

City of Monash – Mount Waverley Reserve Master Plan- Consultation Record

The following document provides a record of key consultation activities undertaken during the development of the Mount Waverley Reserve Master Plan, 2021.

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1. Draft Report Public Exhibition

Council approved Public Exhibition of the Draft Masterplan at the Council meeting on 27th July 2021. The Draft Masterplan was made available for review and feedback until Friday 3rd September 2021. The following section provides a summary of feedback received and subsequent changes to the Final Masterplan.

Council Website / Community Survey:

The Draft Masterplan was made available for review on Council’s *Shape Monash* consultation platform. In addition to broad promotion of the Shape Monash site through Council’s usual processes, a direct email was distributed to 320 people who had previously registered for consultations on open space/sport/recreation projects or the Mount Waverley Reserve Masterplan project specifically. Records indicate that approximately half of those that registered for direct emails opened the email and 66 clicked on the link to the project information.

Shape Monash analytics of the Mount Waverley Reserve Masterplan link identified over 1,200 Visits to the site, representing 871 unique Visitors and 302 Contributions, which resulted in 11 completed feedback surveys from the website. Noting the limitations of the small sample size (i.e. #11 responses), the survey results are highlighted below. The survey feedback focused on three key questions:

Do you support the directions and planned improvements outlined in the draft Masterplan?

- On a scale of 1-5 with one being the highest, six of the eleven responses (i.e. 55%) fully supported the proposed directions. The weighted average score was 2 out of 5, indicating a very high level of support. Only one response gave a rating of 5, or no support for the Masterplan.

What do you like most about the draft Masterplan?

Respondents were asked to “Rank the elements that are most important to you”:

Rank:	Description:
1	Package 4: Play space destination and supporting elements
2	Package 2: Oval and LED sports lighting upgrades
3	Package 6: Community activity hub
4	Package 1: Preliminary planning & design & Package 3: Main Pavilion Upgrade
5	Package 5: Tennis club relocation (including new cricket nets)

Are there any elements of the draft Masterplan that do you not like?

- Three elements of the Masterplan were highlighted as ‘not being liked’. Specifically, one individual response did not like *Package 6 Community activity hub*, and one response was opposed to removing the asphalt public tennis court.
- Eight individual responses (80%) indicated that they did not like *Package 5: Tennis club relocation (including new cricket nets)*.

Other comments?

The majority of ‘other comments’ reflected opposition to the proposed relocation of the Mount Waverley Tennis Club to an alternative venue, particularly without a clear plan or agreement for where the club is to be relocated. A sample of ‘other comments’ included:

- Overall really supportive of any upgrade for our local community.
- I believe the plan will enhance the area and provide improved and additional recreation opportunities for the community.
- There is only a single mention (that I can find) relating to the usage of the reserve as a space for off-lead dog activities (and this is just to acknowledge that it is an existing use). As it is the only fenced area for a large radius, and there were 79 respondents saying that they use the facility for this, I would expect at least acknowledgement that this will be able to continue.
- Please reconsider and put in a full public access tennis court.

Public Submissions:

Source	Summary Comment / Feedback	Implications / Recommended changes to Final Masterplan
Waverley Community Learning Centre (WCLC)	<ul style="list-style-type: none"> • The Committee of Governance of Waverley Community Learning Centre congratulate Council on the detailed and impressive plan considering the space constraints imposed by the size of the available land. • The WCLC supports the Mount Waverley Reserve Master Plan. • WCLC would like to be further engaged as part of the detailed design process for proposed Package 5 works, including car parking, bus/coach access and parking restrictions (3-hour limit along eastern side of reserve). 	<ul style="list-style-type: none"> • Support noted. • No change required.
Resident	<ul style="list-style-type: none"> • I found repeated uses of the term 'female friendly facilities' and 'female participation', at least 10 occurrences. The language is using the binary male/female and may exclude people who identify as non-binary or people who identify as trans. • The language gives the impression that 'females' are being given some special consideration instead of simply having equal access to facilities. • I would think the term 'all-gender' can be substituted in several places in the document to be truly inclusive. 	<ul style="list-style-type: none"> • The term ‘female-friendly facilities’ is the language for facility upgrades to address the historical disadvantage for women in sport and ensure the change room facilities are accessible for all genders. This language is consistent with relevant State Government terminology such as in the Female Facilities Sport infrastructure Guidelines, noting that the State Government has fully funded the development of this Masterplan. • The Master Plan language will be reviewed to use the term ‘all genders’ where possible in the document to be more inclusive.
Matt Fregon M.P. State Member of Parliament for	<ul style="list-style-type: none"> • I thank council for their work in constructively working with our community to develop a vision for the reserve and the thousands of people who use the reserve each year. 	<ul style="list-style-type: none"> • Support noted. • No change required.

Source	Summary Comment / Feedback	Implications / Recommended changes to Final Masterplan
<p>Mount Waverley District</p>	<ul style="list-style-type: none"> • Acknowledge the interests of the three clubs who use this reserve (in addition to the community) — the Waverley Blues Football Netball Club, the Mount Waverley Cricket Club and the Mount Waverley Tennis Club. • I have been informed that our clubs have again submitted feedback for your consideration and look forward to seeing the final masterplan once all consultation has been carried out and council has followed its processes. Again, I thank you for your ongoing dedication to the sporting facilities in our community that are loved by so many. 	
<p>Joint submission by:</p> <ul style="list-style-type: none"> • Mount Waverley Cricket Club • Mount Waverley Tennis Club • Waverley Blues Football and Netball Club 	<ul style="list-style-type: none"> • The clubs submitted a detailed (70+ page) submission outlining concerns with the proposed directions and draft master plan report. Key extracts from the submission are noted below. • The draft report does not address the requirements of the tenant clubs because of the following shortcomings in recommendations. These are <ol style="list-style-type: none"> 1. Lack of a viable option for the Mount Waverley Tennis Club 2. Lack of training facilities for the Mount Waverley Cricket Club 3. Upgrade to oval to include 150 lux lights and oval extension 4. Lack of detail around the pavilion redevelopment • The submission requests consideration of the following suggested changes: • Package 2: Oval Upgrades <ul style="list-style-type: none"> ○ Increased winter carrying capacity of the oval from 15 to 25 hours (with enhanced maintenance). ○ Increase of the oval length to the AFL Preferred length of 165m. We recognise widening is not possible. ○ Increase to competition lighting of 150 Lux, which provides equality for female football by allowing for 4 senior games to be played on Saturday's during winter. • Package 3: Main Pavilion Upgrade <ul style="list-style-type: none"> ○ Recognise and service the additional users that must be catered for due to the multi-oval nature of how the clubs operate, which use it as a "home base" for two class B grounds and up to 4 class C grounds. ○ Deliver a contemporary standard facility that meets the community expectations for female football and cricket. 	<p>The club submission raises several requests that fall outside the scope of the current project. Specifically use, development or management of other Council reserves, particularly for tennis relocation and cricket use. Council officers will continue to work with Clubs to accommodate usage requirements at other reserves. However, this work will occur independent of the current Master Plan project.</p> <p>Furthermore, the club submission raises requests for infrastructure provision standards, scale and scope that fall outside current Council planning frameworks and policy entitlements. These have been clearly outlined in the draft report and background material. The draft Master Plan has been developed consistent with Council policy requirements, particularly the Active Reserves Facility Hierarchy, Monash Cricket Wicket Policy and Monash Tennis Plan to name a few. No changes to the Master Plan will be made that fall outside current policy guidelines for infrastructure provision entitlements.</p> <p>However, Council's policy frameworks do allow consideration of additional infrastructure provision (i.e. size, scope, scale) if any such improvements are fully funded by tenant clubs – acknowledging that such provision is considered above/beyond core requirements for community participation or use.</p> <p>The Master Plan will therefore reflect Council's policy basis, including core levels of</p>

Source	Summary Comment / Feedback	Implications / Recommended changes to Final Masterplan
	<ul style="list-style-type: none"> ○ Recognise that both sports frequently conduct back-to-back games, with a mix of male and female games, meaning changeroom /pavilion facilities need to cater for the crossover of teams and genders. This means 4 change rooms. ○ Deliver a 200m2 social space that consolidates the multi-oval “social space” at Mount Waverley Reserve. The 100m2 social space that Pinewood is entitled to, should be incorporated here Reserve instead. ● Package 5: Tennis Club Relocations <ul style="list-style-type: none"> ○ A viable option for the Tennis club: ○ With potential relocation options identified by the Council and a timeline of how they will achieve this. Merger is NOT our preferred option for the many reasons outlined regarding compliance of existing council courts, ○ Should a merger and relocation be the only option for MWTC, the re-location needs to be within Mount Waverley with new site having excellent access to Public Transport (as is currently available at Mount Waverley Reserve). A minimum of 8 fully compliant courts to accommodate the diversity in tennis with the use of multi surfaces (en-toucas and hard courts) to cater for a diverse range of members including older adults and wheelchair tennis members. ○ A budget commitment to facilitate the relocation ○ If MWTC is relocated, then a full-sized tennis hard court should be retained (not just a hitting wall) and be maintained by Council to provide access to tennis at the reserve – as has been the case at Mount Waverley Reserve for nearly 100 years. ● Package 5: Cricket Club Training Facilities Tennis Club Relocations <ul style="list-style-type: none"> ○ The MWCC need to increase training capacity in the short term. The cricket nets need to provide: <ul style="list-style-type: none"> ○ 5 synthetic pitches ○ New turf square with capacity for 8 pitches ○ A commitment to provide the cricket club with access to additional training net facilities at alternative venues through: ○ The addition of training nets at Pinewood Reserve; and 	<p>infrastructure provision, however, allow potential scope (i.e. space) for additional infrastructure provision where possible having regard to spatial constraints, functionality etc., to allow possible development of additional infrastructure if fully funded by clubs – this specifically relates to Cricket Net provision and Pavilion facilities.</p> <p>Noting the above commentary, the following response is provided to requested changes to each Package of works:</p> <ul style="list-style-type: none"> ● Package 2: Oval Upgrades <ul style="list-style-type: none"> ○ Oval maintenance and service levels are consistent with Council Open Space classification / hierarchy. The effectiveness of current service levels can be monitored operationally, however no change required to the Master Plan. ○ The current oval size falls within AFL guidelines, lengthening is not supported given site spatial constraints. No change to Master Plan. ○ Council policy supports Training standard lighting. No change to Master Plan. ● Package 3: Main Pavilion Upgrade <ul style="list-style-type: none"> ○ Proposed Pavilion modifications and sizes are consistent with Council’s Active Reserves Facility Hierarchy. The location of the pavilion allows physical space for possible further expansion if funded by Clubs. No change to the Master Plan. ● Package 5: Tennis Club Relocation <ul style="list-style-type: none"> ○ Determining future relocation options for tennis are not part of the scope of this project. Council will continue to work with the Club outside the scope of the current Master Plan. ○ Relocation is consistent with the Monash Tennis Plan. Courts are currently non-compliant. ○ The final Master Plan will explore options for retention of a single full-size public tennis court for ongoing informal community use.

Source	Summary Comment / Feedback	Implications / Recommended changes to Final Masterplan
	<ul style="list-style-type: none"> ○ An additional license (or equivalent arrangement) at a suitable alternative ground/s that will provide secure access to additional training and playing facilities (including pavilion access) to accommodate the existing level of demand and mitigate the capacity issues at Mount Waverley Reserve. ● Package 6: Community Activity Hub <ul style="list-style-type: none"> ○ Additional car parking or a least no-reduction in car parking. 	<ul style="list-style-type: none"> ● Package 5: Cricket Club Training Facilities <ul style="list-style-type: none"> ○ Proposed training net provision is consistent with Council’s Active Reserves Facility Hierarchy, Monash Cricket Wicket Policy and CA Infrastructure Guidelines for sub-district cricket. No change to Master Plan. ○ NB: The proposed location of cricket nets will be reviewed in order to potentially undertake net improvements and active recreation zone improvements independent of tennis club relocation (as well as ensure space for possible expansion if funded by Clubs). ● Package 6: Community Activity Hub <ul style="list-style-type: none"> ○ Car parking provision will be reviewed in light of potential layout changes outlined above (i.e. cricket net location). ○ A minimum of 50 sealed car parking spaces will be retained in line with Council policy.

Tenant Clubs Meeting

Council facilitated a meeting with tenant clubs at 3pm on Friday 27 August 2022. Whilst the project consultants were not in attendance, notes from the meeting have been provided as per below.

Attendees:

Stephen Pewtress (SP) – Waverley Blues FC

David Grossman (DG) – Mount Waverley CC

Rebecca Wolf (RW) & Sam Sampanthar (SS)- Mount Waverley Tennis Club

Andi Diamond (AD)- CEO

Russell Hopkins – Director Community Services

Tony Oulton – Manager Active Monash

Jackie Grieve – Strategic Leisure Planner

Meeting Notes:

1. AD – Welcomed everyone to the meeting.
2. SP restated clubs' position in regard to the draft masterplan i.e. clubs are disappointed that the draft masterplan does not effectively respond to all the issues currently facing the clubs and they wanted to meet with officers and test the constraints before finalising their submission e.g. more practice turf wickets for cricket, more certainty for tennis and better back-up practice facilities (secondary sites) for cricket
3. Football club also seeking – 10m ground extension to fall in-line with AFL standard, 150 lux floodlights, increased social and spectator space.
4. It was noted that community submissions/feedback on the draft masterplan closes on **3 Sept** and the clubs are preparing a detailed joint submission for Council consideration.
5. It was noted that clubs acknowledge constraints and planning framework (i.e. Monash Tennis Plan) that has led to the assessment that club tennis is not sustainable at the site and want a guarantee that the tennis club will get a Council-supported transition and would like to see a solution for the future of the tennis club delivered as part of the masterplan.
6. AD commended clubs on their advocacy for their members and working collaboratively. It was noted that ultimately Councillors will have the final say regarding the masterplan and that officers will continue to ensure the clubs' feedback is heard and submission in response to the draft is considered, along with broader community feedback, in the preparation of a final masterplan to presented to Council for consideration and/or endorsement.
7. AD advised that the club feedback received prior to this meeting has been captured in the report to Council and asked the clubs to consider making a submission on how the site can be made more workable.

8. TO advised that Council is constrained in regard to the number and available of other sites for cricket and in terms of capacity to fund all of the works given other capital works priorities across the city.
9. AD noted that if officers can accommodate the clubs' needs, we will endeavour to do so, and suggested clubs continue to lobby Councillors and submit questions (ahead of time) for consideration in the Chambers when the final masterplan is presented to Council for consideration and response.
10. Tennis club queried whether officers has considered the 3-club model (i.e. sports club model) and whether this model would exempt the club from needing to align with the recommendations in the Monash Tennis Plan. TO responded that the Tennis Plan was developed with input from all tennis clubs in Monash who collectively supported a min. of 6 courts for sustainable tennis courts and for Council to look for opportunities to consolidate clubs into bigger and better tennis facilities to reduce the asset renewal burden on Council and the community.
11. JG advised there also other community demands on the reserve that need to be considered in the final masterplan e.g. active recreation as identified in the Draft Active recreation Opportunities Strategy to be presented to Council on 31 August for approval to be publicly exhibited.
12. JG advised, subject to the amount of community submissions received on the draft, and the potential extent of changes (reasonable and feasible changes) to made to the draft based upon the review of community and club feedback, that a final masterplan will likely be considered by Council at the November or December Council meetings.
13. Club representatives thanked for making the time to provide their considered feedback to officers on the draft masterplan. Officers look forward to receiving their submission.

Meeting Closed.

Summary of proposed changes

The following changes to the initial draft Master Plan have been included in the Final Master Plan based on feedback received:

- The Master Plan language will be reviewed to use the term 'all genders' where possible in the document to be more inclusive (i.e. as opposed to 'female friendly').
- Acknowledge that ongoing use of the main oval for dog-off lead exercise will continue to be permitted.
- Package 4: Main Pavilion Upgrade – identify buffer space/footprint for possible further expansion of the pavilion (i.e. if funded by Clubs).
- Inclusion of a single full-size public tennis court for ongoing informal community use as part of the Active Recreation Hub.
- Relocate cricket nets to area formerly occupied by the asphalt tennis court (as requested by clubs) to allow net redevelopment independent of the tennis club relocation, as well as providing space for possible additional nets/pitches if funded by club.
- Car parking provision will be reviewed in light of potential layout changes outlined above (i.e. cricket net location).
- Updated Implementation Plan including updated packages of works (based on changes outlined above) and cost estimates based on changes outlined above and QS Cost Plan A.

2. Community Drop-In Session

An *informal* community drop-in session was conducted on-site on Saturday 27th March, 9am-11am, to present/display preliminary opportunities for master plan based on the research and consultation findings to date.

The drop-in session was manned by:

- Jackie Grieve – Strategic Leisure Planner
- Alexa Lloyd – Acting Recreation Project Officer
- Jayson Moran – Consultant (Insight Leisure Planning)
- Tim Fitzgerald - Consultant (Frisby Fitzgerald Landscape Architects)

Images from the ISP Options Analysis were mounted on whiteboards for discussion including:

- p. 52 – section 3.01 Strategic Site Opportunities
- p. 61 – section 3.03 Function Design Options Analysis
- p. 63 – section 4.01 Preferred Functional Design Option

A ‘Blast’ cricket training session (Mount Waverley Cricket Club) was being conducted at the same time as the drop-in session and several parents came a spoke to officers/consultants.

Approximate 12 residents/park users attended the drop-in session. A summary of key comments or notes are provided below.

Key reasons for using the reserve:

- Blast cricket participants.
- Kids played football at the reserve.
- Kids play cricket at the reserve.
- Cricket club members/committee member.
- Fitness.
- Walking/running.
- Dog walking.

What do you like about the reserve?

- Green open space.
- Fenced oval to walk dog.
- Tennis wall and basketball hoop.
- Trees and birdlife.

What could be improved at the reserve?

- Fencing the playspace blocks/restricts access.
- Prevent cars from parking too close to the T intersection (Charles St/St Albans Rd).
- Pine trees (on Melb Water land) drop lots of needles and would like these replaced with native trees.
- Too dark to exercise at night.
- Public toilets not open/locked on days when sport activities are not in progress (when public toilets are locked people urinate behind the sheds housing the electric rollers etc.).

- Old scoreboard is not used - redundant and could be removed.
- Nothing I like the reserve the way it is.
- Recreational playing surfaces e.g. full basketball court/tennis wall etc.
- Trees for shade.

Suggested Ideas/Improvements for the reserve include:

- Supportive of ideas presented to improve informal recreation zones including BBQ.
- Basketball facilities e.g. improved surfaces and space for basketball e.g. possibly full court.
- Double storey pavilion with upstairs multi-purpose/community space e.g. Alexandra Park Mornington, Heathmont Ausco Modular Pavilion, Dales park Pavilion (netball) Warrigal Rd.
- New and expanded cricket nets – including fully enclosed synthetic practice wickets (i.e. no gravel apron/surrounds). The nets need to be relocated as they are in shade under tree canopy and trees roots suck up water and turf wickets are too difficult to maintain in this location.
- Viewing embankments and better amenities for spectators e.g. undercover viewing in front of pavilion.
- Walking trail around the oval/reserve.
- Public access to cricket nets.
- Dog poo bag dispensers.
- Public lighting for recreational use.
- Open air cinema.
- Picnic facilities and BBQs x2 (e.g. between pavilion and playground).
- More water taps, especially near the playground.
- Bouldering wall/flying fox in the playspace.
- More native trees to support fauna and bird life.



Photos from on-site drop-in session.

3. Club Meeting: Draft ISP & Options Analysis

The following notes are from the meeting held with clubs (via Teams) on Wednesday, 10th March, 2021. Jayson Moran from Insight Leisure Planning presented extracts from Background Report and ISP document to the meeting. Copies of slides are available in the appendices. General discussion ensued.

Attendees:

- Mount Waverley Cricket Club - David Grossman
- Mount Waverley Football Netball Club - Stephen Pewtress
- City of Monash – Chris McEwan & Belinda Griffiths (Apology: Jackie Grieve)
- Insight Leisure Planning – Jayson Moran
- Absent: Mount Waverley Tennis Club, Waverley Community Learning Centre

General Comments:

- Representatives acknowledge the extensive background research and material covered to date.
- The group was updated regarding the status of Tennis within the municipality and at the reserve. It was noted that it is recommended that the Mount Waverley Tennis Club relocate to another site to support long-term club sustainability. This changes initial assumptions regarding future use and infrastructure requirements at the reserve.
- Council's Strategic Planning and Policy framework influencing the reserve was highlighted.
- Current and growing sport participation demand was acknowledged, including limitations on access to adequate training facilities to support football and cricket. Clubs acknowledge that this needs to be balanced against the carrying capacity and limitations at the reserve. This reinforces a reliance on access to adequate training facilities at alternative sites. Clubs requested further assistance from Council on this matter, particularly cricket nets.
- Representatives expressed understanding of the strategic planning framework and general support for the rationale and options presented, including suggested improvements for informal community use of the reserve. However, the representatives expressed overall disappointment with the options, notably the following fundamental areas of concern:
 - The plan does little to elevate the standard or capacity of facilities.
 - Preference for the pavilion to be demolished and a new contemporary facility developed. Groups acknowledge that this may be beyond 'policy guidelines/standards' however believe it is warranted given high levels of use, costs associated with renovating the existing facility (for limited benefit), raising the 'status' of facilities at the reserve, creating a more contemporary community facility. Options for a double-storey facility should be considered -for viewing and community facilities (meetings/conference/social space).
 - Clubs believe they have strong political support and capacity to attract external funding. Their vision is for a facility that is beyond current policy guidelines.
 - Additional cricket training nets are required at Mount Waverley Reserve (in addition to possible alternative training venues).
 - Consideration should be given to match standard oval lighting and improving the playing surface where required.

Summary:

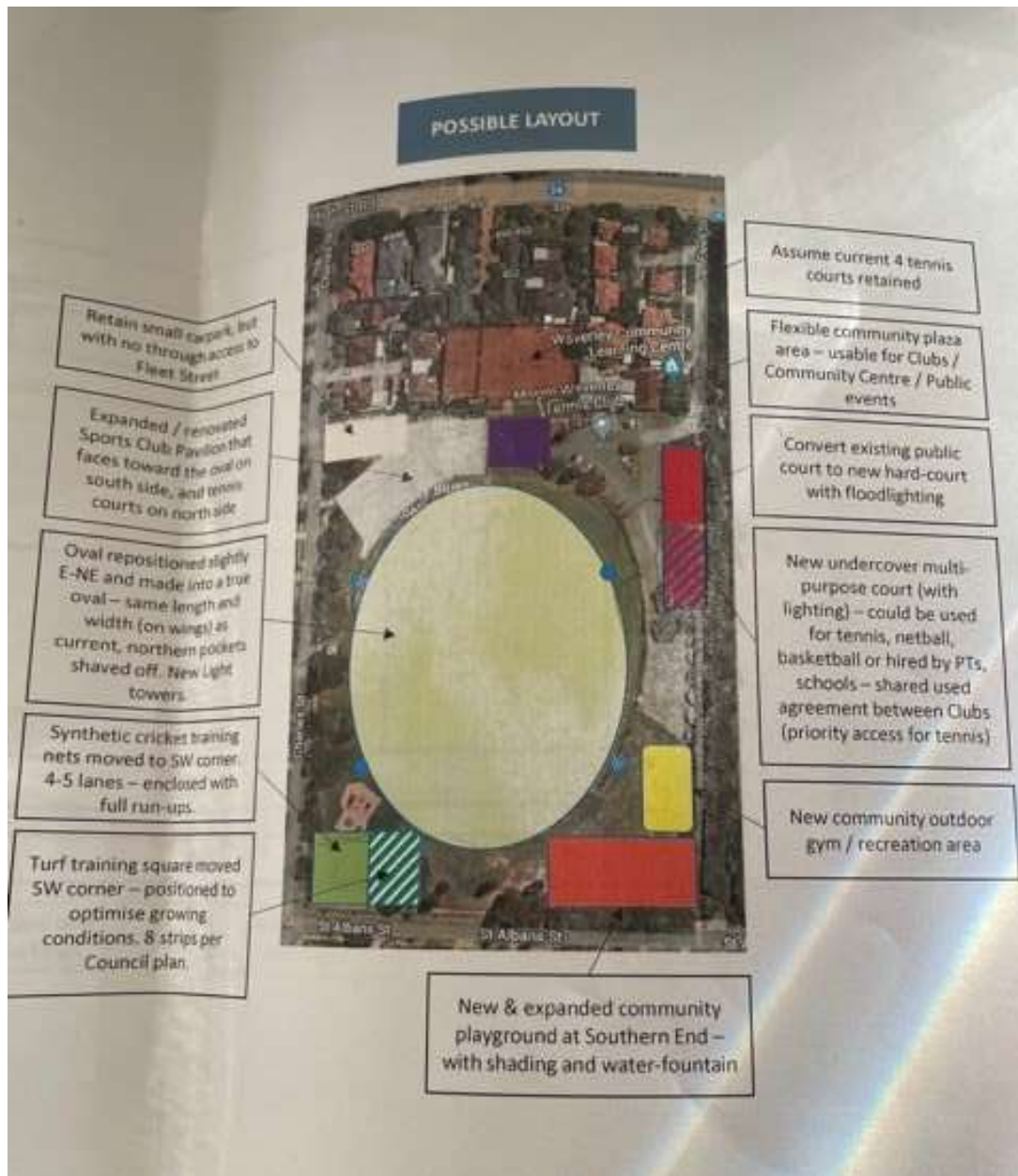
- The existing pavilion facilities were designed (i.e. size and spatial components) to service a single oval venue. For the most part, facility components are comparable to recommended guidelines (both Council and AFL Vic) for venues at similar reserves (i.e. hierarchy). Notwithstanding, modifications are required to address contemporary standards, including female friendly facilities.
- The oval is already being used beyond the recommended turf carrying capacity. High levels of use and growing demand can be expected to continue. This will require a high level of maintenance intervention and proactive management. There are no options to provide an additional playing field/oval – the reserve will always be a single-oval venue.
- Clubs also express a desire for improved functionality within the pavilion as well as a larger social/community spaces to support community gatherings. It was noted that a significantly larger new pavilion on this site presents the following risks:
 - Increasing pressure on turf carrying capacity.
 - Potential impact on neighbouring residents.
 - Precedent setting (i.e. level of development beyond Council policy framework).
- Clubs feedback to be recorded and noted and will be considered further by Project Working Group in context of club needs & growing participation, broader community needs & consultation findings and key Council policy/strategy directions.

