

Quinn Grove Reserve Precinct Masterplan

Summary of Key Findings & Community Consultation to Date

1. Introduction

This document provides a summary of key findings and opportunities identified through market research and consultation undertaken to date on the Quinn Grove Reserve Precinct project.

2. Background

The draft precinct plan for the Quinn Grove Precinct comprises of the Quinn Grove Reserve (QGR) and Essendon Keilor College (East Keilor Campus) for recreational purposes.

The Quinn Grove Reserve Precinct Plan aims to:

- Create an interesting location that contributes to the lifestyle opportunities and programs of the local community
- Maximise the use of recreation space for community and school use
- Provide a welcoming and vibrant place
- Be universal designed and inclusive to all
- Establish and consider synergies amongst users in the precinct and provides for multi-purpose facilities and adaptable spaces
- Provide facilities and infrastructure to accommodate user needs appropriately and provide opportunities to encourage new users
- Provide facilities that are financially and environmentally sustainable where appropriate
- Consider the various school functions for any developments on Essendon Keilor College (East Keilor Campus) that could be used by the community
- Align with Council strategies, guidelines and plans relating to the use and users of the reserve.

3. Project purpose

The opportunity to develop the Quinn Grove Precinct as a school and active recreation reserve for community use has been identified in the Moonee Valley Open Space Strategy.

The precinct is classified as a 'municipal' open space (44,295 sqm area) in the Moonee Valley Open Space Strategy (2009), based in the Keilor East neighbourhood and catering for the broader Moonee Valley wide catchment.

With the addition of the Keilor East Leisure Centre site and the potential offerings of the new leisure centre and a possible highball stadium this precinct could be considered regional in the future. Its primary purpose is sporting and there is currently no masterplan for the precinct.

The demand for sports facilities in Victoria in Moonee Valley City Council will continue to grow on the back of a growing population. Moonee Valley's population is estimated to grow between 33% to 42% from 126,700 in 2018 to 168,550 and 179,750 in 2040.

This project will deliver a community, sport, recreation and activity hub for this growing East Keilor and Moonee Valley community and provide for much needed additions to the open space network together with a demand for sport and recreation facilities including the proposed indoor highball sports courts and a high use synthetic pitch and small, medium and large multipurpose activity spaces.

A number of strategies and community consultation processes have already been undertaken and will inform the precinct planning process.

4. Summary of key findings - 'what do we know?'

The table below outlines key findings across six areas identified in the Quinn Grove Reserve Precinct Issues & Opportunities Paper, 2019.

Resident & Student Profile
<ul style="list-style-type: none"> The Moonee Valley population is expected to increase by 35.9% by 2041, to a population of 177,029. This significant population increase will fuel demand for indoor and outdoor sport and recreation facilities and open space. The Quinn Grove Precinct is located in a high population growth area and therefore receives the highest demand for sport and recreation facilities in the next 25 years. The municipality is diverse with a greater number of residents being born overseas in Moonee Valley when compared to across Greater Melbourne. This means a variety of sport and recreation facilities; programs and services will need to welcome and include those from different cultural backgrounds.

- Eight of the top 24 most disadvantaged small areas in Victoria are within Moonee Valley and 9% (third highest in Victoria) is social housing. Affordable recreation participation opportunities and linked up or clustering of recreation facilities will be important.
- Many residents use cars or other vehicles as their main form of transport. Recreation facilities will need to provide for appropriate levels of car parking whilst improving public and active transport links outside the precinct.
- Essendon Keilor College had 684 enrolments in 2018 with approximately 140 students located at the East Keilor Essendon Keilor campus. The campus student population is expected to grow to around 300 in the coming years which will continue to place pressure on the school to provide student access to improved sport and recreation facilities, which may be provided as part of the Quinn Grove precinct.
- The demographic characteristics and student profile show that facilities proposed by the Quinn Grove Precinct Plan will need to be adaptable and durable to provide for the breadth and high intensity of use expected by use by the Essendon Keilor College during school hours and by the community outside school hours.

Strategic Context

- Quinn Grove Reserve is identified as an open space and sporting precinct to service a 'municipal' catchment.
- There is a current undersupply of indoor and outdoor, basketball, netball and multiline courts within Moonee Valley.
- There is a requirement currently for a highball stadium within Moonee Valley and Quinn Grove has been identified as a suitable site.
- Quinn Grove Reserve is identified as a site for 'municipal' level play space. The play space would be designed to meet the provision standards outlined in the Moonee Valley Play Space Plan.

