge of one green is located only 15m from Angler Parade.

Some holes do have protective fencing but their positioning seems to be very random in nature with many areas unprotected. There were also a number of nets in very poor condition.

Any changes to the course layout should aim to reduce the risk zone. The current risk zone shown to the right equates to:

- Internal =157,105m<sup>2</sup>
- External =66,055m<sup>2</sup>

The darker the orange shading (internal safety) on the plan the greater the risk, and several holes overlap as a result of multiple safety problems from more than one other hole.

To address the major safety issues associated with the golf course (and detailed in the appendix report by OCM), a significant investment into safety netting and fencing (impacting the amenity of the precinct) is required, or, a re-design on the golf course.

A series of case studies have been developed for internal planning purposes that demonstrate potential ideas for updating the golf course in an innovative way, to improve the quality of the course and enhance its community appeal.



Safety overlay shows the areas of potential risk of errant golf balls - darker shading indicates greater risk.









4 Issues and Opportunities

4.01 Community & Stakeholder Consultation Findings

In developing the precinct plan, the consultation process has involved:

- In-depth interviews with user groups, including:
  - Netball Victoria
  - Golf Australia
  - Tennis Victoria
  - Essendon District Netball Association
  - St John’s Netball Club
  - Ascot Vale Tennis Club
  - Leisure Management Services
  - Riverside Essendon Golf Club
  - Essendon 9-Hole Golf Club
  - Victoria Police
  - PGT Programs.
- An online survey with the community and local residents, which received a total of 420 complete responses.
- Project information on Council’s YourSay page, which resulted in 769 total visits to the site, and 91 contributions to the question regarding the vision for the site.

The following is an overall summary of the key findings that have emerged from the consultation. More detailed findings are provided in the Consultation Report, which is provided as an appendix.

 Strengths	 Weaknesses	 Key Priorities
<ul style="list-style-type: none"><li>• Large precinct with green open space and sport offerings close to the city.</li><li>• Environmental amenity, natural biodiversity and peace and quiet.</li><li>• Recreation trails and connections.</li><li>• Diverse appeal and opportunity for everyone.</li><li>• Accessibility for a broad catchment.</li></ul>	<ul style="list-style-type: none"><li>• Site layout and integration of existing infrastructure.</li><li>• Signage, way-finding, and congestion on paths.</li><li>• Inconsistent condition of sports facilities.</li><li>• Community safety issues with golf/paths/courts.</li><li>• Mini-golf and high-ropes are underutilised.</li></ul>	<ul style="list-style-type: none"><li>• Enhance and strengthen the site’s environmental amenity and sustainability.</li><li>• Investigate complementary amenities – cafe, public toilets, play spaces.</li><li>• Improve community safety and congestion issues.</li><li>• Improve flow and navigation across the site.</li><li>• Provide additional seating options and rest areas.</li></ul>
 Top 5 Reasons for Visiting	 Top 5 Barriers to Increased Utilisation	 Top 5 Improvement Suggestions
<ol style="list-style-type: none"><li>1. Large precinct with green open space and To walk (91%).</li><li>2. To be outside (59%).</li><li>3. To exercise my dog (50%).</li><li>4. To sit and relax (43%).</li><li>5. To run/jog (42%).</li></ol>	<ol style="list-style-type: none"><li>1. The facilities are outdated and ageing (36%).</li><li>2. Not enough rest areas/seating options (32%).</li><li>3. The driving range is not open at suitable times (26%).</li><li>4. Lack of female friendly toilets, change rooms and amenities (21%).</li><li>5. Safety concerns about stray balls from the driving range (15%).</li></ol>	<ol style="list-style-type: none"><li>1. Providing a café/restaurant/function facility (65%).</li><li>2. Improving the sites environmental values (55%).</li><li>3. Ensuring new or upgraded facilities are environmentally sustainable (54%).</li><li>4. Upgrade the existing golf clubhouse to provide better community facilities (49%).</li><li>5. Reduce car movement within the site and improve cycling/walking access (47%).</li></ol>



## 4 Issues and Opportunities

### 4.02 Community Consultation Comments

#### Strengths

*"The big open spaces along the river, it's a lovely place to escape the urban jungle. It provides a safe, clean environment for exercise for all ages. Free from traffic, it's a unique space."*

*"It provides a large space with active recreation facilities. It's connection to the walking/cycling trail, and it's capacity to provide access to food, beverage and cafe."*

*"We bought our home nearby to enjoy the outlook and the proximity to the river, the golf course, the tennis, walking tracks and the view to the city. We love the cafe at the golf course and can't wait for it to re-open."*

*"It's a large outdoor area where you can be away from traffic while exercising. The river is a nice break from the built-up areas. Lots of different users can enjoy the space (i.e. not a single purpose for people of limited interests only)."*

