

# MacPherson Park Recreation Reserve Future Directions Paper

November 2017



Including a review of the 2010 MacPherson Park Recreation Reserve Master Plan

*Simon*Leisure



## MacPherson Park Recreation Reserve Future Directions Paper 2017

### About this document

This report outlines the process undertaken to complete the MacPherson Park Recreation Reserve Future Directions study, including the research outcomes, the stakeholder consultation findings, and the proposed improvement projects and directions designed to increase the activation of the reserve.

The study team included Simon Leisure Consulting (Project Manager) providing sports and recreation planning advice, and MEMLA Landscape Architects providing specialist advice on the layout of the reserve, traffic management, and landscape embellishments.

### Acknowledgements

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- Key stakeholders: reserve user groups, other community groups and agencies, and residents who provided input



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## 1. EXECUTIVE SUMMARY

### 1.1. Study Background

MacPherson Park Recreation Reserve is Melton City Council's primary sports and recreation reserve. It is located 6km north of the Melton Township and is sited between Coburns Road and Bulmans Road in Harkness. The reserve has been the home venue for many sport and recreation groups since the reserve was established in the 1970s. The following groups are currently based at MacPherson Park.

- Melton Football Netball Club
- Melton Superules Football Club
- Riddell District Umpires Association
- Melton Cricket Club
- North West Titans Baseball Club
- Melton Phoenix Football Club
- Melton Rugby Union Football Club
- Melton Rugby League Club
- Melton Wolves Gridiron Club
- Melton Racing Pigeon Club
- Victorian Blokart Association
- Melton & District Pony Club
- Melton & District Adult Riding Club
- Warranooke Riding Club
- Friends of Melton Equestrian Park
- Melton Greyhound Racing Club

A master plan was completed for MacPherson Park Recreation Reserve in 2010, however, the following factors contributed to Council's decision in February 2017 to commission the preparation of the MacPherson Park Recreation Reserve Future Directions Paper, and to review the current master plan.

1. The increased population of the City of Melton has created new demand for sport and recreation spaces.
2. The condition and functionality of much of the infrastructure is not fit for purpose, including the pavilions.
3. The former jet boat racing course has ceased being used and presents an opportunity for future uses.
4. Council's Open Space Plan 2016-2026 identifies the need to update the MacPherson Park Recreation Reserve Master Plan as a priority project.
5. The prevalence of vandalism and other anti-social behaviour is impacting upon the broader community's perception of the reserve as a safe place to visit.



The primary aim of the Future Directions Paper is to provide a strategic analysis of the site and its surrounds to underpin a series of recommendations for its future use and development, and strategies to increase the activation of the reserve.

## 1.2. Stakeholder Consultation

More than 1,300 people are active members of the 16 sport and recreation groups based at the reserve. A range of consultation activities were conducted between March and September 2017 to inform the Future Directions Paper:

- Review of facilities, spaces and infrastructure by the consultant team and Council staff.
- Melton City Council staff workshop.
- Separate meetings with the reserve user groups.
- Information and feedback session with the Melton Leisure Advisory Committee.
- Discussions with peak sports bodies and local sporting associations.
- Discussions with Council's project working group to seek feedback on preliminary reserve layout plans.
- Public Exhibition of the draft concept plan, which included a second round of meetings with reserve user groups to receive feedback on the draft concept plan.

## 1.3. Key Issues Identified

The key issues outlined below emerged from the review of facilities by the consultant team and the stakeholder consultation, and helped inform the Future Directions Paper and the design development of the concept plan for the reserve.

### Inadequate Facilities

Most pavilions require improvements to ensure that they are fit for purpose, particularly in relation to the number, size and quality of the change rooms, the functionality of canteens and kitchens, and the inadequacy of available permanent storage.

In addition, some of the sporting infrastructure requires renewal, upgrade or replacement to meet sport-specific standards or guidelines, and the changing needs of some user groups.

