

An aerial photograph of a residential neighborhood, overlaid with a semi-transparent blue-green filter. The top half shows a dense cluster of houses with grey roofs and green lawns. The bottom half features a large, circular green field with white markings, likely a sports field, surrounded by a paved path and some trees. The overall scene is captured from a high-angle perspective.

# Lalor Recreation Reserve Master Plan 2024

MARCH 2024

# Acknowledgment of Country

We recognise the rich Aboriginal heritage of this Country and acknowledge the Wurundjeri Willam Clan and Taungurung People as the Traditional Owners of the lands within the City of Whittlesea.

## Document Control

### Lalor Recreation Reserve Master Plan

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Prepared for:



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*This document is a draft only for review.*



Lalor Conversations Part 2 — 15 First Australians (whittlesea.gov.au)

# Contents

1. Introduction	4
2. Analysis	6
3. Community Engagement	14
4. Vision and Principles	16
5. Master Plan	18
6. Recommendations and Actions	36
7. Appendices	38

1

# Introduction



## 1.1 Purpose of the Master Plan

The City of Whittlesea (CoW) has commissioned a new Master Plan for Lalor Recreation Reserve (the Reserve). The purpose of the Master Plan is to define a strong vision for the Reserve that responds to the local community's needs and works within the constraints of the Site. This report will provide direction and prioritisation of the Reserve's development over the next two, five and ten years and will aid in developing the Capital works budget and related processes.

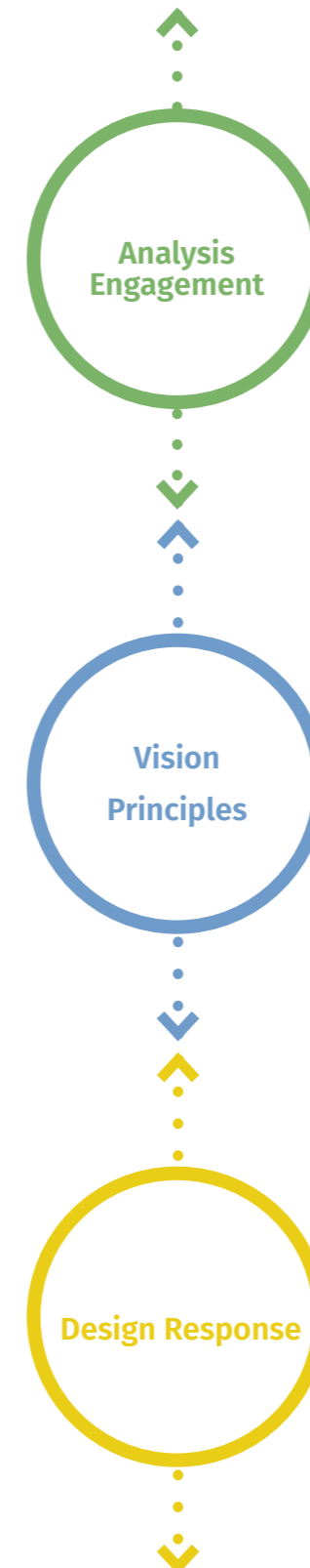
Key drivers in the development of the Reserve include:

- Aged sport and park infrastructure;
- Public access and connections to the Reserve and into the surrounding environment;
- Visibility and safety concerns;
- Interfaces to adjacent properties; and
- Population increase, together with renewed focus on open space from the pandemic.

## 1.2 Document Methodology

This Master Plan has been developed in collaboration with Council. The process of developing the Master Plan includes:

- Analysis and engagement
  - Desktop and background literature review;
  - Site visit and analysis;
  - Benchmarking study;
  - Development of opportunities and constraints; and
  - Consultation with the local community and stakeholders.
- Vision and Principles
  - Prioritisation of key themes following consultation;
  - Development of Vision and Principles.
- Design Response and Recommendations
  - Concept Design;
  - Recommendations and actions.



2

Analysis



## 2.1 Context

The Lalor Recreation Reserve is set in the heart of Lalor as illustrated in Figure 1. It is designated as a municipal-level open space in Council’s Open Space Strategy and provides the community with formal sports opportunities through the oval and tennis courts, and informal recreation including the playground and through use on the oval.

The Reserve is five hectares which is largely taken up by a cricket and AFL oval. The main entry to the Reserve is from Sydney Crescent, with secondary pedestrian points near the tennis court and from a laneway off Edmondson Street. The Reserve is surrounded on three sides by residential properties, with back fences facing the Reserve.

The Reserve is predominantly used by the football club, with a large pavilion, full size oval with fence and lighting, and circuit road. The Reserve also supports cricket with nets in the south east corner of the Reserve, and a pitch on the oval. The south west corner of the Reserve are the tennis courts and supporting facilities, including a dedicated carpark, fenced off pavilion, and barbecue facilities. The playground, picnic shelter and basketball half-court are located at the Sydney Crescent entrance along the western edge of the Reserve.

Further site analysis can be found in Appendix A.

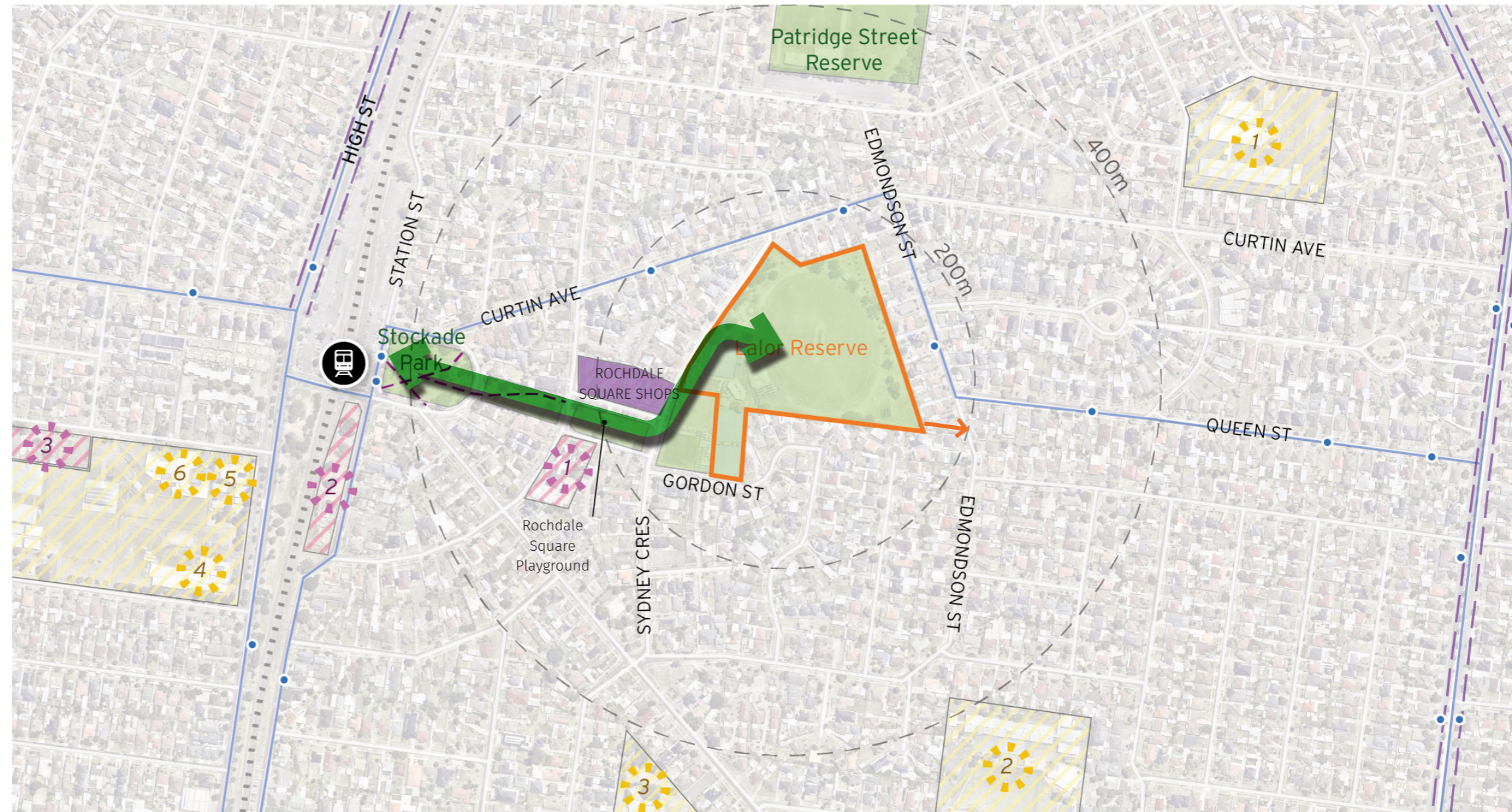


Figure 4: Reserve Context to Surrounding Area



## 2.2 History of Lalor Reserve

The traditional owners of the land are the Wurundjeri Willum clan, whose language is Woi wurrung and who are a part of the Kulin Nation. The name “Bundoora” came from the Woi wurrung word “Keelsbundoora” which means “the plain where kangaroo’s live”.

European settlement of the area was defined by German migrants in the 1850s who established Westgarthtown, a township centred on dairy farming. Ziebell’s Farmhouse Museum and Heritage Garden is one example of the pre-existing settlement (refer to Image 1).

Lalor is named after Peter Lalor, an activist turned Victorian state politician who led the 1854 Eureka Stockade rebellion and went on to become the only outlaw to become a Member of Parliament.

Originally part of Thomastown, Lalor got its name following a low-cost home program known as the “Peter Lalor Co-operative Family Scheme” that was centred on garden city principles and aimed to provide homes for ex-servicemen and their families (refer to Image 2).

Heritage listing of parts of the Peter Lalor Estate commemorate this important social history.

Part of the history can be seen on the arts-based signage trails, showing the indigenous connections on one side, and the European settlement history on the other. Two signs are located within the reserve, one at the playground and one on the frontage to Sydney Crescent in front of the tennis court. This signage trail connects to Stockade Park.



Image 1: Ziebell’s Farmhouse Museum and Heritage Garden (explorewhittlesea.com.au)

## 2.3 Demographic profile

The surrounding Local Government Area (LGA) of Whittlesea is one of the highest growth areas in Melbourne with residential population increasing by 5.5% between 2011 – 2016, and this expected to increase further due to new housing developments and in-migration of young families.

Most residents have at least one car, and over 68% use their car to travel to work. This reflects the type of jobs which may be available in Lalor for the residents, and the workers inability, or motivation, to walk, ride or take public transport to work.

Residents of Lalor are also from a diverse range of backgrounds (predominantly countries in Eastern Europe and Asia) and the community interests reflect this which was evident from the community engagement undertaken by Council in 2021 (refer to Image 3).

*NOTE: At time of writing the most current Census data was from 2016.*



Image 2: First Co-op House, Lalor (2012) (victorianplace.com.au)

## 2.4 Current uses and community groups

Lalor Recreational Reserve currently has a range of formal clubs that use the grounds throughout the year as illustrated in Figure 3.

The Cricket Pavilion houses both Cricket and AFL clubs, and the recently built Tennis Club House sits behind the Pavilion. They provide an opportunity for Juniors (up to 18 year) and Seniors (18 – 39 years), with some clubs also having Masters / Veterans (40 – 64 years) and Senior Citizens (65 years and over) competitions. Clubs include:

- Lalor Football Club (Operating April - September)
- Lalor Warriors Cricket Club (Operating October – March)
- Lalor Tennis Club (Operating all year round)
- Lalor Bowling Club (Operating all year round)

The Reserve is also used by two associations for football and cricket, with games being played during the respective seasons. Teams from other areas travel to Lalor Recreational Reserve to play weekend and weekday night sport. The leagues include:

- Northern Football Netball League
- Northern Metropolitan Cricket Association
- Tennis Australia



Image 3: A Voice for All — Community engagement policy 2021 — City of Whittlesea

The Reserve also has a play ground and half basket ball court that caters to young children and adolescents. The remaining open space, together with the oval lend its self to passive activities such as walking and informal kick-about spaces.

Yellow denotes clubrooms, other assets and grounds of Lalor Football Club and Lalor Warriors Cricket Club  
Blue denotes clubrooms and grounds of Lalor Tennis Club  
Orange denotes clubrooms and grounds of Lalor Bowling Club (not within Site boundary for Master Plan)

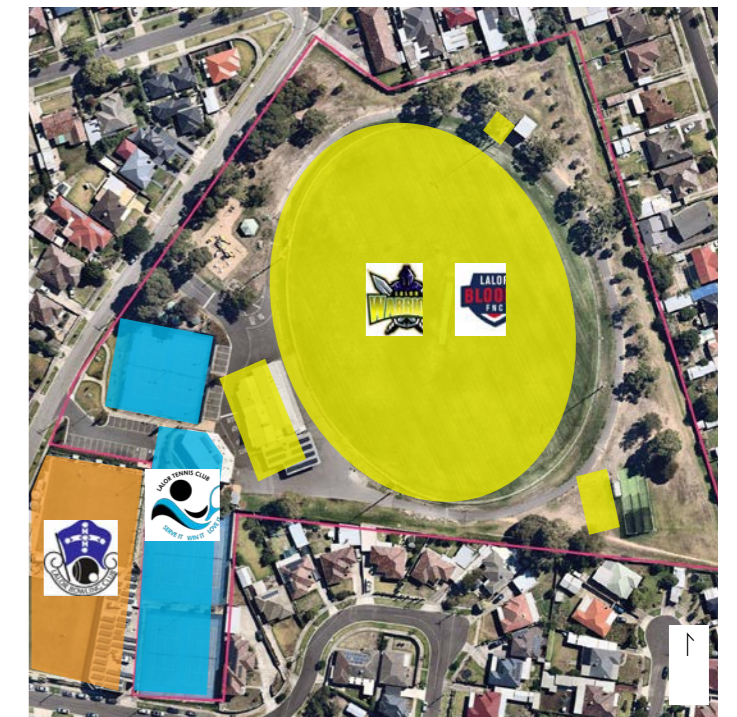


Figure 1: Current uses of the Reserve with respective clubs



## 2.5 Legislation, policies and guidelines

There are a variety of state and local policy documents which influence and guide land use and development throughout Whittlesea as illustrated in Figure 2.