Meeting ending 5.15pm

Addendum:

Following the meeting outlined above, it came to the attention of the consultant team that the club representatives subsequently presented a second version of their preferred option to local Ward Councillor (Cr Rebecca Paterson). However, the option presented fails to reflect Council policy frameworks in terms of recommended infrastructure provision guidelines and is inconsistent with the Monash Tennis Plan (i.e. supporting relocation of tennis). The plan retains non-compliant tennis courts and fails to adequately consider amenity and informal use impacts on surrounding residents as well as an appropriate level of infrastructure development at the reserve. The scope of cricket training nets exceeds Council guidelines and the proposed introduction of an under-cover tennis (or multi-use) court is not something that Council has traditionally provided (nor is this considered the appropriate location should such a facility be developed – i.e. more appropriate at a significant Regional scale venue if to be provided). Therefore, the Version 2 presented by clubs is not supported.

The image presented to the Ward Councillor is provided below.



Club aspirations: Possible Layout Version 2.

4. Staff Workshop: Draft ISP & Options Analysis

The following notes highlight key comments, feedback or suggestions from the staff workshop held on 14th December 2020, and/or emails, to discuss the draft ISP & Options Analysis.

Invitees:

- Patrick Mallon – City Design
- Belinda Griffiths- Recreation Services
- Ari Triskelidis - Engineering - written submission (email)
- Kerry Jansons –Community Planning & Development
- Adrian Willoughby - Engineering
- Tong Te – Traffic Engineer
- Trish McGee - Sustainability
- Anna Mezzetti - Sustainability
- Peter Bain – Strategic Asset Management
- Lauren Day Strategic Asset Management - written submission (email)
- Liesl Pacher - Horticulture
- Marcus Ballard - Horticulture
- Christine Van der Ark - Property
- Colin Bostock - Neighbourhoods & Place
- Bob Mason – Facility Maintenance
- Shane McMahon – Capital Works
- Tony Bernard – Capital Works
- Chris McEwan – Recreation Services
- Aaron Higginbotham – Recreation Services
- Barb Wallace - Metro Access Community Development
- Andre Schmid- Strategic Planning - written submission (email)
- Michael Grant - Horticulture
- Sandra Worsnop – Active Transport
- Jennifer Sebire – Early Years & Family Services
- Fee Harrison – Manager Community Strengthening
- Tony Oulton – Manager Active Monash
- Lucas Skelton – Manager Horticulture
- Ross Evans – Manager Engineering
- Catherine Rinaudo – Manager Arts & Culture
- Chris Thompson – Manager Children, Youth & Family Services
- Jayson Moran – Insight Leisure Planning (consultant)
- Tim Fitzgerald – FFLA (consultant)
- Aaron Hewett – Strategic Planning
- Sean McNamee – Manager Strategic Planning & Economic Development
- Jackie Grieve – Recreation Services

General Comments:

- Overall feedback was supportive of the ISP, Options Analysis and proposed directions.
- Mount Waverley Reserve is in a suburban, residential area. Strategic Planning is not aware of any major projects or future plans that would have an influence on the master plan.
- Supportive of relocating / demolishing the tennis courts.
- Support further activation for passive recreation, including proposed facilities along the east and south side of the reserve.
- Support moving the cricket nets, including keeping the south side of the reserve for passive recreation opposite residents.
- The potential relocation of the cricket nets from the south east of the site to the north (where tennis courts are currently) could potentially result in amenity impacts for neighbouring residents, however, it is acknowledged that this area is already used for sporting activities (i.e. tennis) which would have similar impacts. Future relocation of the cricket nets will need to be undertaken in consultation with the local the community and potentially further analysis of any noise and amenity impacts.
- Some concern that the playground is a considerable distance from formal (internal) car parking. However, it was acknowledged that on-street parking is available nearby. Appropriate all-abilities access will need to be considered.
- There was some concern raised about further extension of the existing main pavilion based on the age of the original structure (constructed in 1963 and already extended in 1982 and 2005) however, Council's Asset Condition Audit confirms the main structure has a ULE of over 34 years. Some services and fit out will require upgrading over the next 6-15 years. These items (and any structural issues) can be addressed as part of any future renovation to help extend the life of the asset.

Suggestions for consideration in progressing to a Draft Master Plan included:

- Consider opportunities to locate the public toilets closer to the playground and proposed new community facilities (i.e. stand-alone accessible & unisex public toilets at southern end of reserve)– proximity to the playground is considered important to encourage community use of play facilities. Sporting users will be serviced by existing toilets inside the main pavilion.
- Consider heat mitigation opportunities across the reserve.
- It would be good if the Master Plan can achieve a net gain in 'green' space, that is, reduction in hard surfaces e.g. circular walking path to be compressed granitic sand/gravel or similar to avoid increasing hard surfaces)
- Encourage a net increase in tree canopy, including 2nd and 3rd tier planting to support biodiversity.
- Suggest the new / upgraded play space have a 'nature play / adventure play' focus to service the local community (and support use by local primary schools that have an environmental education interest).

Email comments received post meeting included:

The following comments/suggestions have been considered as part of the feedback on initial draft report material.

- From Strategic Asset Management:
 - Support the plan to demolish tennis courts.
 - Supportive of moving cricket nets.
 - Love the idea of keeping the south side for passive space opposite houses.
 - From a parents perspective I think it would be better to move the toilet amongst the passive recreation area rather than including in the facility itself (usually not our recommendation!). It gives a better service experience for families.
 - Parking is not an issue as users of the passive space will park on street as it is the closest parking.
 - This is a similar oval to Watson's Park in Ashburton. Great playground, walking track around, but the toilet facilities are on the end of the pavilion on the other side – this makes it difficult for community use when the clubs are using the oval.
 - The other thing to keep in mind is the \$\$ involved in the ISP. I think that you may find there are a lot of facility improvements on the radar and the budget is restrictive so possibly the priorities may be in the recreation space seeing there is no change to the location of the pavilion facility.

- From Principal Design Engineer:
 - Development of the master plan should be aware of Melbourne Water plans regarding the installation of cathodic protection cabling required on the reserve. MW preferred locations have not been confirmed, although previous discussion have identified locations near the existing playground. Any upgrades to the playground will need to factor in these works. This location is also close to major trees and sufficient clearance is required to any tree roots.

- From Strategic Asset Planning:
 - There are no major issues identified from a Strategic Planning perspective.
 - You have identified the relevant Council plans and strategies in the ISP and referenced them accordingly. There are no specific key directions in the Monash Open Space Strategy, 2018 (MOSS) relating to Mount Waverley Reserve. The MOSS does set out general key directions to construct and improve circuit paths around our reserves (Chapter 5), as well as promoting a range of functions and facilities are provided on reserves and social / family recreation spaces (Chapters 4 and 6). The Draft ISP considers options to improve both of these facilities through infrastructure improvements recommended in Sections 3.02 and 3.03.
 - The potential future relocation of the cricket nets from the south east of the site to the north west corner could potentially result in additional amenity conflicts due to the location of a number of residential dwellings to the north and west. Although it is acknowledged that there is currently already tennis court provision located in that area, which would may have similar impacts. It is recommended that the ISP specifies that any future relocation of the cricket nets would be undertaken in consultation with the community and with further analysis of any noise and amenity concerns.
 - I note that we are currently finalising the Mount Waverley Structure Plan. However, the Mount Waverley Reserve is located outside of the MW Structure Plan study area, to the north west, and therefore has no implications for the Mount Waverley Reserve.

- The Mount Waverley Reserve is located in a suburban, residential area. Strategic Planning is not aware of any major projects of future plans that would have an influence on Mount Waverley Reserve.

5. Initial Community Survey

The following section provides a summary of selected key findings from the initial Community Survey which was available from late December 2020 to 26th February 2021. The survey attracted 279 responses.

Appendix C provides a copy of the full results from the survey. Key highlights are summarised below:

Respondent Profile:

- Responses were dominated by local, middle-aged, male residents:
 - 60% identified as Mount Waverley residents.
 - 72% were Male.
 - 60% were aged 30-59years.
- There was strong representation in responses from members of existing sporting clubs – particularly football and cricket – accounting for 77% of total responses:
 - 47% of responses were from members of the Waverley Blues Football Club.
 - 30% were members of the Mount Waverley Cricket Club.
- Approximately 23% of total responses indicated that they were not a member of any existing sporting club that use the reserve.

Access & Use:

- Despite a high proportion of local/Mount Waverley residents responding to the survey (i.e. 60%), the majority of people still access the reserve via motor vehicle. This highlights the importance of adequate parking, but also highlights opportunities for improving the walkability of the reserve and surrounding neighbourhood.
 - 71% drive to access the reserve.
 - 26% walk to access the reserve.

Meeting Needs:

- A high proportion of respondents (i.e. 74%) suggested existing sport, recreation and community facilities available at Mount Waverley Reserve are not meeting their needs all the time:
 - 36% indicated facilities do not meet their needs.
 - 38% indicated facilities only ‘sometimes’ meet their needs.
- However, almost one-quarter (i.e. 24%) indicated that facilities are meeting their needs.

Priorities suggested for Improvement:

- **Sport facilities:**
 - Additional change rooms and improvements to support mixed gender use of existing pavilion.
 - Additional and improved cricket practice nets.
 - Larger community social room.
 - Improve spectator amenities.
- **Community facilities:**
 - Walking paths.
 - Park furniture.
 - BBQ / picnic facilities.

- Improve playground.
- Informal recreation areas – e.g. basketball, tennis wall, outdoor fitness facilities.

6. Mount Waverley Tennis Club

Meeting #1: 16/9/2020

Purpose: Meeting to discuss the Draft Monash Tennis Plan and implications for the Mount Waverley Reserve Masterplan.

Attendees:

- Jackie Grieve, Strategic Leisure Planner, Monash City Council (JG)
- Chris McEwan, Recreation Planner, Monash City Council (CM)
- Jayson Moran, Director, Insight Leisure Planning (JM)
- Rebecca Wolf, Acting President, Mount Waverley Tennis Club (RW)
- Toni Peters, Snr and Jnr Convenor, Mount Waverley Tennis Club (TP)
- Mark Peters, General Committee, Mount Waverley Tennis Club (MP)

Meeting Notes:

1. At this meeting, CM provided an overview of the guiding principles from the Draft Monash Tennis Plan and how that relates to the Mount Waverley Tennis Club and implications for the Mount Waverley Reserve Masterplan.
2. RW emphasised the desire of Mount Waverley Reserve tenants to create a sporting hub at Mount Waverley Reserve that can accommodate football, cricket and tennis. This is club's ideal outcome, but club are also understanding of the spatial constraints within the reserve that may exist.
3. TP made comment about the Draft Tennis Plan and the proposed prioritisation of synthetic surfaces, emphasising that en-tou-cas courts play an important role in the development of juniors but is also a surface type that is popular with older club members. TP also mentioned that a long-term 6+ court solution that can accommodate a blend of synthetic courts and en-tou-cas courts, at Mount Waverley Reserve or elsewhere, would be of interest to the club and provide the opportunity for inclusive programming (e.g. Wheelchair tennis).
4. JM made mention that he believes a 6-court tennis complex may fit at Mount Waverley Reserve, but expects that will not be without significant impact to the reserve layout and passive areas of the reserve.
5. JM to 'draw up' some layout options for Mount Waverley Reserve as part of the Integrated Site Planning (or ISP) process that takes into consideration the above-mentioned.
6. RW mentioned that the club expects a merger or partnership of some description will occur in the future. The club expects that this could include 2 tennis clubs merging at a 6+ court facility at Mount Waverley Reserve (if found to be viable based on need assessment, options analysis and broader stakeholder considerations i.e. park recreational users), or the club joining with another club at a different location. The club expressed a desire to continue to be pro-active in future planning and may approach Council for support if any amalgamation discussions with other clubs is to occur. This was encouraged by CM and JG.

7. JG proposed that this group meet again to consider the findings and potential development options (as identified as part of the ISP process) and further expand upon possible implications/opportunities for tennis at the reserve and for Mt Waverley.

Meeting #2: 18/12/2020

Purpose: Meeting to discuss preliminary findings and potential development options identified by the consultant team as part as the Mt Waverley Reserve Master Plan planning process and implications for tennis and the Mount Waverley Tennis Club (MWTC).

Attendees:

- Jackie Grieve, Strategic Leisure Planner, Monash City Council (JG)
- Chris McEwan, Recreation Planner, Monash City Council (CM)
- Jayson Moran, Director, Insight Leisure Planning (JM)
- Rebecca Wolf, Acting President, Mount Waverley Tennis Club (RW)
- Toni Peters, Snr and Jnr Convenor, Mount Waverley Tennis Club (TP)

Meeting Notes:

1. This is a follow-up meeting to the one held on 16 September with the MWTC where officers made a commitment to re-meet with MWTC to consider the preliminary findings and potential development options identified by the consultant team as part as the Mt Waverley Reserve masterplanning process. The purpose of this meeting was discuss potential implications for tennis and the club.
2. Consultant (JM) presented preliminary site assessment and layout options re oval, pavilion, courts and cricket nets at the reserve which indicate an expanded tennis footprint in the reserve cannot be accommodated within the existing footprint of the reserve. It was noted that no opportunity exists to utilise adjacent open space or Melb Water land.
 - Draft Tennis Club Facilities Options Analysis – *was presented for discussion purposes*
 - Draft Functional Design Options Analysis – *was presented for discussion purposes*
 - Draft Preferred Functional Design Options – *was presented for discussion purposes*
3. A key finding of the options analysis is that tennis is not sustainable at the site over the longer-term. The report recommends that the club look for opportunities to relocate as opposed to redeveloping or expanding on-site, given the constraints (spatial & access constraints, competing needs & extensive underground services/assets along northern and eastern reserve boundaries etc) and unlikelihood of compliant or expanded tennis opportunities being accommodated within the reserve.
4. It was noted that the consultant findings are not yet more broadly available and that broader community input (i.e. local residents etc) is currently being sought via an on-line community survey at: <https://shape.monash.vic.gov.au/mount-waverley-reserve-masterplan> Note: On-line survey consultation due to close 26 Feb.

5. RW question – can the oval be reconfigured to achieve compliant size and accommodate tennis? Consultant (JM) confirms oval is already compliant size, albeit somewhat irregular shape and it would not be feasible to reduce oval size. Reshaping (slight expansion of southern flanks) of the oval was being recommended.
6. RW acknowledges site limitations and requests to be sent preferred layout to share with broader committee and commence discussions around future relocation options. Yes this information will be circulated asap after the consultant team have had a chance to consider on-line community survey responses and other tenant clubs have been subsequently briefed (likely within the next 2-4 weeks).
7. TP shares that preliminary conversations have taken place with Essex Heights Tennis Club who were initially not very receptive to a co-locations or merger option.
8. CM offers any support or assistance in the way of sharing of information or attending committee meetings that can support the club through this process.
9. JG reiterates that officers will work with and support the club to identify possible future relocation/merger opportunities and help facilitate an acceptable outcome.
10. In principal agreement sought from MWTC committee to explore potential relocation/merger opportunities on the understanding that the club will continue to operate from Mt Waverley Reserve until a feasible option is identified.
11. RW asks if there is any possibility of lighting installations on western courts as an interim measure to get through in the short-term. CM to follow up.
12. It was also noted that a \$21M State Government funding announcement for the development of a new tennis centre at the Glen Waverley Golf Course was made this week.
13. MWTC still want to be considered at the new Glen Waverley location depending on what other opportunities will be considered. Whilst the club agreed that it was further than they would like, it should still be open for consideration.
14. MWTC has requested commitment in the form of a lease for the use of our current courts in lieu of the lease due to expire in a few months.
15. Thank you to all in attendance.

Submission on initial Issues and Opportunities:

Sam Sampanthar from the MWTC provided comments on the PDF version of the initial Issues & Opportunities Summary. Comments have been cut and paste below for referencing. Sam indicated that the comments were made on behalf of the MW Tennis Club committee, but also as a parent that has/had children involved with all four key user groups at the reserve (Cricket, Football, Tennis and Learning Centre).

#	Comments	Response / Implications for Draft Master Plan
1.	Mt. Waverley Station missing.	<ul style="list-style-type: none"> Site plan indicates rail line. Waverley Station will be noted.
2.	<p>How does this align with the recently adopted Mt. Waverley Structure Plan which found that the population in the Centre will age with an increase in households that are either lone person or couples without dependents (Page 6).</p> <p>Mt. Waverley Reserve is perfectly placed as the closest recreation venue to the Structure Plan area. It can provide a place for these older residents and retirees to gather for recreation, but also to avoid social isolation.</p> <p>In particular, a sport such as tennis is enjoyed by retirees and older persons. Many who played tennis as juniors returning to the sport after they retire.</p>	<ul style="list-style-type: none"> The Mount Waverley Structure Plan and future demographic profile has been considered. The reserve will continue to be a focus for recreational opportunities for residents.
3.	<p>There are no water fountains near the training nets.</p> <p>The 'Hit for Six' report for impact of Climate Change particularly on Junior Cricket with respect to heat stroke.</p>	<ul style="list-style-type: none"> Availability of water fountains at key nodes/locations will be considered.
4.	<p>Historical Context of the reserve is also important. Mt. Waverley Reserve is the first recreation ground owned by the Shire of Mulgrave (circa 1923). The three main tenants of the reserve have a long history of working together, as the article above shows that even back in the early 1920s, there was a great level of cooperation between the three sports clubs (Tennis, Cricket and Football).</p>	<ul style="list-style-type: none"> Historical context and uses has been acknowledged. No change required.
5.	<p>Does the hierarchy take into account location of the reserve to key public transport routes including The Mt. Waverley Train Station and three key bus routes including:</p> <ul style="list-style-type: none"> - Route 733: Oakleigh to Box Hill including Clayton and Monash University - Route 734: Glen Iris to Glen Waverley - Route 623: St. Kilda to Glen Waverley <p>Is having everyone drive to venues for training, competition or social gatherings really desirable? How is this allowing equitable access to those without a car, school and uni students, disabled, etc.</p>	<ul style="list-style-type: none"> The reserve hierarchy is consistent with Council policy and planning framework. No change required.
6.	<p>Mt. Waverley Reserve is one of the closest such facilities to the town centre and well serviced by Train and Busses</p>	<ul style="list-style-type: none"> Noted. No change required.
7.	<p>No consideration for access to Public Transport?</p>	<ul style="list-style-type: none"> As noted, the reserve is well serviced by public transport. No change required.
8.	<p>The social space at the pavilion is not 'large'.</p>	<ul style="list-style-type: none"> The social area is larger than AFL and Council guidelines. No change required.

#	Comments	Response / Implications for Draft Master Plan
9.	No consideration for location of venue to town centre or access to PT?	<ul style="list-style-type: none"> As noted, the reserve is well serviced by public transport. No change required.
10	<p>There are five courts already in the precinct. Four en-tou-cas courts and one asphalt court used by the community. However, the lighting for existing courts is only on 2.5 courts - which severely limits the growth opportunities for the MWTC.</p> <p>The tennis club requires as a minimum of five fully lit tennis courts. A mix of en-tou-cas and hard courts would allow the club to offer suitable facilities to older members and juniors (who prefer the softer en-tou-cas surface) and hard courts which would allow the club to offer opportunities for wheelchair tennis in the future, as well as offer the hard court for community to book and use during the day.</p>	<ul style="list-style-type: none"> Master Plan recommendations are in-line with Monash Tennis Plan. No change required.
11	<p>Tennis is a sport that the older population tends to play. By relocating this club, how does this cater for the ageing population of Mt. Waverley centre (as observed in the Mt. Waverley Structure Plan). Also, Cricket and Football are seasonal sports, losing the Tennis club misses a big opportunity for these clubs to retain their players by providing an alternative sport during the off-season. Surely creating a sense of place and identity around this precinct will allow each sport to support each other and retain their players and build a strong knit community. Mt. Waverley is a very multicultural suburb, and tennis is an international sport. Having tennis in the precinct allows the opportunity for cricket and football to be exposed, particularly to new arrivals.</p>	<ul style="list-style-type: none"> Master Plan recommendations are in-line with the Monash Tennis Plan. No change required.
12	<p>The four courts have served the Mt. Waverley community well for nearly 100 years. Particularly Hot Shots, seniors and developmental juniors. Granted, the space is not suitable for more serious competitors.</p> <p>While the courts space is not in keeping with current standards, the same can be said of Tally Ho Tennis Club where 6 of 7 courts don't meet the current standard with average court width of 15.2m.</p> <p>While at Pinewood/Notting Hill Tennis Club, 10 of 12 courts have an average of width of 15.5m.</p> <p>The current Tennis Australia standard width of tennis courts is 17.07</p>	<ul style="list-style-type: none"> Master Plan recommendations are in-line with the Monash Tennis Plan. Opportunities to address recommended court sizes are constrained on this site. No change required.
13	<p>What constitutes a sustainable model? Is the sustainability of tennis clubs based on them being stand-alone facilities? Surely the sustainability equation changes if they are considered part of a multi-use facility rather than a traditional tennis-club structure and operated under a different 'sports club' structure?</p>	<ul style="list-style-type: none"> Master Plan recommendations are in-line with the Monash Tennis Plan. No change required.
14	<p>Yes to more trees and shading. Canopy planting should be done to provide shading for spectators, playground users and synthetic cricket nets.</p> <p>See 'Hit for Six' report re: Impact of heat on particularly Junior Cricket. Junior cricket training happens usually between 4:30 and 7PM, which tends to be the hottest part of the day in summer. Given the protective equipment batters have to wear to have a hit in the nets, shading from canopy trees or shade cloths should be considered as a way of minimising this risk to juniors.</p>	<ul style="list-style-type: none"> Actions supported. No change required.

#	Comments	Response / Implications for Draft Master Plan
	The nets should also have water fountains near-by. The only water fountain in the reserve is on the opposite side to the nets and playground.	
15	Demolish existing Public Toilet, which is closed for most of the year. Include as part of pavilion development	<ul style="list-style-type: none"> • Actions supported. No change required.
16	Trees provide shade for those wearing protective equipment and batting. Most Junior training sessions happen during the hottest part of the day. Need better facilities near nets (such as drinking water fountain).	<ul style="list-style-type: none"> • Actions supported. No change required.
17	A multi-sport pavilion would mean that the Public Toilet and Tennis Club can be demolished and moved into a multi-purpose facility that can be used throughout the day.	<ul style="list-style-type: none"> • Demolition of public toilets supported. • No change required.
18	So tennis is expected to have the second highest potential additional participants of the four sports by 2041. Also the tennis is expected to have the most 'new' participants for Adults at 147. Presumably, a lot of these will be retirees returning to the sport after playing as juniors.	<ul style="list-style-type: none"> • Master Plan recommendations are in-line with the Monash Tennis Plan. No change required.
19	Surely Mt. Waverley Reserve has to be elevated above the others given it's proximity to Mt. Waverley Centre. Is there a flow on economic benefit to the local shops in Mt. Waverley Village from having a recreation facility so close to the centre of town.	<ul style="list-style-type: none"> • The reserve hierarchy is consistent with Council policy and planning framework. No change required.
20	See previous comment about assessing the viability for tennis courts based on a stand-alone club model instead of other options such as a combined 'sports club' model. Having tennis in the reserve will allow a daytime use that will enable the pavilion to be used during the day.	<ul style="list-style-type: none"> • Master Plan recommendations are in-line with the Monash Tennis Plan. No change required.
21	The Lower Court was sold to Council to expand from a three-court facility to four court facility in the early 1960s. The land was purchased from H.J.B. Owens (the former owner of 4 Charles St) who was also the secretary of the tennis committee. Q: Did the sale of land to the council for the purposes of an additional tennis court contain any conditions or caveats that the parcel of land sold remains for the purposes of tennis?	<ul style="list-style-type: none"> • The land is zoned PPRZ and will be retained for public open space purposes. No change required.
22	Public Court missing from this. There are five tennis courts in the precinct.	<ul style="list-style-type: none"> • A multi-purpose public court will be retained on-site. No change required.
23	Preferred option by Council?	<ul style="list-style-type: none"> • 'Preferred' based on the research and analysis. No change required.
24	Based on a stand-alone club, but what about a model where the three sporting tenants are joined as an operating entity? Tennis courts allow this entity to generate income through court bookings and also to retain juniors in the off-season as well as to attract new players to the sport. Tennis has international exposure, which presents a great opportunity for tennis to be a hook for new arrivals to be introduced to AFL and Cricket.	<ul style="list-style-type: none"> • Master Plan recommendations are in-line with the Monash Tennis Plan. No change required.
25	Was the option of including the expansion of the Neighbourhood House into the new pavilion to offer some of the programs from the during the day considered?	<ul style="list-style-type: none"> • Use of the 'pavilion' by the Neighbourhood House will remain available and encouraged, however separate facilities will still be required to service the needs of all users. No change required.

#	Comments	Response / Implications for Draft Master Plan
26	How would residents that back on to the tennis court react to having an open car park on their back fence rather than a locked tennis court facility?	<ul style="list-style-type: none"> • Car parking is not proposed in this location. No change required.
27	<p>No shading on this spot for Junior Cricketers. Have heat impact on junior cricketers considered?</p> <p>Training for juniors occurs between 4:30PM and 7:30PM and the position of the sun needs to be taken into account for a batter in the nets. A right hand batter will be squinting as they take guard.</p>	<ul style="list-style-type: none"> • Shade and shelter facilities will be considered adjacent to core facilities. The cricket nets are positioned to reflect recommended North/South orientation. No change required.
28	Why is street parking on St. Albans St not considered viable on this context?	<ul style="list-style-type: none"> • Car parking along St Albans Street will remain, however this does not provide direct access to the pavilion. No change required.
29	How would residents who share a back fence react to having open use instead of a closed to public tennis facility	<ul style="list-style-type: none"> • Further community review and feedback will be invited on the Draft Master Plan. No change required.