#### Areas for Improvement

*"The overall look, feel and maintenance. Maintenance of the golf course and the golf related facilities. Opening the cafe to provide service to the community. Opening the driving range to a fully operational timeframe."*

*"The driving range needs better technology and lighting so that it can be used for longer periods. Segregation of the driving range and the netball courts so that they can open independently. Course condition needs significant improvement."*

*"More reminders for cyclists to slow down (or add speed humps to the walking path along the river). Improved lighting. It does not come on when it is dark - the timing sensors are all wrong. More fencing between the edge of the golf course and the walking track along the river - it can be hazardous walking along with golf balls flying."*

#### Changing the Precinct Layout

*"More native trees would provide shade during summer. The high ropes course is a nice idea but seems impractical. The recently installed bouldering wall in Footscray can be used without booking or supervision which means it is a highly used facility in comparison to the high ropes course which I have never seen in use."*

*"Better interface with Fairbairn Park and the waterfront. Improved activation of waterfront - e.g. a cafe."*

*"Resolve safety issues caused by poor planning of new courts such that the courts and the driving range are both free to operate during whichever hours best suit them. The high ropes area currently seems to be poorly maintained and under-utilised."*

*"Areas around the pathways could be better maintained or re-done to reduce the need for maintenance while improving the overall aesthetic. The drainage that runs between the golf course and driving range could be improved so it's not such a visual impairment of the area and physical barrier."*

#### Comments on the current Draft Vision

*"It does not reflect the natural environment, the wildlife, the peaceful riverside setting, the plants, the scenic beauty of the valley."*

*"It would be nice if there was an explicit commitment to protecting the biodiversity and environmental value of the park, too. Humans aren't the only ones who use it, and a healthier ecosystem makes for a more attractive park anyway."*

*"The area is also great for families. The restaurant area was great to visit on the weekend and bring kids along to use the bouncy castle. The outdoor wood fired pizza oven was also excellent. It should be an area for friends, family, leisure, sport, relaxation and enjoying food/drink."*

*"Yes - to be shared by everyone, sports, dog people, walkers, bike riders, kids, families picnicking."*



## 4 Issues and Opportunities

### 4.03 Summary of Consultation Priorities for Precinct Plan

Key Priorities to be addressed from the Consultation Findings	Suggested Precinct Plan Improvements
<ul style="list-style-type: none"> <li>Enhance and strengthen the site's environmental amenity and sustainability.</li> </ul>	<ul style="list-style-type: none"> <li>Develop sustainability principles through water retention and recycling, increase planting and re-wilding, solar on buildings, re-instatement of waterway and future buildings design.</li> </ul>
<ul style="list-style-type: none"> <li>Investigate complementary amenities – cafe, public toilets, play spaces.</li> </ul>	<ul style="list-style-type: none"> <li>Create a centralised community and patron hub with good access to facilities, amenities and car parking.</li> </ul>
<ul style="list-style-type: none"> <li>Improve community safety and congestion issues.</li> </ul>	<ul style="list-style-type: none"> <li>Improve and increase shared access to the river through the creation of a central shared pathway activity zone extending from Newsom Street to river.</li> </ul>
<ul style="list-style-type: none"> <li>Improve flow and navigation across the site.</li> </ul>	<ul style="list-style-type: none"> <li>Create a dedicated and spacious shared path boulevard to the river. Include new planting, paving and seating.</li> <li>Deliver new car park design and entry upgrades. Provide water storage under car park.</li> </ul>
<ul style="list-style-type: none"> <li>Provide additional seating options and rest areas.</li> </ul>	<ul style="list-style-type: none"> <li>Create a new meaningful passive open space for the community for flexible use.</li> </ul>
<ul style="list-style-type: none"> <li>Address the safety issues associated with the driving range, and its proximity to the netball and tennis courts.</li> </ul>	<ul style="list-style-type: none"> <li>Re orientate driving range to reduce ball spill and improve design and functionality.</li> <li>Consolidate court functions to reduce noise impact and improve player amenity.</li> </ul>
<ul style="list-style-type: none"> <li>Address the ageing building structures and assets within the precinct such as the golf pavilion, maintenance shed and tennis clubhouse.</li> </ul>	<ul style="list-style-type: none"> <li>Provide new maintenance access to golf course and relocate existing shed and yard.</li> <li>Remove and relocate existing F&amp;B pavilion and golf pro shop.</li> </ul>
<ul style="list-style-type: none"> <li>Focus on providing fun and family friendly areas.</li> </ul>	<ul style="list-style-type: none"> <li>Improve play space and introduce additional picnic facilities.</li> <li>Relocate and increase mini-golf offering.</li> <li>Relocate climbing ropes closer to hub.</li> </ul>



## 4 Issues and Opportunities

### 4.04 Key Issues

The following issues are the culmination of all the research, analysis and community feedback undertaken and reported on through the development of this report.