Notable documents include:

- State Government Policy
- Plan Melbourne
- Growth Corridor Plans - North Growth Corridor Plan
- Open Space Strategy for Metropolitan Melbourne 2021 – Open Space for Everyone
- Healthy Waterways Strategy 2018
- Local Government Policy
- Biodiversity Strategy 2019 – 2029
- Environmental Sustainability Strategy 2012 – 2022
- Greening Whittlesea City Forest Strategy 2020 – 2040
- Open Space Strategy 2016 – 2026
- Active Whittlesea Strategy 2019 – 2028
- Council’s 2040 Strategy and findings report (2018)
- Council Plan: Direction – Places and spaces to connect people
- Draft Sports and Leisure Infrastructure Plan (2021 – 2041)
- Council’s Play space Framework Policy (2013)
- Disability Action Plan
- Park Lighting Strategy
- Natural and Built Shade Policy
- Multiple Sports Strategy
- Whittlesea Water for all – Our water strategy 2020 – 2030
- Other relevant plans
- Darebin Creek Management Plan 2017

These plans generally guide the high-level strategic intent of the Reserve including its role as open space, a sport and recreation reserve, and the unique biodiversity values and systems which it supports. State government policies Plan Melbourne, The North Growth Corridor Plan and the Open Space Strategy all inform the local strategic design and policy implications for Lalor Recreational Reserve design for new works and infrastructure projects. A detailed analysis can be found in Appendix A.

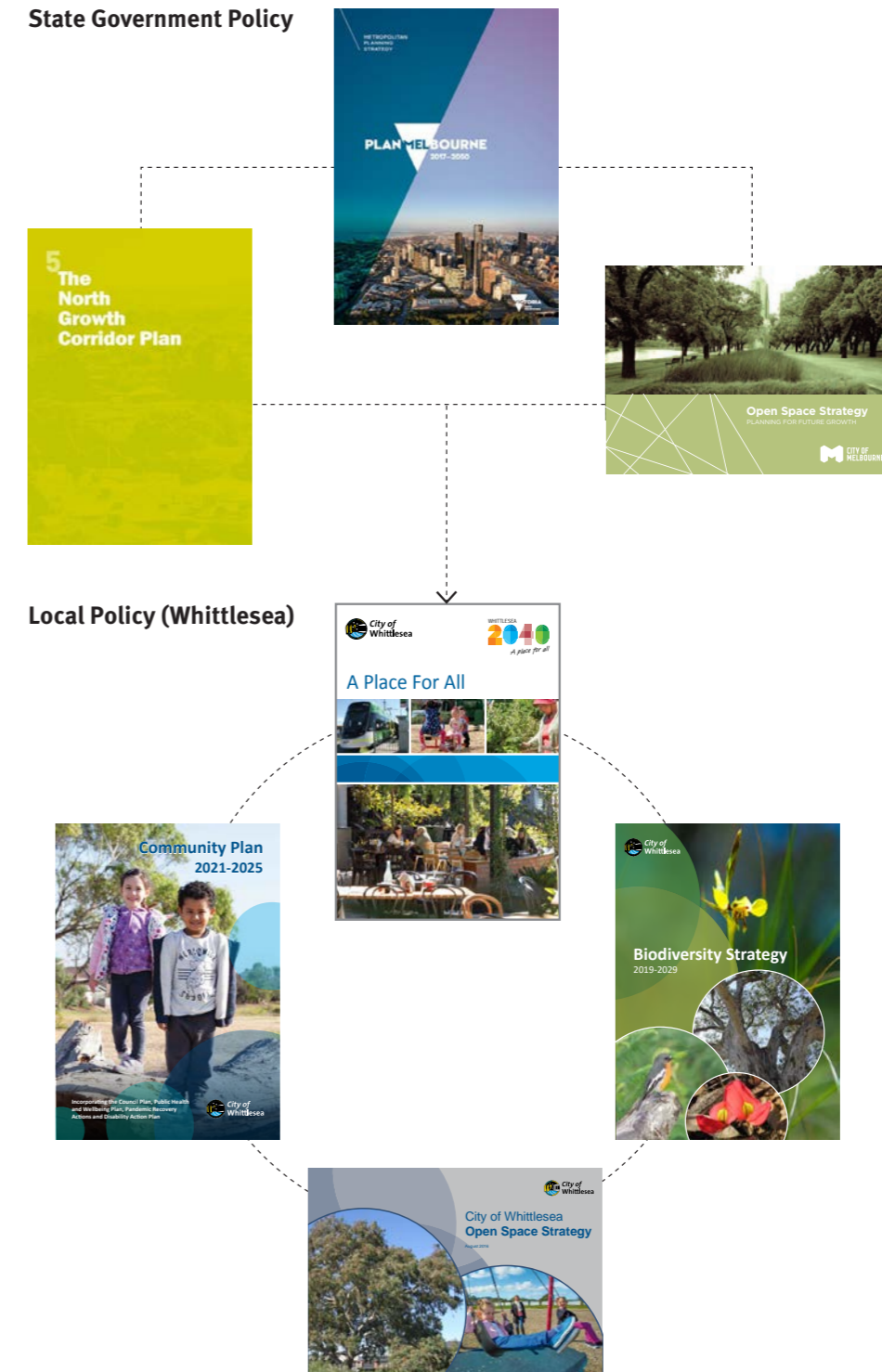


Figure 2: Relevant legislative documents, policies and guidelines

## 2.6 Study area

The Master Plan considers its wider context and adjacencies, however for the purpose of the design extent council have advised that the study area excludes:

- the Tennis Club due to the recent investment in new and upgraded facilities and
- the Bowls club due to an existing tenant and lease agreement.

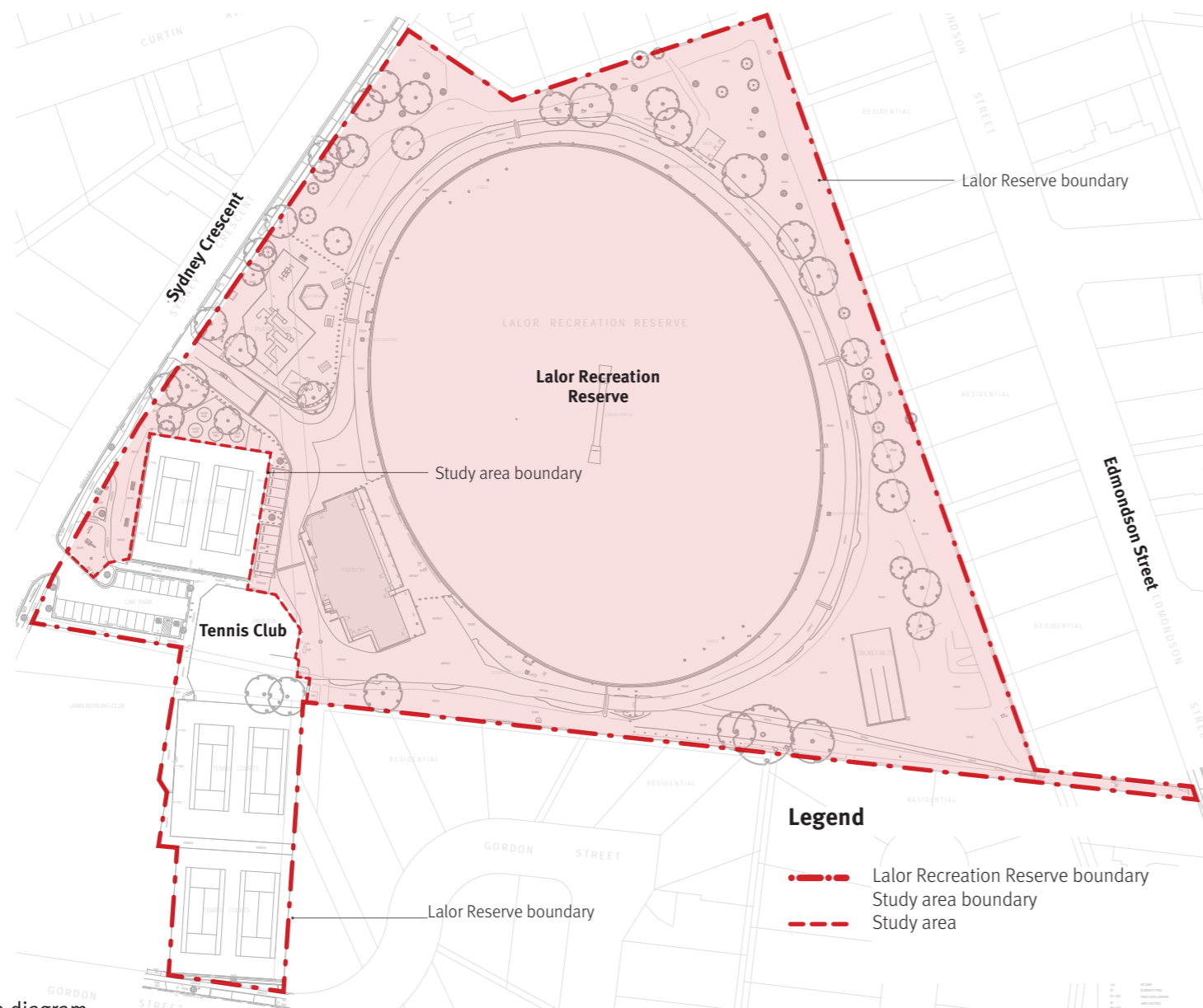


Figure 3: Study area diagram

## 2.7 Existing Conditions

The following plan shows existing conditions at Lalor Recreation Reserve.

**LEGEND**

- - - Site boundary
- - - Easements
- Existing trees
- Existing trees in decline
- Grassed areas
- Vegetation
- Shrubs
- Asphalt
- Concrete footpath
- Unsealed gravel footpath
- Mulch
- Table
- Seating
- Signage
- Disabled car park
- Water tank
- Bollard
- BBQ station
- Gate
- Pedestrian crossing in car parking area
- Shelter
- Electric circuit box
- Electric pole and lighting
- Goal posts
- Columns
- Sewer/drainage pits
- - - Tennis/cricket courts metal fence (up to 4m)
- - - Chain link high fence (up to 1.5m)
- - - Metal post and rail fence
- - - Solid fence (up to 1.5m)
- - - Mounded area
- 01 Cricket / AFL
- 02 Tennis courts
- 03 Playground
- 04 Lalor Warriors Cricket Pavilion
- 05 Lalor Tennis Club with outdoor seating space
- 06 Umpires change room & disused score board room
- 07 Car park
- 08 Cricket nets (new)
- 09 Vehicle entry
- 10 Pedestrian entry
- 11 Lalor Bowling Pavilion
- 12 Basket ball area
- 13 Facilities store
- 14 Safety net - fence
- 15 Vehicle gate - fixed
- 16 Gate
- 17 Aboriginal yarn circle
- 18 Swale along the site edge
- 19 Bin storage area



## 2.7 Site Analysis - Summary

Site analysis and review of the previous Master Plan have identified key opportunities and constraints for the design and upgrade of Lalor Recreation Reserve. These have been outlined below. As noted in the following section (Community Engagement) these opportunities were tested with community and Council, resulting in a prioritised and focused outcome that has shaped the final master plan.

Further detail of the analysis can be found in the appendix.

The broad opportunities and constraints identified in this stage include:

- Celebrate the Oval as a community asset
- Establish welcoming, high quality entrances to the park and plan for maintenance, operational and emergency access.
- Create better connectivity, legibility of movement and way-finding, and improve street address through re-orientation and consolidation of the Reserve assets tennis and cricket pavilions, bin, water tank and facilities store
- Create unified park and street edge that connects to Rochdale Square park and shops and provides a stronger sense of civic identity and way-finding. This may include partnership with the Bowls and Tennis Clubs.
- Establish a high-quality pedestrian link to Edmondson Street.
- Create a destination space, linking the oval, tennis entries and play space. Include amenity such as BBQ and picnic facilities, seating etc. Note – this would require staging, with Stage 2 to be implemented with a new Cricket pavilion.
- Expand Park uses and improve play
- Removal of mound to east side of oval (subject to arborist assessment and community input)
- New playground and consideration of multi-use basketball/netball courts (type TBC)
- Community circuit/Tan and scooter loop

- Fitness Stations
- Small seating/ gathering areas
- Removal of redundant scoreboard building and integrate umpire change room into existing Cricket Pavilion.
- Improve overall amenity
- Seating areas
- High quality garden bed planting
- Screening planting
- Grassed areas
- Sheltered areas for spectators
- Create more open space and pedestrian orientated infrastructure through
- Remove vehicle parking from park and relocate to street (subject to arborist assessment and design review)
- New parking to Sydney Crescent
- Maintenance/ Pavilion access (shared path with removable bollard entry)
- Access to the Reserve from Edmondson Street

Generally, there are improvements that should be considered across the Reserve that aid integration, safety, quality, sense of identity, vibrancy and amenity. These include:

- Improve safety by removing and limiting fencing, with careful consideration of any fence type
- Consideration of opening or widening other entry/ exit points to the park
- Remove concealed areas
- Improve overall amenity and comfort
- Provide new and upgraded infrastructure
- Improve planting design and quality according to community desires
- Consider drainage lines and integrate with planting design
- Improve overall connectivity and movement types
- Integrate sustainable materials and planting palettes
- Consider public art and other events for the site
- Improve treatments to eastern and southern boundaries of residential properties

### Staging

The Cricket Pavilion is not proposed to be renewed or upgraded within the next ten years. Similarly, the Tennis club has recently been built. Therefore, the proposed opportunity to create a better entrance way and community space would need to be undertaken at a later stage, when these buildings are proposed for change.