Site & Facility Review

- The site is serviced by public transport via bus service stops on Quinn Grove and Noga Avenue and is within proximity to the major activity (commercial) centre and other kindergarten, primary and private schools in the Keilor East neighbourhood. There is an opportunity to link the municipal open space and sports precinct into a broader shared use trail network via the trail around the man-made lake east of Quinn Grove Precinct and onto the Spring Gully trail.
- The new Keilor East Leisure Centre is being completed and will result in the north western section of Quinn Grove Precinct being taken up by this development. This development also dictates a location for car parking through a central spine that will run between the leisure centre and the school from Quinn Grove to Rachelle Road.

- The synthetic sports field, tennis courts, school oval and sports courts are in poor to fair condition and in some instances are non-compliant to current dimension standards, in particularly for run off. Council and the Education Department and other funding partners will need to invest in the upgrade of these sports fields in the short term if they were to accommodate competition and provide a safe playing environment for users.
- The soccer pitch is used on average 18.3 hours per week that is well under the field's capacity of 40 - 60 hours. This is despite the growing number of requests by sporting teams across Moonee Valley for access to additional sports fields. The quality of the field is very poor and not suitable for competition.

Market Research

- Quinn Grove Precinct is centrally located to provide a facility catchment for the Keilor East neighbourhood.
- Regional sports associations including basketball and netball and soccer and AFL with growing memberships and participation numbers. There is a current undersupply of courts and pitches for these sports based upon state body provisions rates.
- Local schools have growing student numbers including Essendon Keilor College (East Keilor Campus). The schools in the Keilor East neighbourhood have a popular sports program.
- Other regular users such as schools, sporting teams and occasional active recreation users from outside Keilor East neighbourhood within Moonee Valley.
- All sports are implementing new participation pathways to attract players in response to changing leisure patterns and targeting school aged children in partnership through the Sport Australia School Sports Program. These initiatives are seeing an increase in programming of facilities by sports.
- The Sport Australia reports in the latest AusPlay 2016 survey that physical health or fitness, fun/enjoyment and social as the main motivators of participating in a sport.

Stakeholder Engagement

- State Sporting Bodies have expressed support for the development of the Quinn Grove Precinct as a municipal sports precinct, identifying Moonee Valley as a municipal area with insufficient sportsground provision at current levels and in need of additional facilities to meet projected demand. Specifically:
 - Basketball Victoria support the development of a Highball Stadium at Quinn Grove Precinct noting the high demand for additional courts by the Aberfeldie Jet Basketball Club and Keilor Basketball Association.
 - Netball Victoria identified the Quinn Grove Precinct as a potential site that will help alleviate the current undersupply of indoor sports courts within the municipality.
 - Gymnastics Victoria support the redevelopment of the Quinn Grove Precinct and have expressed a need for investment in a gymnastics facility within Moonee Valley as currently there is none.

- AFL Victoria supports the installation of a fully synthetic AFL oval at the Quinn Grove reserve to help better manage ground use across the municipality.
- Cricket Victoria supports AFL Victoria's position and in association with AFL, have jointly developed standards for synthetic sports fields to meet field sport requirements.
- Submissions from local sports groups support the State Sporting Association's positions, including:
 - The Aberfeldie Jets Basketball Club are experiencing high levels of growth in their membership base with 1425 players and find it very challenging each week to provide competition on the number of competition compliant basketball courts within Moonee Valley. The club and its membership are advocates for a Highball Stadium at the Quinn Grove Precinct.
 - Essendon District Football League are experiencing growth in player numbers and support the construction of a synthetic AFL oval at the Quinn Grove Precinct to assist with ground availability during the wetter months.
 - The Keilor Heights Primary School are a current and likely user of sports facilities at Quinn Grove Precinct. The school has expressed support for general improvements to the sports facilities and the conversion of the school oval to an all-weather surface so it can be better used.