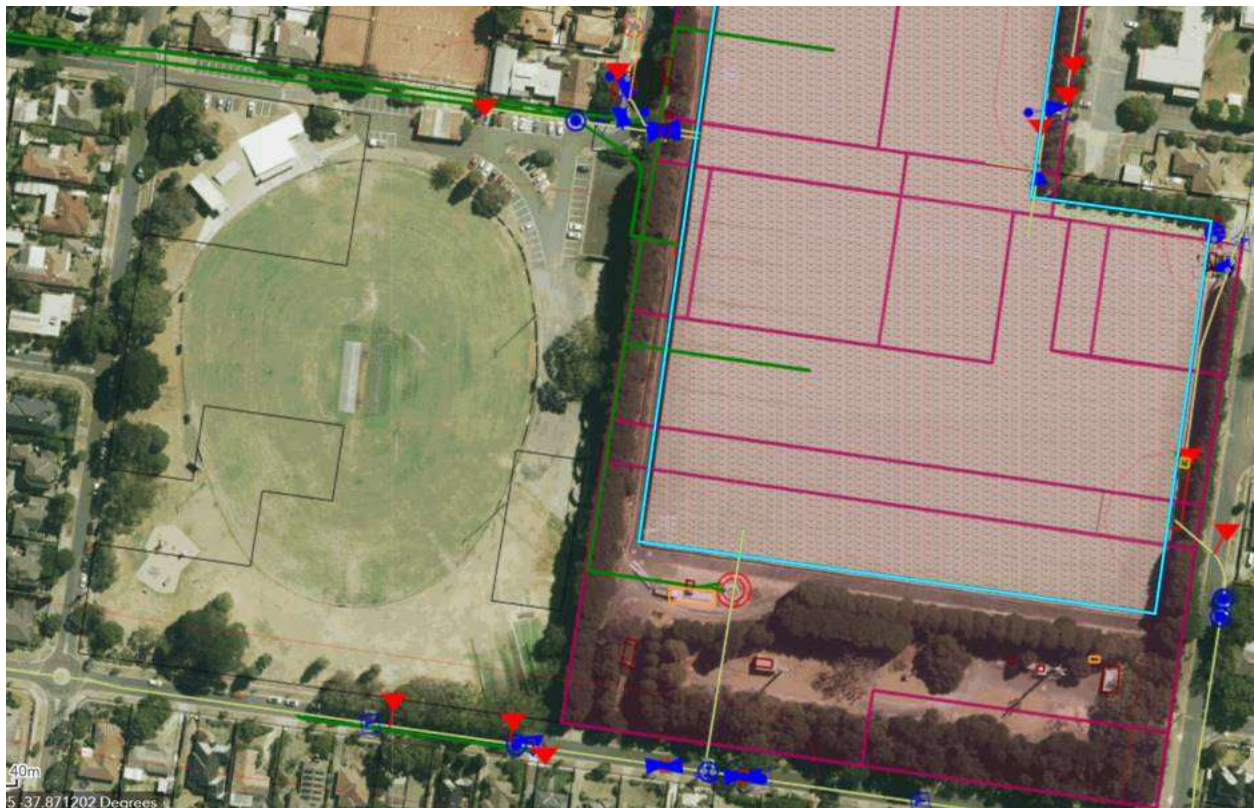
7. Melbourne Water

Summary of email correspondence and advice from Melbourne Water’s Customer Response Officer, Lower Yarra Team, North East Regional Services, Waterways & Land, Service Delivery Group.

Mount Waverley Reserve sits adjacent to Melbourne Water controlled land known as Water Reservoir Number 16 (i.e. WR16).

Melbourne Water advised that the reservoir is a crucial component in Melbourne’s water distribution network and will not be decommissioned in the foreseeable future. The asset supplies parts of the City and growth related to Fisherman’s Bend. The site will not be surplus to requirements. No changes are proposed from a hydraulics or capacity point of view.

There are several drainage assets located on the north boundary of the recreation reserve and in Fleet Street, as well as valves and fittings on the north and south side of the oval. There is a scour pipe present on the eastern side of the oval. An application must be made to Melbourne Water’s Asset Services team for specific conditions including clearance zones from assets. Access to these Melbourne Water assets are required at all times.



Melbourne Water Drainage Asset locations

Melbourne Water will remove and replace ageing, senescent pine trees along the boundaries of WR16 in the short-medium term (i.e. 1-5 years). This timeframe may be longer depending priorities at other Melbourne Water reserves. Large scale removal would include development of a landscape plan with input from Council and the community.

As a principle, Melbourne Water supports public activation of reserves, however WR16 is used by both Telco and MW operations, with considerable vehicle movements, chemical deliveries, crane operations and infrastructure in the area and therefore public access/activation is not appropriate at this site.

Melbourne Water does not have any requirements for use of Mount Waverley Reserve (other than existing drainage infrastructure) and would like the master plan to retain the integrity and security between the two sites.

Existing arrangements for water harvesting for sporting field irrigation should be formalised via a license agreement between Melbourne Water and Council so that rights and obligations are appropriately recorded. This could include access arrangements to inspect and clean the offtake as required.

8. Public Submissions

Two submission were received following promotion of the Master Plan planning process in the Monash Bulletin, Feb 2021. Key points or suggestions for consideration in the Master Plan are summarized below:

Submission by local resident:

- We live nearby and walk through this area at least once daily, normally accompanied by our dog, and very much appreciate this facility.
- This space is used by a great range of people and a great range of purposes: walkers, dog walkers, parents with small children, cricketers, footballers, and runners practicing, secondary school students socialising after school, etc. We would encourage the planners to bear this in mind so as not to allow the voice of large, well organised groups to lead to the space becoming devoted to facilitate fewer of these activities.
- We have observed that the play area for young children with climbing equipment etc. is in fairly constant use. We would suggest that this area could be enhanced by the installation of a table with seating and perhaps a coin-in-the -slot BBQ. There are currently, even without this provision, some picnickers using the space.
- We observe that the tennis court, basketball ring, etc. on the east side of the area is well used and would benefit from an upgrade.
- The area is very well used by dog walkers.

Submission on behalf of Waverley Wildcats Basketball Club:

- We have 28 teams ranging in age from U8's through to U18's with one Senior Women's team.
- Our teams train at Holy Family Parish Hall Mt Waverley three nights a week. With around 200 players, mostly residing in Monash area it would be wonderful for children and teenagers to have access to outdoor basketball courts. I noticed that Mt Waverley Reserve currently has a half basketball court which is great but wondering whether that could be extended to a full court.
- There are very few outdoor basketball courts in our area and being one of many clubs in Monash it would be wonderful if there were more outdoor courts available for children to use after school and on weekends and school holidays.

Additional submission received 7th April 2021 from local residents:

- Concerned about the fencing along St Albans Street boundary does not stop balls spilling out on to the road, sometimes being chased by adults, children or dogs in and out of parked and moving vehicles.
- Suggest replacing perimeter fencing with powder coated black fencing—vertical broomstick type.
- Upgrade/replace the existing playground equipment to increase appeal. Include adequate shade cover.
- Consider installation of adult fitness equipment and public BBQ/Picnic shelter.
- Retain the dog off-lead area. Install drinking taps with bult in dog bowl.

- Consider installation of public toilet closer to playground area.
- Consider planting exotic trees for autumn color/foliage.

9. Ward Councillors

The following briefing sessions were conducted with Ward Councilors:

- Ward Councillor Briefing - Director Community Development briefed Ward Councillors on club feedback received to 10 March presentation – Attendees – Cr Brian Little (mayor), Cr Rebecca Paterson, Cr Anjalee DaSilva, Russell Hopkins Director Community Development, Jackie Grieve Strategic Leisure Planner.
- Ward Councillor Meeting with club representatives at 4pm on 21 April 2021 (meeting recorded).

10. Other Groups

- Council Strategic Leisure Planner invited the Monash Advisory Committee to have input into the planning process via Council's Have Your Say forum. Email invitation and background information was distributed on 15/12/20.

11. Appendices:

The following appendices supplement the consultation record.

- a) Resident Flyer
- b) Distribution Area/Map
- c) Initial Community Survey results
- d) Mount Waverley Reserve Stakeholder Vision/Aspirations document
- e) Monash Bulletin, Feb 2021.
- f) Club I&O Presentation slides

a) Initial Resident Flyer

The following flyer was distributed to all households within approximately a 400m catchment of the reserve at the commencement of the planning process. The purpose of the flyer was to raise awareness, inform the community, invite submissions and promote the on-line survey.

Mount Waverley Reserve Masterplan

Dear Resident

Monash Council is exploring opportunities to improve Mount Waverley Reserve to support active recreation and the development and delivery of local sport.

We want to hear from you about what you think about how this reserve could be improved.



The reserve is situated on Monash Council land on the corner of St Albans and Charles Streets and features a public asphalt tennis court and tennis hit-up wall, basketball half court, sportsground, cricket nets, a playground and an off-lead dog area. In addition, the reserve hosts the Waverley Community Learning Centre (neighbourhood house on Fleet Street), Mount Waverley Tennis Club, Mount Waverley Cricket Club (summer) and Waverley Blues Football Club (winter).

When completed, the masterplan will:

- Provide a clear vision and strategic approach for the future provision of sport and recreation facilities in the reserve based on community needs
- Consider opportunities and issues at the reserve and determine the suitability, scale and scope of any potential developments
- Provide a conceptual plan and layout for key development priorities with indicative stages and cost estimates to assist Council attract external funding for future improvements.

Have Your Say Mount Waverley Reserve Masterplan

Your views and input are important to us.

Please take the time to let us know what ideas you have for the future of the Mount Waverley Reserve by:

1. Completing the **online survey** at:

<https://shape.monash.vic.gov.au/mount-waverley-reserve-masterplan>

Please call Recreation Services on (03) 9518 3581 to request a hard copy of the survey or to have an officer complete the survey for you. The survey should take approximately 10 minutes to complete.

2. Provide a written submission to Recreation Services via email: recreation@monash.vic.gov.au or mail to Recreation Services, Monash Council, 293 Springvale Road, Glen Waverley 3150.
3. For regular updates on the masterplanning process please subscribe to the project page at: <https://www.monash.vic.gov.au/About-Us/Council/Have-Your-Say/Mount-Waverley-Reserve-Masterplan>

We look forward to receiving your ideas and comments.

Consultation closes at midnight on Sunday 28 February 2021.

b) Second Resident Flyer



Mount Waverley Reserve Masterplan – Community Drop-in Session

Dear Resident

We are exploring opportunities to improve Mount Waverley Reserve with the development of a masterplan for the reserve. This masterplan will support recreation, physical activity and community sport.

We want to hear from you about how you use this reserve and how it could be improved. Please take the time to join us at a community drop-in session and share your ideas on the future of the Mount Waverley Reserve.



Community Drop-in Session

- Where:** Mount Waverley Reserve (Pavilion Forecourt), Charles Street, Mount Waverley
- Date/Time:** Saturday 27 March 2021 - drop-in anytime between 9am and 11am to speak to members of the project team
- More information:** For more information and regular updates on the masterplanning process please subscribe to page updates via the link below:
<https://www.monash.vic.gov.au/About-Us/Council/Have-Your-Say/Mount-Waverley-Reserve-Masterplan>
- Next Steps:** Ideas and suggestions received at this session will be considered in the development of a draft masterplan for Mount Waverley Reserve. We hope to have a draft masterplan approved for public exhibition and community feedback by mid-2021, with the implementation of recommendations to follow Council endorsement and subject to budget approval.

293 Springvale Road (PO Box 1) Glen Waverley VIC 3150 **Web** www.monash.vic.gov.au **Email** mail@monash.vic.gov.au
 T (03) 9518 3555 **National Relay Service** (for the hearing and speech impaired) 1800 555 660
Language Assist 普通话 9321 5485 Ελληνικά 9321 5482 廣東話 9321 5481 বাংলা 7005 3002 Italiano 9321 5483
 Bahasa Indonesia 7005 3001 Việt Ngữ 9321 5487 தமிழ் 7005 3003 한국어 9321 5484 हिंदी 7005 3000

Flyer promoting drop-in session.

The flyer promoting the drop-in session was distributed to 344 residents via Bing postal services (Ref. ID: MG9HGKGGHY46R44QTXQYGPY7T7X44) as per catchment zone within the yellow line depicted below:



Flyer distribution area.

c) Initial Community Survey results

Closed

Untitled
[Mount Waverley Reserve Masterplan](#)

279
Contributors

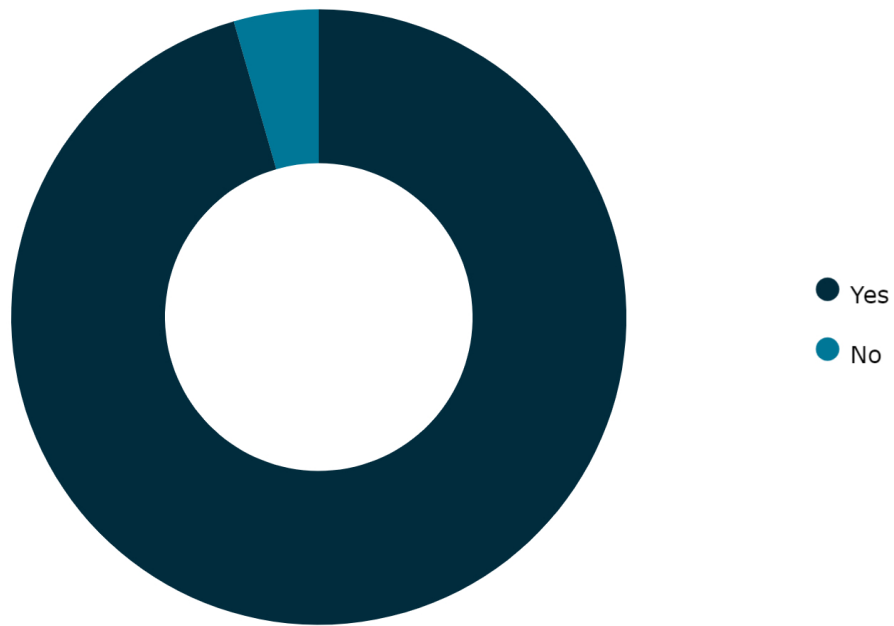
291
Contributions

Contribution Summary

1. Have you used or visited Mount Waverley Reserve (including the sports clubs and learning centre) in the last two years?

Required

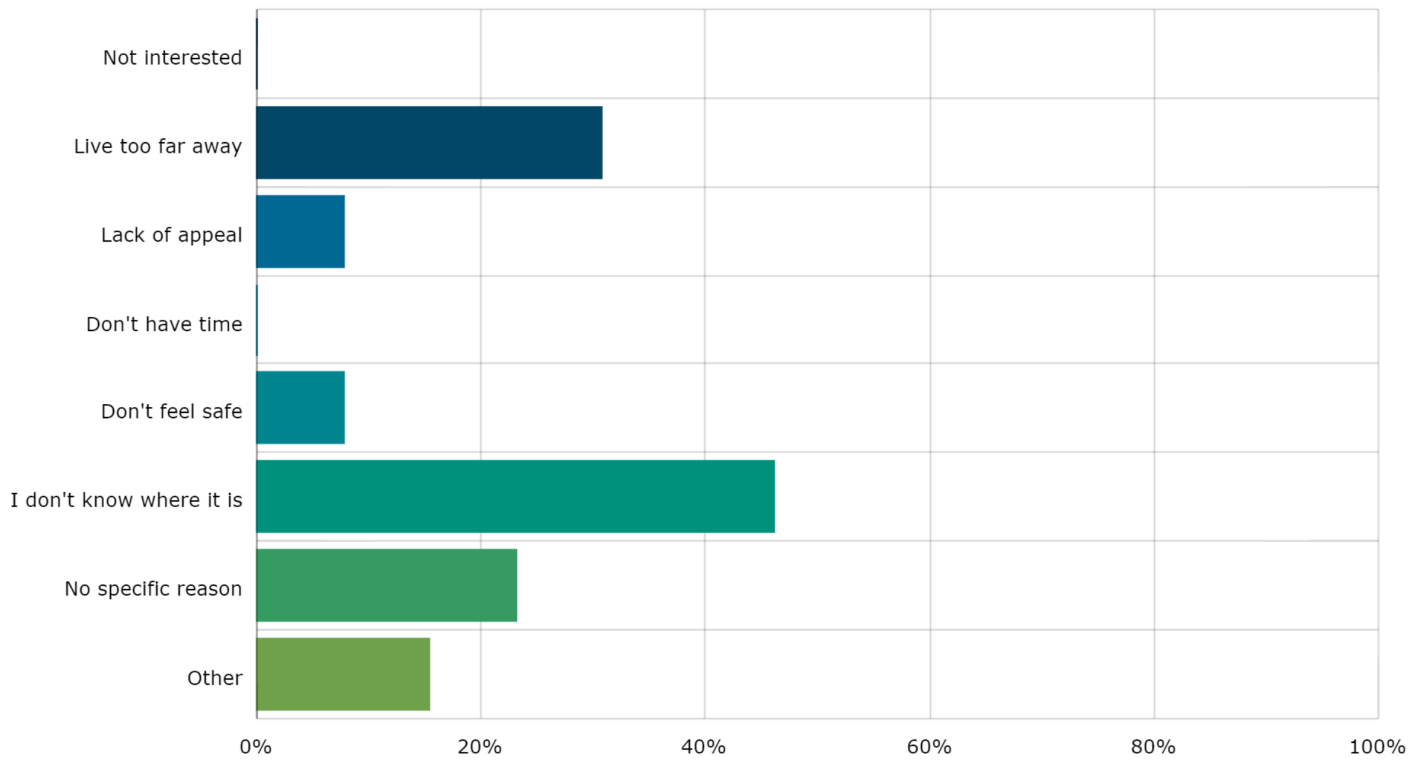
Multiple Choice | Skipped: 0 | Answered: 291 (100%)



Answer choices	Percent	Count
Yes	95.53%	278
No	4.47%	13
Total	100.00%	291

2. Please tell us why?

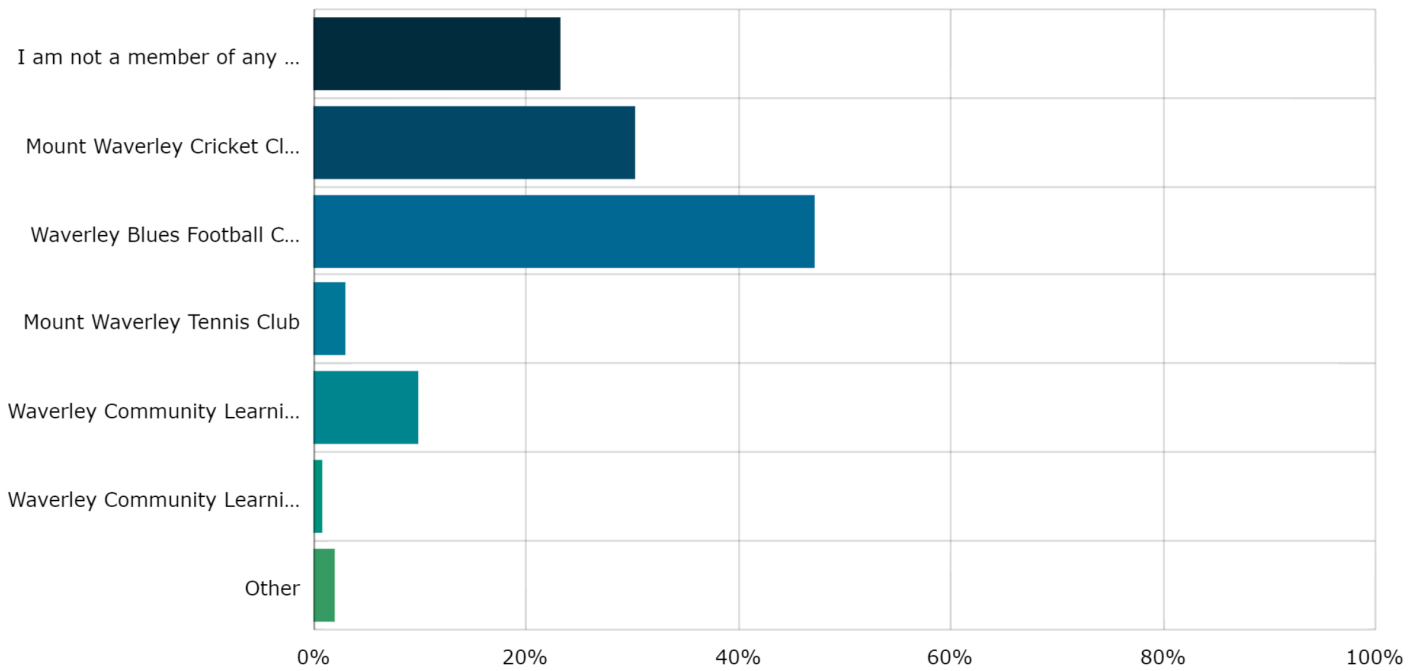
Multiple Choice | Skipped: 278 | Answered: 13 (4.5%)



Answer choices	Percent	Count
Not interested	0%	0
Live too far away	30.77%	4
Lack of appeal	7.69%	1
Don't have time	0%	0
Don't feel safe	7.69%	1
I don't know where it is	46.15%	6
No specific reason	23.08%	3
Other	15.38%	2

3. Are you a member of any of the following clubs or groups that regularly use the reserve?

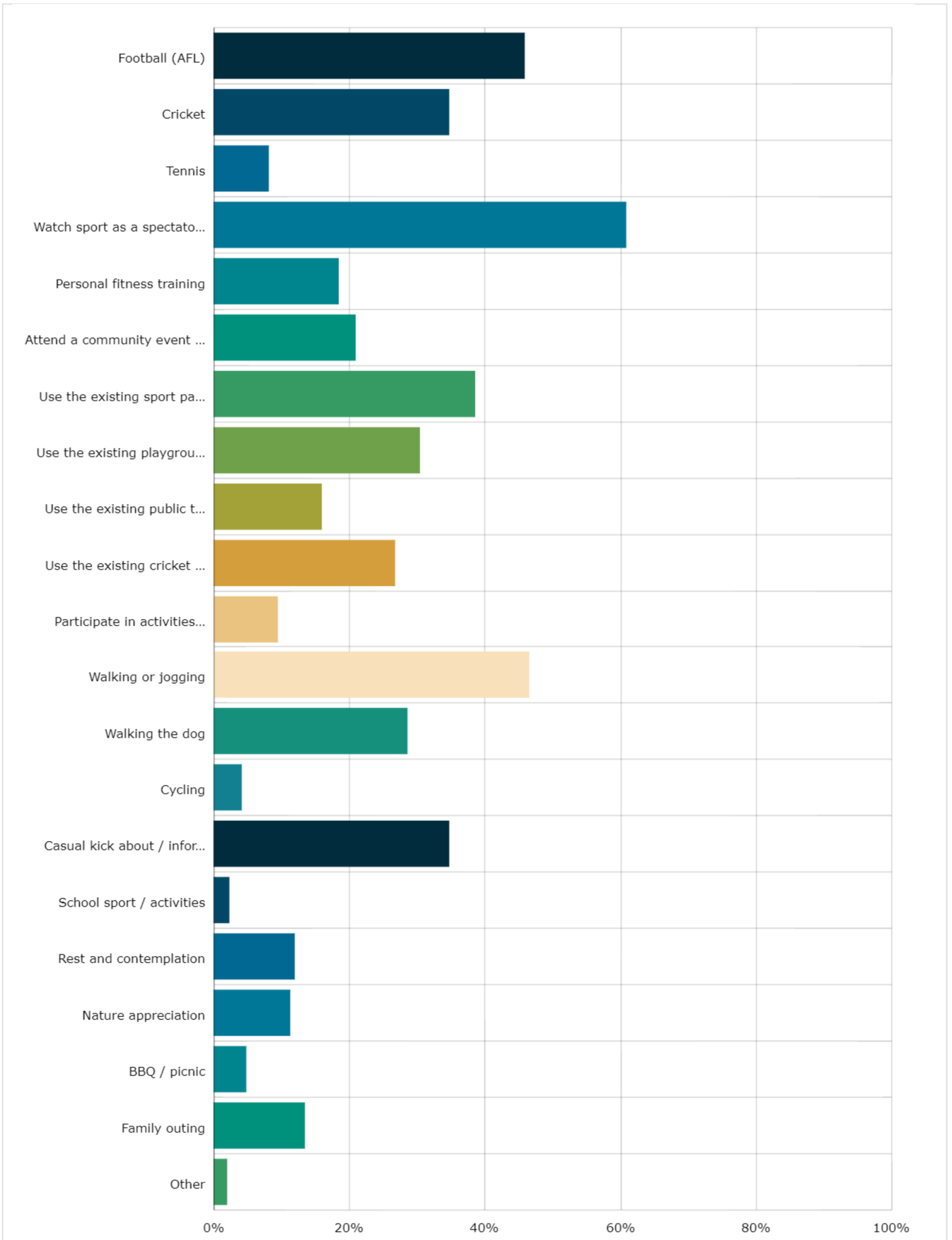
Multiple Choice | Skipped: 15 | Answered: 276 (94.8%)



Answer choices	Percent	Count
I am not a member of any clubs that use the reserve	23.19%	64
Mount Waverley Cricket Club	30.07%	83
Waverley Blues Football Club	47.10%	130
Mount Waverley Tennis Club	2.90%	8
Waverley Community Learning Centre (Fleet Street neighbourhood house)	9.78%	27
Waverley Community Learning Centre (Occasional Care)	0.72%	2
Other	1.81%	5