**LEGEND**

- Site boundary
- Existing trees
- Trees in decline (TBC)
- The oval is in excellent condition and is very well maintained
- C1 High fence
- C2 Vehicle access
- C3 Mounded area
- C4 Limited lighting and no passive surveillance creates unsafe zone
- C5 Narrow access and gate
- C6 Area to rear of pavilion has no visual surveillance and a pattern of anti-social behavior and extensive hard stand and little amenity for park use
- C7 High chain mesh link fence with shade cloth
- C8 Informal drainage
- C9 Poor entry condition
- C10 Playground and grassed area in poor condition
- High retention value tree
- Very Low/Remove Retention value tree

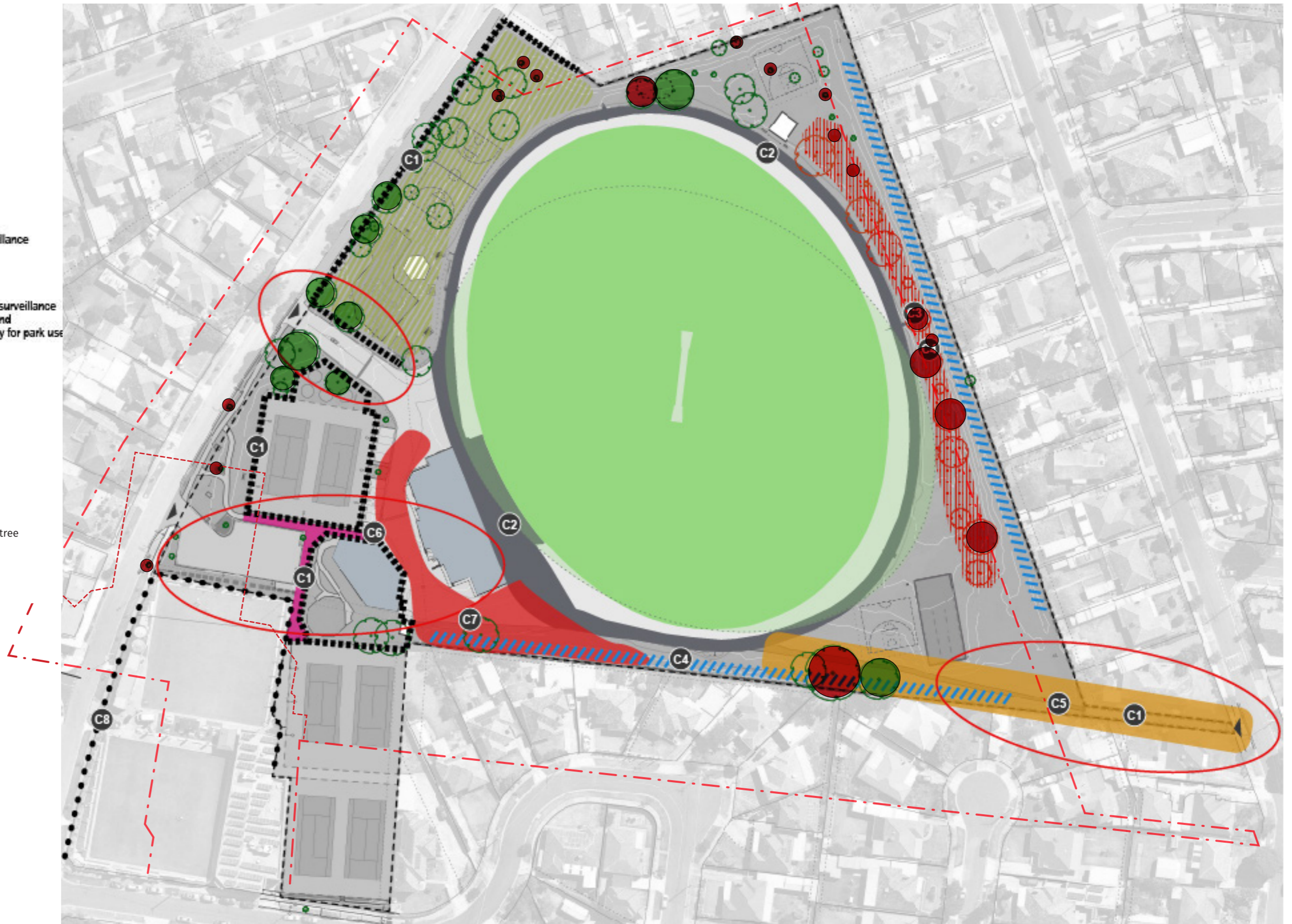


Figure 5: Site analysis diagram

# 3

## Community Engagement

### 3.1 Community engagement

The City of Whittlesea undertook engagement with community and stakeholders, gathering ideas and feedback across the life of the Master Plan process.

Key points of engagement included:

- June - August 2022 - gathering ideas through: the online Project-Engage page: at community pop-ups at the Reserve; and through letterbox drops.
- Community feedback on the Draft Master Plan 20 September - 27 October 2023 through a variety of communication methods.

The key findings include:

- improvements for playgrounds and nature play
- replace road around the oval with pedestrian loop
- provide new exercise equipment
- improve general amenity and safety, and
- improve sports field.
- 20% of online respondents liked, or liked it a lot the draft Master Plan.

*Further detail can be found in councils report "Lalor Recreation Reserve Master plan"*

*Engagement Summary November 2023" and web portal <https://engage.whittlesea.vic.gov.au/lalorrec>*

## 3.2 Identified priorities

The key themes below summaries the community, stakeholder and Council’s key priorities for development of the final master plan.



*“We have to leave many times as my kids needed to use the toilet”*



*“Its an important space that needs to be better connected all the way to the train station and Rochedale Square”*



*“Safety is the number one limiting factor that holds back a lot of the open spaces in the vicinity”*



*“Current playground is too small and locals need to drive to better playgrounds”*



*A rich sporting history. to be protected and supported to grow.*

### Improved Amenity

Replacing damaged facilities and delivering high quality amenity to increase the range of experiences and positively impact the community’s pride in place.

New amenities may include:

- Lighting.
- Toilets.
- Seating and shelters.
- Picnic tables.
- BBQs and bins.

### Highly connected edges

Removing barriers and creating stronger connections to Sydney Crescent residential areas, high traffic streets, public transport infrastructure, and activity nodes by:

- Improving Sydney Crescent interface and removing existing fencing.
- Providing high quality pedestrian pathway connections.
- Separating pedestrian pathways from the field edge.
- Landscape edges that are attractive, create a strong identity and sense of place, enhance biodiversity, and buffer adjacent residences.

### A safe place

An inviting, attractive and activated place for the community and sporting groups integrated into its surrounding context.

Elements that contribute to safety include:

- Low level pedestrian lighting.
- Application of CPTED Principles. (passive surveillance)
- Direct, clear and intuitive pathways and connections.

### Meaningful place

Formal and informal play opportunities for all ages that activate the space through a wide period of time and provide play that is:

- Imaginative.
- Diverse and inclusive.
- Tells stories and creates experiences of place.
- Integrates formal and less formal elements together.

### Celebrating the oval

Retain and support the historical purpose of regional and suburban parks by continuing to celebrate the oval via:

- Formal planting arrangements that reinforce the shape of the oval.
- A walkway or track that follows the circumference of the field.
- Openings in the fence surrounds the field to invite the general public onto the field when it is not being utilised.

Figure 6: Benchmarking images

# 4

## Vision and Principles

### 4.1 Vision

The Vision for Lalor Recreation Reserve has been developed collaboratively with Council, drawing on the key themes and priorities identified through community engagement. To deliver this vision 5 principles had have been developed to guide the design of the master plan.

#### **Vision**

Lalor Reserve will be a vibrant, high quality community asset for all to enjoy.

It will be a park that contributes to pride for the community, celebrating the role of formal recreational sport whilst including informal activities for local residents, community groups, and visitors.





### 1 COMMUNITY

Instill a sense of pride and community ownership



### 2 SAFE

Remove barriers to equal access and increase personal safety



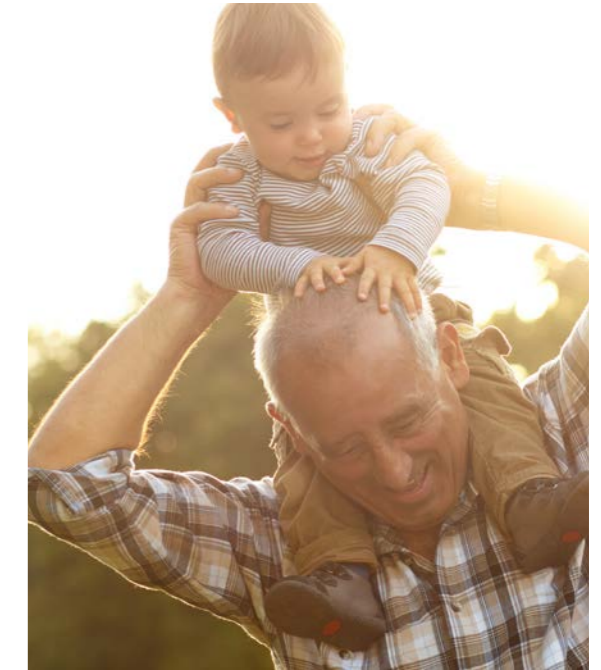
### 3 GREEN

Enhance biodiversity and environmental health



### 4 PLACE

Create meaningful experiences of place



### 5 LEGACY

Design for the future and respect the past



5

Master Plan

## 5.1 Overview

The Master Plan concept has evolved through contextual and site analysis, community and stakeholder engagement. It is shaped through the principles, addressing site constraints and prioritising the integration of community and stakeholder needs and feedback.



Figure 8: Artists impression of the Master Plan for Lalor Recreation Reserve

## 5.2 Overview Plan



## 5.3 Key moves



COMMUNITY PRIORITIES  
Connectivity, Amenity, Safety

**PRINCIPLES**  
Safe, Place

**A Meander**  
A meandering walking path circulates the reserve. The path promotes passive, explorative movement and is the primary device to establish equal access. The pathway activates corners of the park and establishes a route with infrastructure for the wider community separate to the football field and its use.



COMMUNITY PRIORITIES  
Amenity, Safety

**PRINCIPLES**  
Safe, Community, Legacy, Green

**Parking & Vehicle Access**  
A formalised parking area is proposed adjacent the existing pavilion and oval. The parking area has been shaped to retain access for a limited number of users to park at the edge of the field and overlook play. Informal vehicle access has been provided to the south eastern corner of the park to provide overflow in events only.



COMMUNITY PRIORITIES  
Amenity, Safety

**PRINCIPLES**  
Safe, Place

**The Pavilion**  
The pavilion is maintained in its existing location. The landscape treatments and maintenance access around the pavilion are formalised to push the building into the park and remove the perception of the building interfaces being 'back of house'.



COMMUNITY PRIORITIES  
Play, Amenity

**PRINCIPLES**  
Quality, Safe, Legacy

**Play**  
Play has been located along the Sydney Crescent interface, creating a linear play space adjacent to the street. Play elements are integrated with planting areas, water treatment and path networks rather than separated out into separate zones.



COMMUNITY PRIORITIES  
Recreation, Amenity

**PRINCIPLES**  
Place, Green

**Activity nodes**  
Alongside the oval and meander, activity nodes provide additional amenity and invite reserve users to interact with the park, nature, and events that may be taking place.

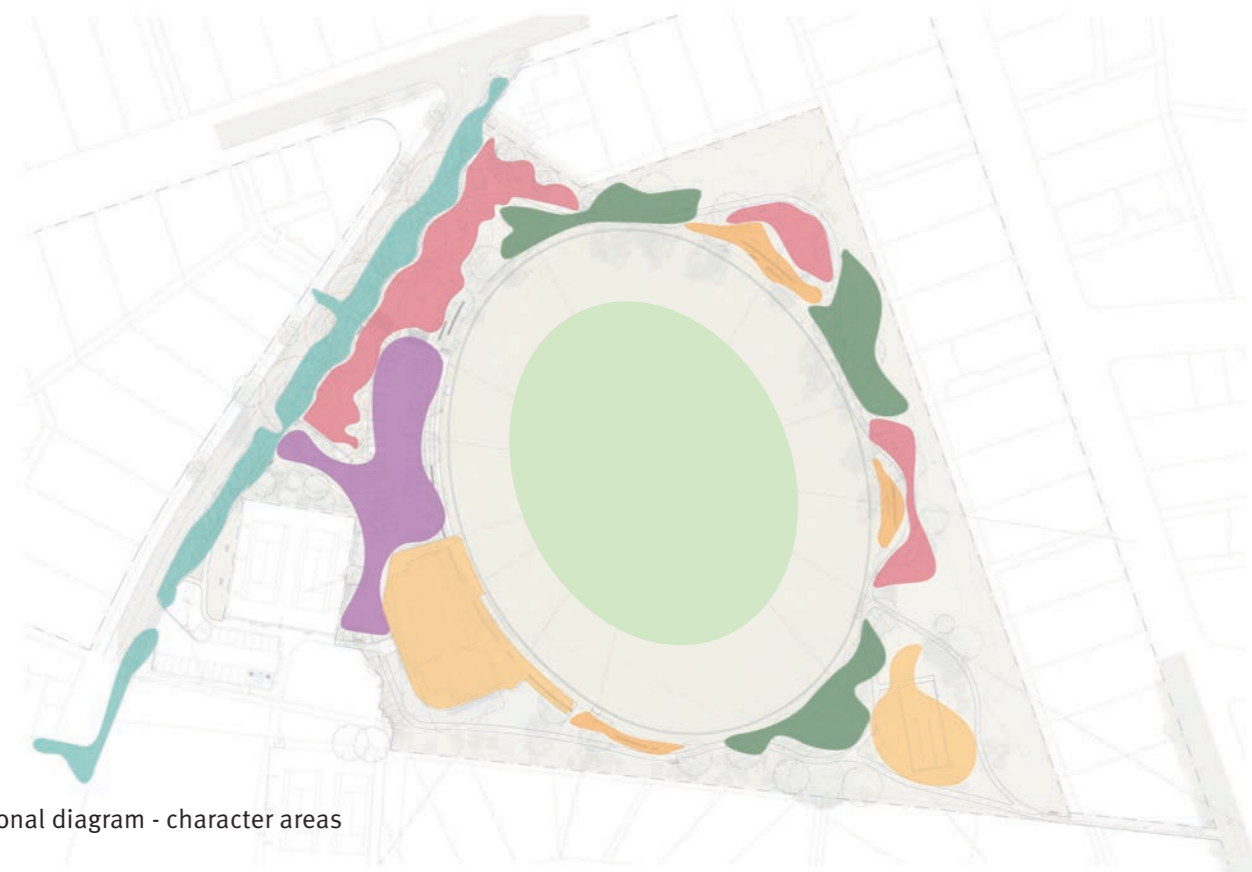
## 5.4 Functional Diagram

### 5.4.1 Key Areas

The site has been broken into a number of key areas to ensure experience diversity, design continuity and enhanced wayfinding and user orientation whilst moving through the park.