- The current site entrance, layout, and positioning of key precincts and assets leads to a confusing sense of arrival, constrained flow of movement, and lack of alignment and consistency which is required to improve overall site activation.
- The size of the golf course footprint, its current layout and lack of adequate safety measures are a major risk for the safety of participants, passing pedestrians and neighbouring properties. This is exacerbated by the proximity of holes internally within the course, which can pose a series of safety risks to golfers.
- There is insufficient way finding and connectivity across the site and between functions. The various pathway typologies create confusion for users, and there is reduced cross-site accessibility due to the functional requirements of the various sports. There is also an opportunity to improve connections to public transport.
- There are several building structures and assets within the precinct that are ageing and require renewal or redevelopment. The golf pavilion, maintenance shed and tennis clubhouse are all in need of upgrades. There is currently no 'central hub' facility for the tennis and netball courts.
- The alignment of the driving range, and its proximity to the netball and tennis courts creates safety and operational issues. The current positioning of the driving range and netball/tennis courts does not allow safe operations of these assets and they cannot operate at full capacity simultaneously.
- There has been significant removal of vegetation over the last few years within the area, and off-set plantings are required to increase amenity and enhance habitat.
- There is inadequate flow of pedestrians and cyclists across the precinct. The single width carriageway does not support passing movements of vehicles, and overlapping demands when the area is busy increases conflicts, especially around the car park.

### 4.05 Key Opportunities

- Address the safety and operational issues associated with the driving range and courts.
- Investigate a central pavilion/community sports hub to service tennis, netball and potentially golf.
- Improve pathways and way-finding signage to support access and movement across the site.
- Explore opportunities to implement shared zones in areas of high pedestrian activity, with separated walking and cycling paths where possible.
- Enhance the walking and cycle path network to assist in increasing precinct activation from new users and visitors.
- Strengthen the plantings throughout the park to define spaces, provide more shade for users and habitat for local fauna.
- Include a quality café/restaurant which services the precinct users and appeals to local residents.
- Investigate opportunities to create separation between the netball and tennis courts – four courts lined specifically for netball, four for tennis and multi-lined for general/shared use.
- Install additional seating and shelter to encourage passive recreation, active transport and amenity.



### 4.06 Trajectory Study Findings

As part of the development of the precinct plan, the City of Moonee Valley commissioned the development of a trajectory study to understand how the realignment of the driving range may impact the safety requirements of the site.

This document considers the potential for, and mitigation of, errant balls after the proposed design changes, taking into account the adjacent courts facility and other public areas.

#### Recommendations Provided

The recommendations outline the requirement for the installation of significant fencing and netting, including the following:

- Left hand side – 15m high by 30m long blinker barrier, plus 20m high by 150m long boundary barrier
- Right hand side – 25m high by 140m long boundary barrier
- End of range – 8m high by 80m wide barrier (if possible depending on power line requirements).

#### Context and Comparison

- The report discusses management options available to reduce risks, and how these could create flexibility in barrier size requirements.
- The study includes analysis and details an extensive range of barrier scenarios (and wind conditions), which were tested, including those proposed in the draft precinct plan (different heights, lengths, angles, etc.).
- When comparing to the previous 2016 study, the significant difference is the additional tennis courts did not exist when the previous study was conducted. Rotating towards to the right has increased the right hand side protection requirements recommended as well.



## 5 Precinct Plan

### 5.01 Vision and Key Principles

The Vision for the Riverside Sport and Recreation Precinct is

**"A welcoming place for community sport and recreation, and enjoyment of the river and natural environment."**

The vision and principles are to inform future design and development of the precinct and guide Council decision making.

