

# Quinn Grove Precinct Master Plan

Draft for Exhibition — May 2023



# Existing conditions

The Quinn Grove Precinct is located in the Keilor East neighbourhood, and currently provides a range of education, sport and recreation facilities and services – including the Keilor East Leisure Centre and Essendon Keilor College’s East Keilor campus (EKC).

The Quinn Grove Precinct Plan aims to support the Keilor East neighbourhood by strengthening the community anchor at Keilor East Leisure Centre and Quinn Grove Reserve as a place where communities can gather for activities, events, recreation and to socialise.

-  Essendon Keilor College / Department of Education land (Public Use Zone 3)
-  Council-owned land (Public Park & Recreation Zone)
-  Major gas pipeline
-  1 East Keilor Tennis Club pavilion
-  2 1st Milleara scouts hall
-  3 School sports hall
-  4 Car parking



# Vision

The Quinn Grove Precinct is a welcoming and inclusive gathering place for health, well-being and lifelong learning, where people can be active and connect with their community. The precinct is a green, sustainable and accessible destination with a diverse and balanced mix of facilities and public spaces which are inviting for all.

## Principles

The following five principles, along with their related key initiatives, are guiding the Master Plan's aspiration to achieve the vision for the Quinn Grove Precinct.

A multi-use precinct for sports, fitness, learning & play

An attractive and enhanced open space

Community, partnerships and programming

Green, cool and climate resilient

Accessible and well-connected

## Key initiatives

An adaptable and balanced mix of facilities and uses

Enhancing and beautifying Quinn Grove Reserve for the local community

Flexible and shared spaces for school, scouts and sports clubs

Enhanced landscaping, biodiversity, and ecological connectivity

Encouraging active, legible and accessible mobility for all ages and abilities

Integrated facilities for aquatics, fitness, highball, tennis, and soccer

Spaces for passive recreation, socialising, and both formal and casual use.

Promoting inclusive participation in sports and activities

A pleasant microclimate with shade, tree cover and water sensitive urban design

Cycling and pedestrian connections within the precinct and surrounds

Upgraded school, scouts, and outdoor sports and play facilities

A safe, friendly and inviting place, open to all.

Community events and gathering

Sustainable materials and energy efficient buildings

Integrated transport and car parking solutions

# Master plan

## 1 Integrated highball stadium & Keilor East Leisure Centre

A 6-Court Highball Stadium will become Moonee Valley's first major highball facility, and support growing demand for indoor sporting activities.

By integrating the new highball stadium with the existing Keilor East Leisure Centre, the building's footprint can be reduced through shared circulation space and loading areas, with minimal impact to the aquatic, gym and childcare functions of the existing Leisure Centre. The consolidated footprint allows for additional parkland and amenities in the precinct. This option also maximises solar access and minimises wind impacts for the outdoor swimming pool.

## 2 Relocated East Keilor Tennis Club pavilion & courts

New tennis courts and a pavilion will accommodate the East Keilor Tennis Club. The pavilion will be integrated with the Leisure Centre and highball expansion, allowing for access to amenities.

## 3 Relocated synthetic soccer pitch

Soccer clubs will retain access to a high-quality synthetic soccer pitch in the precinct. During school hours, the facility is available for school use.

## 4 Synthetic school sports field

The sports field will feature a single-lined soccer pitch for after-hours use, positioned in a field that can accommodate AFL and other sports use during school hours.

## 5 Upgraded school sports hall & 1st Milleara scout hall

The school sports hall upgrade will improve the amenities and storage facilities for school use, as well as after-hours use by community groups such as the 1st Milleara Scout Group. The upgrades will include new change facilities to service the hall and sporting fields.

## 6 East-west shared path

This proposed east-west link improves pedestrian and cycling connectivity, legibility and accessibility throughout the precinct. It connects to existing paths through Keilor East to Valley Lake. The path is aligned adjacent to existing trees to create a pleasant, cool & shaded pathway, and is partially located on Council and school land.

## 7 North-south shared path

Widening the existing footpath to enable a shared path for pedestrians and cyclists, will create a safe link from the Quinn Grove Precinct to Steele Creek. This may require a minor realignment of the school's fencing to accommodate a suitable width.

## 8 Gathering spaces, plazas and social seating areas

Spaces for seating, gathering and hanging out. Some of these areas will act as plaza entrances to the highball stadium, creating an attractive public realm with a strong sense of place.

## 9 Playspace, parkland & ecology

Additional space for passive recreation, including a playground and barbecue area. A small wetland and biodiversity corridor improves local ecological connectivity along Rachele Road.

## 10 Multi-sports courts

These courts will be upgraded as a multi-sports space for basketball, netball, futsal and tennis.

## 11 Car parking & drop-off locations

Car parking will be designed to accommodate easy drop-offs, and include electric vehicle charging. On-street parking will also be formalised along Rachele Road. No parking encroaches school land.



### Moonee Valley Language Line

العربية	Arabic	9280 0738	Ελληνικά	Greek	9280 0741	Español	Spanish	9280 0744
廣東話	Cantonese	9280 0739	Italiano	Italian	9280 0742	Türkçe	Turkish	9280 0745
Hrvatski	Croatian	9280 0740	Somali	Somali	9280 0743	Viêt-ngu	Vietnamese	9280 0746

All other languages 9280 0747

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### Moonee Valley City Council

9 Kellaway Avenue | PO Box 126 Moonee Ponds VIC 3039

Phone 03 9243 8888 Fax 03 9377 2100

Email [council@mvcc.vic.gov.au](mailto:council@mvcc.vic.gov.au)    

[mvcc.vic.gov.au](http://mvcc.vic.gov.au)