4. What activities do you usually do when visiting the reserve?

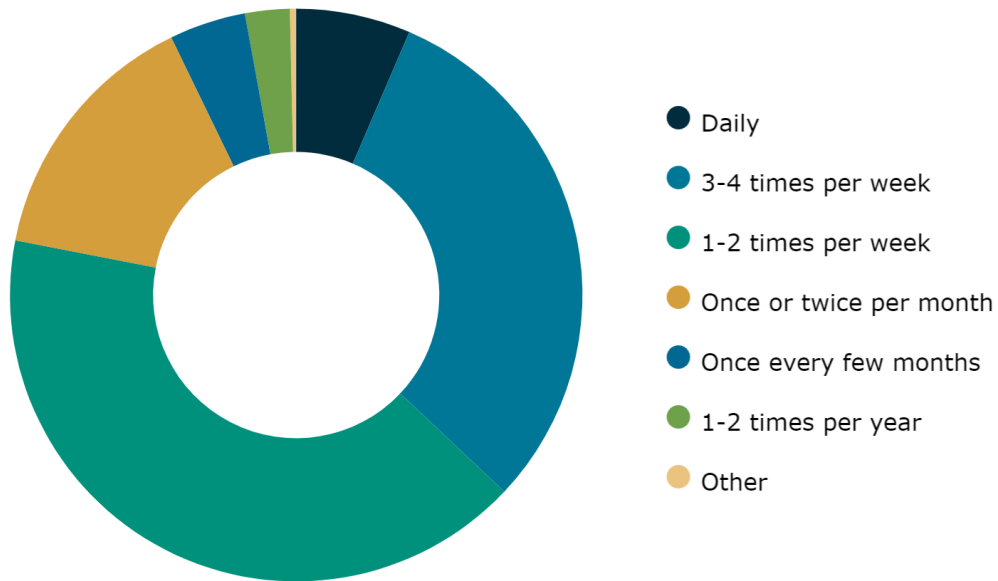
Multiple Choice | Skipped: 13 | Answered: 278 (95.5%)



Answer choices	Percent	Count
Football (AFL)	45.68%	127
Cricket	34.53%	96
Tennis	7.91%	22
Watch sport as a spectator or parent	60.79%	169
Personal fitness training	18.35%	51
Attend a community event or activity	20.86%	58
Use the existing sport pavilion/s	38.49%	107
Use the existing playground	30.22%	84
Use the existing public tennis facilities (casual tennis court, hit-up wall)	15.83%	44
Use the existing cricket practice nets	26.62%	74
Participate in activities at the Learning Centre	9.35%	26
Walking or jogging	46.40%	129
Walking the dog	28.42%	79
Cycling	3.96%	11
Casual kick about / informal sport	34.53%	96
School sport / activities	2.16%	6
Rest and contemplation	11.87%	33
Nature appreciation	11.15%	31
BBQ / picnic	4.68%	13
Family outing	13.31%	37
Other	1.80%	5

5. How often do you usually visit Mount Waverley Reserve

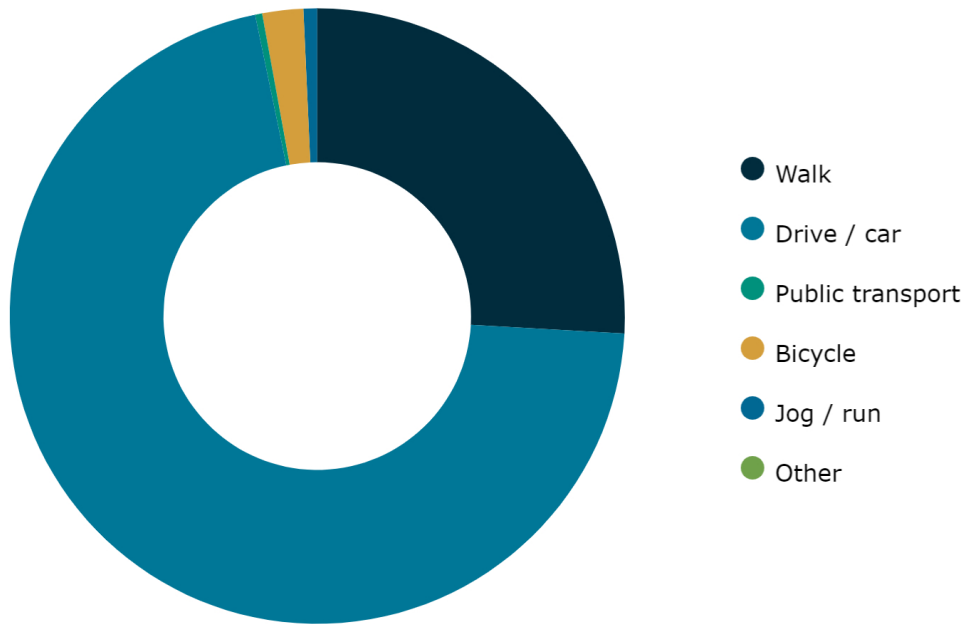
Multiple Choice | Skipped: 13 | Answered: 278 (95.5%)



Answer choices	Percent	Count
Daily	6.47%	18
3-4 times per week	30.58%	85
1-2 times per week	41.01%	114
Once or twice per month	14.75%	41
Once every few months	4.32%	12
1-2 times per year	2.52%	7
Other	0.36%	1
Total	100.00%	278

6. How do you usually travel to visit Mount Waverley Reserve?

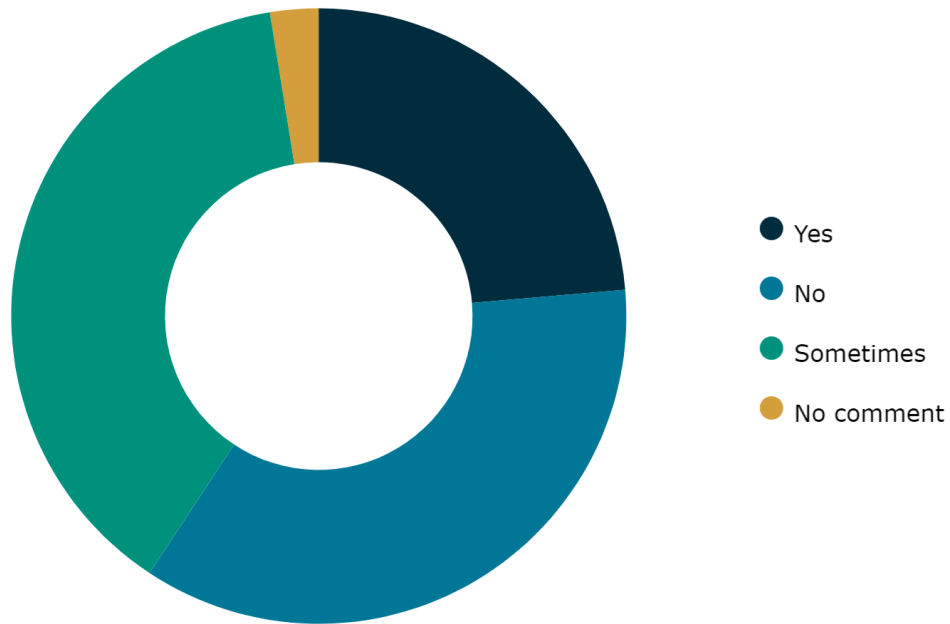
Multiple Choice | Skipped: 13 | Answered: 278 (95.5%)



Answer choices	Percent	Count
Walk	25.90%	72
Drive / car	70.86%	197
Public transport	0.36%	1
Bicycle	2.16%	6
Jog / run	0.72%	2
Other	0%	0
Total	100.00%	278

7. Do the existing sport, recreation and community facilities available at Mount Waverley Reserve meet your needs?

Multiple Choice | Skipped: 16 | Answered: 275 (94.5%)



Answer choices	Percent	Count
Yes	23.64%	65
No	35.64%	98
Sometimes	38.18%	105
No comment	2.55%	7
Total	100.00%	275

8. Please tell us why? What would you like to see changed or improved?

Long Text | Skipped: 98 | Answered: 193 (66.3%)

Sentiment

No sentiment data

Tags

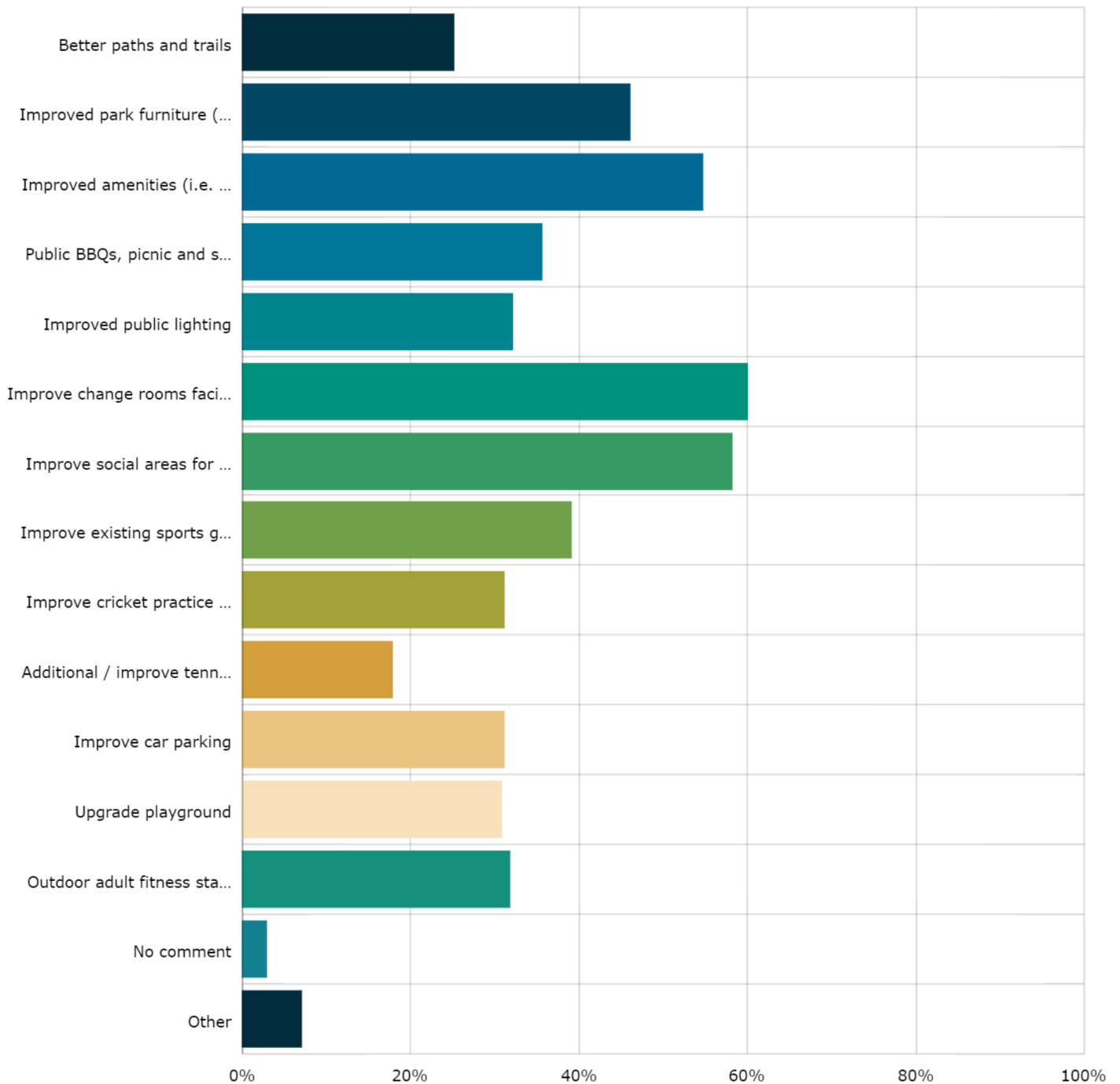
No tags data

Featured contributions

No featured contributions

9. Is there anything that would encourage you to use or visit Mount Waverley Reserve more often?

Multiple Choice | Skipped: 4 | Answered: 287 (98.6%)



Answer choices	Percent	Count
Better paths and trails	25.09%	72
Improved park furniture (i.e. picnic tables, chairs, park seating, etc)	45.99%	132
Improved amenities (i.e. public toilets)	54.70%	157
Public BBQs, picnic and shelter facilities	35.54%	102

Improved public lighting	32.06%	92
Improve change rooms facilities for sports clubs	59.93%	172
Improve social areas for sports clubs	58.19%	167
Improve existing sports ground	39.02%	112
Improve cricket practice facilities	31.01%	89
Additional / improve tennis courts	17.77%	51
Improve car parking	31.01%	89
Upgrade playground	30.66%	88
Outdoor adult fitness stations / facilities	31.71%	91
No comment	2.79%	8
Other	6.97%	20

10. Priority 1:

Long Text | Skipped: 35 | Answered: 256 (88%)

Sentiment

No sentiment data

Tags

No tags data

Featured contributions

No featured contributions

11. Priority 2:

Long Text | Skipped: 44 | Answered: 247 (84.9%)

Sentiment

No sentiment data

Tags

No tags data

Featured contributions

No featured contributions

12. Priority 3:

Long Text | Skipped: 53 | Answered: 238 (81.8%)

Sentiment

No sentiment data

Tags

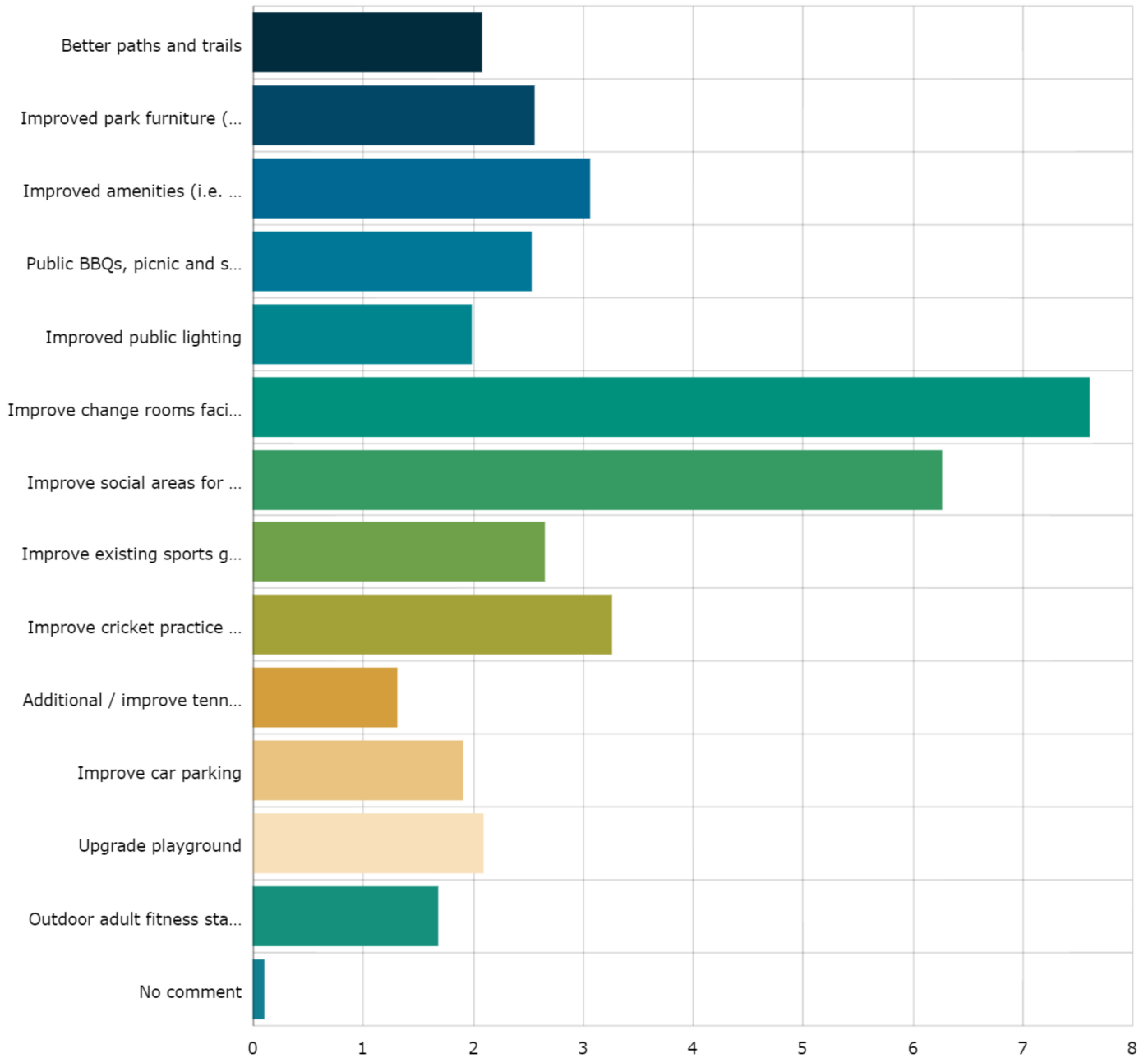
No tags data

Featured contributions

No featured contributions

13. If you had to nominate the THREE MAIN PRIORITIES for any future improvement at Mount Waverley Reserve, what would they be?

Ranking | Skipped: 16 | Answered: 275 (94.5%)



	1	2	3	4	5	6	7	8	9	10	11	12	13	14	Co unt	Sc ore	Av g Ra nk
Bet ter pat hs and trail s	48. 84 %	25. 58 %	25. 58 %	0% 0	0% 0	0% 0	0% 0	0% 0	0% 0	0% 0	0% 0	0% 0	0% 0	0% 0	43	2.0 7	1.7 7

Improved park furniture (i.e. picnic tables, chairs, parks eating, etc)	33.33 18	33.33 18	33.33 18	0% 0	0% 0	0% 0	0% 0	0% 0	0% 0	0% 0	0% 0	0% 0	0% 0	0% 0	0% 0	54	2.55	2.00
Improved amenities (i.e. public toilets)	21.14	33.33 22	45.45 30	0% 0	0% 0	0% 0	0% 0	0% 0	0% 0	0% 0	0% 0	0% 0	0% 0	0% 0	0% 0	66	3.06	2.24
Public BBQs, picnic and shelter facilities	22.12	37.04 20	40.74 22	0% 0	0% 0	0% 0	0% 0	0% 0	0% 0	0% 0	0% 0	0% 0	0% 0	0% 0	0% 0	54	2.52	2.19
Improved public lighting	18.68	30.23 13	51.16 22	0% 0	0% 0	0% 0	0% 0	0% 0	0% 0	0% 0	0% 0	0% 0	0% 0	0% 0	0% 0	43	1.98	2.33
Improved benches for sports clubs	52.56 82	34.62 54	12.82 20	0% 0	0% 0	0% 0	0% 0	0% 0	0% 0	0% 0	0% 0	0% 0	0% 0	0% 0	0% 0	156	7.60	1.60

Improvement social areas for sports clubs	24.06%	46.62%	29.32%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	133	6.26	2.05
Improvement existing sports ground	12.07%	32.76%	55.17%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	58	2.65	2.43
Improvement cricket practice facilities	71.21%	13.64%	15.15%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	66	3.25	1.44
Addition of improvement tennis courts	48.15%	25.93%	25.93%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	27	1.30	1.78
Improvement car parking	7.14%	30.95%	61.90%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	42	1.90	2.55
Upgrade playground	20.00%	33.33%	46.67%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	45	2.08	2.27
Outdoor adult fit	25.00%	33.33%	41.67%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	36	1.68	2.17

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No	0%	0%	100	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	2	0.0	3.0
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mm			%														
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Score - Sum of the weight of each ranked position, multiplied by the response count for the position choice, divided by the total contributions. Weights are inverse to ranked positions.
Average Rank - Sum of the ranked position of the choice, multiplied by the response count for the position choice, divided by the total 'Count' of the choice.

14. Please use the space below to provide any additional comments, suggestions or ideas for improvement at Mount Waverley Reserve.

Long Text | Skipped: 183 | Answered: 108 (37.1%)

Sentiment

No sentiment data

Tags

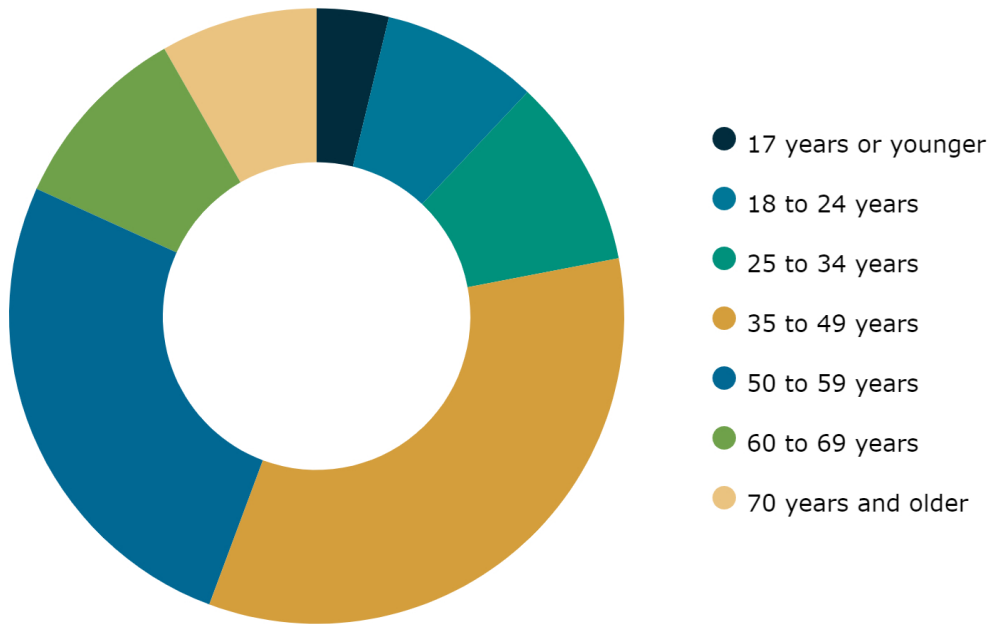
No tags data

Featured contributions

No featured contributions

15. Which category below includes your age?

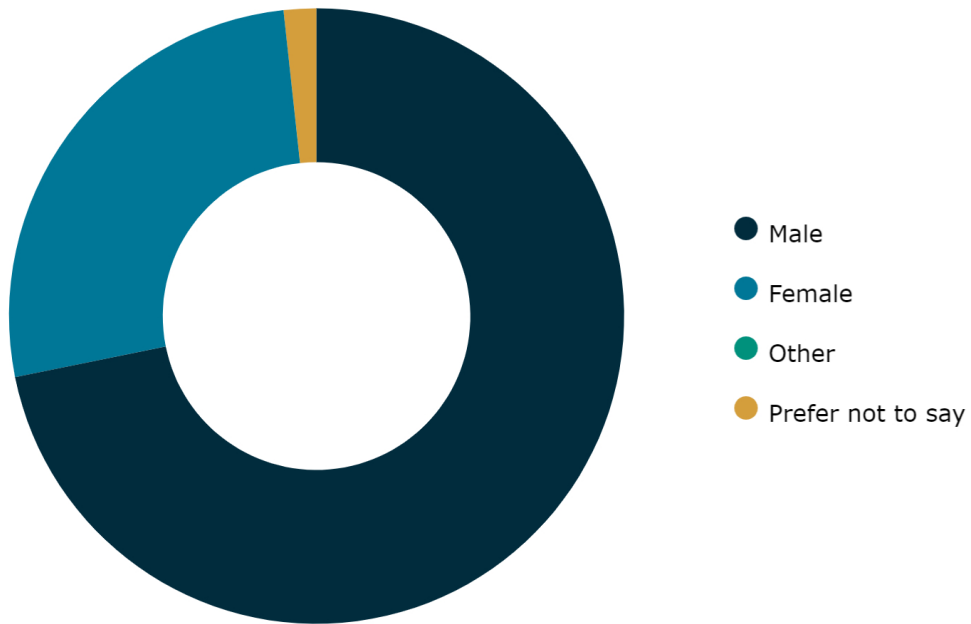
Multiple Choice | Skipped: 0 | Answered: 291 (100%)



Answer choices	Percent	Count
17 years or younger	3.78%	11
18 to 24 years	8.25%	24
25 to 34 years	9.97%	29
35 to 49 years	33.68%	98
50 to 59 years	26.12%	76
60 to 69 years	9.97%	29
70 years and older	8.25%	24
Total	100.00%	291

16. Please select your gender

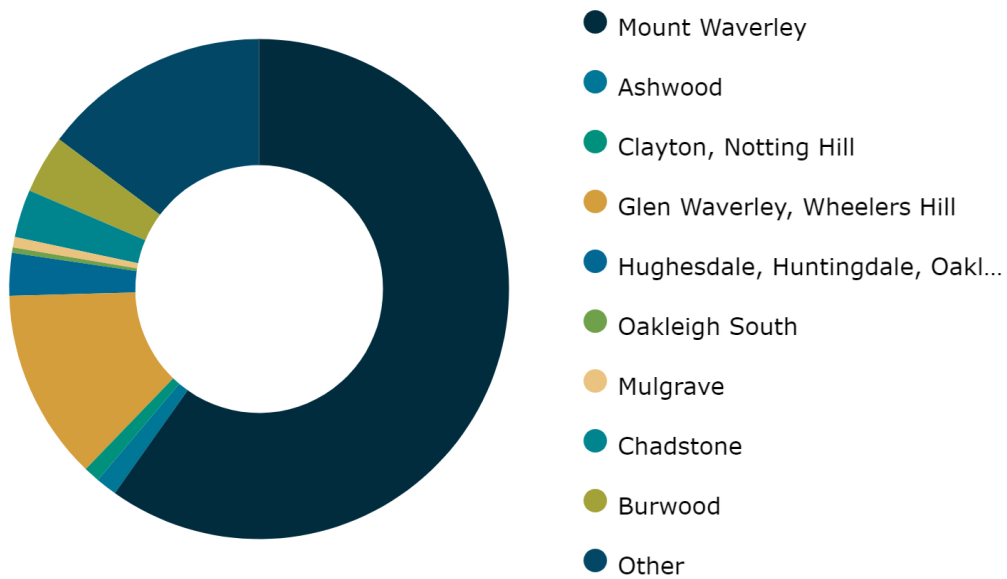
Multiple Choice | Skipped: 0 | Answered: 291 (100%)



Answer choices	Percent	Count
Male	71.82%	209
Female	26.46%	77
Other	0%	0
Prefer not to say	1.72%	5
Total	100.00%	291