Community Engagement

- A community survey provided considerable feedback on what the community thought were the opportunities to explore in the development of the Quinn Grove Precinct Plan. 431 survey responses were received.
- Just over half of survey respondents had made use of the Quinn Grove Precinct in the previous 12 months (56.2%). Nearly half of respondents that had used the Reserve used the grassed open space (48.8%), followed by the outdoor netball/basketball courts at Essendon Keilor College (35.7%).
- There is high usage of the Quinn Grove Precinct was for unstructured exercise including dog walking (27.5%) and walking (33.3%). Users of the Reserve typically used it in the evenings (between 5.00pm and 8.00pm, 42.4%) and for between 1 to 1.5 hours (34.0%).
- The most commonly identified reason for a respondent not to have used the facility was a lack of knowledge about the activities that were undertake at the site (39.0% of respondents who had not made use in the last 12 months), followed by not enough diversity in facilities or activities provided (27.8%).
- The results from the community survey confirm concerns with the quality and condition of playing fields, courts and supporting change facilities and amenities.
- Of the 431 community surveys received, 83.9% of responses supported the development of a highball stadium at the Quinn Grove Precinct. The high level of support is maintained when reviewing the 38% of responses from those respondents located within 1 km from Quinn Grove Precinct, with 75.7% in support.

- For those supporting the highball stadium, the following reasons were provided:
 - A lack of stadiums and a shortage of indoor sports courts to meet the participation needs of indoor sports by children in Moonee Valley.
 - The location is easy to get too and a good fit with the East Keilor Leisure Centre and Essendon Keilor College. Players currently have to travel outside the municipality to train and play.
 - Provides for more variety of community activities.
- For the 7.2% of responses that did not support the development, the following concerns were identified:
 - Reduce open space available for other community recreation uses.
 - Impact on local community amenity including noise, high use and traffic, large built form opposing residents and disruption caused by major construction works.
 - Not enough space to locate at Quinn Grove Precinct and there are already alternative locations at other nearby schools.
 - Impact on existing users at Leisure Centre, tennis facility and synthetic soccer field.
- More than nine out of every ten responses (97.7%) would like to make greater use of Quinn Grove Reserve in the future. In addition to the highball stadium (62.9%), development ideas included:
 - Multisport activity space (23.4%) / Improved outdoor sports courts that the community can share (19.1%).
 - Improved landscaping including shade trees, seating and drinking fountains (17.5%).
 - Improved school sports oval that the community can share (16.1%).
 - Adventure play space (14.8%).

Demand Analysis

- Participation will grow from 29,003 players in 2018 to 40,149 players in 2041 across indoor sports and outdoor sports facilities, if current sport participation penetration rates into population is maintained.
- Sports court modelling completed by sport planning consultancy shows a current unmet demand for eight to 14 indoor sports courts across Moonee Valley.
- While tennis court provision across the municipality is currently at an acceptable level, additional courts will be required to maintain this level of provision as population numbers increase, in particularly in supporting the hot shots junior development program.
- The sports field modelling also shows a current unmet demand for 3 lit natural grassed ovals and 2 natural grassed rectangle fields across Moonee Valley. In 2041, this is predicted to increase to 5 lit natural grassed ovals and 3 natural grassed rectangle fields.

- The requirement for lit natural grassed ovals across Moonee Valley can be reduced to 2 in 2018 and 4 in 2041 if a synthetic field is provided.
- The requirement for lit natural grassed rectangle fields across Moonee Valley can be reduced to 1 in 2018 and 2 in 2041 if a synthetic field is provided. This is because we are accounting for the existing synthetic rectangle field plus being able to provide a further field.
- This synthetic field can accommodate 60 hours of use during the week, where 40 hours of use is likely by AFL on the oval (due to the higher proportion of players) and 20 hours by soccer per rectangle field (this means 40 hours total for the oval can provide two rectangle fields operating at the same time).

5. Summary of opportunities

The market research and consultation identified the following five key themes or issues for the Keilor East area that will impact the direction for the future development of the Quinn Grove Precinct, including:

5.1 General overview

Overall key findings of the market research and consultation include:

- Growing demand for indoor and outdoor sports facilities in Moonee Valley.
- Current facilities at Quinn Grove Precinct are in poor to fair condition.
- Strategic support for developing a municipal sport and open space precinct.
- High level of community support for Highball Stadium at Quinn Grove Precinct but some concerns about impact to resident amenity.
- High level of community support improved school and community sport and recreation facilities There is a growing demand for sports facilities in Keilor East and Moonee Valley with:
 - A Moonee Valley population expected to increase by 35.9% by 2041 to a population of 177,029.
 - The Quinn Grove Precinct is located in a high population growth area.
 - The East Keilor College community will grow from 140 students to 300 students in coming years.
 - Regional sports associations including basketball and netball and soccer and AFL have growing memberships and participation numbers. The peak sporting bodies have identified a current and projected undersupply of indoor courts and sports fields.
- The Highball Stadium Business Case identifies a need for four to six indoor sports courts in Moonee Valley.