#### Legend

- Streetscape
- Play and community infrastructure
- Sporting infrastructure
- Parking
- Landscape
- Oval



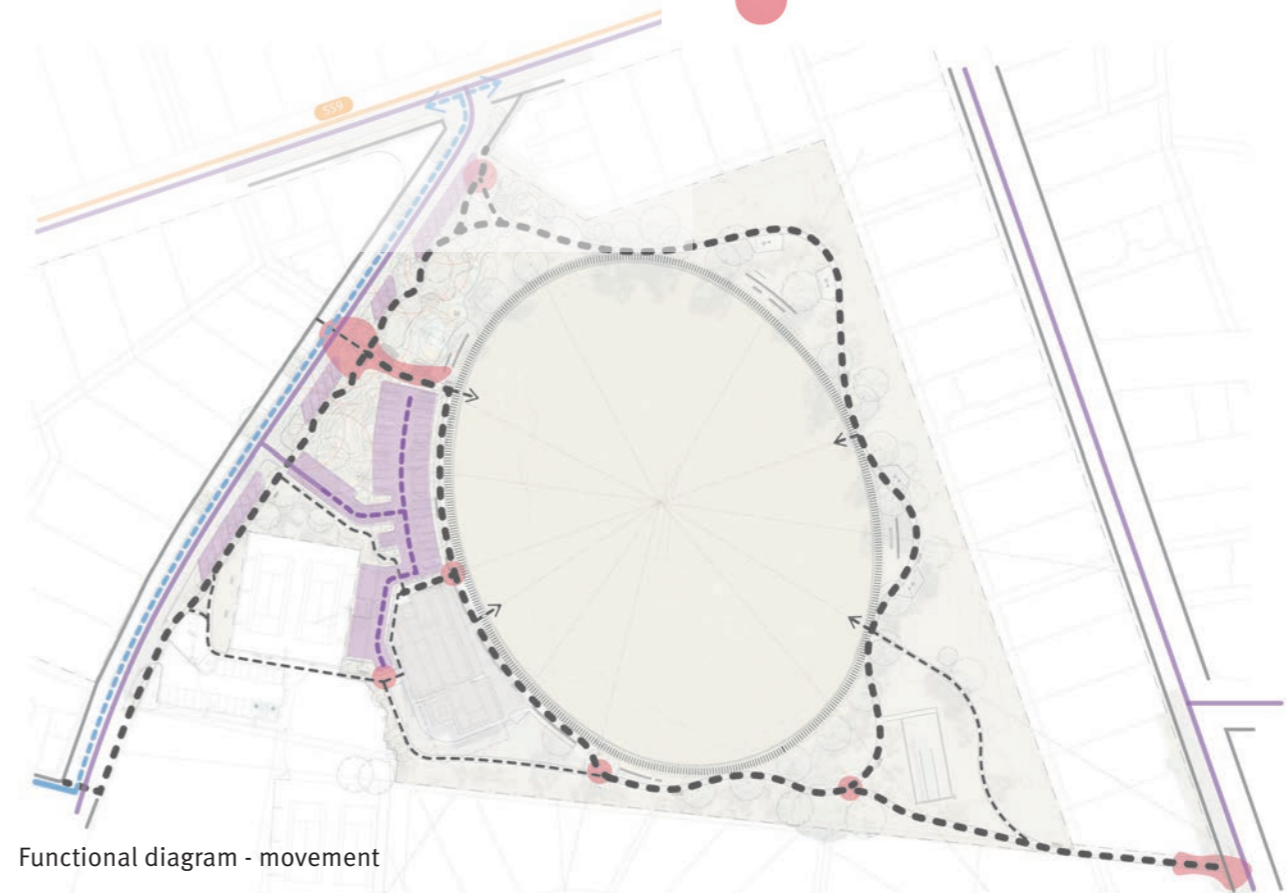
Functional diagram - character areas

### 5.4.2 Movement

The primary 'meander' is the central organising element for the distribution of amenity and wayfinding throughout the reserve.

#### Legend

- |   |   |  |  |
|---|---|--|--|
| <span style="display: inline-block; width: 15px; height: 10px; background-color: black; border-radius: 50%; margin-right: 5px;"></span> | Primary pedestrian route [shared user path] | <span style="display: inline-block; width: 15px; height: 10px; background-color: purple; border: 1px solid purple; margin-right: 5px;"></span> | Existing vehicle movements                                     |
| <span style="display: inline-block; width: 15px; border-bottom: 1px dashed black; margin-right: 5px;"></span>                           | Secondary pedestrian connections            | <span style="display: inline-block; width: 15px; border-bottom: 1px dashed purple; margin-right: 5px;"></span>                                 | Proposed vehicle movements                                     |
| <span style="display: inline-block; width: 15px; border-bottom: 1px dotted black; margin-right: 5px;"></span>                           | Running track                               | <span style="display: inline-block; width: 15px; height: 10px; background-color: #E91E63; margin-right: 5px;"></span>                          | Car parking areas  |
| <span style="display: inline-block; width: 15px; border-bottom: 1px solid black; margin-right: 5px;"></span>                            | Existing council footpaths                  | <span style="display: inline-block; width: 15px; height: 10px; background-color: #E91E63; border-radius: 50%; margin-right: 5px;"></span>      | Primary wayfinding zone [signage, lighting and Reserve naming] |
| <span style="display: inline-block; width: 15px; border-bottom: 1px dashed blue; margin-right: 5px;"></span>                            | Cycling connections                         | <span style="display: inline-block; width: 15px; height: 10px; background-color: #E91E63; border-radius: 50%; margin-right: 5px;"></span>      | Secondary wayfinding [directional/ operational]                |
| <span style="display: inline-block; width: 15px; border-bottom: 1px solid orange; margin-right: 5px;"></span>                           | Bus route                                   |  |  |



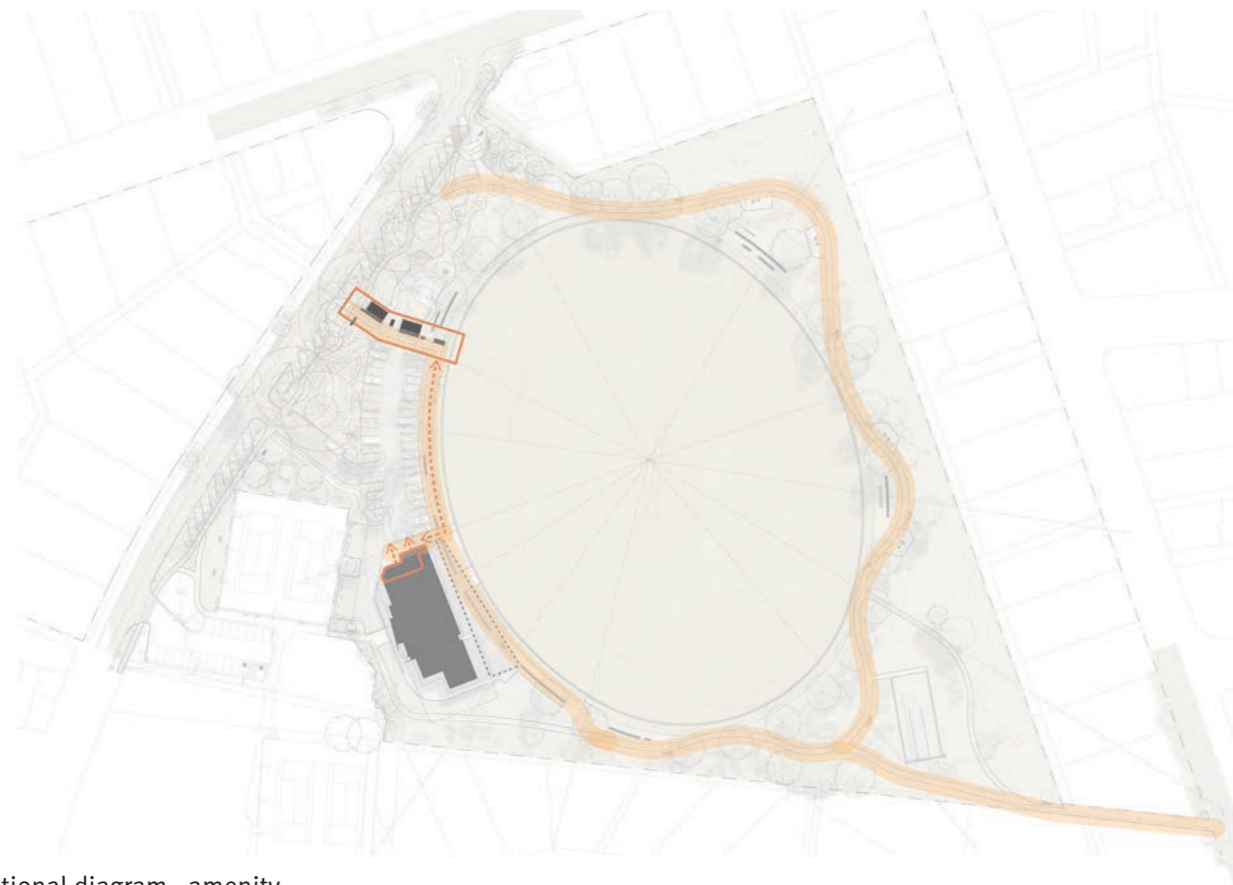
Functional diagram - movement

### 5.4.3 Amenity and Infrastructure

Built form is focussed around a series of key nodes. The existing pavilion is retained and a new community hub is proposed to activate the Sydney Cres. park interface.

#### Legend

- Community hub (shelters, seating, lighting, signage, power, water, comms and bins)
- Primary pedestrian pathway 'Meander' (lighting, power, water, seating, and bins)
- Refurbished pavilion (Public toilets, power, comms, water, sewer)



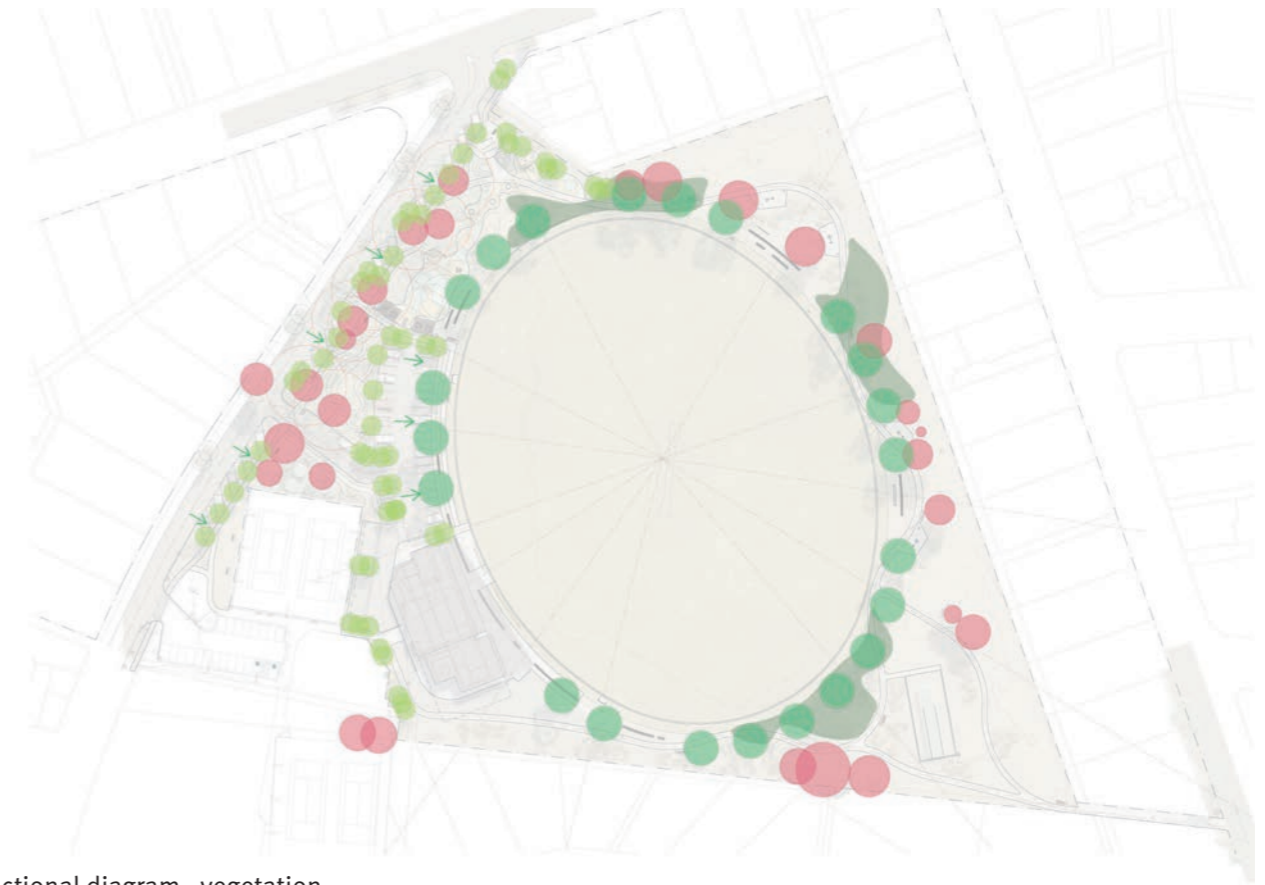
Functional diagram - amenity

### 5.4.4 Vegetation and environment

The following diagram indicates the existing and proposed canopy tree planting and the biodiverse ground and shrub layers.

#### Legend

- Existing trees to be retained (canopy)
- Proposed tree planting type 1 (informal)
- Proposed tree planting type 2 (formal)

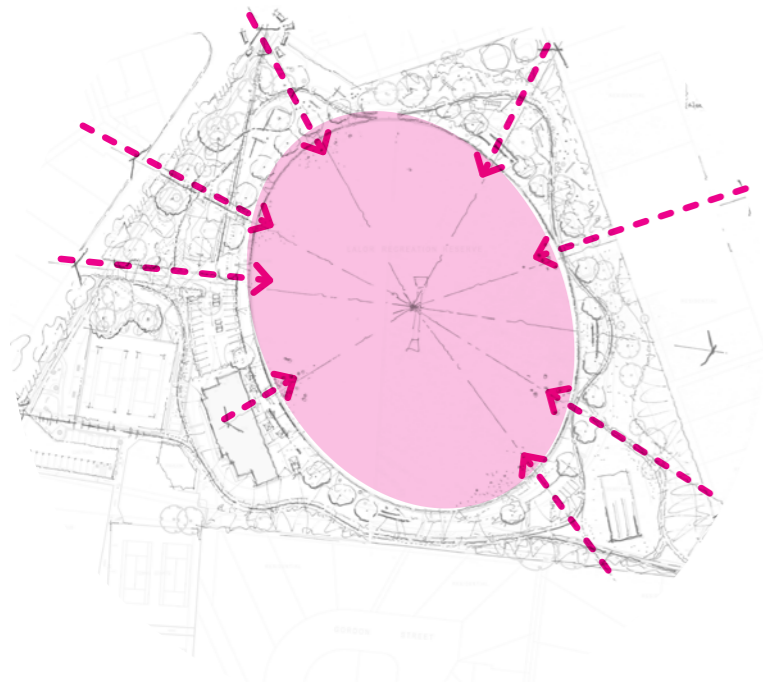


Functional diagram - vegetation

## 5.5 Masterplan

### 5.5.1 Concept

'The Village Heart' uses the oval as the primary organising element. It retains the pavilion in its existing location and prioritises removing barriers between the existing surrounding public realm and the centre of the park, driving passive surveillance deep into the site and inviting users into and around the field through the improvement of the amenity to its surround.