17. What suburb do you live in?

Multiple Choice | Skipped: 0 | Answered: 291 (100%)



Answer choices	Percent	Count
Mount Waverley	59.79%	174
Ashwood	1.37%	4
Clayton, Notting Hill	1.03%	3
Glen Waverley, Wheelers Hill	12.37%	36
Hughesdale, Huntingdale, Oakleigh, Oakleigh East	2.75%	8
Oakleigh South	0.34%	1
Mulgrave	0.69%	2
Chadstone	3.09%	9
Burwood	3.78%	11
Other	14.78%	43
Total	100.00%	291

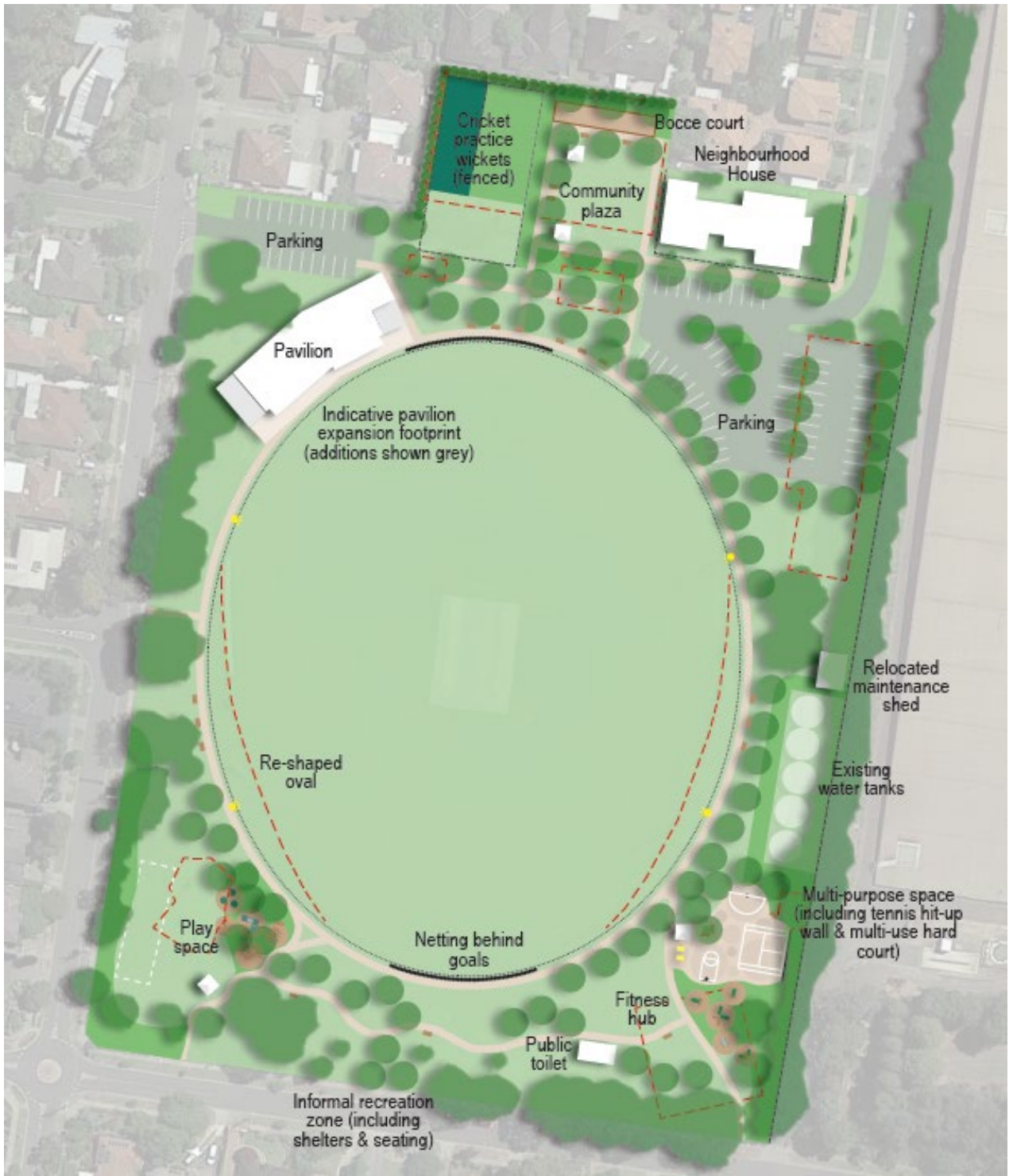
d) Mount Waverley Reserve Stakeholder Vision/Aspirations document



**Mount
Waverley
Reserve**
Master Plan

Club Aspirations Comparison
24 June 2021

MASTERPLAN



CLUB ASPIRATIONS v1



Oval repositioned slightly E-NE and made into a true oval – same length and width (on wings) as current, but northern pockets shaved off

Synthetic cricket training nets moved to SW corner. Min. 5 lanes – enclosed with full run-ups.

Turf training square moved SW corner – positioned to optimise growing conditions. Run-ups could overlap oval if necessary

Assume current tennis courts used for a different purpose

Expanded & connected carpark with ability for cars to move from Fleet St through to Charles St

New double storey Sports Club pavilion housing football, cricket and tennis Club social and changeroom facilities. Water-tanks put underground.

Undercover multi-purpose hardcourt – could be used for netball, basketball, tennis or showcourt seating

1 'Showcourt' – En Tout Cas with Floodlights.

1 hardcourt with public access

New community playground at Southern End

4 side-by-side tennis courts in SE corner – all En Tout Cas and with floodlights.

e) Monash Bulletin, Feb 2021.

The link below provides access to the Monash Bulletin, Feb 2021, which was distributed to all households in the City. Page 7 of the bulletin provides information about the Mount Waverley Reserve Master Plan planning process and invites public submissions.

<https://www.monash.vic.gov.au/files/assets/public/about-us/news/bulletin/monash-bulletin-february-2021.pdf>

The bulletin was also available in Chinese (simplified), Chinese (traditional), Greek & Italian formats.

f) Club I&O Presentation slides

INTRODUCTION

Monash City Council has initiated the development of a Master Plan for Mount Waverley Reserve. The Master Plan will investigate initiatives to improve key sport and recreation participation opportunities to maximise club and community use. The Master Plan will provide a framework to guide future infrastructure provision and improvement opportunities to address current and projected demands.

Mount Waverley Reserve is situated on City of Monash land and is located at 8-26 Charles Street (corner of St Albans and Charles Streets), Mount Waverley. The site location and context is shown in figure 1.

The reserve is located adjacent to land owned by Melbourne Water Corporation (426-476 High Street Road) which remains in operational use. However, opportunities to improve the interface and functionality with Mount Waverley Reserve will be explored, including Melbourne Water's long-term plans for the site.

Existing Facilities

Mount Waverley Reserve features four (non-compliant) clay tennis courts (Mount Waverley Tennis Club), a public asphalt tennis court, hit-up wall, basketball half court, an oval with turf wicket, cricket nets, a playground and an off-lead dog area. In addition, the reserve is bordered by the Waverley Community Learning Centre (neighbourhood house on Fleet Street) which shares some access and car parking.

Current Formal User Groups

Current formal user groups / tenants of the reserve include:

- Waverley Community Learning Centre (Fleet Street neighbourhood house) and Occasional Care
- Mount Waverley Cricket Club
- Waverley Blues Football (& Netball) Club
- Mount Waverley Tennis Club

Planning Purpose & Objectives

The purpose of the planning process is to investigate initiatives aimed at improving sport, recreation and supporting infrastructure requirements in order to maximise participation opportunities within the Reserve having regard to current and anticipated future community demands as well as Council's strategic policy and planning frameworks.



Figure 1
Mount Waverley Reserve context plan



Guiding Principles

There are a number of important Council planning documents and policy framework that will influence development of the master plan. Key influences and documents are outlined in the following sections of this report, however overarching planning principles that have been adopted by Council through the Municipal Open Space Strategy and Playground Strategy are presented below.

These principles, along with the Integrated Site Plan (ISP) results and community consultation input, will be used to guide potential improvement opportunities for the reserve.

Planning Principles:

- Equitable access - ensure an appropriate level of open space is available for all residents regardless of where they live, their age, gender, income, ethnicity, education or ability.
- Diversity of opportunities and experiences to ensure all residents can use and benefit from open space.
- Quantity – the provision of open space across Monash will continue to be increased to ensure an appropriate level is available for all residents.
- Quality (fit for purpose) – ensuring that the function of an open space meets the requirements for that function.
- Sustainability – in design, development and management of open space.

- Dependency – some people, activities and assets are dependent on the inherent natural qualities of open space reserves. And as a priority, open space should support activities and users who are more dependent upon it.
- Environmental protection, enhancement and appreciation including the protection of canopy trees, habitat, flora and fauna and waterways.

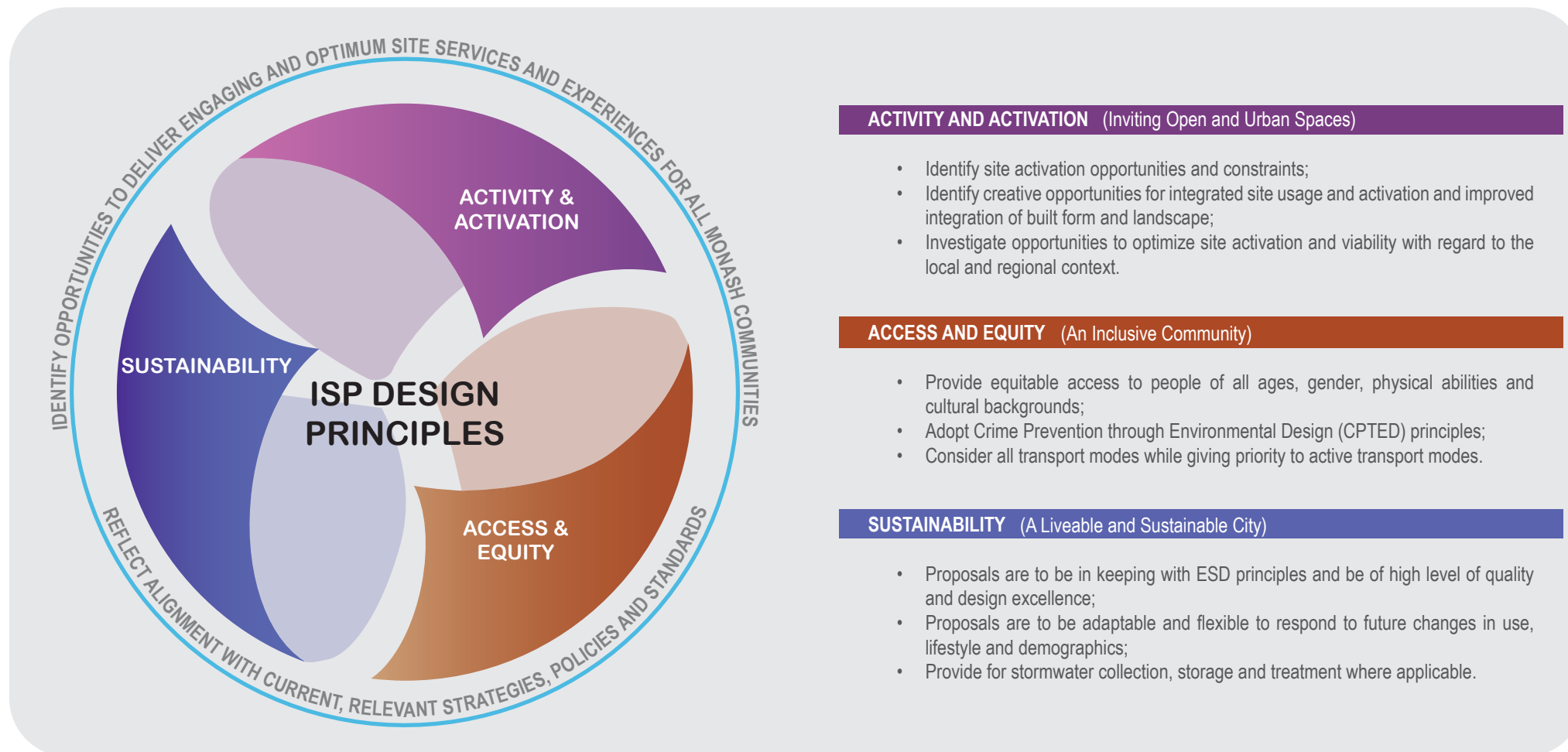
Stage 2 - Integrated Site Plan (ISP):

Stage 2 of the project will complement the Background & Needs Assessment (i.e. Stage 1) by providing an agnostic, dynamic spatial assessment of a site that:

- Provides site context/background and key facts about the reserve.
- Undertakes a spatial and technical analysis of the site, detailing key assumptions, to identify opportunities and identify/understand possible site constraints.
- Articulates the rationale behind decision making using a holistic lens.
- Tells the story and makes the case for any proposals and/or recommendations made as a result of the analysis.

The ISP design principles are outlined below.

Council's Horticulture and Sustainability Teams have also developed a number of principles for consideration in the development of ISP documents. These are included as an Appendix to this report and will be used to help inform development of the subsequent ISP for Mount Waverley Reserve.



ACTIVITY AND ACTIVATION (Inviting Open and Urban Spaces)

- Identify site activation opportunities and constraints;
- Identify creative opportunities for integrated site usage and activation and improved integration of built form and landscape;
- Investigate opportunities to optimize site activation and viability with regard to the local and regional context.

ACCESS AND EQUITY (An Inclusive Community)

- Provide equitable access to people of all ages, gender, physical abilities and cultural backgrounds;
- Adopt Crime Prevention through Environmental Design (CPTED) principles;
- Consider all transport modes while giving priority to active transport modes.

SUSTAINABILITY (A Liveable and Sustainable City)

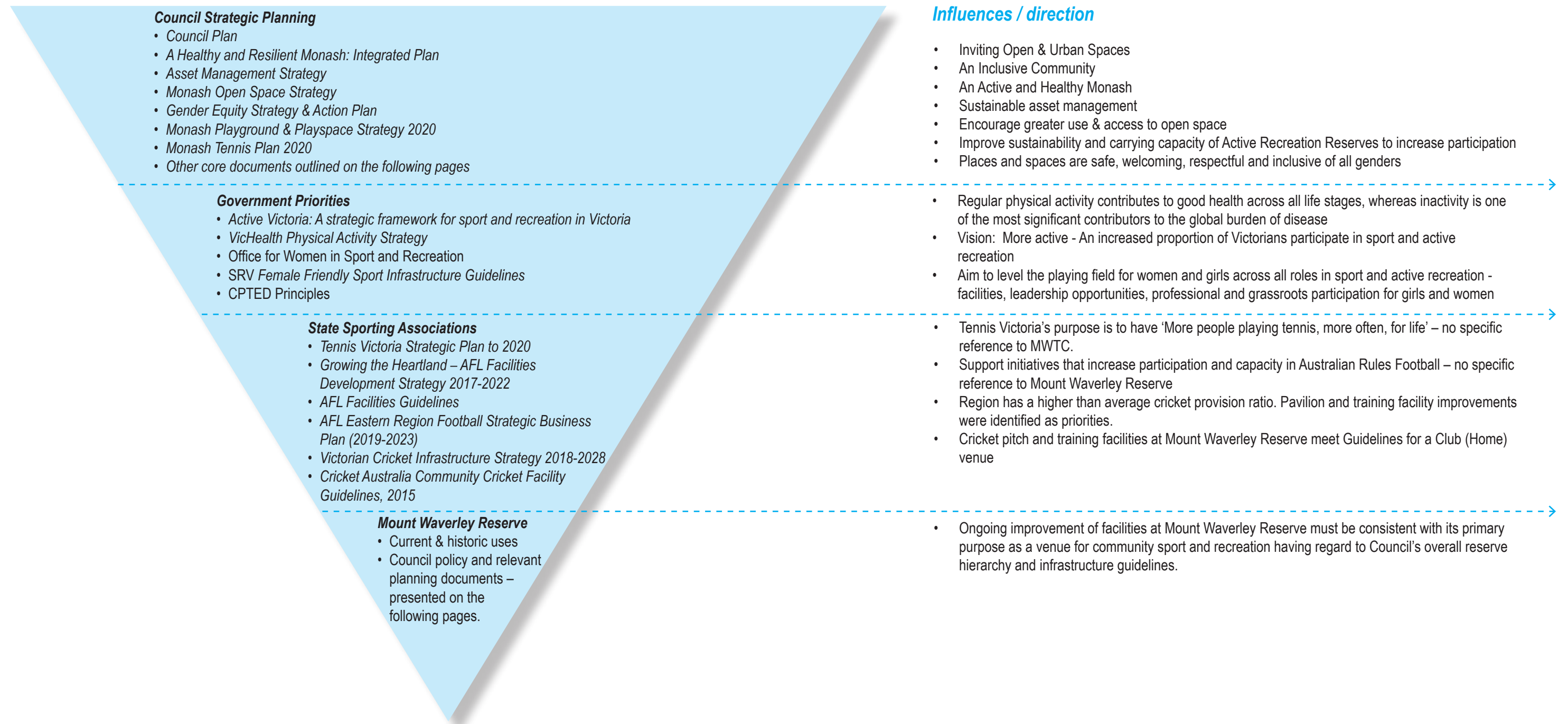
- Proposals are to be in keeping with ESD principles and be of high level of quality and design excellence;
- Proposals are to be adaptable and flexible to respond to future changes in use, lifestyle and demographics;
- Provide for stormwater collection, storage and treatment where applicable.



STRATEGIC ALIGNMENT

The following section highlights the strategic alignment of this project – and future improvement of the Mount Waverley Reserve – with relevant Council planning documents, broader Government priorities and relevant State Sporting Association objectives, in particular initiatives that support improved community health, well-being, physical activity and sports participation with an emphasis on proactive measures to support traditionally disadvantaged groups, specifically women and girls.

The image below (pyramid) illustrates a strategic relationship or nexus to support ongoing improvements at Mount Waverley Reserve to service community sport and recreation needs. However, further analysis of Council’s planning framework highlights several important influences on possible future directions and infrastructure provision. Key influences are summarised over the following pages.



ARTIST'S IMPRESSION ONLY. THESE IMAGES ARE INTENDED AS A GUIDE ONLY AND ARE NOT TO BE USED FOR TENDERING OR CONSTRUCTION PURPOSES.



Influences / direction

- Public Open Space (PPRZ) is highly valued by the community.
- There are 6 sporting fields within Mount Waverley precinct – Mayfield Park, Mount Waverley Reserve, Tally Ho Reserve, Mount Waverley Bowling Club, Essex Heights Reserve and Pinewood Reserve.
- Gaps in sports provision exist within the precinct in each of the north, centre and southern areas.
- Mount Waverley Reserve is classified as district catchment sports open space reserve (primary function) with social/family recreation (secondary function).

Implications for Master Plan

- Land zoned PPRZ is not to be sold and should be retained for community use.
- Design guidelines – District sports open space:
 - Open space reserve that can preferably provide for two senior playing fields AFL /cricket/netball, or three field sports such as soccer, or 4-6 tennis courts.
 - Provide support facilities, training facilities and car parking either on-site and/or on the perimeter of the reserve.
 - Code compliant sports lights (training standard for field sports), irrigation, and drainage.
 - Sports pavilions suitable for senior level competition and may cater for multiple seasonal use. Facilities to include multi-gender change room, amenities, basic kitchen/kiosk and separate provision of social space. Indicative 500m². By comparison, AFL Guidelines for Local standard venues recommend an indicative pavilion size of 590m².
 - Provide access to playing fields, practice facilities or courts by the community for non-club use.
 - Provide space for a park perimeter trail that is accessible via the local path network.
 - Seating, shade and mature trees to be provided.
 - Fencing avoided in some instances to increase flexibility of the site (where no conflicts with sporting requirements).
 - Co-location with other community facilities encouraged with public access to toilets considered.
 - Provide high quality design and landscaping that enhances spectator enjoyment and viewing opportunities.
 - Incorporate universal and environmentally sustainable design principles.
 - Promote casual surveillance and active frontages from local houses.



Influences / direction

- The Active Reserves Facility Hierarchy creates five distinct facility provision categories:
 1. Class A – Regional/Municipal Facilities
 2. Class B – District Facilities
 3. Class C – Local Facilities
 4. Class D - Other
 5. School – School Facilities
- In order to provide an integrated and coordinated service for sports ground and pavilion provision a classification system of four grading levels (Class A, B, C, D and school) has been developed to guide the level of sport facility provision and playing surface standards across the municipality.
- Class A facilities provide regional/multi-purpose pavilions to accommodate regional level competition such as premier cricket (Central Reserve).
- Currently there is no regional level AFL football played in Monash.
- These facilities are able to accommodate a number of users and can address the shortfalls in available community meeting space. Multi-purpose spaces are designed to accommodate seasonal users and public hiring.
- Class B facilities are the most commonly provided standard for sports grounds and generally cater to consistent demand by tenant clubs on a seasonal basis. They may also be used occasionally for subregional events. Class B facilities primarily cater for higher level senior sports e.g. sub-district cricket (generally on turf wickets), Division 1 or A-B grade (AFL), National Premier League Division 1 (soccer).

Implications for Master Plan

- Mount Waverley Reserve is categorized as a District venue (NB: The Pavilion is currently classified as a Class A facility, primarily due to the existing size (e.g. large social space), whereas the ground is classified as a Class B sportsground).
- As a minimum, facility and infrastructure provision should reflect design guidelines for Class B standard facilities consistent with the grading and use of Mount Waverley Reserve.
- The existing main pavilion exceeds Class B standards, however modification may be required to improve mixed gender use (i.e. female friendly) and change rooms.

Other relevant infrastructure guidelines / considerations for District venues:

- Sports lighting - training standard sports lighting to oval – match standard lighting can be considered if funded by club/s.
- Cricket practice nets - 0-2 turf practice wickets in nets (space permitting and dependent on level of cricket played). Maximum 3 cricket nets with synthetic base. Council's *Cricket Wicket Policy* (2020) also confirms the following minimum and maximum provision guidelines for Mount Waverley Reserve (i.e. sub-District Cricket standard): 3 synthetic nets and 6 turf strips.
- Sports oval - Full size oval (preferred 165m x 135m); Minimum (150m x 110m). Full drainage and irrigation.
- Off street carparking – 50 spaces minimum.





**Monash Tennis Plan
2020 & Tennis Condition
Audit Reports**

Influences / direction

- There are 16 tennis clubs in Monash that operate under a lease arrangement with Council.
- The Tennis Plan identifies inequitable distribution of clubs/courts in the north east of the municipality.
- However, the suburbs of Glen Waverley, Mount Waverley and Wheelers Hill have the highest supply of tennis facilities in Monash, with 77% of courts at club venues in Monash being located in these 3 suburbs alone (1 court for every 1,579 people). This exceeds the Tennis Australia benchmark of one court for every 2,000 people.
- Further to this, there are another 67 courts in the Glen Waverley, Mount Waverley and Wheelers Hill catchment, which are not located on Council land. This includes privately owned club, schools and church tennis clubs.
- Tennis club participation has declined in Monash by 3.9% since 2010.
- The Tennis Plan recommended a minimum of six compliant courts are required to support club sustainability.
- There are currently four club courts at Mount Waverley Reserve. The courts are non-compliant in terms of size/enclosure areas do not meet current standards for run-off and circulation.
- The location of the existing courts limits potential for expansion to address compliance or to provide additional courts (i.e. to achieve a sustainable model of 6-courts).
- The Tennis Plan recommends that Council engage with clubs located in Mount Waverley and Glen Waverley to explore potential relocation and merger opportunities – in order to achieve a consolidation of facilities and more sustainable club structure.
- Investment in the existing courts at Mount Waverley Reserve is not considered a priority.

Implications for Master Plan

- Council to actively explore relocation options for the Mount Waverley Tennis Club to another reserve.
- Identify potential impacts of accommodating six new courts at Mount Waverley Reserve having regard to overall spatial capacity, functionality and amenity impacts.
- Consider Master Plan options without club tennis at the reserve.



**Playground &
Playspace Strategy
2020**

Influences / direction

- Mount Waverley Reserve playground is classified as a Local play space.
- The Strategy suggests renewal will be required in 2023/24.
- Mount Waverley (Ward) has the second highest level of play space provision in the City (i.e. 1 play space to every 1,428 people).

Implications for Master Plan

- Master Plan to support ongoing provision of a Local standard play space (i.e. 5-8 pieces of equipment) at Mount Waverley Reserve.



**Monash Urban
Landscape & Canopy
Vegetation Strategy, 2018**

Influences / direction

- Landscape character assessment has been undertaken across the City of Monash to help protect areas of 'Garden City' suburban character, as well as areas of remnant native vegetation.
- The strategy categorises the municipality into 9 landscape character types, with the Mount Waverley Reserve being in the 'Creek valley environs' category.
- The strategy identifies 5 preferred vegetation types including identifying recommended species. Mount Waverley Reserve is assessed as being in the 'Evergreen' category.
- The strategy sets a goal of increasing the canopy tree cover across public and private land from 22% (in 2015) to 30% by 2040.

Implications for Master Plan

- New planting proposed should reflect the 'Creek Valley Environs' landscape character type, and the 'Evergreen' preferred vegetation type.
- Consider increasing canopy cover at reserve to help meet the strategy goals.





**Monash Public Toilet Strategy
Action Plan (draft 2020)**
**CONFIDENTIAL -
NOT ADOPTED**

Influences / direction

- Mount Waverley Reserve has been considered as a low priority location for new public toilet provision in draft PTS action plan.
- Three potential actions for future public toilet provision are being considered for the site.
 - Option 1 - Open existing standalone patron only toilet to public with additional security and maintenance cost.
 - Option 2 - Refurbish existing standalone toilet to unisex accessible and/or ambulant public toilet.
 - Option 3 - New standalone automated unisex public toilet at the same location of existing toilet block.
- Considering there is already an existing patron only standalone toilet on-site with reasonable connectivity to and surveillance from its surroundings, the short term option (Option 1) is considered likely.

