

Beveridge Williams



## **Epping Recreation Reserve**

### **Master Plan Report**

July 2018

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**Client: City of Whittlesea**

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## 1 INTRODUCTION

Beveridge Williams were engaged by the City of Whittlesea in 2017 to prepare a master plan for the Epping Recreation Reserve, Epping. The aim of the master plan was to address the issue of aged sports and informal public open space infrastructure, with consideration of public access, visibility, connection to adjacent properties and interconnectivity between multiple recreation facilities.

Phase One of the project focused on site investigations and research relating to the existing conditions of the reserve and an appreciation of the issues and opportunities concerning its current usage. This resulted in the preparation of a background report comprising a review of all relevant literature and background information gathered from the following sources:

- Background documents including Council strategies, development guidelines, heritage documents, previous master plans, facility audits, feature/level survey and tree survey;
- Surrounding strategic plans, including O'Herns Road, Findon Road, Epping Road and High Street Functional Layout Plans (VicRoads, February 2017), O'Herns Road Intersection Concept Design (Spiire) and NWP Projects Summary;
- Feedback from key stakeholders including Council's Project Working Group, Football Club, Cricket Club, Tennis Club, NFNL and club membership numbers;
- Site observations, summarised in a series of analysis plans.

Phase Two of the project comprised the development of two concept plans which demonstrated options for the Epping Recreation Reserve with reference to access, connectivity and parkland circulation considering the background information, consultation feedback and opportunities identified in Phase 1. These options were reviewed by Council staff to provide direction on the development of a preferred plan, which was then subject to a further traffic and arboricultural assessment. Following this, the preferred concept plan was provided to Council for exhibition to the community for comment and feedback.

Council staff managed the consultation with the sporting clubs, residents and other key stakeholders.

## 2 MASTER PLAN

The final master plan was developed considering the feedback from the community following the exhibition of the preferred concept plan.

This master plan (Appendix A) will guide the future use and development of the Epping Recreation Reserve to ensure that it continues to function as a high-quality sports precinct with enhanced spectator and parkland amenities to accommodate the local community.

The following written rationale describes the proposed provision of features and facilities, including the location of areas for active and passive recreation and specific treatments such as paths and paving, entry treatments, furniture and tree planting.

There are a number of concurrent VicRoad's projects effecting the surrounding road network. Council is supporting VicRoads in the future duplication of High Street and is advocating for consideration of appropriate access into the Reserve as part of the upgrade.

### Oval upgrades

- The redevelopment of Oval 1 and its immediate surrounds is being concurrently undertaken by Council. The master plan reflects the design direction of these improvements, including:
  - Lighting, drainage and centre wicket upgrades to the oval
  - Review of the coaches' boxes to the west of the oval
  - Provision of a 2.5m wide shared path around the perimeter of the oval, taking into account the proposed light towers, existing established trees and regrading of the existing mound area to the north to ensure accessibility, increased surveillance and usability of the space
  - Renewal of the forecourt area directly fronting the pavilion to a consistent surface level in line with the pavilion area upgrades outlined below
- Minor upgrades to Oval 2 including:
  - New scoreboard to the north west of the oval. This is to be an electronic, non-video scoreboard.
  - Review of the coaches' boxes to the east of the oval

### Additional sporting facility upgrades

- Redevelopment of the two existing public tennis courts to provide two new concrete tennis courts to the north east of Oval 1.
- A new dual purpose netball/basketball court is proposed on the east side of Oval 1. This will provide an additional sporting facility for the local residents and help activate this corner of the site.
- Redevelopment of the cricket practice nets to the north of the pavilion to include two additional nets (five in total) with suitable run up distances.
- A new fitness circuit has also been incorporated into the master plan. This will include a number of fitness stations positioned throughout the reserve. It is also intended to have a new fitness area, located in the vicinity of the old playground and Elm trees, north of the existing tennis courts.

### Pavilion area upgrade

- Expansion of the pavilion forecourt to include a central plaza to the north with spectator seating, shelters to both ovals, picnic/barbeque facilities, feature paving and improved landscape amenity. This paving will also extend to the south of the pavilion to accommodate additional spectator seating and direct access to the proposed DDA accessible parking bays.

- Potential future upgrade of the pavilion building, to be investigated as part of future Capital works to allow for better spectator and club facilities, potential shared uses and improved female change facilities.
- With the formalising of the roads and car parks, refer below, the plaza space can be extended to the rear of the existing pavilion. This will provide the clubs with greater hardstand area, for storage and deliveries.