Village Heart scheme plan

#### Legend

- |           |  |           |   |
|-----------|--|-----------|---|
| <b>1A</b> | Existing sports surface  | <b>6A</b> | Main entrance [Signage, lighting, Sydney Cres. Rd crossing]                                   |
| <b>1B</b> | Turf running track   | <b>6B</b> | Secondary entrance [Signage, lighting]  |
| <b>1C</b> | Oval fence openings  | <b>6C</b> | Parking (80 parking bays, including Sydney Crescent and temporary overflow parking)           |
| <b>1D</b> | Ball catching net  | <b>6D</b> | Community hub [x2 shelters, BBQ's, seating, picnic tables, lighting, water fountains and tap] |
| <b>1E</b> | Existing scoreboard  | <b>6E</b> | Revegetation planting*  |
| <b>1F</b> | Land form terraces [insitu concrete with mounding]   | <b>6F</b> | Cultural experience / feature   |
| <b>2A</b> | Existing pavilion refurbished (including new public toilets, and extended weatherproof area) |           |   |
| <b>2B</b> | Public Toilets   |           |   |
| <b>3A</b> | Formal integrated play [playground/ ball sports]   |           |   |
| <b>3B</b> | Nature play  |           |   |
| <b>3C</b> | Sensory/ interpretive gardens  |           |   |
| <b>3D</b> | Exercise equipment   |           |   |
| <b>3E</b> | Decorative screen with integrated art [Irrigation tank and bin store]                        |           |   |

\*CPTED is addressed passively through better visual and physical connections to Sydney Crescent and greater diversity of amenity and use.

Additional lighting requirements to primary paths are to be investigated as a part of future stages.

#### NOTE:

- Recently upgraded lighting to the tennis center has improved the perception of safety to the rear of the pavilion.
- The master plan supports the incremental improvement of all sports infrastructure across the reserve as required.

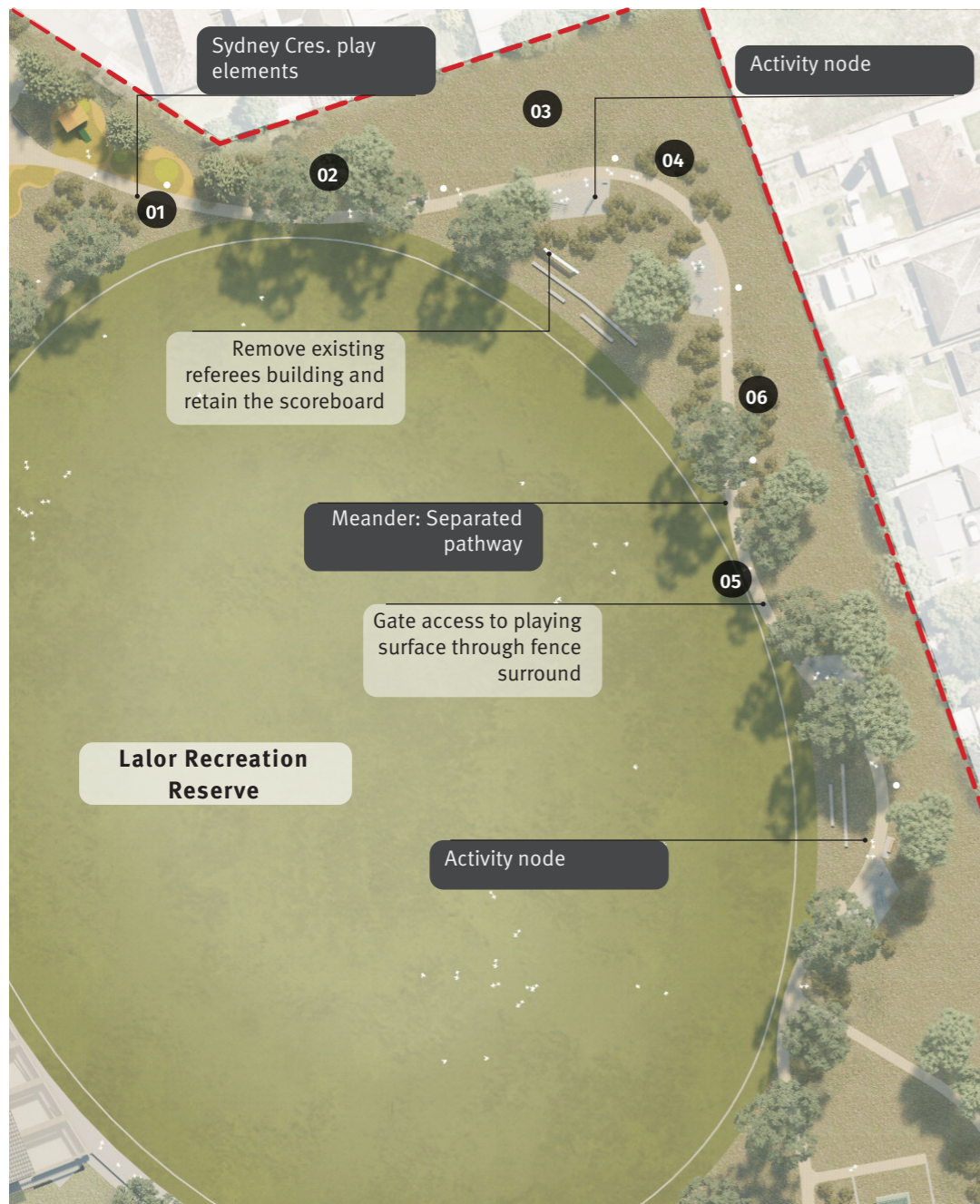




## 5.7 Masterplan

### 5.7.1 Meander

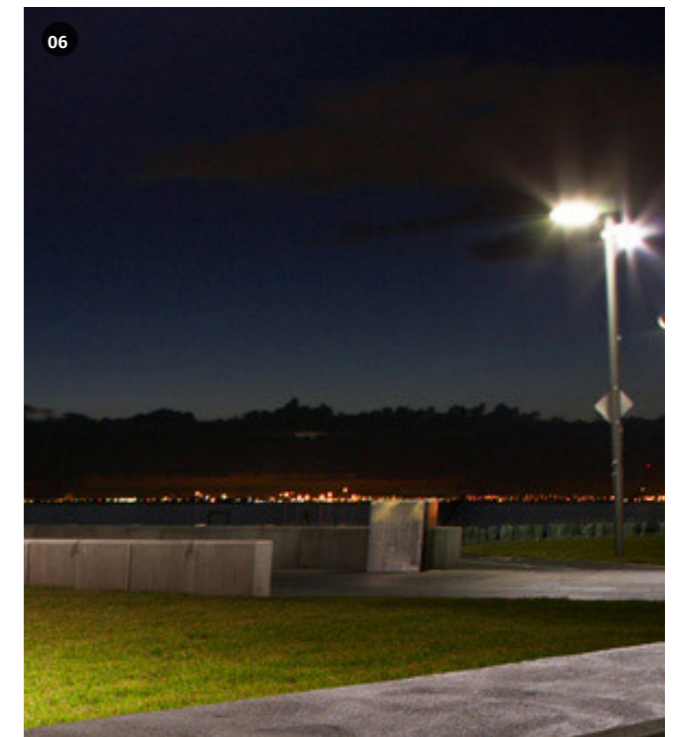
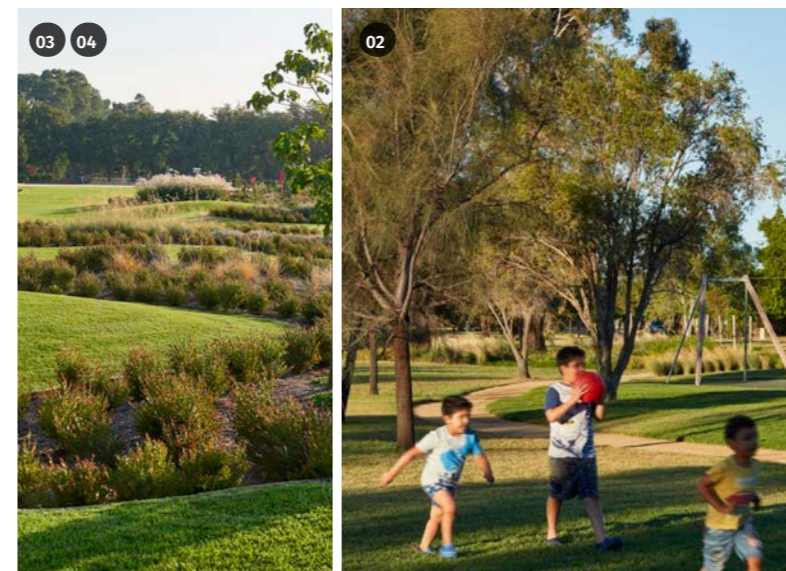
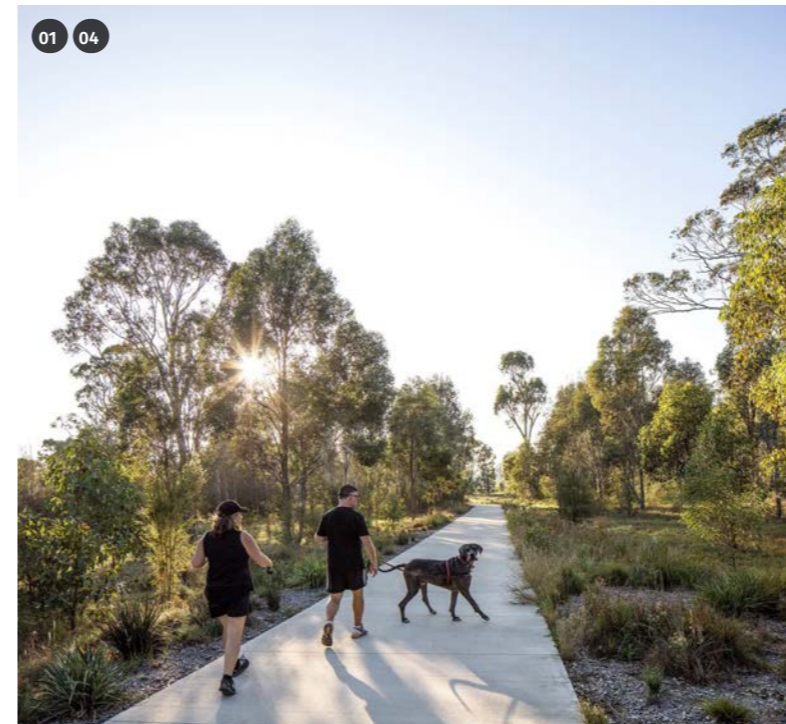
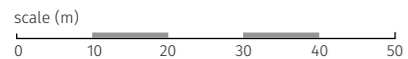
A well-lit meandering path network separate from the field with community amenity (exercise areas, ornamental planting, seating and play elements) distributed along its route



Part plan

#### Legend

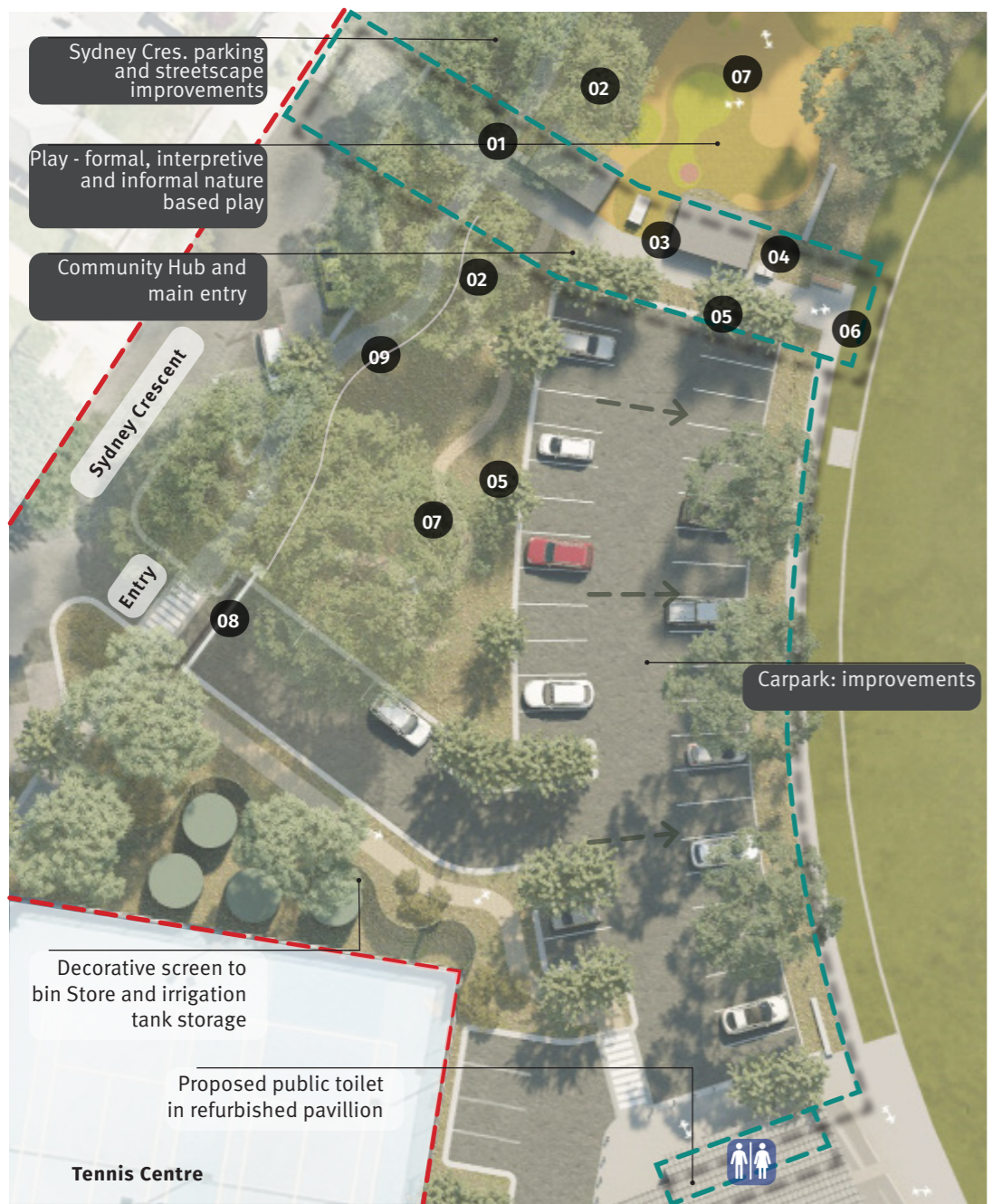
- 01 Separated pathway
- 02 Tree planting
- 03 Open lawn
- 04 Garden beds
- 05 Gate access to playing surface
- 06 Seating, bins and lighting distributed as required