#### Key Principles



**Safety:** Address the safety issues associated with errant balls from the driving range and golf course.



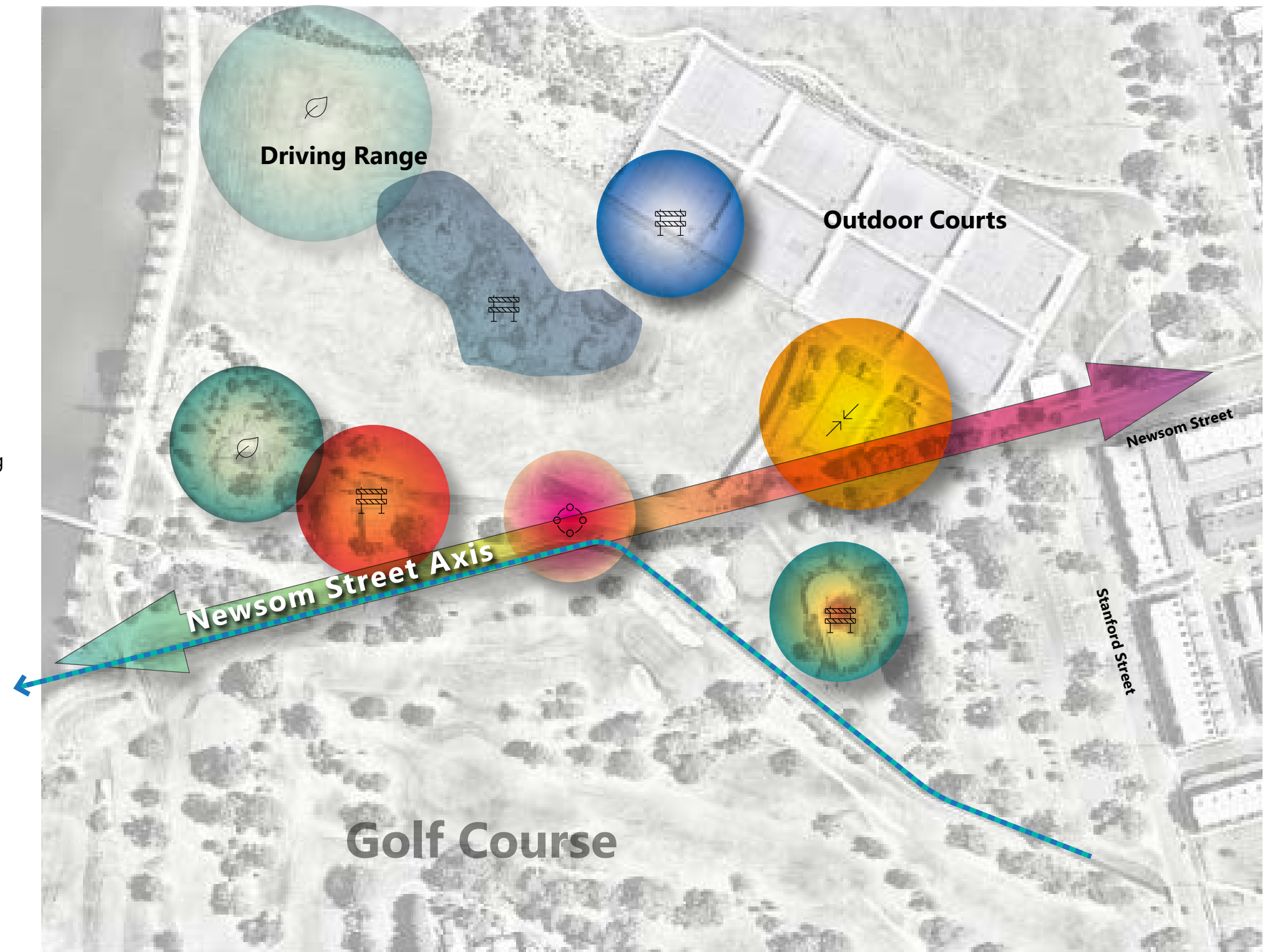
**Connection:** Improve site-wide pedestrian connections, way-finding and experience.



**Amenity:** Explore re-vegetation and long-term opportunities to enhance the amenity of the precinct.



**Consolidation:** Consolidate built form in the precinct.







## 5.02 Opportunities for further investigation

### Consolidation

1. Integrate built form in a central hub
2. Relocate maintenance shed
3. Relocate golf members clubroom closer to main hub and car park
4. Upgrade existing restaurant and golf pro shop
5. Relocate and improve high-ropes.

### Safety

6. Redesign driving range to reduce errant ball spill
7. Relocate and improve mini-golf
8. Investigate removal/relocation of tennis show court

### Connection

9. Create central shared pathway activity zone extending from Newsom Street to river
10. Improve river and site-wide pedestrian connections and experience

### Amenity

11. Explore re-wilding and long-term opportunities for the open water swale
12. Enhance play space
13. Resurface driving range



## 5 Precinct Plan Opportunities

### 5.03 Accessibility and Entry



#### Overview

- Relocate existing site entry.
- Improve maintenance access and entry.
- Remove public vehicle access to riverfront.
- Reduce pedestrian - vehicle conflicts.

#### Legend

- PRIMARY ENTRY LOCATION
- SECONDARY ENTRY LOCATION
- RELOCATED VEHICLE ACCESS
- UPGRADED VEHICLE ACCESS
- EXISTING PEDESTRIAN ACCESS
- NEW DEFINED PEDESTRIAN ACCESS
- VEHICLE ACCESS
- SERVICE VEHICLE ACCESS

### 5.04 Connections and Circulation



#### Overview

- Improve and define pedestrian access across the site.
- Strategic upgrades to improve pedestrian experience.
- Provide new council foot paths.