#### Additional building upgrades

- Upgrade of the public toilet facility to the south of the pavilion to provide DDA access
- Upgrade of the gatekeeper's box to the west of the main entry point

#### Existing vegetation

- Protection of existing trees within the reserve, with priority given to those of high retention value, including some locally significant River Red Gums and historical English Elm trees
- Retention of existing vegetation patches and scattered trees to the north, west and south of Oval 2 and within the road reserve, which provide an established landscape character and high environmental and habitat values
- Provision of a landscape buffer fronting the Epping Cemetery, enhancing the existing native vegetation within and around the cemetery which is of significant conservation value

#### Vehicular circulation and car parking

- Designation of the eastern entry along Park Street as the main vehicle access point, with secondary and maintenance access at the corner of Park Street and Duffy Street
- While the existing pedestrian access from High Street is to be retained, the design of this areas will need to be considered in conjunction with the proposed new fitness area. Redesign of the High Street entrance to the east to be pedestrian only and link into the shared path network, protecting and enhancing the existing brick and ironwork entry feature
- Redevelopment of the overall vehicular circulation network within the reserve to provide safe and legible access delineated from pedestrian movement, protection of existing significant trees, accommodation of bus access, emergency access to ovals and provision of a gate to limit vehicle access to Oval 2 when desired
- The roundabout and road configuration shown in the master plan will allow for a service vehicle (garbage truck) to completely turn around. Large coaches (buses) will still be able to enter through the main entrance, but they will need to exit through the gate at Duffy Street. A number of configurations of the roundabout have been tested and this one provides the best access for vehicles, proximity to the main pavilion, maximises tree retention and pedestrian safety.
- Consolidation of car parking areas with formalised parking to the south of each oval (either side of goals) and the provision of bus drop off and DDA accessible parking spaces to the south of the pavilion
- Formalisation of indented external car parking along Park Street
- Extension and formalisation of the tennis club car park
- Provision of a gate off the parking area south of Oval 2 to provide access to the grassed open space area for overflow parking when required
- Provision of four disabled car parks has been provided.
- The water sensitive urban design feature should be implemented as part of the car park design and construction.

## Pedestrian and bicycle circulation

- Establishment of a shared path network to connect key pedestrian access points and facilities, incorporating the north-south link proposed in Council's Bicycle Plan, access around the ovals and a direct connection to the existing shared path along High Street
- Provision of additional secondary pedestrian paths to ensure safe access to all facilities, separated from vehicular movement
- Provision of designated pedestrian crossings where required
- Creation of a fitness circuit around the reserve, with equipment stations located at key points around the shared path network
- Consideration of lighting along the shared path network

## Visitor facilities

- Upgraded playground to the south of the pavilion with integrated shelter and picnic facilities. Play opportunities will consider younger children as well as middle years (8 to 12 years) and adolescents (13 to 17 years)
- Provision of seating around the reserve to accommodate spectators, the elderly or those with young children, including the areas around the pavilion, playground, oval perimeters, club tennis courts and dual-purpose tennis/netball courts
- Some of the existing mounding will be retained to the north of Oval No.1 to allow spectators to watch games.
- New shelters will be provided within the plaza area to the north of the existing pavilion. There will also be new shelters at Oval 2, netball courts and the new playground area
- Provision of additional park furniture including picnic tables, barbecues, drinking fountains and public bins at key locations
- Incorporation of wayfinding signage to link key facilities, particularly along the shared path network
- Provision of shade structures and additional canopy trees around ovals, tennis courts, dual-purpose courts, pavilion, playground/picnic facilities and car parking areas to provide enhanced landscape amenity and spectator/visitor comfort
- Regrading of the mounded area to the north of Oval 1 to provide enhanced spectator opportunities and landscape amenity
- Integration of water sensitive urban design opportunities, including a designated WSUD area to the south of Oval 2 to provide landscape amenity and address drainage issues, along with garden beds to car parking areas to collect road and building runoff

## Fencing

- Establishment of new vehicle exclusion fencing adjacent to roads and car parking areas to improve safety and ensure delineation from pedestrian only zones such as the central plaza and playground area
- Following on from the consultation, there was a general consensus to maintain perimeter fencing. The fencing is to be retained with further investigations into the longevity.

## Lighting

Further investigations are being carried out on the provision of additional lighting on Park Street which can be conducted as part of future capital works program.

### 3 IMPLEMENTATION

Table 1 provides for a guide as to the priority for the major works items.

*Table 1 – Indicative priority of works*

	Item	Priority Rating
<b>OVAL 1 and TENNIS</b>	New access road and car park around Oval 1 including roundabout	High (2-5years)
	New access road and car park around adjacent to existing tennis club	High (2-5years)
	Upgrade cricket nets	High (1-2years)
	Plaza area around existing pavilion - paving shelters, planting and furniture	High (1-2years)
	Regrade mounding around the northern half of oval	High (1-2years)
	New public use tennis courts	Medium (2-5 years)
	New dual basketball/netball court	Medium (2-5 years)
	Footpaths around existing and proposed tennis facilities	Medium (2-5 years)
	New playground	Medium (2-5 years)
	Upgrade of gate keepers box	Medium (2-5 years)
	New north south path connection	Medium (2-5 years)
	Fitness circuit	Medium (2-5 years)
	Upgrade vehicle exclusion fencing	Medium (2-5 years)
	Regrade mounding around the northern half of oval	Medium (2-5 years)
	Refurbishment of Oval 1	Concurrent Project
New lighting and drainage	Concurrent Project	
2.5m wide shared path around the perimeter	Concurrent Project	
<b>OVAL 2</b>	New access road and car park to the south of oval from roundabout and WSUD	Medium (2-5 years)
	New shelter and furniture	Low (5-7 years)
	New scoreboard to north west corner of oval	Low (5-7 years)
	Coaches boxes	Low (5-7 years)
	Upgrade vehicle exclusion fencing	Low (5-7 years)
Upgrade of toilet block		
<b>OTHER WORKS</b>		
	Park Street Parking	Low (5-7 years)
	Landscape buffer to cemetery	Low (5-7 years)
	New fitness station near multiuse court and shelter	Low (5-7 years)
	Gravel paths	Low (5-7 years)
Water sensitive urban design area	Low (5-7 years)	