### Security

The isolation of the reserve and history of open access, its low usage other than by sporting clubs, and the lack of night lighting have contributed to high incidences of vandalism, pavilion break-ins, and prevalence of anti-social behaviour.

### Passive Recreation and Linkages

There is little provision of spaces within the reserve to encourage unstructured and informal recreation activities and pursuits, and the lack of attractive, safe and functional internal pedestrian paths inhibits personal exercise opportunities, and way finding.



### Traffic Management

The eastern section of the reserve that accommodates a majority of the sporting facilities is serviced by a confusing internal road network, which lacks directional signage, and much of the car parking is ad hoc, unsealed and without physical connections to the key destinations (pavilions and sports fields).

### Landscape Amenity

The overall landscape amenity of MacPherson Park is poor, with the key issues being a lack of consistent tree planting to provide shade and enclosure around facilities, and the high prevalence of earthworks and embankments that constrain secondary surveillance opportunities.

### New Opportunities

The scale and location of MacPherson Park, and its existing diversity of sport and recreational infrastructure, provides a significant foundation to further build on the variety of experiences possible within the reserve.

## **1.4. A New Vision for MacPherson Park Recreation Reserve**

Three key principles underpin the design direction for the MacPherson Park Recreation Reserve Concept Plan:

1. Maximise the opportunity for co-location and shared-use of pavilions and sporting facilities that are fit for purpose.
2. Improve safety, and the perception of safety, for current user groups and as a strategy to attract more visitations by the community to the reserve.
3. Enhance the amenity and attractiveness of the reserve for non-sport uses, whilst not detracting from the quality and functionality of the sporting areas.

Some of the key strategic directions of the MacPherson Park Recreation Reserve Concept Plan are:

- Install a new path network throughout the reserve.
- Create a new feature reserve entry and rationalise the internal road network, including formalising the car parking within each sport and recreation node.
- Undertake avenue tree planting throughout the reserve, and establish native grasslands.
- Replace existing sports pavilions that are no longer fit for purpose with community sporting pavilions centrally located within sporting sub-precincts to service current tenants, community groups, and other users of the reserve.
- Establish a new regional play space and family recreation area by rationalising the existing dams and vegetation along the Coburns Road frontage.
- Re-use the site of the former jet boat racing circuit to establish a new large-scale, flexible, outdoor events space for the City of Melton.
- Provide a flexible use synthetic sports field to accommodate overflow training for clubs from all field-based sports, and for Council to re-allocate training from other grounds throughout the municipality that require rest or are being renewed.



### 1.5. Concept Plan Implementation

The MacPherson Park Recreation Reserve Concept Plan recommends approximately 50 separate but interconnected improvement projects for the reserve. The total estimated cost for full implementation of the Concept Plan is over \$35,500,000.

A suggested prioritisation and staging of projects has been incorporated into the Implementation Plan, however, no time scale has been recommended for implementation. The proposed staging reflects a logical sequence to rollout individual projects, and is based on community and user group needs, the condition and functionality of facilities, and the practicality of undertaking the improvement projects. The practicality and order of implementation of all projects will be subject to a number of factors and criteria before proceeding, including:

- Availability of funding.
- Current and future priorities of Council.
- Stakeholder and community needs.
- Further investigation, research and consultation.

The prioritisation of projects is aimed at providing direction for Council and other stakeholders in relation to the order of projects, and should not be interpreted as calendar year commitments by Council. Inclusion of a project within the Concept Plan does not automatically commit Council, the user groups, or any other organisation to a responsibility for funding projects.





## 2. INTRODUCTION

### 2.1. MacPherson Park Recreation Reserve

on Park

MacPherson Park Recreation Reserve ('MacPherson Park') is approximately 97.9 hectares in size and is located 6km north of Melton township between Coburns Road and Bulmans Road in Harkness. The reserve was established in the 1970s and is situated outside of Melbourne's Urban Growth Boundary (UGB), with the closest residential development almost 2km to the south.