#### Legend

- EXISTING PEDESTRIAN CONNECTIONS
- UPGRADED PEDESTRIAN CONNECTIONS
- NEW DEFINED PEDESTRIAN CONNECTIONS
- NEW DEDICATED CYCLE MARKING
- EXISTING COUNCIL PATHWAYS
- NEW COUNCIL PATHWAYS

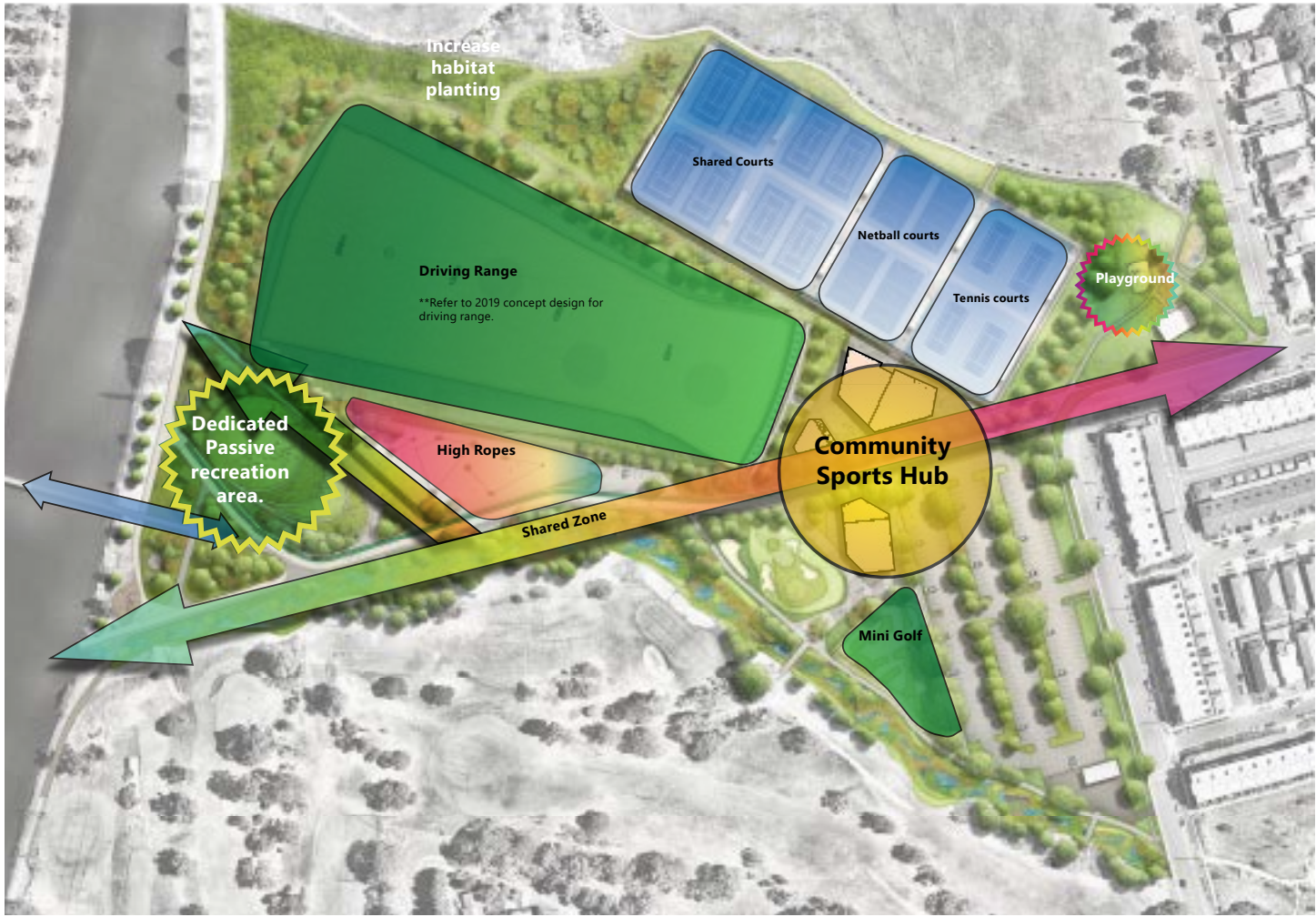


5 Precinct Plan Opportunities




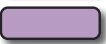








5.05 Precinct Activities



5.06 Precinct Relationships



Legend

	DRIVING RANGE		COMMUNITY SPORTS HUB
	OUTDOOR COURTS		CAR PARKING
	GOLF COURSE PAVILION AND PRO SHOP/CAFE		GOLF COURSE
	PLAY SPACE/PUBLIC TOILETS/CRICKET PAVILION		MAINTENANCE YARD/GOLF CLUB HOUSE
	MINI GOLF		PIPE MAKERS BRIDGE PRECINCT
	HIGH ROPES		DEDICATED OPEN SPACE



## LEGEND

- PRECINCT ENTRY
- DDA CAR PARKING
- RUBBISH COLLECTION
- CAR PARKING
- EXISTING SHELTER
- PLAY SPACE
- PUBLIC TOILETS
- PROPOSED TREES
- EXISTING TREES
- PASSIVE OPEN SPACE
- VEHICLE ACCESS
- SERVICE VEHICLE ACCESS
- PEDESTRIAN ACCESS
- BICYCLE ACCESS