- Demonstrating this need is the strong membership of the Aberfeldie Jets Basketball Club. The club is the major basketball club in Moonee Valley and has 1425 players, 112 teams with no home in Moonee Valley. They would be the main beneficiary of a Highball Stadium together with other clubs associated with the Keilor East Basketball Association (currently providing for over 6,200 players across sub junior, junior and senior competition).
- While tennis court provision across the municipality is currently at an acceptable level, additional courts will be required to maintain this level of provision as population numbers increase.
- Sports participation will grow from 29,003 players in 2018 to 40,149 players in 2041 across indoor sports and outdoor sports facilities, if current sport participation penetration rates into population is maintained.
- There are no multi use indoor sports courts in Moonee Valley. Residents are travelling outside of the municipality to participate in indoor sports activities. The sports court modelling indicates a current unmet demand for three to 13 indoor sports courts across Moonee Valley. In 2041, this is predicted to increase to nine to 22 indoor sports courts.
- Sports field modelling shows a current unmet demand for three lit natural grassed ovals and two natural grassed rectangle fields across Moonee Valley. In 2041, this is predicted to increase to five lit natural grassed ovals and three natural grassed rectangle fields.
- The requirement for lit natural grassed ovals across Moonee Valley can be reduced to two in 2019 and four in 2041 if a synthetic field is provided.
- The requirement for lit natural grassed rectangle fields across Moonee Valley can be reduced to 1 in 2018 and 2 in 2041 if a synthetic field is provided. This is because we are accounting for the existing synthetic rectangle field plus being able to provide a further field.
- This synthetic field can accommodate 60 hours of use during the week, where 40 hours of use is likely by AFL on the oval (due to the higher proportion of players) and 20 hours by soccer per rectangle field (this means 40 hours total for the oval can provide two rectangle fields operating at the same time).

5.2 Condition of existing facilities

The current facilities are in poor to fair condition and need replacement or upgrading. Specifically:

- The new Keilor East Leisure Centre will be a state of the art aquatic and leisure centre which will result in the north western section of Quinn Grove Precinct being taken up by this development.
- The synthetic sports field, tennis courts, school oval and sports courts are in poor to fair condition and in some instances are non-compliant to current dimension standards, in particularly for run off.

- The asset condition assessments on the synthetic sports field and tennis courts identify compliance and structural issues with the current condition of playing surfaces. This will involve a significant investment to renew the assets.
- The school sports oval and outdoor courts are in poor condition and requires significant renewal to make suitable for any community sport.
- The indoor sports halls including on the school site and the scout hall are in average condition with undersized sports courts and basic amenities. The facilities don't meet contemporary sports facility design standards. However, they do provide a fit for purpose venue for the types of activities they are used for (school PE curriculum and scouts).
- The results from the community survey confirm concerns with the quality and condition of playing fields, courts and supporting change facilities and amenities.

5.3 Strategic support

There is strategic support for developing a municipal sport and open space precinct. This includes:

- Quinn Grove Precinct is centrally located to provide a facility catchment for the Keilor East neighbourhood with site relationships to the town centre (commercial), public transport and active transport links, together with a kindergarten, primary school and private school within 1km of the site.
- The Quinn Grove Precinct is identified as a sport and open space precinct to service a 'municipal' catchment.
- The Highball Stadium Business Case identifies the Quinn Grove Precinct as a suitable site for a four to six court stadium.
- The Moonee Valley Play Space Plan supports a 'municipal' level play space at Quinn Grove Precinct.
- The Moonee Valley Growth in Tennis Plan supports maintaining six tennis courts at Quinn Grove Precinct.
- There is a high level of community support for a Highball Stadium at the Quinn Grove Precinct, however some concerns about the impact on neighbouring resident amenity.
- Of the 431 community surveys received, 83.9% of responses supported the development of a highball stadium at the Quinn Grove Precinct. The high level of support is maintained when reviewing the 38% of responses from those respondents located within 1 km from Quinn Grove Precinct, with 75.7% in support.