# 5.7 Masterplan

## 5.7.2 Community hub

A park entry and community hub centred on the large existing trees



Part plan

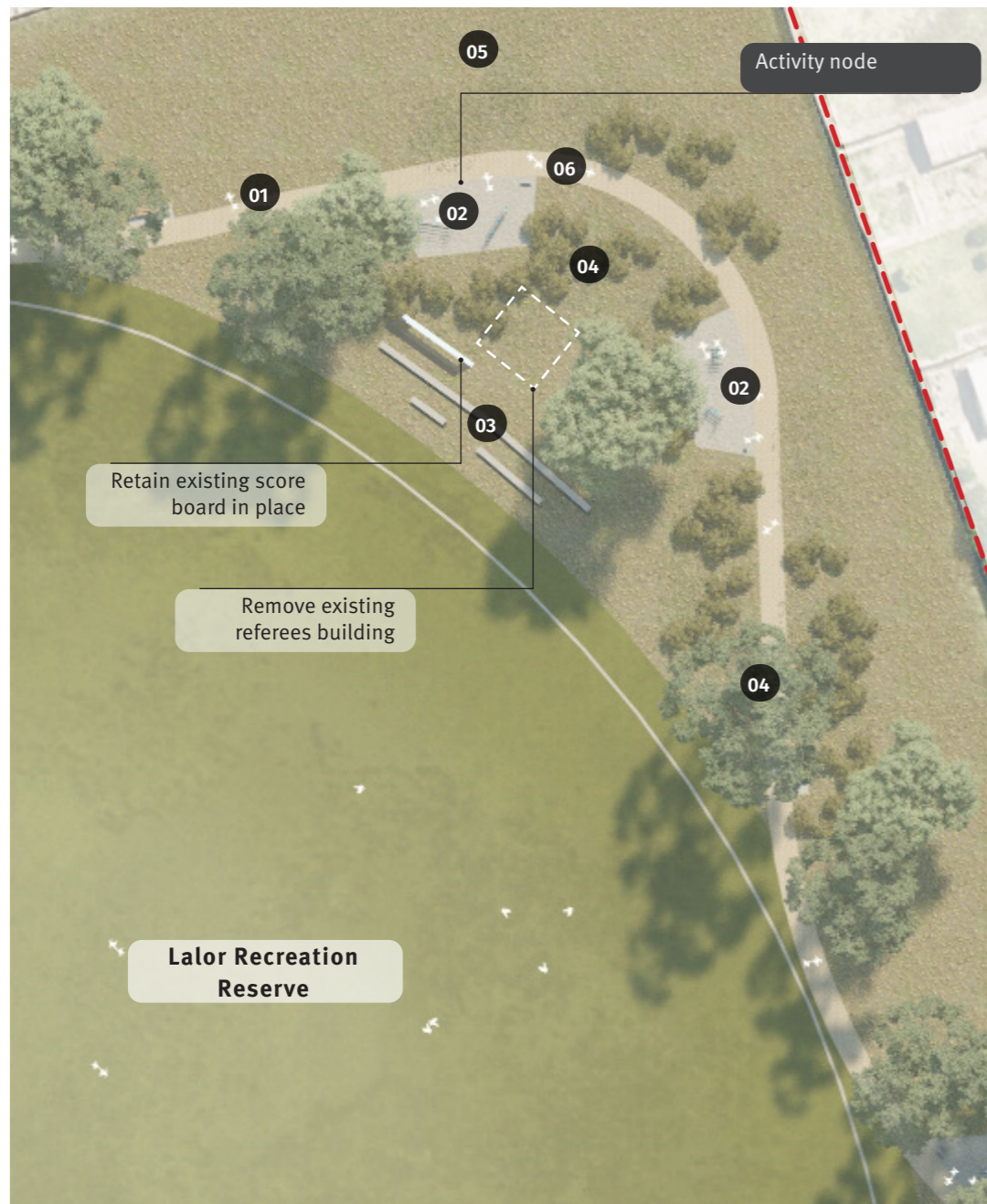
### Legend

- 01 Main entry [signage]
- 02 Existing trees to be retained
- 03 Shelter structures [picnic tables beneath]
- 04 BBQ, bins, and seating
- 05 Shade tree planting
- 06 Gate access to playing surface
- 07 Formal play spaces (refer playground concepts)
- 08 Vehicle access control gate
- 09 Playground fencing to street interface [toddler proof with gate and maintenance access]



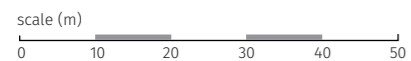
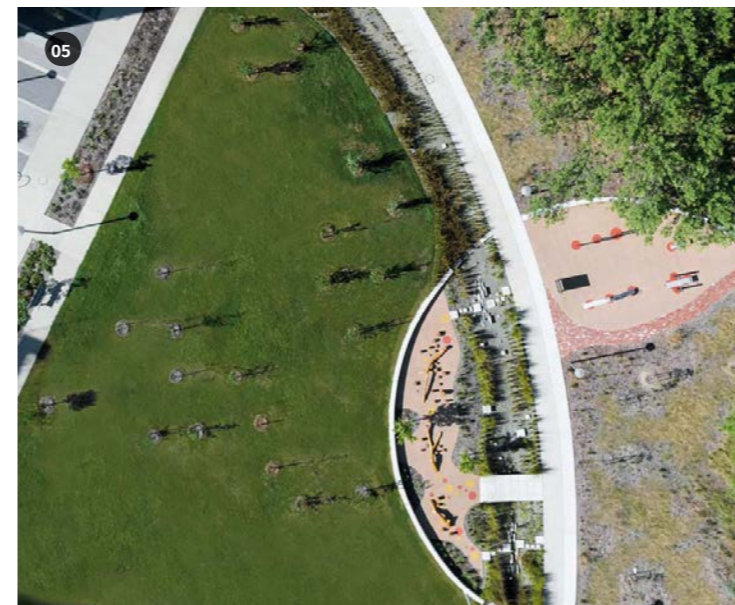
### 5.7.3 Activity Nodes

Activity nodes are located along the 'Meander' and diversify community amenity in the reserve. Activity nodes consist of earth mounding, insitu concrete benches, exercise equipment and landscaping.



#### Legend

- 01 Separated pathway
- 02 Exercise equipment/play elements
- 03 Insitu concrete seating walls and earth mounding
- 04 Landscape vegetation and tree planting
- 05 Open lawn
- 06 Seating, bins, signage and lighting distributed as required



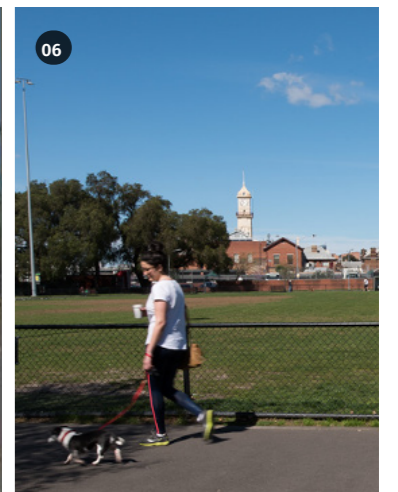
### 5.7.4 Pavilion refurbishment

The Pavilion refurbishment is part of the master plans support for the incremental improvement to sporting infrastructure in the reserve. Critical to the master plan is the quality and perception of safety for users of the spaces around the pavilion and the inclusion of public amenities to the northern edge of the building.



#### Legend

- 01 Access to Sydney Cres. through tennis center (24hr access)
- 02 Bollarded entry and vehicle control barrier.
- 03 Public toilets located on north edge in refurbishment
- 04 Pavilion forecourt to north edge.
- 05 Increased weatherproof area(subject to feasibility)
- 06 Enhanced separated pathway 'Meander'.
- 07 Pathway connection to community hub, play and park entry.
- 08 Access way through to Sydney Cres.
- 09 Irrigation tanks and decorative bin store screen.
- 10 Enhanced pavillion surround and refurbished internals



# 5.8 Sydney Crescent Play



🕒 **Concept Plan**

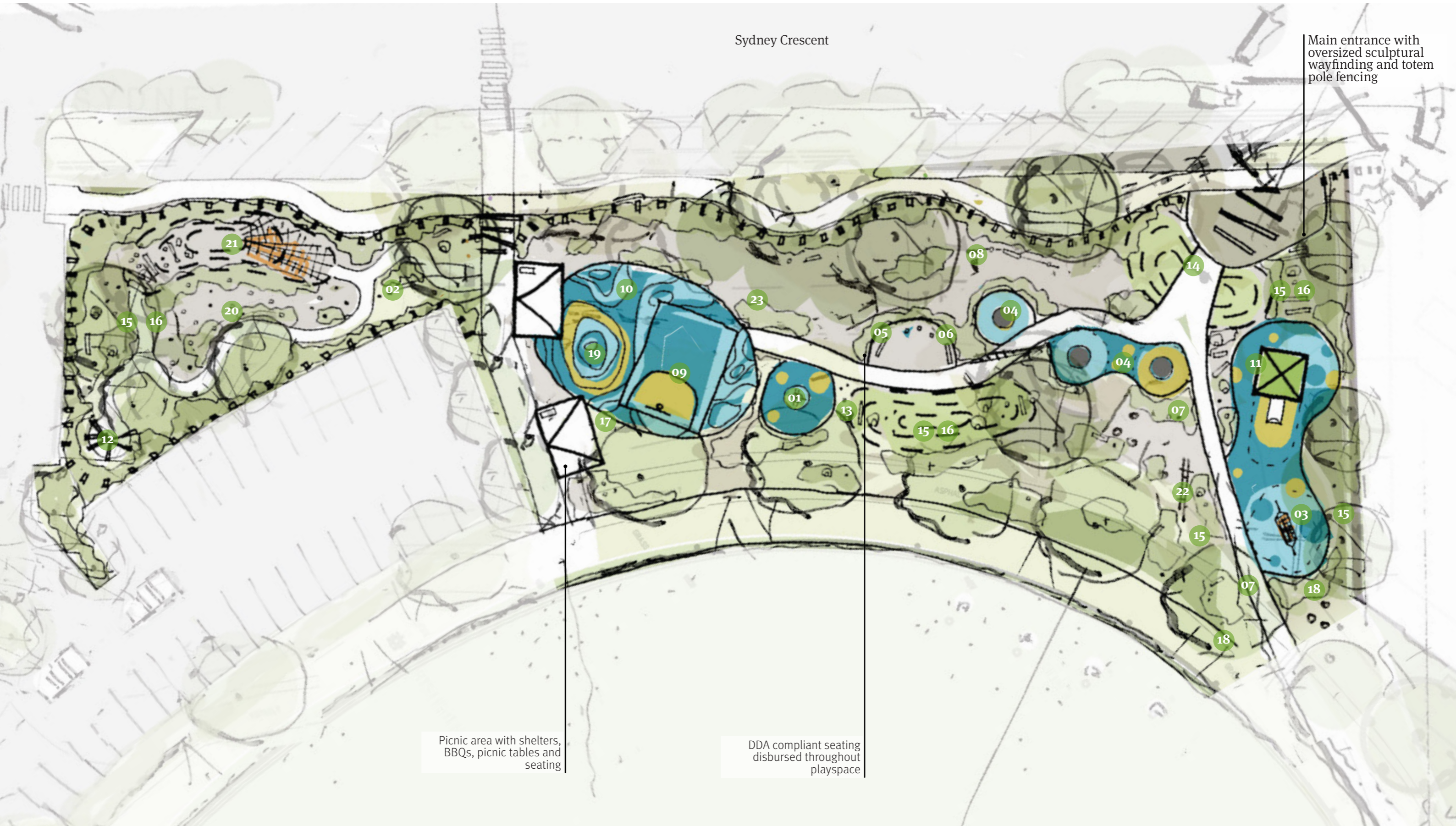
1:500 @ A3

**áurecon**

*This document is a draft only for review.*

Note: Tree Protection Zones shown is an estimation only. TPZ for existing trees to be retained and protected to be obtained during design development of any further designs.

# 5.8 Playspace Concept Design



## 5.9 Play Experience

### Solitary and Parallel Play

Independent play or playing alongside others without active interaction.



WAX Design - Glenelg Foreshore Playspace

### Cooperative Play

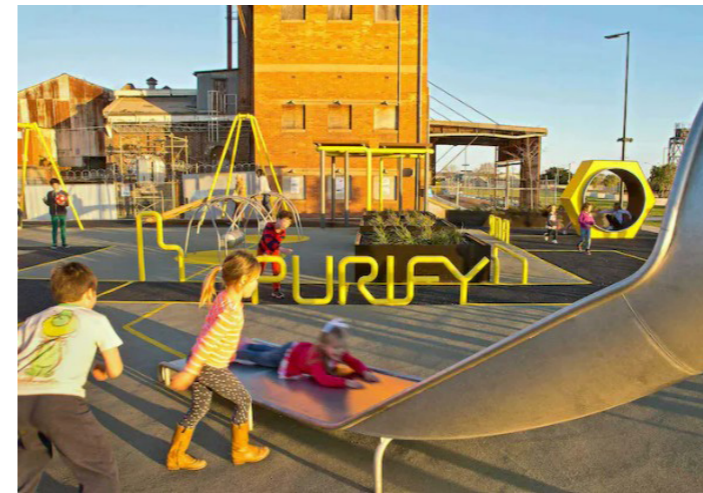
Group play or play that involves direct cooperation with others.