Implications for Master Plan

- The Master Plan will explore options for the most appropriate location for public toilet provision – including retaining the existing site/facility or elsewhere within the reserve.
- Opportunities to consolidate overall built form within the reserve will be a key consideration



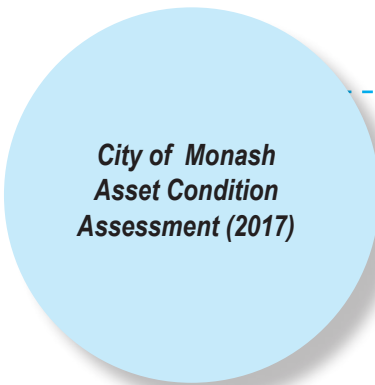
**Active Monash
Cricket Wicket Policy - Draft**
**CONFIDENTIAL -
NOT ADOPTED**
**& Turf Wicket
Review Report,
June 2020**

Influences / direction

- The Policy outlines the guidelines and responsibilities for cricket wicket usage, preparation, maintenance and provision throughout the City of Monash.
- The Policy outlines proposed fees based on a 15% cost recovery basis for turf tables and practice wickets as well as a 15% levy on each senior team as a contribution to outfield maintenance costs.
- On this basis Mount Waverley CC fees would increase by approximately \$560p.a. compared to previous years, reaching a total of just under \$9,500 for the season.
- All turf wicket facilities to be maintained by Council or appropriate Council appointed contractor.
- Field size: A minimum of 50 metres must be achieved for all boundary lengths before a senior T20 match is considered in Monash.
- Cricket nets will be provided at all cricket venues that are the main ground for that tenant. Practice facilities at these venues will have a minimum of 3 cricket net lanes.
- Council will fully fund practice net facility (re)development at venues that are the main training ground for clubs who participate in Premier and Sub-district cricket competitions. Nets are to be available for community use.
- Turf Wicket Review confirms Mount Waverley Reserve centre wicket has 6 pitches and 8 practice pitches (turf). The review identified the following recommendations:
 - Vigorous renovation of Mount Waverley Reserve main turf table due to marginally high thatch levels.
 - Tree works (e.g. root pruning) are required at Mount Waverley Reserve training due to shade & moisture stress issues from nearby trees.

Implications for Master Plan

- Review playing field dimensions and consider options to ensure a minimum cricket field size of 50m to all boundaries (to allow T20 matches).
- Policy framework supports a minimum of 3 synthetic cricket net practice lanes and retention of a turf practice facility to allow at least two live/playable pitches for training at any one time. Council's Cricket Wicket Policy (2020) also confirms the following minimum and maximum provision guidelines for Mount Waverley Reserve (i.e. sub-District Cricket standard): 3 synthetic nets and 6 turf strips
- Note recommendation for de-thatching the main table.
- Address tree issues at existing practice nets – including possible relocation and enclosure to improve safety.



**City of Monash
Asset Condition
Assessment (2017)**

Influences / direction

Facility condition audit assessments were undertaken as part of Council's Asset Management Planning for the Main Pavilion and Tennis Pavilion. Key findings are summarised below (refer to appendices for more detail).

- **Main Pavilion (Cricket/Football):**
 - Constructed 1963, extended 1982, 2005 and refurbished 2017.
 - Replacement cost \$1.2mil. Building area 368m².
 - Average condition rating = 2.1 (1= Excellent, 5 = Very Poor).
 - Useful Life Remaining – 17% of the building requires renewal over the next 10 years and a further 27% over the next 25 years (i.e. 44% combined). However, the structural envelope will last more than 35 years (i.e. 54%).
- **Tennis Pavilion / Clubroom:**
 - Constructed 1967. Replacement cost \$350k. Building area 130m².
 - Average condition rating = 2.8 (1= Excellent, 5 = Very Poor).
 - Useful Life Remaining – 37% of the building requires renewal over the next 10 years and a further 68% over the next 25 years.

Implications for Master Plan

- The tennis pavilion has a limited useful asset life remaining. The Master Plan will explore options for replacement and/or consolidation as part of a shared use facility (if tennis remains on site).
- The main pavilion is structurally sound and has recently been refurbished, however it does not meet contemporary standards and expectations (i.e. number of change rooms and female facilities).
- The master plan to consider demand assessment results, current Council policy framework and stakeholder aspirations to determine future options for the main pavilion.



STAKEHOLDER ASPIRATIONS

Sporting Clubs

The three clubs (i.e. Mount Waverley Cricket Club, Waverley Blues Football & Netball Club and Mount Waverley Tennis Club) have been working collaboratively to identify priority needs and future aspirations for the reserve. A Power Point presentation was submitted by the clubs to the consultant team (June, 2020) outlining their collective vision and aspirations for the reserve. The suggestions are aspirational and will be assessed against the ISP and Background Research outcomes to ensure consistency with Council policy and planning frameworks when developing the draft master plan. A summary of key information is outlined below.

Collective Vision

“Creating a community hub for the people of Monash.”

Aspirations

“To deliver a community facility that will serve the diverse needs of the Monash area by bringing stakeholders who share the Mount Waverley Reserve together to build a facility that will cater for their needs and interests.”

It will be underpinned by:

- A sense of diversity and community pride.
- Inclusiveness that will allow people of all ages, backgrounds, genders and abilities to utilize the facility.
- Designed to meet the current and future needs of clubs and the community.
- Providing contemporary facilities for the next generation.
- Creating a local hub for the community.

Points of difference

The clubs believe their submission/vision has the following key points of difference:

- Collaboration between the sporting clubs and willingness to form an alliance to support development and operation of new facilities.
- Viewed as a community facility, not just sporting facilities.
- Facilities will collectively service over 3000 members and supporters (of all clubs) as well as the broader community.
- Willingness and demonstrated capacity to embrace diversity and inclusion.
- Multi-use, shared-use facility.
- Alignment with Council Strategy, specifically *Health and Resilient Monash: Integrated Plan 2017 to 2021 and Monash 2021 and Beyond*.

Key issues for the Master Plan to consider

The clubs identified the following key issues to be addressed in the Master Plan:

- Current pavilion facilities are too small for user needs.
- Pavilion size limits capacity to deliver extended activities to the community.
- Current facilities are not designed to cater for female participation.
- Kitchen facilities are restrictive and limit catering capacity (including event catering).
- Current facilities do not meet the needs of stakeholders.
- Training facilities are inadequate having regard to the size of the population, growth of clubs and standard of competition/participation.
- Current facilities limit capacity for cohabitation and shared use.
- Reserve facilities lack access to public toilets, BBQ's, seating and other features/ furniture.
- Car parking is limited, traffic flow/management could be improved.
- Limited storage facilities for clubs.
- Opportunities to improve safety for users.
- Overall amenity and functionality of the reserve.

Figure 7 reproduces a plan provided by the clubs as an indication of a possible new layout for new, upgraded and shared use facility aspirations at the reserve. It is acknowledged that this plan has been developed by the clubs as an indication only for discussion purposes and that it does not take into account Council's overall planning principles and policy framework.

Waverley Community Learning Centre (Fleet Street neighbourhood house) and Occasional Care

Aspirations / priorities expressed by the Community Learning Centre for consideration in the Master Plan included:

- Retain existing neighbourhood house facilities, in particular the California Bungalow 'house' as this is critical to the amenity and appeal of the Centre. It is also believed to have heritage significance.
- Retain access to car parking along Fleet Street and within the reserve.

- Significant renovation or rebuild of the Community Learning Centre facilities would have a major impact on ongoing operations if closure were required to rebuild. Concern was raised about the sustainability of the Center if it was required to close for an extended period to allow construction works.
- The main priority expressed by the Centre was to access a new multi-purpose health and fitness program room within any new sports pavilion (if developed) to allow the Centre to expand program offerings. Exclusive use during defined hours (daytime) would be required, as well as clarity around management, cleaning and insurance considerations.
- The space would need to be suitable for health and fitness programming (e.g. yoga, gentle exercise, dance, etc.). Typically, a hard wood floor that is separate from club social spaces and alcohol service areas i.e. appropriate amenity and functionality to cater for children through to older adults.

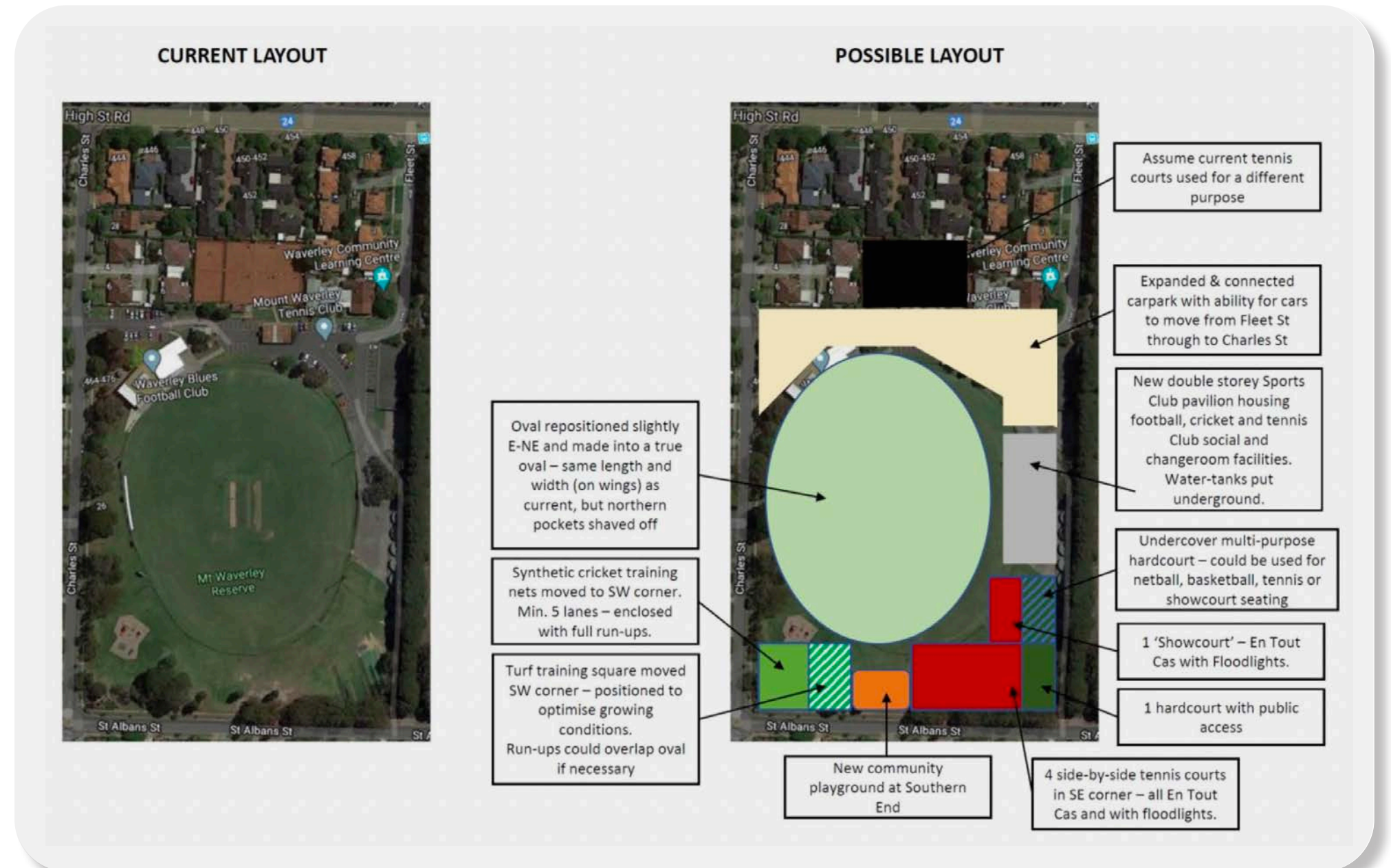


Figure 9 Sporting clubs aspirations for new facilities and suggested possible layout provided by them

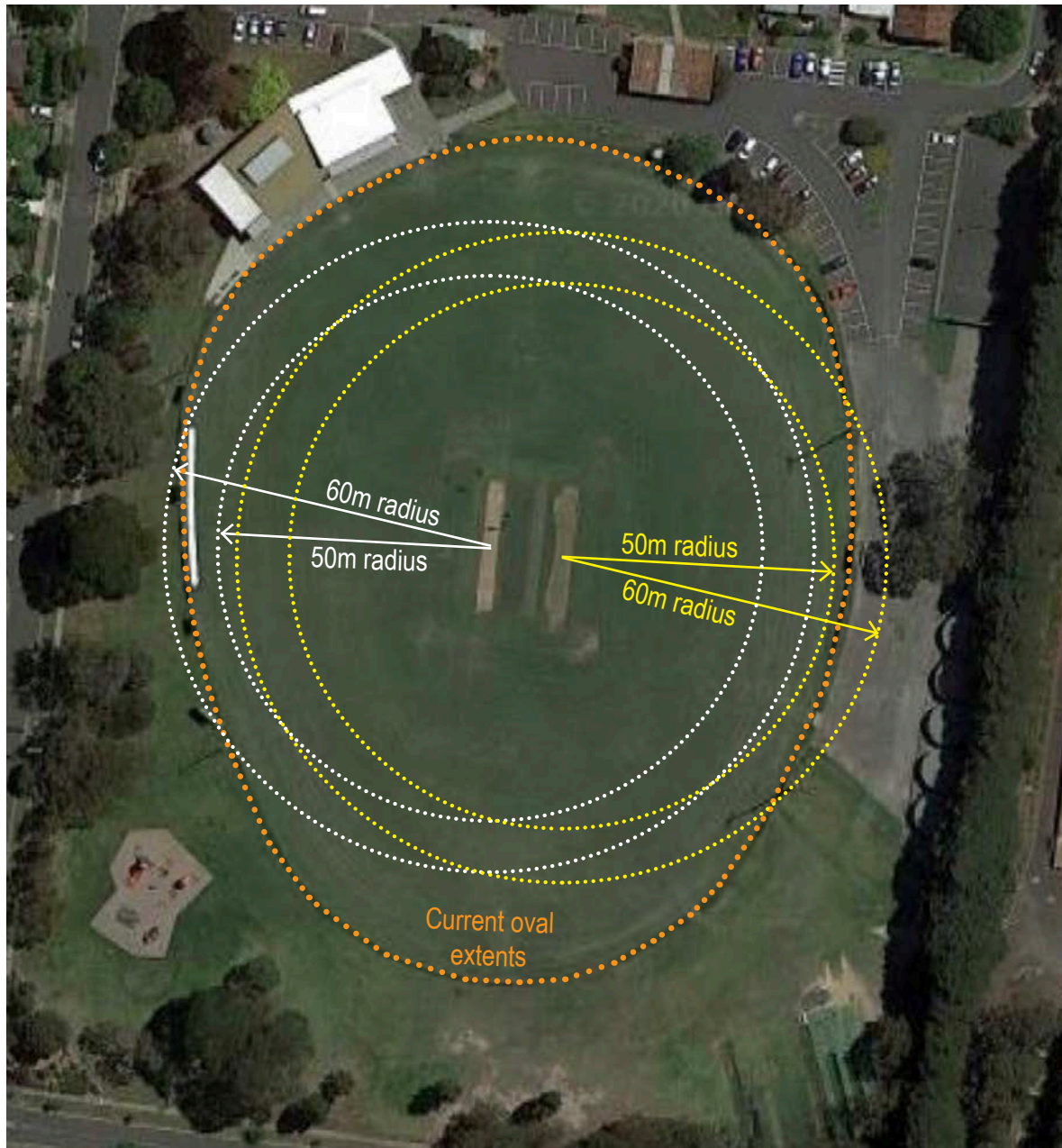


LEGEND

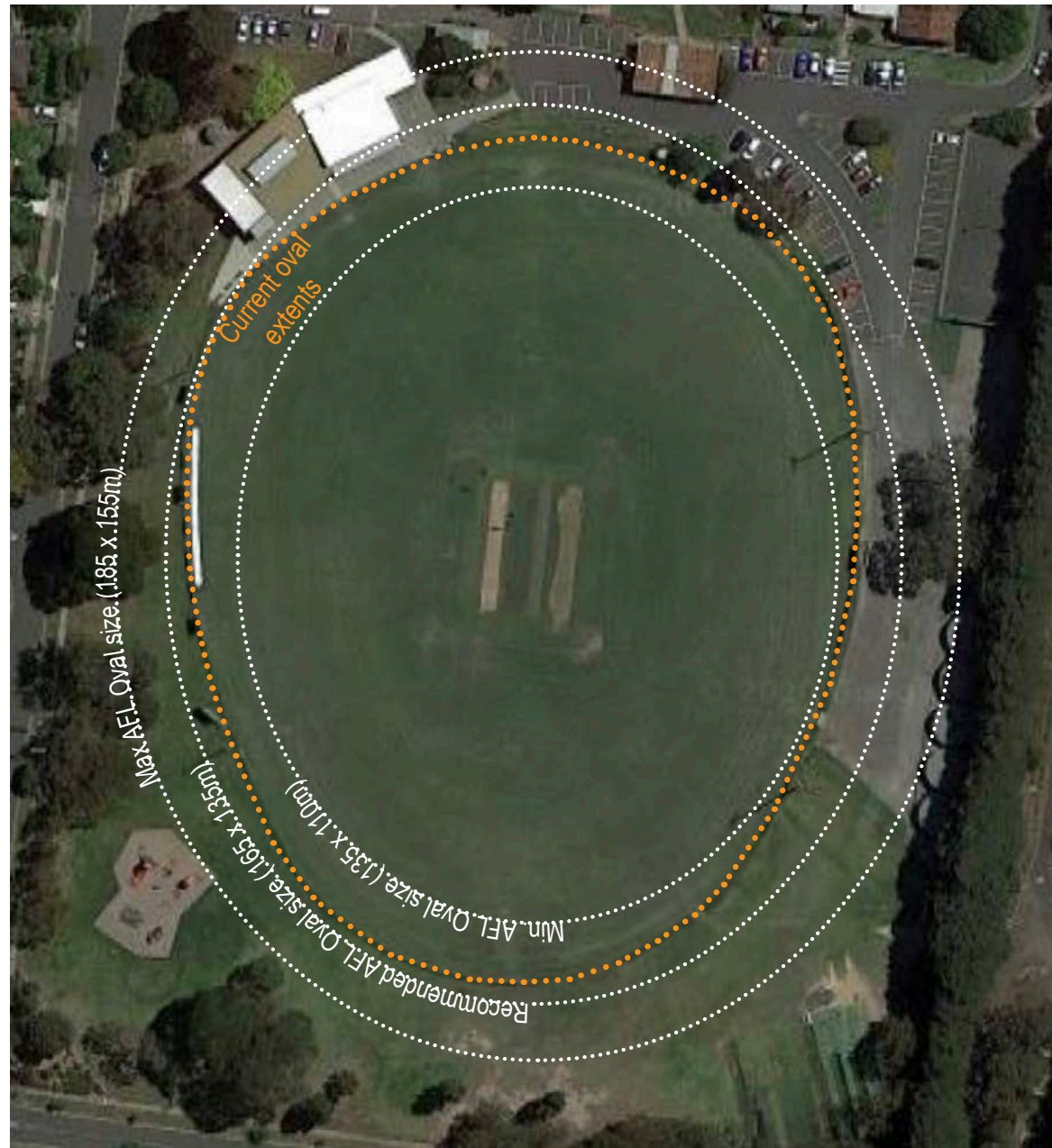
-  Existing trees
-  Existing oval with turf cricket wickets
-  Existing cricket nets
-  Existing clay tennis courts
-  Existing asphalt tennis courts with hit-up wall
-  Existing buildings
-  Existing playground
-  Existing concrete pavement
-  Existing fence
-  Existing retaining wall
-  Existing water tank
(maintenance access required)

 N

2.14 EXISTING SITE CONDITIONS PLAN



Existing oval size comparison to Cricket Australia recommendations



Existing oval size comparison to AFL standards



Existing tennis court dimensions compared to Tennis Australia standard for club/recreation courts (34.77 x 17.07m)

Cricket

The Cricket Australia minimum size for preferred playing field dimensions for community club open age cricket use is 50m radius, with 60m being the recommended size. The diagram on this page shows these measurements for the outside turf pitches (measured from the centre of each pitch). All of the pitches meet the minimum recommended size. The centre pitch also meets the 60m radius recommendation. While the oval is an irregular shape ('egg-shaped'), this does not significantly impact upon the function of the oval.

AFL

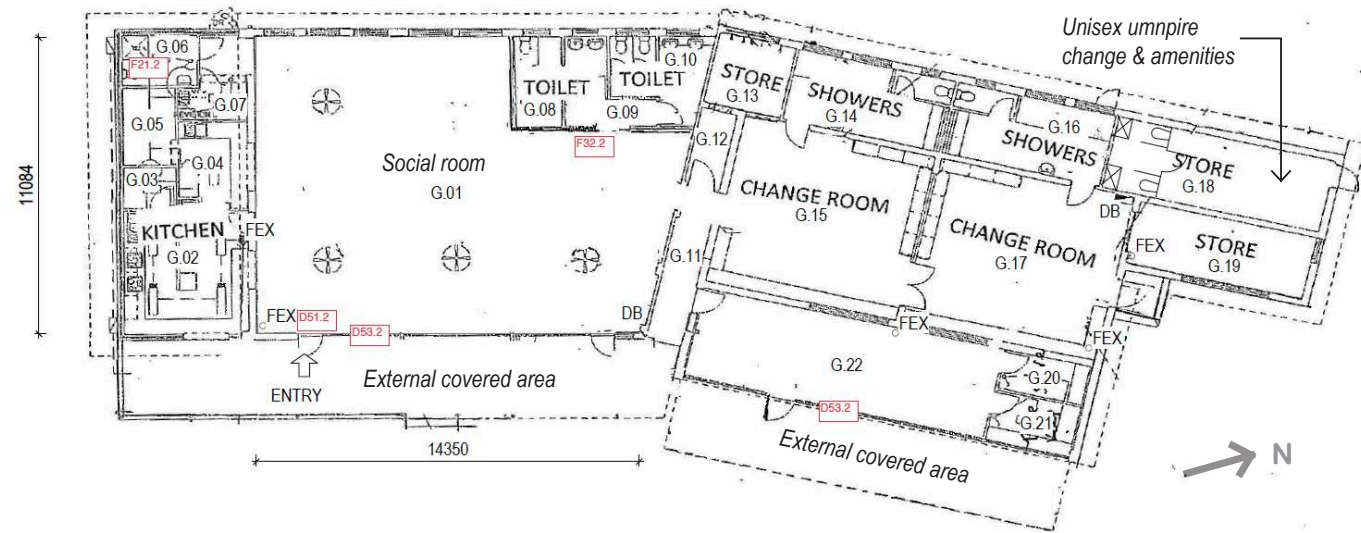
For AFL football, there are minimum and maximum standard sizes, and a recommended size for seniors. It can be seen in the analysis graphic that the current oval is a little smaller than the recommended size but significantly larger than the minimum, and therefore meets minimum standards. While the oval is an irregular shape ('egg-shaped'), this does not significantly impact upon the function of the oval.

Tennis

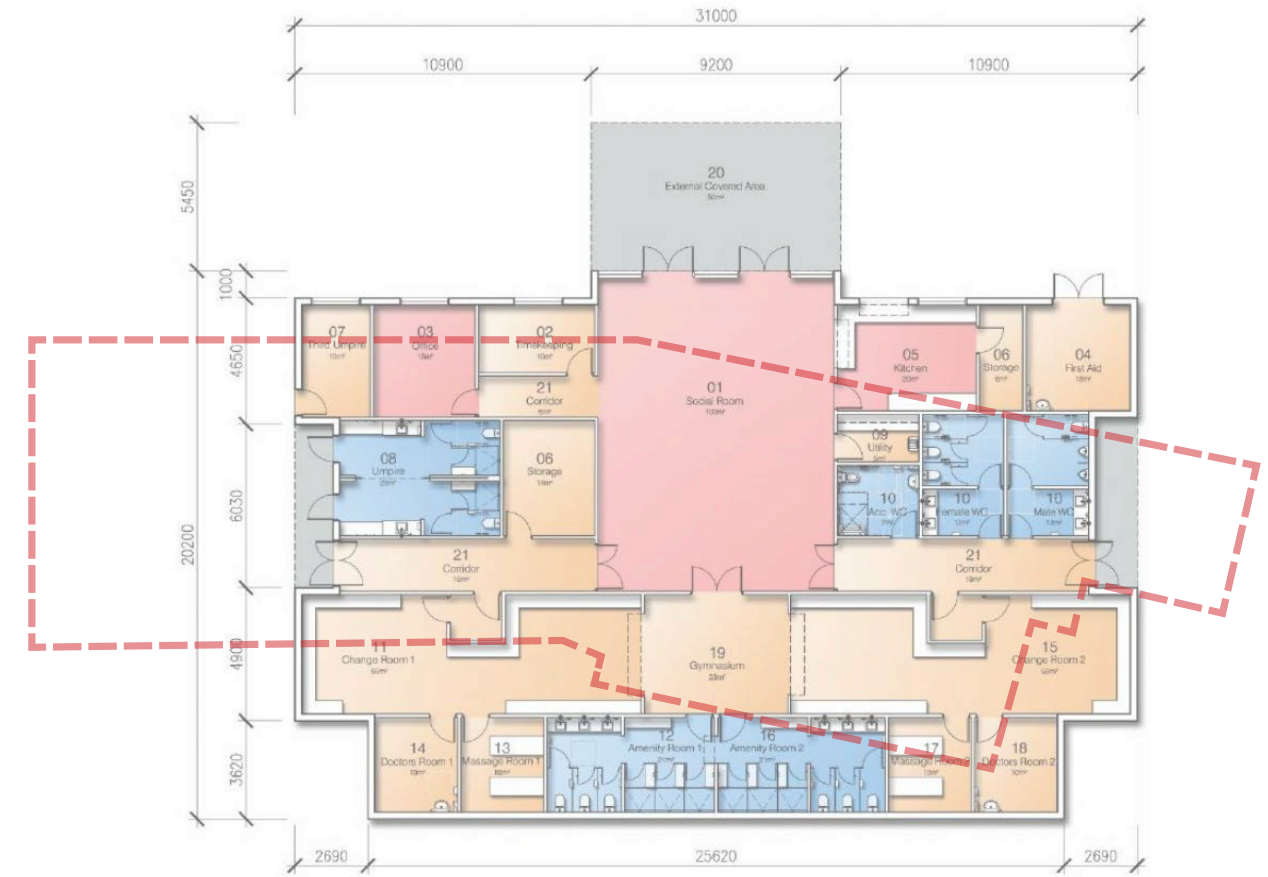
A Monash City Council facility audit has found the tennis courts to be non-compliant with current standards. As illustrated in the analysis graphic, the existing courts are smaller than the Tennis Australia standard for club/recreation courts in both their length and width. It can also be seen that the site is constrained by existing surrounding land uses that makes addressing this size non-compliance very difficult at this location.