5.4 Community Support

There is a high level of community support for a Highball Stadium at the Quinn Grove Precinct, however some concerns about the impact on neighbouring resident amenity. This includes:

- Of the 431 community surveys received, 83.9% of responses supported the development of a Highball Stadium at the Quinn Grove Precinct. The high level of support is maintained when reviewing the 38% of responses from those respondents located within 1 km from Quinn Grove Precinct, with 75.7% in support.
- For those supporting the Highball Stadium, the following reasons were provided:
 - A lack of stadiums and a shortage of indoor sports courts to meet the participation needs of indoor sports by children in Moonee Valley.
 - The location is easy to get to and a good fit with the East Keilor Leisure Centre and Essendon Keilor College. Players currently have to travel outside the municipality to train and play.
 - provides for more variety of community activities
- For the 7.2% of responses that did not support the development, the following concerns were identified:
 - Reduce open space available for other community recreation uses
 - Impact on local community amenity including noise, high use and traffic, large built form opposing residents and disruption caused by major construction works.
 - Not enough space to locate at Quinn Grove Precinct and there are already alternative locations at other nearby schools.
 - Impact on existing users at Leisure Centre, tennis facility and synthetic soccer field.
- More than nine out of every ten responses (97.7%) would like to make greater use of Quinn Grove Reserve in the future. In addition to the Highball Stadium (62.9%), development ideas included:
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 - Improved school sports oval that the community can share (16.1%)
 - Adventure play space (14.8%)

6. Development opportunities

Based on the above key findings the following objectives have been established to guide the development of the Quinn Grove Precinct.

The precinct plan should:

- Respond to changing participation trends, community needs and demands
- Consolidate assets for more efficient and cost-effective asset management
- Provide facilities that are fit for purpose and meet contemporary compliance guidelines
- Ensure safe and accessible public spaces for all ages
- Maximise net open space
- Improving facilities while maintaining local amenity
- Provide for a variety of open space uses
- Improve community wellbeing and encourage healthy active lifestyles
- Encouraging active / sustainable transport mode

Based on the above the consultant team identified the following development opportunities:

Opportunity	Description
Keilor East Leisure Centre Redevelopment	<p>The municipal wide Highball Facility Business Case and Feasibility Studies have identified the need for additional indoor sports courts to support the growing demand for all indoor sporting activities.</p> <p>The study findings support the extension of the new Keilor East Aquatic and Leisure Centre to include six indoor sports courts providing an integrated wellness, health and sports facility.</p> <p>The development should take into consideration the neighbourhood amenity and in particular the set back and impact of the facility on Keith Grove residents.</p>
New synthetic oval	<p>The development of the indoor sports courts to the east of the new aquatic and leisure Centre will require the use of the existing soccer pitch land. The audit of the pitch has identified that the surface requires a full replacement and is at the end of its useful life. The consultation findings have identified an opportunity to develop a multi-use synthetic sports field on the current turf oval owned by the Department of Education and Training. The field would be jointly used by the school and community under a Joint Use Agreement with the Department.</p> <p>The facility could be line marked for AFL, cricket and soccer plus incorporate a running track around the perimeter (as per Synthetic Field Standards).</p>

Tennis Courts	The review of the current tennis courts on the site indicate that the courts are at the end of their useful life and require replacement. The need to realign the car park and road way provide an opportunity to relocate six new courts including a “hot shot court” onto land owned by the Department of Education and Training. This would also support increased joint community/school use.
Car Parking	The integrated / multi use precinct requires the provision of a new central spine car parking including the provision of a bus drop area. To minimise the impact of the car park the design should incorporate WSUD features and landscaping.
East Keilor College	<p>The review of the Essendon Keilor College (East Keilor Campus) sporting facilities indicates aged and limited sporting and recreational opportunities. The redevelopment of the Quinn Grove area provides the opportunity to create a truly integrated community /education precinct that maximises the valuable community assets. The study findings have identified an opportunity to redevelop the front of house section of the school sports hall and provide a new sports pavilion with amenities to service the sports court, new tennis courts and new synthetic sports oval.</p> <p>With the age and poor quality of the outdoor sports courts there is an opportunity to develop a free form multi-sport activity space including social seating and landscaped areas and a new play space. This area would be highly valued by both the school students and local residents.</p>
Landscaping and pathways	The key findings indicate the opportunity to significantly improve the overall amenity of the site and landscaping around the reserve to include seating and shaded areas, access to water and way finding signage. (Landscaping suite to be consistent with that approved for EKLC). The landscaping plan should incorporate pedestrian pathways linking both activity areas and links to the neighbourhood footpath and trail network.

7. Document reference

Quinn Grove Reserve Precinct- Issues & Opportunities Paper, Otium Planning Consultants, July 2019