MacPherson Park accommodates a range of sports servicing both local catchments and beyond, including football, cricket, soccer, rugby union, rugby league, gridiron, baseball, netball, pigeon racing, blokarting, greyhound racing, and equestrian activities. Jet boat racing was also conducted at the reserve until recently.

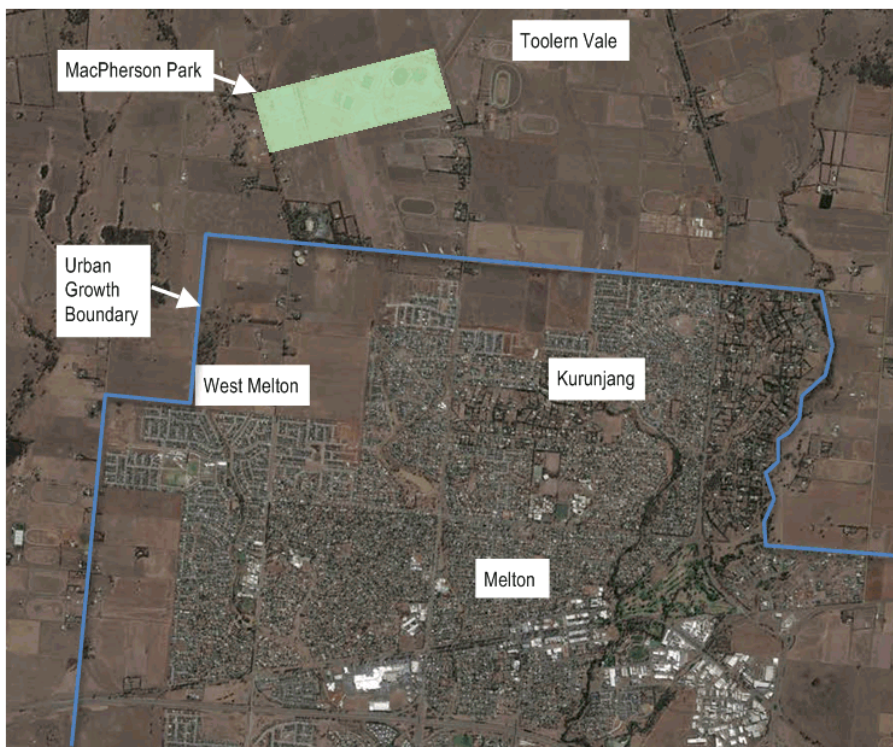


Figure 1 – Map Showing Location of MacPherson Park Recreation Reserve

Whilst MacPherson Park is currently the 'home' to 16 sports clubs and groups, its location outside of the UGB and the lack of residential dwellings within walking distance has constrained opportunities for the reserve to become a popular and busy destination for passive and active recreation, similar to how most other sporting and recreation reserves throughout the City of Melton have evolved to service both sporting and recreation needs. This lack of activation and use of the reserve for non-sporting uses has resulted in a long history of anti-social behaviour occurring at the reserve,





such as vandalism, theft and car hooning, which has contributed to constraining somewhat the growth and sustainability of some of the sports clubs and groups based at the reserve.

As a result, one of the key objectives of the MacPherson Park Recreation Reserve Future Directions Paper is to identify strategies and infrastructure projects that will attract residents and visitors to the reserve to engage in active and passive recreation pursuits, and other social or non club-based sport or physical activity.

MacPherson Park comprises of two distinct precincts: the eastern precinct accessed from Coburns Road; and the western precinct accessed from Bulmans Road. The eastern precinct contains a majority of the formal sporting facilities, including three ovals, a synthetic surface cricket practice facility, one netball court, a criterium course, a dedicated soccer pitch and two unfenced soccer pitches overlaid onto a sportsground with a synthetic cricket wicket, two rugby fields, a baseball field, and five pavilion/ clubroom buildings. The eastern precinct also contains a series of dams along the Coburns Road frontage and an open space area that has previously been used for golf practice. In the western section of this precinct an open space area is being used for blokarting, just north of the large area previously dedicated as the jet boat racing course.