WAX Design - Glenelg Foreshore Playspace

### Functional Play

Repetition of actions and exploring the mechanisms of things.



ASPECT Studios - Harts Mill Playspace

### Sensory Play

Play that develops the sense; touch, taste, smell, sound and visual.



WAX Design - Suneden Special School



Swanbury Penglase - Pedare College Mega Sandpit



WAX Design - Adelaide Zoo Nature Playspace





## 6.2 Play Experience

### Constructive Play

Play with objects to construct from their own imagination.



Peter Semple LA - Mukathi Nature Playspace

### Imaginative and Sociodramatic Play

Make believe play and imaginative play with others



Peter Semple LA - Mukathi Nature Playspace

### Symbolic Play

Play that uses objects symbolically in place of other objects.



### Educational Play

Play that involves literacy, games with rules, block and construction, music, puzzles and manipulation, phonics, fine motor skills and/or science.



Cairns Regional Council - Centenary Lakes Nature Playspace



ASPECT Studios - Felixstow Reserve Playspace



# 6.5 Play Elements

## Formal Play

Structured play and/or off the shelf elements.



01 Carousel (inclusive)



04 In-ground trampoline (inclusive)



07 Bespoke story telling signage (inclusive)



10 POPP table



02 Talking tubes (inclusive)



05 Drums (inclusive and sensory)



08 Fitness equipment (inclusive and aged friendly options)



11 Bespoke play tower with slide



03 Hammock swing (inclusive)



06 Bespoke playboards (inclusive)



09 5 a side basketball court

# 6.5 Play Elements

## Informal Play

Nature play elements.



12 Teepee



15 Log steppers



18 Sensory garden with quiet space (inclusive)



21 Bespoke play mound with climbing ropes



13 Balancing ropes / stilts



16 Stone steppers



19 Surface treatment games (inclusive)



22 Bespoke split play mound with rope bridge



14 Balancing logs



17 Bespoke sight sensory element (inclusive)



20 Bespoke pole Maze



23 Nature play making/creating space



6

# Recommendations and Actions

## 7.1 Overview

The key recommendations for the Lalor Recreation Reserve Masterplan highlight the core elements from the masterplan, and any peripheral studies or work required to further resolve issues that have arisen from site analysis, community engagement, and meetings with council.

### Legend

#### Phasing

- 01 High priority and first phase works critical to the delivery of MP
- 02 Second phase works that are central to the delivery of the MP
- 03 Third phase works that support the delivery of the MP

#### Project principle

- 01 Community
- 02 Safe
- 03 Green
- 04 Place
- 05 Legacy

#### Phasing Principle Recommendations

- 02 02 **Sydney Cres. Streetscape:** Angled parking, 'wombat crossing', footpath, shade tree planting, landscaping, passive irrigation and opportunities explored for WSUD.
- 01 04 **Sydney Cres. Community Hub & Park Entry:** Remove the existing fencing and replace where required with a toddler proof low fence, locate a new park entry with signage and lighting, retain the existing trees and install a central amenity community 'hub' that includes (shelter structures, bicycle parking, seating, BBQ facilities water and interpretive art).
- 01 03 **Vegetation:** Retain existing vegetation in accordance with the arborist report. Undertake detailed landscape strategy to ensure that vegetation is context appropriate and reflective of the site's contextual narratives and promotes increased biodiversity and ecological system health. Align all works with the appropriate CoW greening strategies
- 01 04 **Integrated Play:** Provide a wide variety of play elements from active to passive, formal and interpretive to maximise the quality of play, audience, and opportunity for community engagement. Where appropriate utilise contextual narratives and art to integrate with play.
- 01 02 **Carparking:** Include formalised parking in accordance with council Sports Pavilion guidelines. An onsite formal car parking area including line marking, kerbs, and shade tree planting. overflow parking to the rear of the refurbished pavilion for peak game time events.
- 01 02 **Pathway Network:** Create a well-lit meandering path separate from the field with a series of community amenity nodes (lighting, water points, exercise areas, ornamental planting, seating and play elements) distributed along its route.
- 01 02 **Lighting:** Undertake a lighting strategy to ensure that the level of perceived safety is increased to the full park surround while limiting the impact of light on the adjacent residents at night
- 02 02 **Wayfinding strategy:** Develop a wayfinding and signage strategy that helps create clearly identifiable entrances (Sydney Cres. and Edmondson Street), routes, and connections to amenity within the park and the surrounding environment.
- 02 01 **Amenity nodes:** Exercise/ community amenity zones located along the meander to activate all areas of the reserve.

#### Phasing Principle Recommendations

- 02 05 **The Pavilion:** Refurbish the existing pavilion to enhance the quality of amenity for sporting and recreational users of the park. Include attractive, architecturally designed, light and bright public toilets on the edge of the building facing the play areas and exploring opportunities for increasing the area of weatherproof outdoor space
- 02 05 **Public toilet:** install a public toilet in the refurbished pavilion. Ensure toilets are 'light and bright', visually prominent, clearly identified and highly connected to other park infrastructure
- 02 05 **Sporting infrastructure:** Continue to provide incremental improvements o the formal sporting infrastructure.
- 02 01 **Earthen mound:** Further explore the feasibility of removing the earthen mound at the rear of the site to enhance the perception of safety in areas that border the rear fences of adjacent residential properties
- 02 03 **Water and drainage:** Explore opportunities for the capture, retention, and re-use of stormwater on site and the potential for the reserve to act as a flood detention to alleviate existing flooding issues in the adjacent residential areas.
- 02 03 **Sustainability:** Ensure that all work is aligned with the appropriate council strategies for sustainability and best practice standards. Exploring opportunities for generating or utilising renewable energy sources, implementing ecosystem services, retaining vegetation, and re-using or retaining building fabric and materials on site.
- 01 01 **Interface with adjacent land uses:** Engage further with adjacent landowners to determine approaches for improving the public/ private interface at the edges of the park to enhance CPTED.
- 01 02 **Tennis Centre:** Remove the gate from the central access pathway that provides access through the tennis club.
- 01 01 **Indigenous engagement:** continue to seek engagement from the Indigenous community to build opportunities to integrat contextual narratives into Public Open Space in the City of Whittlesea.
- 03 01 **Integrated Art:** Seek opportunities to collaborate with artist for integration into park play spaces, community hub and screening elements.

# 7

## Appendices



**A**

**Analysis**

# Contextual analysis

Lalor Recreational Reserve is located in the heart of the suburb. The post-war street network is somewhat difficult to navigate, however, there is a clear open space link from the Reserve to Lalor Railway Station as illustrated in Figure 4. This open space link takes in Stockade Park and Rochdale Square, connecting the local shops, and sporting grounds located along Sydney Crescent, adjacent and within Lalor Recreation Reserve.

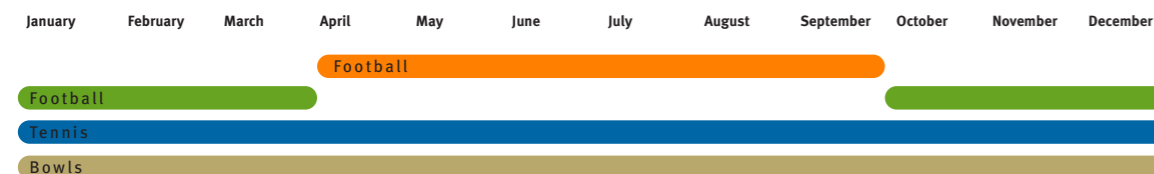
Rochdale Square has recently been upgraded to include a new playground and BBQ facilities.

The Reserve has a small pedestrian access from Edmond Street through a narrow easement between houses.

The Reserve fronts Sydney Crescent, however, it has limited accessibility due to the high chain-link fence along the edge, and gated pedestrian and vehicle entry points. Visual and physical access is further limited with the tennis courts, fenced water tanks and Tennis Court Club building obscuring the Cricket Pavilion, and oval from the street.

Along Sydney Crescent an arts/historical marker/sign was noted that talked to the local history of the area. There are several of these signs throughout the area, including one located at the playground.

## Site Analysis



The following outlines the existing conditions of the Site and its elements.

### Street presence

As seen in Photo A, the street address to Sydney Crescent is poor. The tall chain link fence excludes public access and also creates an enclosed area which presents safety issues. The trees and views into the park offer excellent visual amenity for the street, however the immediate foreground including playground and grassy area are in poor condition. This edge also has parallel parking and a typical concrete footpath. Just inside the park boundary is an array of different infrastructure elements include an electrical box, various poles a large enclosed water tank and bin area.

The main entrance is for vehicles, and is gated in response to anti-social behaviour- and in limiting vehicle entry and paid game day events. Pedestrian entry is via a slip gate in to a grassed area at the edge of the playground, or along the vehicle entry as seen in Photo B.

Photo C is of the recently upgraded Tennis Club Building and tennis courts. There is good visitor parking and access from Sydney Crescent. The overall integration with the remained of the Reserve is not ideal. The Tennis Club building, sited at the end of the carpark limits physical connectivity into the park through narrow entrances as demonstrated in Photo G and also limits visual surveillance. The Tennis Club, together with the Cricket and Football Pavilion create an area of vehicle access that is concealed from public surveillance which facilitates antisocial behaviours as demonstrated in Photo E.



Photo A: View to the park entrance at Sydney Crescent



Photo B: Pedestrian entry to the Reserve



### The Oval and surrounds

The Lalor Recreation Reserve is primarily dedicated to an oval, servicing competition grade football and cricket. The oval itself is in excellent condition and has a high level of maintenance. The oval is available to the general public outside of training and game day requirements. The oval offers a fantastic space for informal games and leisure.

The oval has associated amenity surrounding it, which is generally in poor condition. These elements include the metal post and tubular rail fence to the edge of the oval (refer to Photo D), seating facilities and the old score board building, which currently houses the referees change rooms and toilet facilities. There is also a scattering of sponsorship signage.

New facilities include the upgraded cricket nets in the south west corner of the Reserve as seen in Photo H, and a new digital score board that sits in front of the umpires change rooms. The surrounding lights are also in excellent condition.

The oval is encircled by an asphalt vehicle road that allows maintenance access and game day vehicle access and parking. The loop is gated near the playground, and beyond the southern extent of the Cricket pavilion, limiting normal vehicle access to the car park surrounding the pavilion. The loop road takes up valuable space within the Reserve and impedes safe pedestrian movement during game days.

### Playground area

The playground area is located along the Sydney Road frontage (refer to Photo J). It includes a shelter, BBQ and basketball hoop. This infrastructure is quite tired and due for an upgrade. The adjacent grassy area is infested with weeds and needs remediation. The trees provide good shade coverage and create a nice connection to the open area of the oval. The playground is beside the main vehicle entry, which has gated access and adjoins the vehicle loop road to the oval. The playground also features a community art piece (refer to Figure I) which is part of the Lalor Conversations Part 2 art trail.

### Eastern edge

The eastern boundary of the Reserve has an earthen mound that adjoins the vehicle circulation loop. It is scattered with declining native trees. This earthen mound has created an awkward strip of land that backs onto residential fencing that is concealed and has low public surveillance. This area is also acting as an informal swale drain.

### Southern edge

The southern edge of the Reserve has limited available space. It is dominated by vehicle access and a drainage line and informal swale. High ball-nets have been located to the residential edge. This area also houses storage for the tennis club and a minor entry to the Yarn Circle associated with the Tennis Club.

### Access and Connectivity



Photo C: Entry via Tennis Club



Photo D: View of the Oval and Cricket Pavillion



Photo E: Area between the Tennis Club and Cricket Pavillion



Photo F: Cricket Pavillion



Photo G: Narrow path connecting the Reserve through tennis courts



Photo H: New Cricket Nets



- LEGEND**
- Site boundary
  - Easements
  - Existing trees
  - Existing trees in decline (TBC)
  - Grassed areas
  - Vegetation
  - Shrubs
  - Asphalt
  - Concrete footpath
  - Unsealed gravel footpath
  - Mulch
  - Table
  - Seating
  - Signage
  - Disabled car park
  - Water tank
  - Bollard
  - BBQ station
  - Gate
  - Pedestrian crossing in car parking area
  - Shelter
  - Electric circuit box
  - Electric pole and lighting
  - Goal posts
  - Columns
  - Sewer/drainage pits
  - Tennis/cricket courts metal fence (up to 4m)
  - Chain link high fence (up to 1.5m)
  - Metal post and rail fence
  - Solid fence (up to 1.5m)
  - /// Mounded area
  - 01 Cricket / AFL
  - 02 Tennis courts
  - 03 Playground
  - 04 Lalor Warriors Cricket Pavilion
  - 05 Lalor Tennis Club with outdoor seating space(fenced)
  - 06 Umpires change room & disused score board room
  - 07 Car park
  - 08 Cricket nets (new)
  - 09 Vehicle entry
  - 10 Pedestrian entry
  - 11 Lalor Bowling Pavilion
  - 12 Basket ball area
  - 13 Facilities store
  - 14 Safety net - fence
  - 15 Vehicle gate - fixed
  - 16 Gate
  - 17 Aboriginal yarn circle
  - 18 Swale along the site edge
  - 19 Bin storage area
  - 20 Shops
  - 21 Rochdale Square Playground
  - 22 Large signage
  - A Photo labels

Figure 5: Existing Conditions Plan

The general pedestrian access and connectivity into and through the Reserve is poor. Access is funnelled through the main entrance from Sydney Crescent and intermittently through the Tennis Club area, to the back of the Cricket Club (refer to Photo G). There is no access along the fenced area of Sydney Crescent as shown in photo N. There is a narrow pedestrian access from Edmondson Street, but this has little visual surveillance and is poorly lit (refer to Photo K). There are indirect paths blocked by the buildings and vehicle roads and car parks. The pedestrian network is via vehicle access pathways and gravel track in grass.