2.15 SPORT FACILITY SIZE ANALYSIS

Existing pavilion (football/cricket clubs) floor plan
(Source: Monash City Council)



AFL Local facility design option, compared to Mount Waverley Reserve Pavilion footprint (red dashed line)
(Source: AFL Preferred Facility Guidelines, 2019)



Area comparison table

The table below compares the existing Mount Waverley Reserve Pavilion with the figures provided in the Local Facility Area Summary table (based upon the typical pavilion floor plan reproduced on this page) in the AFL Preferred Facility Guidelines (2019).

Room name	AFL local facility recommendation (m2)	Existing pavilion provision* (m2)	Comments
Total area	590	546	
Social Room	100	148	Room G.01
Timekeeping	10	50	Rooms G.20, G.21 & G.22
Office	15		
Third Umpire/Match Officials	10		
First Aid	15	-	
Kitchen/Kiosk	20	40	Rooms G.02, G.03, G.04 & G.05
Storage	20	22	Rooms G.13 & G.19
Umpire	25	22	Room 5.18 (labelled 'store' on plan)
Utility	5	11	Rooms G.07 & G.12
Accessible WC	7	5	Room G.06
Female WC	13	10	Room G.10
Male WC	13	10	Room G.08
Change Room 1	55	45	Room G.15
Amenity Room 1	21	16	Room G.14
Massage Room 1	10	-	
Doctors Room 1	10	-	
Change Room 2	55	45	Room G.17
Amenity Room 2	21	16	Room G.16
Massage Room 2	10	-	
Doctors Room 2	10	-	
Gymnasium	23	-	
External Covered Area	50	98	
Corridors	72	8	Room G.11

* approximate measurements based upon the plan shown on this page, not site measurements.



Football/cricket pavilion viewed from the south.



Football/cricket pavilion verandah, viewed from the north

2.16 EXISTING PAVILION

DEMAND ASSESSMENT

The following high-level influences have helped inform development of the Master Plan.

Participation Trends (pre-COVID-19)



Australian Rules Football

- Evidence of participation growth across the sport (Victoria-wide), particularly juniors, women/girls and seniors/veterans.
- Junior development programs (i.e. Auskick) continue to attract high participation.
- Increased focus on female friendly facilities, gender equity and universal access standards.
- Waverley Blues participation has remained relatively stable over the last five years (i.e. 14 teams in 2014, 13 teams in 2020).



Netball

- The Eastern Metro Region (incorporating City of Monash) has the highest membership rate of any region in Melbourne at 1.8% of the total population (Vic average 1.3%).
- Netball joined the Waverley Blues Football Club in 2016. Participation is currently low, i.e. approx. 15 senior women.
- Netball participation within the City of Monash is adequately provided for via the Waverley Women's Sports Centre Precinct (i.e. Waverley Netball Centre) and Ashwood High School Netball Facilities (Waverley District Netball Association).



Cricket

- According to the National Cricket Census (2017-18), cricket participation has experienced strong growth (i.e. approx. 9% increase on previous year), with growth experienced across both females and males.
- The census revealed that 30 per cent of cricket's participant base are females, translating to six in every 10 new participants.
- The Victorian Cricket Infrastructure Strategy identified that the east Melbourne region has a higher than average cricket provision ratio. Pavilion and training facility improvements were identified as priorities for future investment.
- Mount Waverley Cricket Club participation has increased from 21 teams in the 2013/14 season to 27 teams in 2019/20 season. The 2017/18 season saw a peak of 32 teams registered with the club.



Tennis

- Tennis club participation has declined in Monash by 3.9% since 2010.
- The suburbs of Glen Waverley, Mount Waverley and Wheelers Hill have the highest supply of tennis facilities in Monash, with 77% of courts at club venues in Monash being located in these 3 suburbs alone (1 court for every 1,579 people). This exceeds Tennis Australia's recommended court provision ratio of 1 court for every 2,000 people.
- Further to this, there are another 67 courts in the Glen Waverley, Mount Waverley and Wheelers Hill catchment, which are not located on Council land.
- The Active Monash Tennis Plan recommended Council engage with clubs located in Mount Waverley and Glen Waverley to explore potential relocation and merger opportunities in order to consolidate facilities and maximise club sustainability.



Informal recreation

- Notwithstanding the importance of formal sporting clubs and groups, physical activity participation trends confirm that the most popular activities undertaken by all adults (aged over 15 years) are dominated by non-organized, non-club-based activities including walking, cycling and jogging.
- Options to maximise opportunities for multi-use and informal participation in a range of physical activities should be explored in the Master Plan.

Mount Waverley Population Impacts

The current population of Mount Waverley is approximately 36,045 people and is forecast to grow to 40,827 by 2041, an increase of approximately 4,800 people. This is considered a relatively low level of population growth over a twenty-year period. Approximately 19% of new residents will be aged under 17 years representing an additional 912 people, and 59% aged between 18-59 years representing an additional 2,832 people.

Based on current sport participation rates (i.e. AusPlay Australia) the impact of future population growth on likely participation demand can be shown in the table below.

Activity	Adult Participation	Junior Participation	Potential Total Additional Participants by 2041	Approx. Club Membership (as at 2020)
Australian Rules Football	4.2% x 2,832 = 119	15.6% x 912 = 142	261	400+
Netball	3.4% x 2,832 = 96	8.4% x 912 = 76	172	15
Cricket	3.6% x 2,832 = 102	9.0% x 912 = 82	184	320
Tennis	5.2% x 2,832 = 147	7.9% x 912 = 72	219	136

Conclusion

There are limited opportunities to acquire or provide additional public open space (particularly active sport reserves) within the Mount Waverley suburb to service expected population growth.

However, the City's Open Space Strategy acknowledges that there are 6 sporting fields within the Mount Waverley 'precinct', specifically Mayfield Park, Mount Waverley Reserve, Tally Ho Reserve, Mount Waverley Bowling Club, Essex Heights Reserve and Pinewood Reserve. Therefore, not all future participation growth will need to be accommodated at Mount Waverley Reserve.

Despite potential access to alternative playing fields, existing usage data for Mount Waverley Reserve confirms that the oval is already over-used having regard to recommended natural turf carrying capacity – almost 50% above recommended capacity.

Both formal sport and non-club based physical activity participation trends are increasing. Therefore, combined with anticipated population growth, it can be expected that demand for access to appropriate facilities at Mount Waverley Reserve will continue to be in extremely high demand. Option to enhance the capacity, functionality and appeal of sporting and open space infrastructure to service the growing participation needs of the population will need to be explored at Mount Waverley Reserve.

However, given the spatial constraints at Mount Waverley Reserve, the site is only ever going to be capable of accommodating a single oval. Therefore, facility and infrastructure provision should reflect District/Class B standards in accordance with Council's Open Space Strategy and Active Reserve Facility Hierarchy. Levels of (sporting) use will need to be proactively managed by Council and Clubs acknowledging the natural carrying capacity of the reserve and impacts on surrounding residents. One strategy will be to increase the use of other reserves in the region for training and competition whilst retaining Mount Waverley Reserve as a 'home' base for clubs.

Opportunities to enhance informal recreation and physical activity participation opportunities within the reserve will complement existing sporting uses and encourage community engagement.





Constrained tennis site
 The existing tennis courts are non-compliant, but can't be easily rectified due to their constrained location. The master planning process is an opportunity to review the suitability of this site for tennis use into the future.

Built form consolidation
 There is an opportunity to consolidate built form through sharing of facilities and creating multipurpose facilities. This has the potential to increase space available for other purposes, and to improve the quality of built facilities able to be provided.

Vegetation succession planning
 The site needs a plan for the future that accommodates the future removal of the remaining pine trees and the cypresses on the Melbourne Water land to the east.

Better integration of play opportunities
 The current play space is an island within the reserve, separate from the character and function of the rest of the space.

Passive recreation opportunities
 There is a significant parcel of land along the southern end of the site currently without a defined use with strong potential for passive community use and a stronger connection to the surrounding residential neighbourhood.

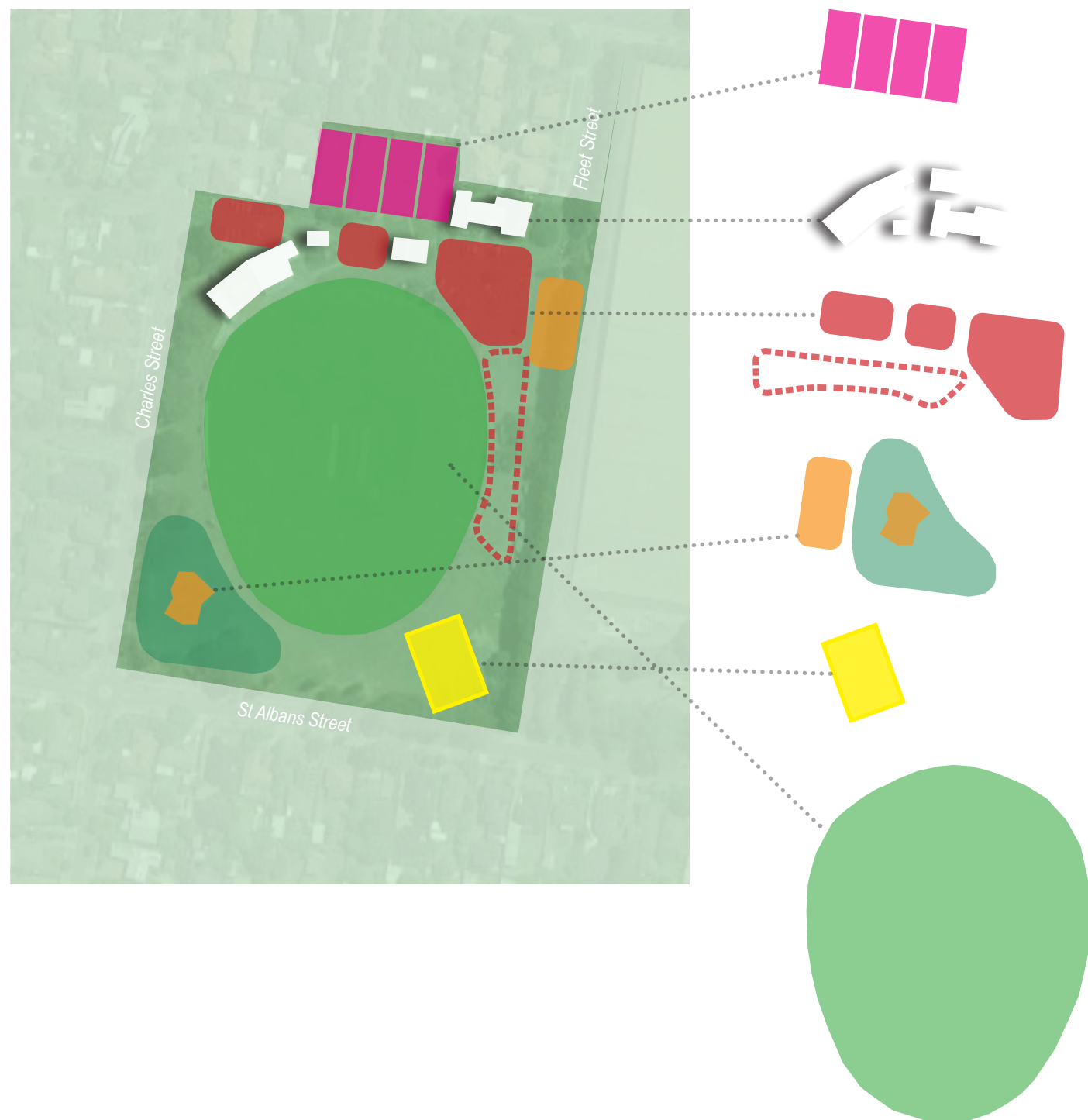
Path network
 There is the opportunity to have a path network linking the site facilities and creating a circuit within the reserve.


Car parking
 There is an opportunity to review car parking provision on the site, particularly the less-frequently used gravel parking area.


Oval & cricket nets
 There is the opportunity to reshape the oval (currently egg-shaped), and to review the location of the cricket nets to improve their function and maximise passive recreation opportunities within the reserve.


3.01 STRATEGIC SITE OPPORTUNITIES


Mount Waverley Reserve comprises a range of elements and activities that combine together to create the public facility that currently exists. While there is strong interaction between all of these different elements and activities, it is useful for the purposes of analysis to isolate the key elements so that the opportunities relating to each can be addressed separately. The key existing site elements are identified in the plan below, and options for each of these elements are assessed individually over the following pages. The findings of this assessment of the individual elements are then joined back together and considered in the context of the whole site in the Functional Design Options Analysis following.





- 
Tennis courts

Tennis facilities at the site currently include 4 en-tous-cas tennis courts (that do not comply with current size standards).
- 
Buildings

Key buildings on the site include (from west to east) the football/cricket pavilion, a stand-alone public toilet, the tennis clubrooms and the neighbourhood house.
- 
Car parking & vehicle access

Current parking provision on the site includes sealed car parks and an unsealed overflow parking area (shown dashed). Currently there is no internal access between car parks accessed from Fleet St and those accessed from Charles St.
- 
Play & informal recreation

A small play space exists in the south-west corner of the reserve. Other informal recreation opportunities at the site include a public tennis court and hit-up wall in the north-east corner of the reserve, and small lawn areas around the oval edges.
- 
Cricket nets

The existing cricket nets are located in the south-east corner of the site, and comprise both synthetic wickets (3 lanes) and turf wickets (an 8 lane turf table).
- 
Oval

The existing oval (including a turf wicket) is used for football and cricket competition and training. It has an irregular 'egg' shape.

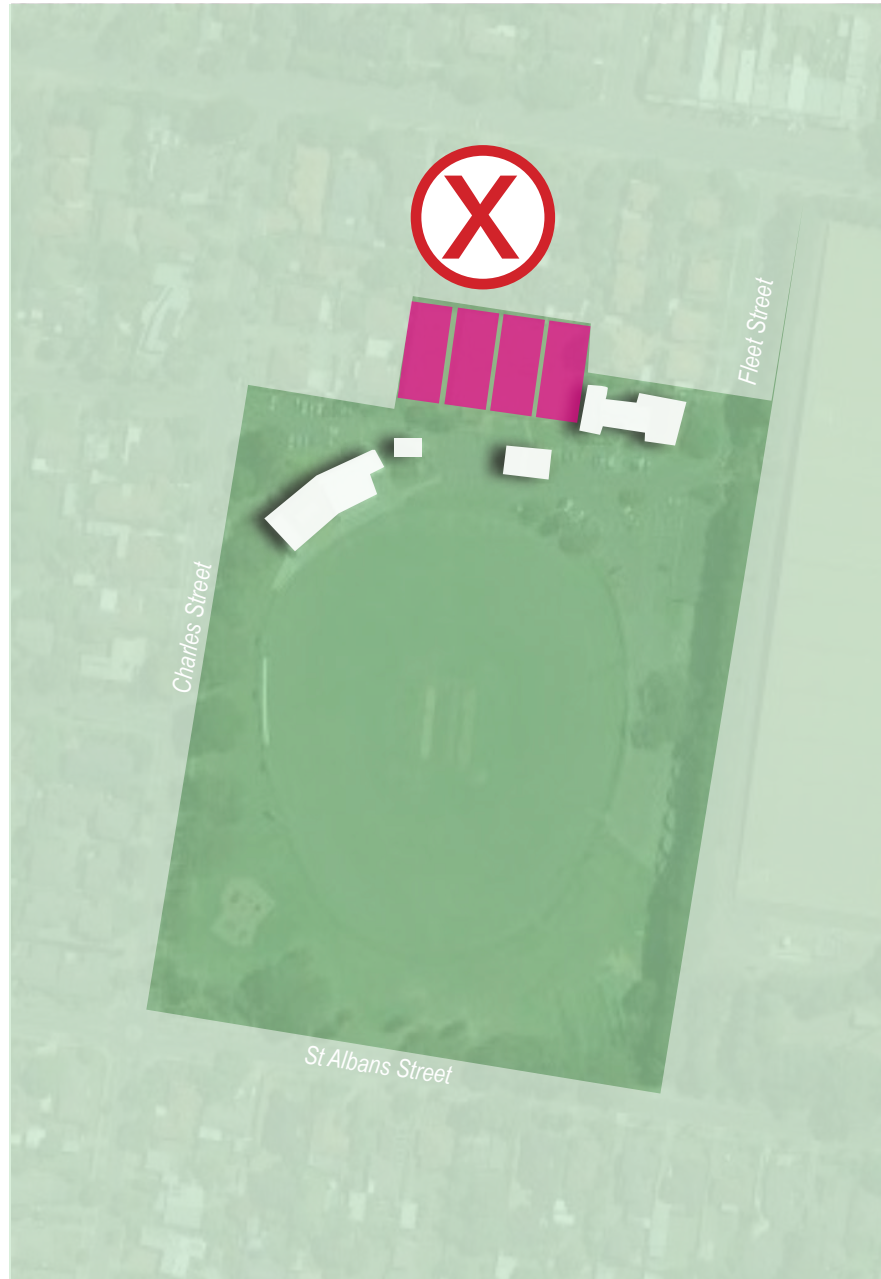
3.02 SPATIAL ANALYSIS - REVIEW OF OPTIONS FOR KEY EXISTING ELEMENTS



TENNIS CLUB FACILITIES OPTIONS ANALYSIS

Tennis - criteria used to develop & assess opportunities

- Number of courts to align with Council strategy (*Monash Tennis Plan, 2020*) for a sustainable club (ie. 6 courts minimum).



Option A
Retain existing conditions (4 courts).

This option has been rejected for the following reasons:

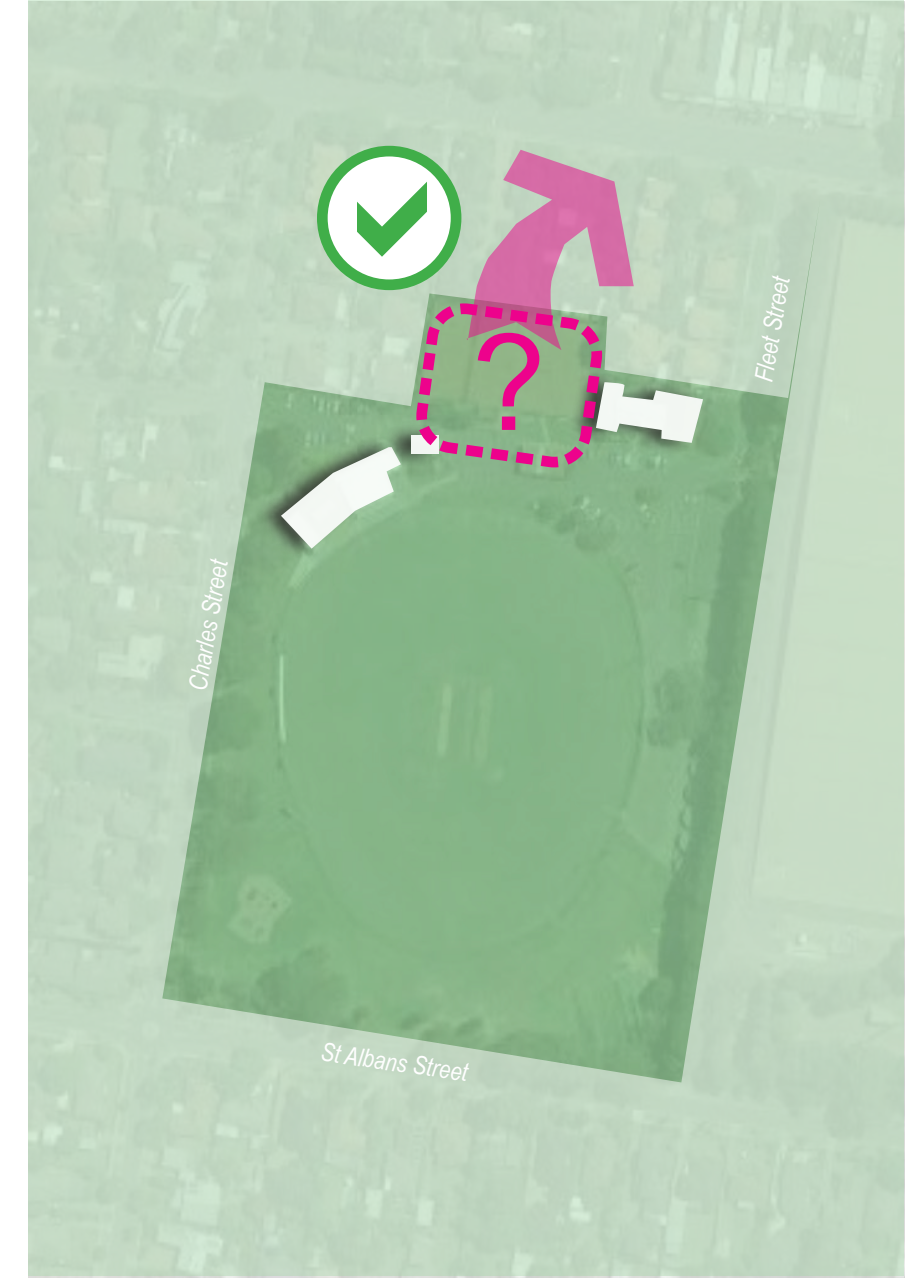
- ⊗ Existing court sizes are not compliant with current standards
- ⊗ Number of courts does not align with Council strategy (*Monash Tennis Plan, 2020*) for a sustainable club (ie. 6 courts minimum)
- ⊗ Existing site issues not resolved (including courts split over two levels, and difficulty in lighting the western-most court due to proximity to neighbouring residences)



Option B
Tennis relocated to south of reserve. 6 new courts to meet the Council strategy (*Monash Tennis Plan, 2020*) requirements, with 2 potential configurations shown above.

This option has been rejected for the following reasons:

- ⊗ Requires a complete re-construction of tennis infrastructure at the site in a location that significantly impacts other existing and potential uses of the reserve.



Option C
Tennis relocated to another reserve.

This is the preferred option for the following reasons:

- ✔ Consistent with directions outlined in the *Monash Tennis Plan, 2020*. Improves opportunities for club sustainability and use of existing Council infrastructure.
- ✔ Frees space for additional facilities/activities at the reserve.



BUILDINGS OPTIONS ANALYSIS

Buildings - criteria used to develop & assess opportunities

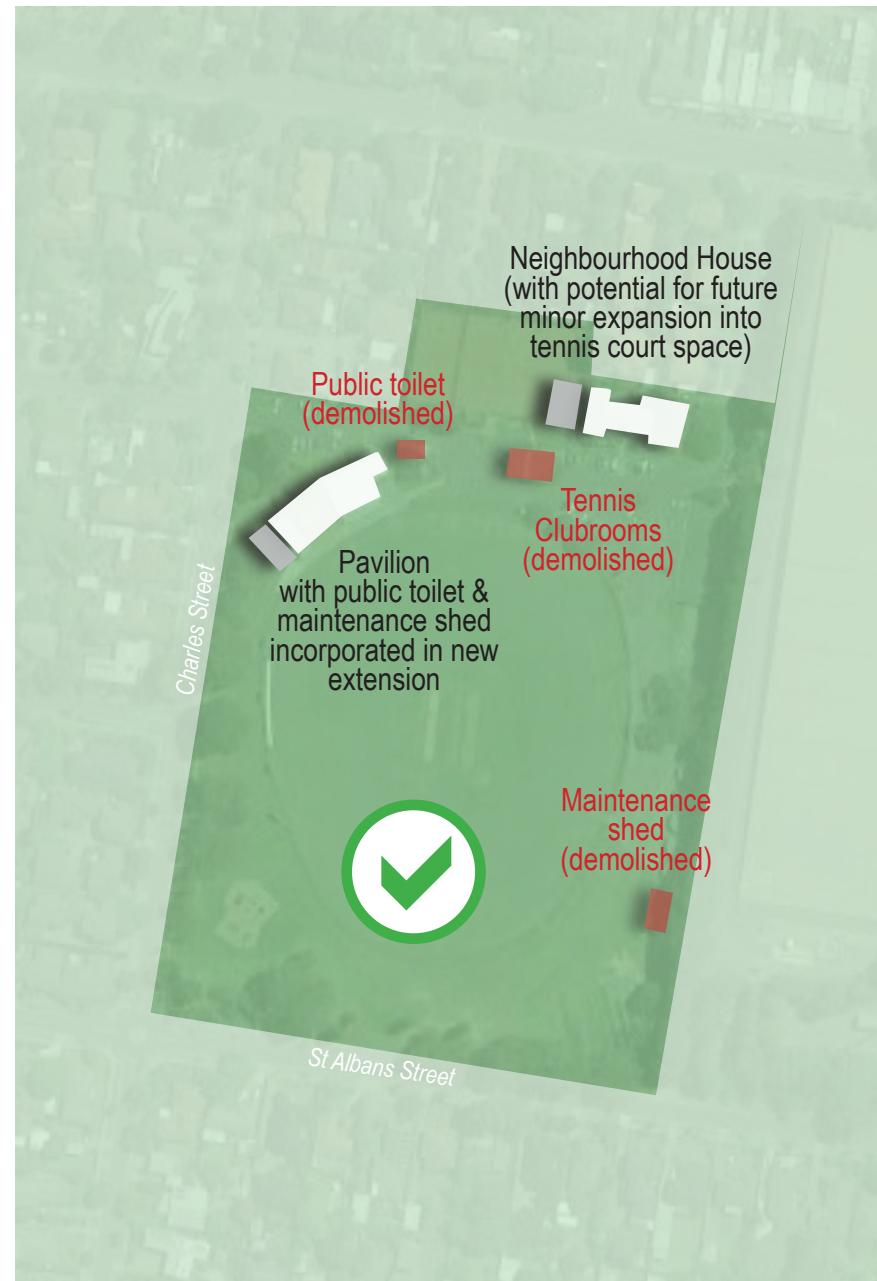
- A preference for shared use facilities and consolidation of built form. This approach reduces unnecessary duplication, maximises the quality of built facilities able to be provided, and ensures as much of the open space as possible remains 'open'.