## DESIGN CONSIDERATIONS

- 13 Golf Facilities**  
Rebuild a new consolidated golf facility including quality café/restaurant for precinct users, members club, pro shop and cart storage. Relocate mini golf.
- 14 Entry and Car Park**  
Improve the sense of arrival with a new entry and upgraded car park. Provide DDA spaces, pedestrian access, bus drop off and bin storage. Underground treated stormwater tank for sports field irrigation to be included, subject to feasibility.
- 15 Maintenance Area**  
Improve public safety and maintenance access by relocating the maintenance area closer to Stanford Street and the golf course. Design the maintenance area to be fit for purpose.
- 16 Netball and Tennis Courts**  
Improve functionality and reduce the sound impact to surrounding residential areas by re-aligning the netball and tennis courts. Consider introducing landscape screening to reduce noise and light spill.
- 17 Play Space**  
Improve amenity and enhance passive recreation by upgrading the existing play and picnic facilities in line with Council's Playspace Plan, incorporating basketball half court, adjacent mown grass open spaces, planting and path connections and upgrades if required. Include pram crossing on Newsom Street.
- General Precinct Notes:**  
Enhance amenity and safety with seating and lighting across the precinct. Improve way-finding with improved directional and way-finding signage. Provide Indigenous cultural and heritage recognition and interpretation. Find opportunities to increase tree canopy throughout the precinct.

## DESIGN CONSIDERATIONS

- 1 River Access and Viewing**  
Improve community access and views to the river. Explore opportunities for a river viewing platform or terraced and paved areas, and potential re-alignment of existing pedestrian bridge across the channel drain.
- 2 Pipemakers Bridge**  
Explore opportunities to upgrade Pipemakers Bridge.
- 3 Shared Pathway Connection**  
Enhance the walking and cycling network through improved connections to the existing river trail, including possible realigned channel bridge.
- 4 River Edge**  
Protect river bank from erosion, increase habitat and improve amenity with planting and other landscape treatments.
- 5 River Trail**  
Increase walking and cycling by improving the shared path along the river.
- 6 Landscaping**  
Increase habitat and amenity with new trees and other plantings of native species, including lower plants under the power line.
- 7 Community Recreation Area**  
Allow for passive recreation by providing a new informal open space area or community green.
- 8 Shared Space Boulevard**  
Improve pedestrian and cycling experience and connections within and through the site by formalising the existing road as a central shared space boulevard for pedestrians, cyclists and recreational use (No public vehicle access).
- 9 High Ropes Course**  
Investigate the opportunity for relocation within the site and enhance and further activate the facility for broader use.

- 10 Melbourne Water Channel**  
Re-vegetate to increase habitat and improve amenity along this existing channel. Explore opportunities for future channel re-wilding.
- 11 Driving Range**  
Address the safety issues of errant balls through driving range realignment and upgraded facility.
- 12 Community Sports Hub**  
Consolidate building facilities within the precinct and investigate opportunity for a new community sports hub for tennis, netball and public toilets.

## 5.07 POTENTIAL FUTURE PRECINCT VISION

Note: This plan is indicative only and subject to further feasibility, detailed design and