The vehicle access from Sydney Crescent is gated, and parking is beside the new tennis courts. Vehicles can also freely access the rear of the Tennis Club and Cricket Pavilion, creating an unwelcoming space for pedestrians and contributing to anti-social behaviour. The vehicle access around the pavilion and via the loop road take up valuable open space and create conflict with pedestrian movement especially near the playground, pavilion and towards the southern boundary where pedestrians can link through the park (refer to Photo M).

### Car Parking

The carparking is located in two areas in the Reserve.

The main entrances connects to a new car park along side the tennis court of nine carparks. The carpark that services the tennis club has 19 car parks plus two disabled bays with 13 parallel bays are located along Sydney Crescent. Informal parking can be located along the loop access road.



Photo I: Historical/Arts signage at the Playground



Photo J: Play ground infrastructure and loop road to oval



Photo K: Access to Edmondson Street



Photo L: Eastern edge



Photo M: Vehicle access loop



Photo N: Grassy area and fence to Sydney Crescent

# Asset Plan



Lalor Recreation Reserve - asset renewal and implementation plan

Figure 6: Asset Plan - Asset Renewal and Implementation Plan 2018

### Infrastructure elements and furniture

The infrastructure throughout the Reserve is in poor condition and needs to be upgraded, with the exception of the BBQ which appears in relatively good condition and can be relocated. Refer to the Asset Plan (Figure 6) extracted from the Asset Renewal and Implementation Plan 2018. There is a lack of seating around the park, water bubblers and bike storage. The shelter and picnic tables are requiring replacement. The lighting servicing the oval is in good condition, however there is little public lighting in and around the oval for pedestrian use, creating pockets of dark spaces, especially near the Edmondson Street entrance. There is disparate signage throughout the Reserve.

### Drainage

Previous site inspections noted two informal areas of drainage along the eastern and southern boundaries, with the southern boundary having drainage pits and pipes running under the swale. The infrastructure, including lids needs review and maintenance with easy access and broken elements creating a safety issue. A concrete spoon drain surrounds the sports oval. The majority of stormwater collection pits are filled with debris and need to be flushed regularly by Council.

### Safety

There is limited visual surveillance to the park from

the surrounding area, with Sydney Crescent offering the best overlooking views into the Reserve. There are many hidden areas including along the eastern boundary behind the umpire change rooms/old score board, and behind the mounded area to the fence. The narrow entrance in the southeast corner from Edmondson Street is at the furthest point in the Reserve from Sydney Crescent and is obscured by the cricket nets. The Cricket Pavilion and the Tennis club also create a large area hidden from view. There is limited light along the key pedestrian routes and no CCTV.

There are several complaints from neighbours with regard to anti-social behaviour in the park, usually in the car park area. Separately, people also use the steel substitution shelters on the park boundary as soccer goals, creating loud noises at night.

As per the Asset Renewal Plan (2018) the crime statistics recorded by Victoria Police for the period of April 2012 and March 2018 are noted in the below table for offences committed at the reserve:

Council has limited vehicular access into the park via a gated system to the carpark, however it is understood that access can still be gained using the exit system. It is unclear if the anti-social behaviour would be altogether removed if vehicle access was not possible. The grounds are surrounded by rear residential fences and is gated along Sydney Road except at the main vehicle entrance. There is a narrow entrance behind the Cricket Pavilion and Tennis Club, but this is often locked. The only other exit is along the laneway to Edmondson Street.

### Vegetation

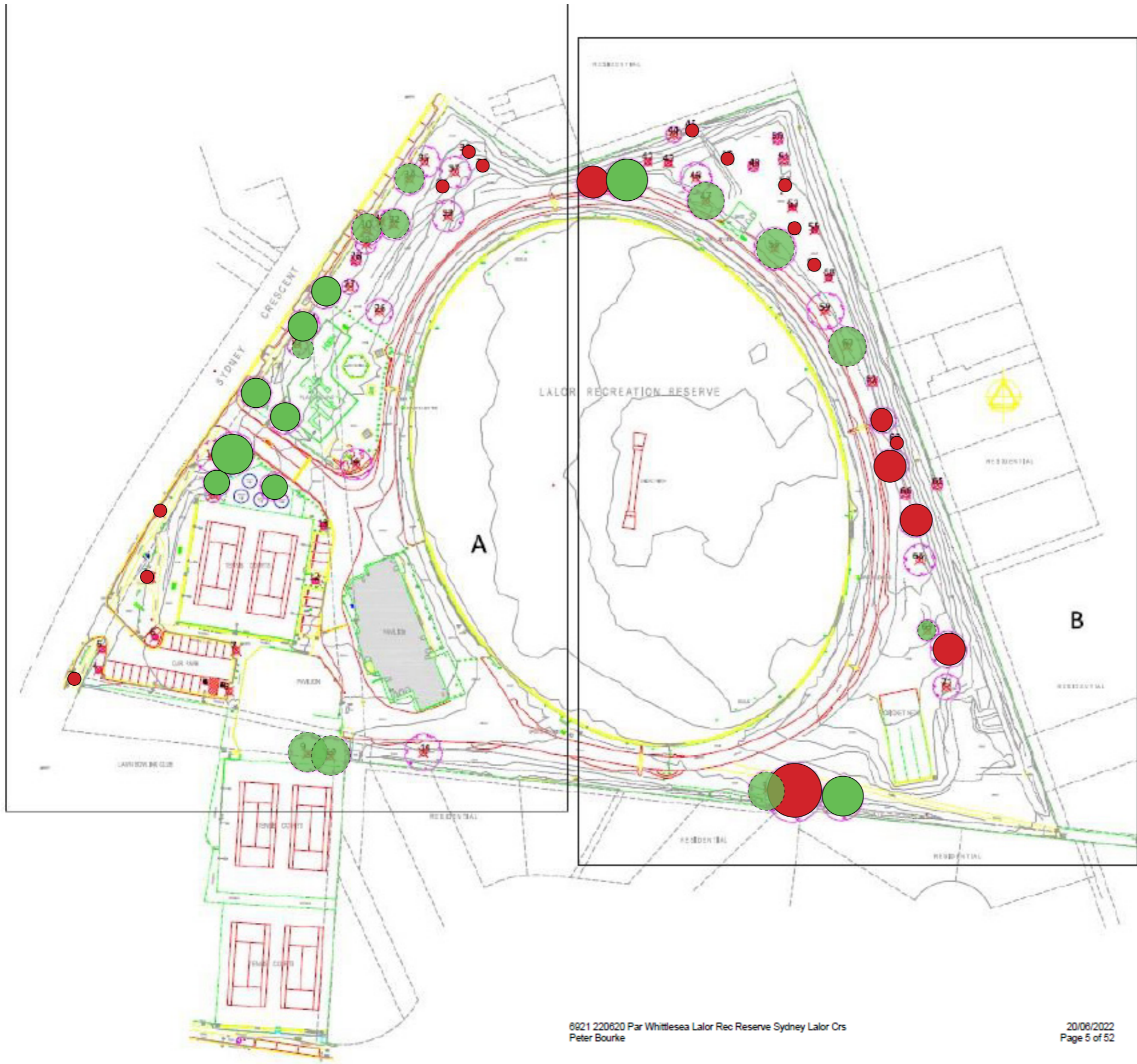
The Reserve has a good number of trees located along

Offence Division	Total Offences	Average Offences/Year
Crimes against the person	7	1.2
Property and deception offences	13	2.2
Public order and security offences	5	0.8
<b>TOTAL</b>	<b>25</b>	<b>4.2</b>

the Sydney Crescent boundary and to the eastern edge of the Reserve on top of the mound, with a scattering of other canopy trees throughout. The trees are mainly Eucalypt varieties and provide good shade, especially to the play ground area.

A Preliminary Arboricultural Assessment has been prepared by Greenwood Consulting (20 June 2022). The investigation has assessed trees for general health and amenity value.

The following Site Plan (Figure 7) has been extracted from the report. Colours have been added to the plan to show where trees for removal and of very low retention value (red) and trees of moderate and high value have been noted in green. The remainder of the trees are noted as of low retention value.



- Legend
- High retention value tree
  - Moderate retention value tree
  - Very Low/Remove Retention value tree
  - (Red circle)

6921 220620 Par Whittlesea Lalor Rec Reserve Sydney Lalor Crs  
Peter Bourke

20/06/2022  
Page 5 of 52

Figure 7: Site Plan - Extracted from Preliminary Arboricultural Assessment by Greenwood Consulting, with coloured figures to highlight key attributes.

### **Buildings and facilities**

The two entrances located along the southern sections of the Reserve reduce public surveillance along the eastern and northern sections of the Reserve which creates a sense of entrapment. Furthermore, the associated narrow and unwelcoming spaces of the entrances do not encourage informal movement across and through the open space. The siting of the buildings and store are not well suited to promoting site connectivity and providing good visual surveillance.

The entrance to the Reserve is dominated by the fenced tennis courts water tanks and bin store. This closed edge to the open space is reinforced with the adjacent bowls club using shade cloth to their boundary fence. The tennis club is set well back from Sydney Crescent, behind the car park and is accessible by narrow pathways in-between fence lines.

The main entry via a gate takes you around to the south with a side view of the Cricket Pavilion. The pavilion is sited close to the Oval with a sheltered area and seats facing the oval. The Pavilion is surrounded by hardstand to allow vehicles past and to provide operations to the pavilion.

The southern boundary line also has a mesh storage area that appears to be used by the Tennis club. There is a minor entrance to the tennis club garden area.

Both the clubs have no visual surveillance or address to each other. The tennis club is relatively new, however the Cricket Pavilion appears to be aged. Although not within the scope of this Master Plan, it will be considered in how it affects the long term planning and opportunities for the Reserve.

### **Key Constraints**

The Analysis diagram as illustrated in Figure 8 highlights the key constraints of the Reserve:

C1. The high fences limits physical connectivity to the Reserve and street, creating an unwelcoming feel and safety issues.

C2. The asphalt loop road uses valuable reserve space and the material is of low quality.

C3. The mounded area creates hiding spaces and constrains uses in this area.

C4. Narrow areas of open space limits uses

C5. The narrow connection to Edmondson Street is compounded by limited lighting, poor visual surveillance, and uninviting design, limiting activity.

C6. Poor integration of the Tennis Club with the reserve has resulted in hidden areas and intermittent pedestrian connectivity.

C7. Hidden area behind buildings has been used for antisocial behaviour. Also underutilised valuable space

C8. Note that the interface of the Bowling Club to the street is closed off creating a poor overall street address.

# Opportunities

Site analysis and review of the previous Master Plan have identified key opportunities and constraints for the design and upgrade of Lalor Recreation Reserve. Refer to Figure 9 for identification of the opportunities.

1. Celebrate the Oval as a community asset
2. Establish welcoming, high quality entrances to the park and plan for maintenance, operational and emergency access.
3. Create better connectivity, legibility of movement and way-finding, and improve street address through re-orientation and consolidation of the Reserve assets tennis and cricket pavilions, bin, water tank and facilities store
4. Create unified park and street edge that connects to Rochdale Square park and shops and provides a stronger sense of civic identity and way-finding. This may include partnership with the Bowls and Tennis Clubs.
5. Establish a high-quality pedestrian link to Edmondson Street.
6. Create a destination space, linking the oval, tennis entries and play space. Include amenity such as BBQ and picnic facilities, seating etc. Note – this would require staging, with Stage 2 to be implemented with a new Cricket pavilion.
7. Expand Park uses and improve play
8. a. Removal of mound to east side of oval (subject to arborist assessment and community input)
9. b. New playground and consideration of multi-use basketball/netball courts (type TBC)
10. c. Community circuit/Tan and scooter loop
11. d. Fitness Stations
12. e. Small seating/ gathering areas
13. f. Removal of redundant scoreboard building and integrate umpire changeroom into existing Cricket Pavilion.
14. 8. Improve overall amenity
15. a. Seating areas
16. b. High quality garden bed planting
17. c. Screening planting
18. d. Grassed areas
19. e. Sheltered areas for spectators
20. 9. Create more open space and pedestrian orientated infrastructure through

21. a. Remove vehicle parking from park and relocate to street (subject to arborist assessment and design review)
22. b. New parking to Sydney Crescent
23. c. Maintenance/ Pavilion access (shared path with removable bollard entry)
24. 10. Access to the Reserve from Edmondson Street

Generally, there are improvements that should be considered across the Reserve that aid integration, safety, quality, sense of identity, vibrancy and amenity. These include:

- Improve safety by removing and limiting fencing, with careful consideration of any fence type
- Consideration of opening or widening other entry/ exit points to the park
- Remove concealed areas
- Improve overall amenity and comfort
- Provide new and upgraded infrastructure
- Improve planting design and quality according to community desires
- Consider drainage lines and integrate with planting design
- Improve overall connectivity and movement types
- Integrate sustainable materials and planting palettes
- Consider public art and other events for the site
- Improve treatments to eastern and southern boundaries of residential properties

## Staging

The Cricket Pavilion is not proposed to be renewed or upgraded within the next ten years. Similarly, the Tennis club has recently been built. Therefore, the proposed opportunity to create a better entrance way and community space would need to be undertaken at a later stage, when these buildings are proposed for change.





- LEGEND**
- - - Site boundary
  - ☀ Entries (minor)
  - ▬ Primary park circulation
  - 🌳 Existing trees
  - O1 Celebrate the oval as a community asset
  - O2 Establish welcoming high quality entrances
  - O3 Re-orientate & consolidate tennis & cricket pavilions, bins and facilities store
  - O4 Create a unified park & street edge that connects to Rochdale square & provides a strong sense of civic identity & way finding
    - Partnerships with Bowls and tennis
    - Integration of Rochdale square parkland & shops
  - O5 Establish a high-quality pedestrian link to Edmondson street
  - O6 Create a destination space, linking the oval, tennis, entries, and play space.
    - Consider addition amenities with shelters, BBQs etc.
  - Expand park uses & improve
    - 7a New playground (type TBC)
    - 7b Tan-circuit & scooter path
    - 7c Fitness stations
    - 7d Small seating areas
  - Improve overall amenity
    - 8a Seating
    - 8b High quality planting
    - 8c Screening planting
    - 8d Grasses areas
  - Remove vehicle parking from park & relocate to street
    - 9a New parking
    - 9b Maintenance / Pavilion access (shared path with bollards)
  - Generally
    - Remove fences
    - Remove vehicle access
    - Remove hidden access
    - Improve amenity
    - Provide new infrastructure
    - Improve planting design and quality according for community desires
  - Main gateways into Reserve
  - High value trees

Figure 9. Opportunities diagram