## 4 CONCLUSION

The master plan provides a framework for the redevelopment of Epping Recreation Reserve, which will be integrated with the upgrade of the main oval in line with Council's concurrent project. It considers the issues of land use, circulation, landscape and amenity values in line with the objectives described in the project brief as follows:

- Identification of parkland interface treatments with consideration of fencing types, drainage, erosion control, maintenance access, weed removal, trail bike exclusion and fire prevention and management;
- Identification and preliminary design of major and minor entry/activity nodes including proposed land use, associated access roads, visitor parking for cars and buses, shelters, amenities, utility services and signage;
- Identification of all ability access, walking trails, pathway types and ensure linkages are maintained and enhanced;
- Identification of maintenance and emergency access points for park users and maintenance vehicles;
- Identification of signage in line with Council's signage strategy;
- Identification of options for future water sensitive urban design (WSUD);
- Review of the spatial arrangement of the reserve assets to ensure maximum use for community events and public use, identifying how the public currently use the open space against how it could potentially be used;
- Establish a surface materials and planting palette;
- Ensure designs are environmentally sustainable.

Implementation of the master plan will create a functional and attractive precinct that provides recreational and community facilities for the region as well as a local parkland for the neighbourhood. It will allow for safer pedestrian and vehicular access, establishing an integrated and accessible destination within Epping and the broader Whittlesea region.

**APPENDIX A. Master Plan**

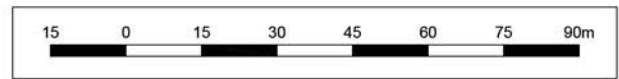




### LEGEND

- Site Boundary
- Buildings
- Football / Cricket Ovals
- Tennis Club Courts
- Dual Purpose Public Tennis Courts / Netball Practice Courts
- Cricket Practice Nets
- Playground
- Paved Plaza
- Proposed WSUD Area
- Grassed Area
- 2.5m Wide Shared Path
- 1.5m Footpath
- Gravel Path
- Sealed Vehicular Access
- Service Area
- Shelter
- Barbeque
- Picnic Table
- Seating
- Existing Trees
- Existing Trees with High Retention Value
- Tree Protection Zones
- Trees to be removed due to Poor Quality and/or Low Retention Value
- Proposed Avenue Trees
- Proposed Tree Groves
- Proposed Scattered Trees
- Existing Garden Bed
- Proposed Garden Bed
- Existing Contours (0.2m Interval)
- Existing Sports Lighting
- Fitness Station
- Proposed Vehicle Exclusion Fencing

- #### PARKING NUMBERS
- 286 standard car parking spaces (including Park Street and Tennis Club)
  - 4 disabled car parking spaces
  - 1 bus bay



Concept Plan  
Epping Recreation Reserve  
City of Whittlesea

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Version	Date	Description
5	1/12/18	Amendments as per public comments
4	21/7/18	Updated Preferred Concept Plan
3	20/3/18	Preferred Concept Plan for consultation
2	1/2/18	Amendments as per initial Council comments
1	2/2/18	Initial Issue

Drawn By: OH  
Checked By: GC  
Drawing Ref: 1701811\_CP01  
Sheet: 1 of 1  
Version No: 05  
Date: 09.05.2018  
Scale (A1): 1:750  
(A3): 1:1500

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**APPENDIX B. Materials and Finishes Palette**



*Park Furniture*



*Park Shelters (Landmark Pro Longreach)*



*Bench Seats (Furphy Foundry Civic Suite)*



*Picnic Tables (Furphy Foundry Civic Suite)*



*Barbeque (Furphy Foundry Evolve Double)*

*Playground & Fitness Equipment*



*Play Area Example Images (Adventure Plus)*



*Fitness Station Example Images*

*Plaza Area*



*Spectator Seating Options*



*Dual Netball and Tennis Courts*



*Waterview Recreation Reserve, Mernda*

*Carpark Areas*



*Waterview Recreation Reserve, Mernda*



APPENDIX C. Perspective Images



Oval 1 Precinct



*New access road, plaza and play space*



*New plaza around the pavilion*



*New plaza around the pavilion, shelter and cricket nets*



*Alternate view of the new plaza area, shelter and cricket nets*



*Tennis Precinct*



*View from Oval 1 of new dual purpose court and fitness station*



*Alternate view of new dual purpose court and fitness station*



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