Option A
Retain existing conditions.

This option has been rejected for the following reasons:

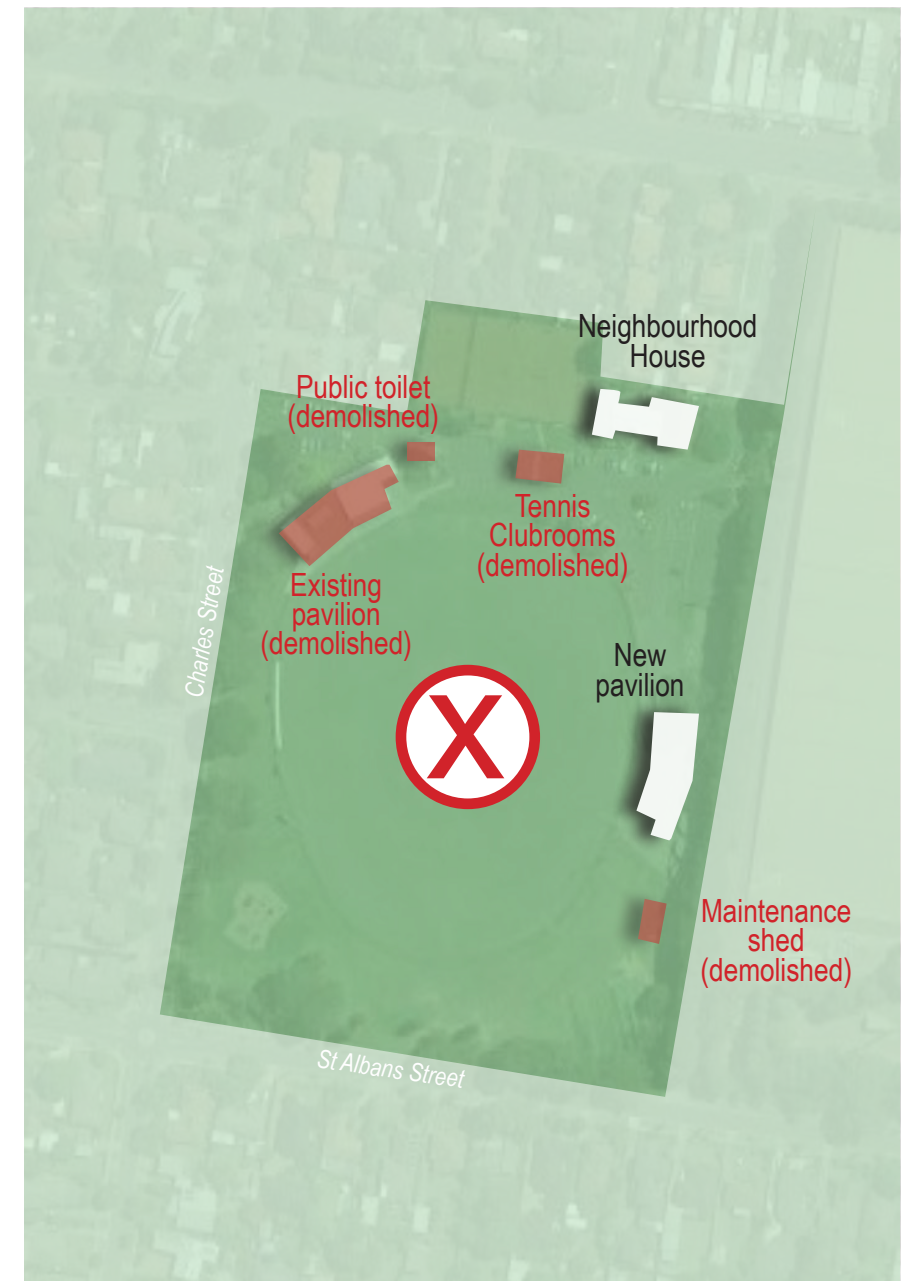
- ❌ The constraints upon the tennis club in this location (non-compliant court sizes, limited number of courts, and no space for expansion) mean that it does not meet the requirements of the *Monash Tennis Plan 2020* to be a long-term sustainable club in this location.
- ❌ Doesn't address the issue of making the pavilion female-friendly.



Option B
This option shows the tennis clubrooms demolished (assuming that tennis is relocated from this site making the facility redundant), the public toilet and maintenance shed consolidated into the pavilion, and identifying potential future expansion opportunities for the Neighbourhood House. This option also includes internal works at the pavilion, including works to make the facility female-friendly.

This is the preferred option for the following reasons:

- ✅ Consolidated building footprints free up space for other functions, create a greater sense of openness and reduce barriers to site surveillance.
- ✅ Female sport teams catered for at the pavilion.



Option C
This option shows the relocation of the pavilion to an alternative location on the site, as well as the demolition of the tennis clubrooms and the public toilet.

This option has been rejected for the following reasons:

- ❌ The cost of relocating the pavilion would be high.
- ❌ The existing pavilion largely meets current requirements and standards for this class of reserve and standard of competition (noting that some relatively minor refurbishment/additions are likely required to address specific issues).



CAR PARKING & VEHICLE ACCESS OPTIONS ANALYSIS

Site access - criteria used to develop & assess opportunities

- Council policy (Monash Active Reserves Facility Hierarchy, 2019) regarding number of on-site car parking spaces (50 sealed spaces for this type of facility).



Option A

- Existing parking & vehicle access retained.

This option has been rejected for the following reasons:

- ⊗ Overflow car parking is an underutilisation of valuable open space that could be used for other purposes.



Option B

- Consolidation of parking, including removing vehicle access and parking between the oval and current tennis courts, creating a stronger open space connection between the tennis court site and the rest of the reserve.
- Expansion of existing north eastern car park to the east (over existing public tennis court).

This is the preferred option for the following reasons:

- ✔ On-site parking provision is maximised in convenient locations close to key facilities. Removal of buildings allows for a more efficient car park layout than currently exists.
- ✔ The existing overflow car park provides opportunities for new site uses.
- ✔ Future uses of the tennis court site will be better integrated with the reserve.



Option C

- Reformatting of parking taking advantage of potential building consolidation, creating the same number of car spaces as currently exist within a smaller footprint.
- Creation of through access between Charles and Fleet Streets.

This option has been rejected for the following reasons:

- ⊗ Potential unintended traffic impacts from create through-traffic through the site.
- ⊗ The introduction of through traffic creates a barrier that divides the reserve into separate parts.



OVAL OPTIONS ANALYSIS

Oval - criteria used to develop & assess opportunities

- Needs to meet minimum cricket and AFL standards for the level of competition undertaken here (which it currently does)

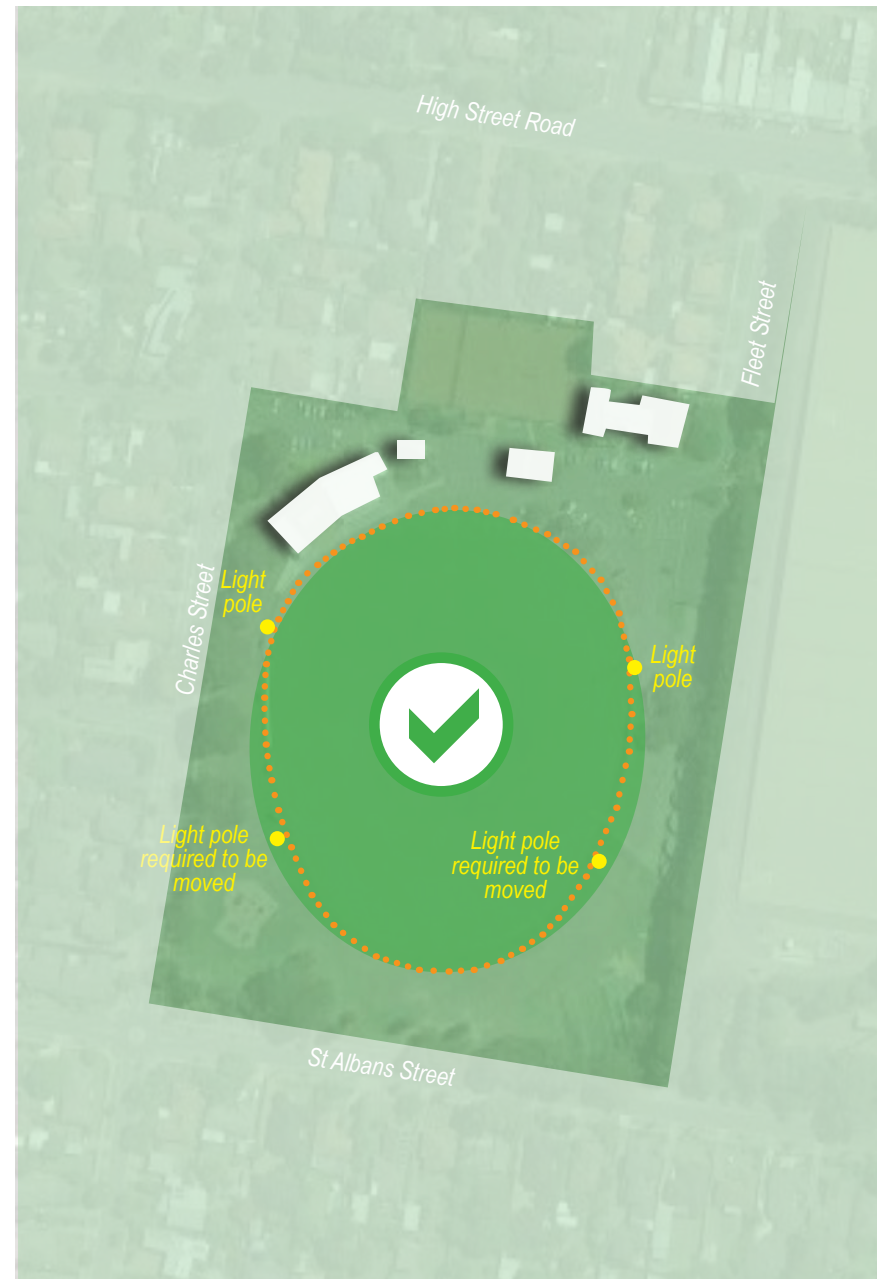


Option A
Retain the existing oval location, size and shape.

This option has been rejected for the following reasons:

- X** The current irregular oval shape means that the distance to the boundary from the cricket wickets is not consistent.

It is noted that the current oval does meet the minimum standards for the level of competition of AFL and cricket played here, so reshaping works are not urgent.



Option B
Retain the existing oval location and size, but making modifications to remove the current 'egg' shape. The proposal shown is to reshape the southern part of the oval, which would require the existing oval lighting to be moved.

This is the preferred option for the following reasons:

- ✓** Reshaping the oval makes the cricket boundary distance equal, and the 'wings' of the oval the same area for football use. (It is noted that the current oval size and shape does meet the minimum standards for the level of competition of AFL and cricket played here).
- ✓** Existing oval floodlighting to be upgraded to accommodate reshaping ground and deliver match standard in accordance with Monash Sportsground Lighting Policy and Night Match Suitability Checklist.



Option C
Increasing the size of the oval (to meet the AFL 'recommended' size). The AFL minimum size (which the current oval easily meets) is also shown for reference.

This option has been rejected for the following reasons:

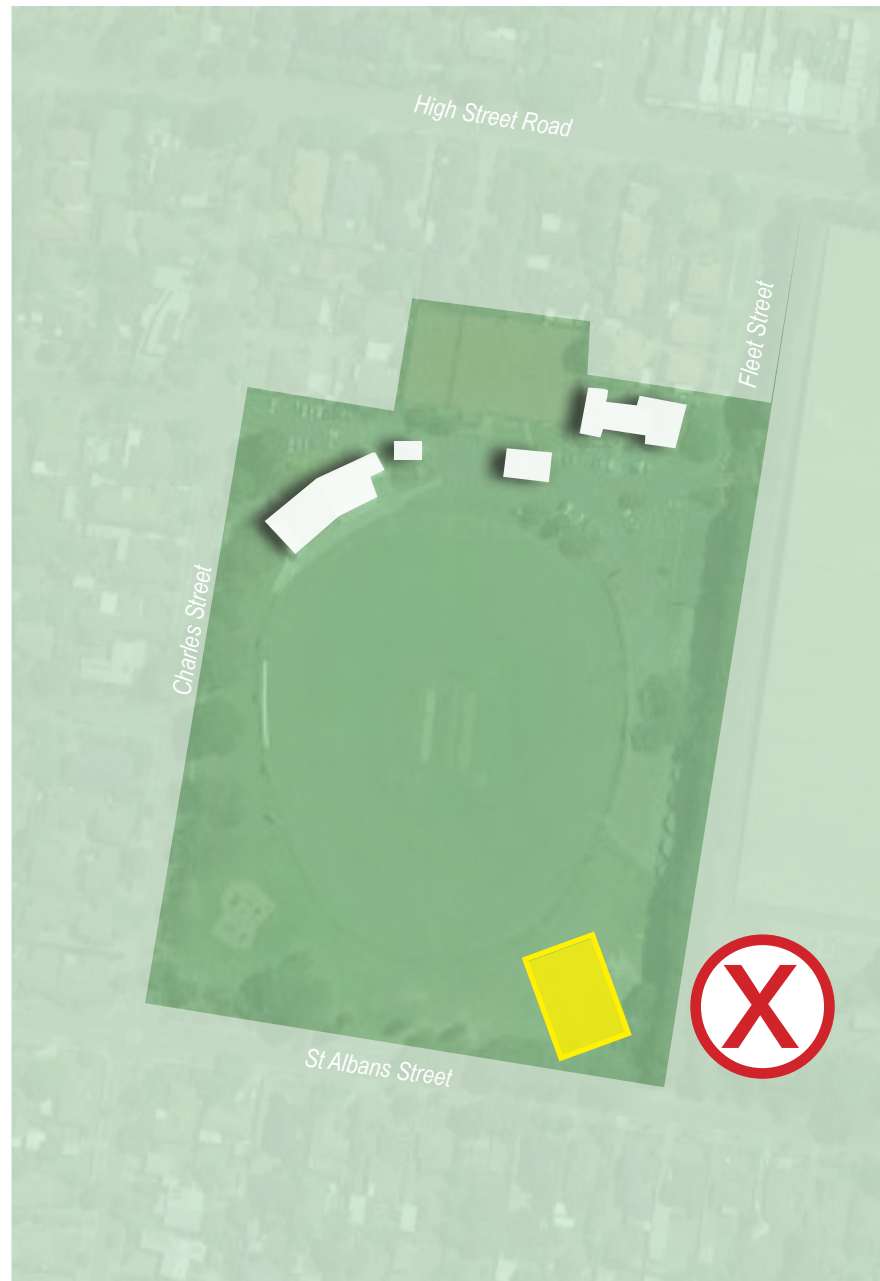
- X** Increasing the size of the oval provides marginal benefits to oval users, but has a significant impact upon the space available within the reserve for other uses.



CRICKET NET OPTIONS ANALYSIS

Cricket nets - criteria used to develop & assess opportunities

- North-south orientation required (to avoid sun glare issues)
- It is recognised that demand for the nets is high, but the current net provision is the highest allowed at this reserve in accordance with current Council strategy (The *Active Monash Cricket Wicket Policy*, 2020 allows for a maximum of 3 synthetic and turf table area that allows 2 'live' pitches at any one time - i.e. 8-lane turf table). Additional facilities at other venues may be required to be investigated to meet club demand.
- All options shown have the cricket nets contained within a cage to mitigate safety issues associated with informal recreation use of the reserve. The enclosure length shown is 36m (as recommended by Cricket Australia, Guidance Note 2: Outdoor Training Facilities). It is possible that these safety risks can be addressed by other means (eg. restricting use certain areas while the nets are in use).



Option A

Retain existing cricket nets in current location and configuration, with option for nets to be fully caged.

This option has been rejected for the following reasons:

- ✗ Does not resolve existing issues associated with tree impacts (shade and roots) on turf.
- ✗ The nets are not located close to site amenities and infrastructure (ie. pavilion and parking).



Option B

Realign the cricket nets so that the location is less constrained by the oval, also allowing the nets to be moved further from existing trees.

This option has been rejected for the following reasons:

- ✗ Requires a complete re-construction of the nets without addressing other issues (ie. proximity to pavilion/parking).



Option C

Construction of new nets at site of current tennis courts. The number/type of nets is to match the current provision (3 synthetic lanes & an 8 lane turf table).

This is the preferred option for the following reasons:

- ✓ It consolidates organised sport facilities to the north of the reserve (creating benefits of proximity), thereby providing significant opportunities to increase the informal recreation use to the south.





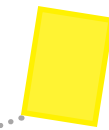
PLAY & INFORMAL RECREATION OPTIONS ANALYSIS

Informal recreation opportunities - criteria used to develop & assess opportunities

- Maximising informal recreation opportunities to provide opportunities for a wide cross-section of the community to use the reserve.

Informal recreation opportunities - criteria used to develop & assess opportunities

- Council policy encourages maximising informal recreation opportunities.



Synthetic surface cricket nets to be available for public use (noting that access to turf wickets will need to be controlled).



Opportunity for a community use of this space (potentially with a relationship to the neighbourhood house).



Potential to explore additional or alternative uses for the existing tennis court and hit-up wall. eg. basketball half court. The existing facility is at the end of its useful life, and needs upgrading.



Option to provide an accessible pedestrian path network around the site, linking site facilities and providing a circuit path (approx 500m long) for informal recreation. (Existing paths shown as solid lines on the plan and potential paths shown dashed).



Potential for the southern part of the reserve to become a large informal recreation space, including:

- garden spaces and walking paths creating a respite from the surrounding urban area.
- shelters, seats, and BBQs, creating opportunities to relax or congregate.
- play and exercise elements, as noted separately below.



Potential to provide an outdoor exercise hub, including within the passive recreation space.



Play space. Opportunity to better integrate play opportunities into the space (the current play space is an island within the reserve, separate from the character and function of the rest of the space).



The opportunities and options identified on the previous pages relating to key elements and activities has been translated below into a number of functional design option scenarios. This analysis is of broad-brush functional arrangements, and more detailed resolution of issues such as the shape of the oval are not captured here.

Option A

- Retention of key existing facilities in their current locations, with some minor upgrades.
- Addition of pedestrian paths and a circuit path.



- Doesn't address existing issues (eg. non-compliant tennis courts)
- Limited opportunities for informal recreation

Option B

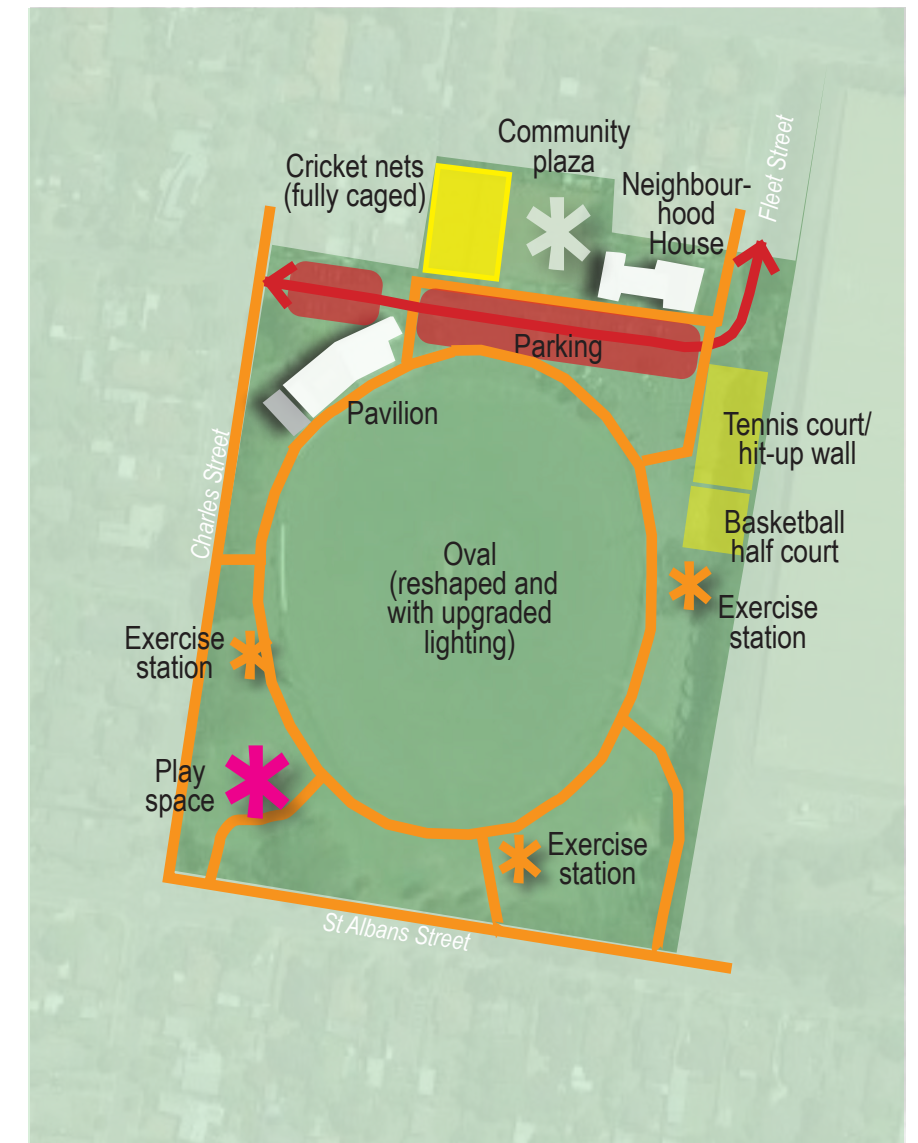
- Tennis club relocation to another reserve. Current tennis site replaced with cricket nets (fully caged) and new community plaza with a relationship to the Neighbourhood House.
- Addition of pedestrian access paths and a circuit path.
- New basketball half court and tennis hit up wall.
- Creation of a large informal recreation zone (seats, shelter, planting)
- Creation of a fitness hub with outdoor exercise equipment.
- Reshaped oval and upgraded oval lighting.



- Creation of a range of new activities at the reserve, including multiple activities not related to organised sport.
- Reconfiguration of car parking creates a stronger relationship between the current tennis court site and the rest of the reserve. The arrangement also allows breathing space around the key buildings, providing opportunities for potential future expansion and/or outdoor gathering spaces that support the internal facilities.

Option C

- Tennis club relocation to another reserve. Current tennis site replaced with cricket nets (fully caged) and new community plaza.
- Addition of pedestrian access paths and a circuit path.
- Through access for vehicles created between Fleet & Charles Streets.
- Existing public use tennis court retained, and supplemented with a basketball half court.
- Exercise stations spread around circuit path.
- Reshaped oval and upgraded oval lighting.



- Traffic flow through the site may have flow-on traffic impacts (eg. use as a short cut), and reinforces the segmentation of the site.
- The layout of elements on the site allows for less 'breathing space' between different elements than option B, which reduces future flexibility and options.

3.03 FUNCTIONAL DESIGN OPTIONS ANALYSIS

4.0 DESIGN

SCALE

KEY

PROJECT
8-26 CHARLES STREET, MOUNT WAVERLEY 3149

CLIENT
City of Monash

PROJECT #
1495

DATE
4-12-2020

PAGE
62



The option pictured below has been identified as the preferred functional design option for the site.

Assessment against key principles (refer to ISP report):

Activity & activation

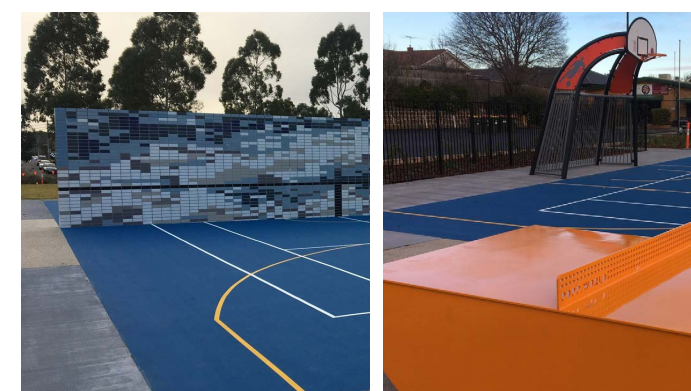
- Tennis activity reduced (by relocation of tennis club)
- Other existing organised sport activity retained
- Informal recreation opportunities significantly enhanced with the addition of a range of elements appealing to a wide range of users, including a circuit path, informal recreation zone, basketball half-court, fitness hub and community plaza.

Access & equity

- New path network and circuit path improves site accessibility
- New non-sport elements (including the community plaza and circuit path) provides activities for a group of people who are currently not well catered for at the site, improving equity of provision.

Sustainability

- Significant opportunities for increased vegetation along the southern edge of the site as a part of the informal recreation zone.
- This option reduces the amount of hard paving at the site (by consolidating parking areas), increasing site permeability.
- The layout provides extensive opportunities for the integration of sustainability initiatives that are not referenced on this high-level functional design plan (eg. on-site storm water treatment via raingardens).



An upgraded multipurpose space, inspired by the existing tennis hit-up wall and basketball hoop, but with potential for additional activities (image examples: Joyce Park, Glen Eira)



The fitness hub is intended to create a focus for individual exercise, but may also be used by sporting clubs. (Image examples: Turruwul Park Fitness Hub, Sydney)



The informal recreation zone is intended to be a combination of natural areas, as a respite from the built-up urban area surrounding the site, as well as facilities that allow people to engage with this space (including paths, seats and shelter).

4.01 PREFERRED FUNCTIONAL DESIGN OPTION