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Date: July 2022





Landscape viewing opportunities



Hardscape areas



Pedestrian areas



Shading trees in hardscape



Stream reinstatement



Directional pathways



Passive pedestrian pathways



Watercourse crossings



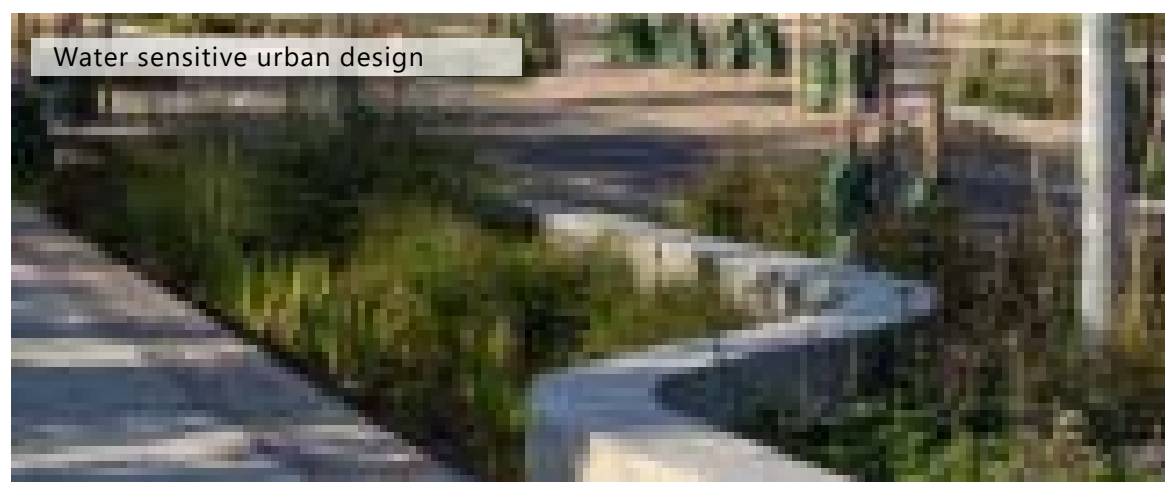
Intuitive landscape design



Embedded way finding



Open performance space



Water sensitive urban design



Waterway passive crossings

# Design Opportunities



Integrated seating



Lightweight crossings



Playspace area



Playspace/landscape integration



Shared pathways surfaces



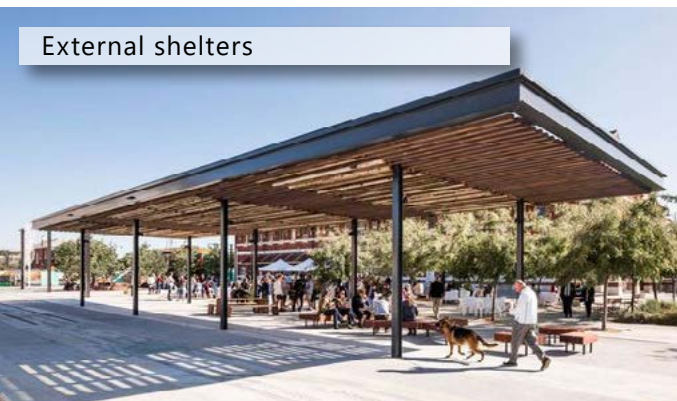
Shelter structures



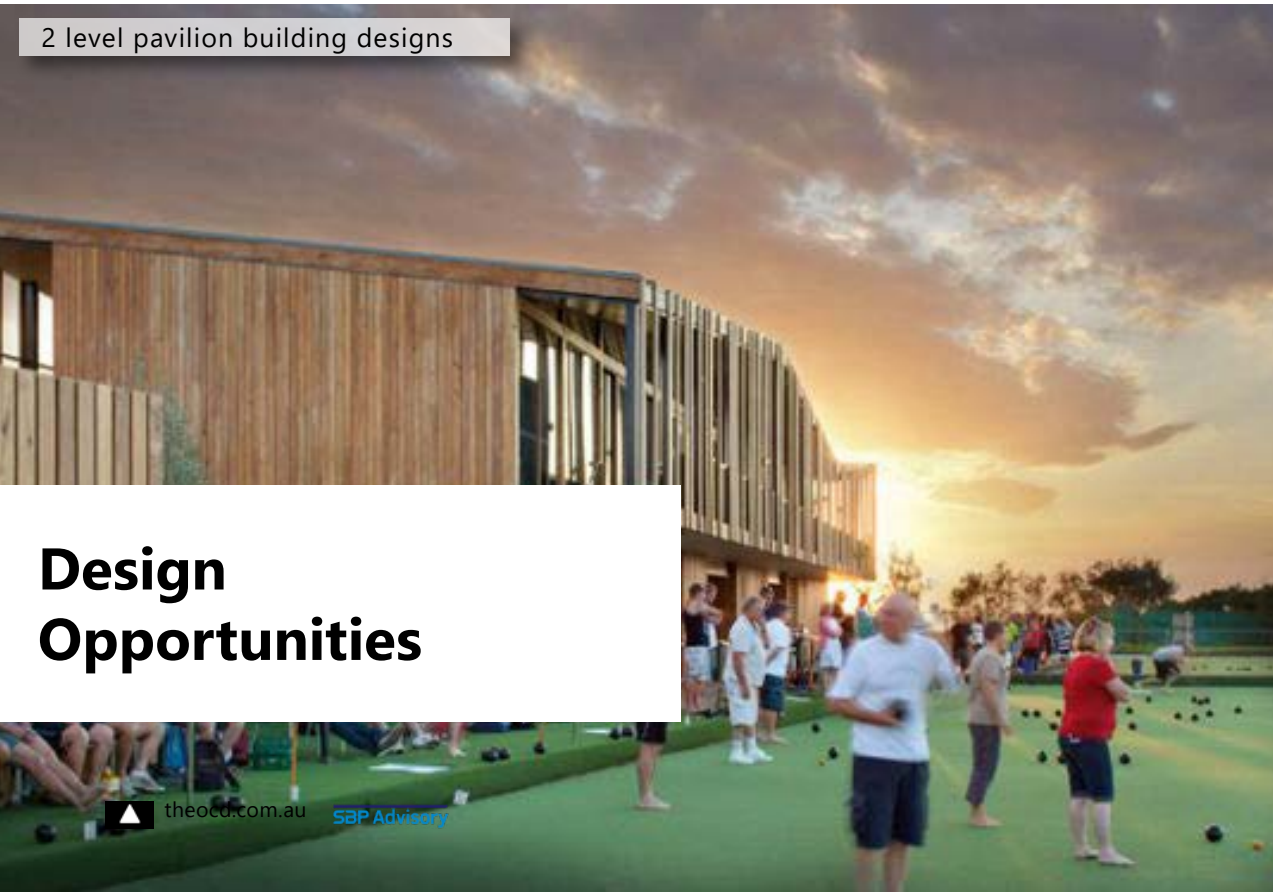
Building ground levels



External shelters



2 level pavilion building designs

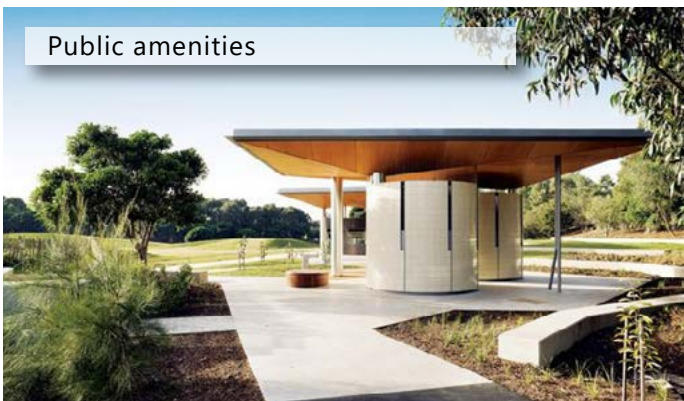


# Design Opportunities

Playspace/landscape integration



Public amenities



Dedicated cycleways



Location of buildings to outdoor courts







# Design Opportunities



6 Implementation

6.01 Precinct Plan Approach

As has been highlighted through this report, the current interaction and coordination of the many functions of the precinct is sub-optimal and has been the major challenge for its past operations.

The precinct plan sets the parameters for future development of the site (vision, objectives, principles, priorities, etc. – all evidence and research based). The potential future precinct design is an illustrative example of how the precinct could look by following the specified parameters. Further feasibility and detailed design work is required to progress any future improvements within the precinct and will be subject to Council budgeting processes.

It is suggested that a staged approach is taken to address the current issues of the site and work towards an optimal future blueprint which can become a guiding compass for Council and the community to work towards over a period of time.

An example of how this could be staged is outlined below:

- **High-priority** initiatives to improve safety, community usage and environmental enhancements.
- **Medium priority** initiatives to enhance the operational functionality of the site.
- **Additional ideas and considerations**, subject to further planning, feasibility studies and operating considerations.

Implementation will be subject to further feasibility and detailed design work, as well as future Council budgeting processes. Council will continue to work with key partners, including future precinct operators, on improving the precinct in line with the vision and principles.

6.02 Funding Strategy

As there are a number of projects included within the precinct plan with varying priority levels. A range of funding opportunities will need to be considered as each project progresses into planning and detailed design phases.

The following table shows the various funding streams that may be used to finance each aspect of the precinct plan.

Option	Benefits	Implications	Potential Projects
Direct Council Funding	<ul style="list-style-type: none"><li>• Maintain complete control over project delivery.</li></ul>	<ul style="list-style-type: none"><li>• Competing with other Council projects and priorities.</li></ul>	<ul style="list-style-type: none"><li>• Water storage and wetland development, landscaping, community green, river lookout, lighting, signage, driving range.</li></ul>
Co-funding	<ul style="list-style-type: none"><li>• Access to external commercial expertise.</li></ul>	<ul style="list-style-type: none"><li>• Long-term commitment.</li><li>• Reduced control over project delivery as well as ongoing operations.</li></ul>	<ul style="list-style-type: none"><li>• Driving range, golf course, pro-shop and mini golf.</li></ul>
State and Federal Government Grants	<ul style="list-style-type: none"><li>• Large funding opportunities.</li><li>• Opportunity to access multiple funding grants for a single project.</li><li>• Increases public profile of the project.</li></ul>	<ul style="list-style-type: none"><li>• Subject to identifying suitable grants which align with precinct plan time frames.</li><li>• Significant time and resources required to complete documentation and advocacy.</li></ul>	<ul style="list-style-type: none"><li>• Community sports hub, play space and high ropes.</li></ul>
Sport-specific funds and grants	<ul style="list-style-type: none"><li>• Guarantees alignment with best-practice sport-specific design guidelines.</li></ul>	<ul style="list-style-type: none"><li>• Subject to access, alignment, availability and terms.</li></ul>	<ul style="list-style-type: none"><li>• Re-line courts, driving range realignment, golf course re-design.</li></ul>





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**CIVIC CENTRE**

**9 Kellaway Avenue, Moonee Ponds,  
VIC 3039**

**9.00am - 4.00pm**

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