The western precinct comprises of the Melton Equestrian Park and a 400m straight grass coursing track, and associated support facilities.



Figure 2 – Existing Sporting Facilities at MacPherson Park Recreation Reserve

The following groups are currently based at MacPherson Park.

- Melton Football Netball Club
- Melton Superules Football Club
- Riddell District Umpires Association
- Melton Cricket Club
- North West Titans Baseball Club
- Melton Phoenix Football Club



- Melton Rugby Union Football Club
- Melton Rugby League Club
- Melton Wolves Gridiron Club
- Melton Racing Pigeon Club
- Victorian Blokart Association
- Melton & District Pony Club
- Melton & District Adult Riding Club
- Warranooke Riding Club
- Friends of Melton Equestrian Park
- Melton Greyhound Racing Club.

## 2.2. Study Background and Aim

A master plan was completed for MacPherson Park Recreation Reserve in 2010. Some of the projects recommended in the master plan have been implemented, including the construction of a new netball court to service the Melton Football Netball Club activities, upgraded floodlighting for Oval 2, the removal of the former tennis courts, improved cricket practice nets, and the commencement of tree planting.

The following factors contributed to Council's decision in February 2017 to commission the preparation of the MacPherson Park Recreation Reserve Future Directions Paper, and to review the 2010 master plan.

1. The increased population of the City of Melton has created new demand for sport and recreation spaces.
2. The condition and functionality of much of the infrastructure is not fit for purpose, including the pavilions.
3. The former jet boat racing course has ceased being used and presents an opportunity for future uses.
4. Council's Open Space Plan 2016-2026 identifies the need to update the MacPherson Park Recreation Reserve Master Plan as a priority project.
5. The prevalence of vandalism and other anti-social behaviour is impacting upon the broader community's perception of the reserve as a safe place to visit.

Many of the long-term strategic directions for MacPherson Park outlined in the 2010 master plan are still relevant today and have been incorporated or strengthened in the Future Directions Paper.

The primary aim of the Future Directions Paper is to provide a strategic analysis of the site and its surrounds to underpin a series of recommendations for its future use and development, and strategies to increase the activation of the reserve. The study brief noted a number of issues and opportunities to be considered during the study, including:

- Review current and future recreation and leisure trends.
- Maximise multi-use and shared-use of facilities, and ensure they are fully accessible.
- Improve community safety and engagement in the reserve.



- Develop a set of recommendations consistent with Council policy.
- Strategies and projects to enhance the activation of the reserve for both active and passive pursuits, whilst continuing to foster financially sustainable sporting clubs.
- Undertake consultation with key stakeholders (sporting clubs and associations) to identify recreation needs.
- Identify innovative opportunities for the future provision and configuration of sporting facilities and sports grounds at the reserve.





### 3. PLANNING CONTEXT

The MacPherson Park Recreation Reserve Future Directions Paper was carried out with consideration of the following planning inputs:

1. Council strategies and planning reports.
2. Demographic profile of the City of Melton and the area considered the key local catchment for MacPherson Park.

#### 3.1. Corporate Policy and Planning

A review of the following relevant planning documents was completed to identify key corporate directions and strategies to inform the master planning process.

1. Council and Wellbeing Plan 2017-2021.
2. City of Melton Open Space Plan 2016-2026.
3. City of Melton Open Space Plan Background Report (2016).
4. MacPherson Park Master Plan (2010).
5. Landscape Guidelines for the City of Melton (2010).
6. MacPherson Park Water Management Plan (2010).
7. MacPherson Park Recycled Water Strategy (2006).

The following is a summary of the key information that informed the Future Directions Paper from the review of the above background reports:

#### **Council and Wellbeing Plan 2017-2021**

The Council and Wellbeing Plan is underpinned by five Themes:

1. A proud, inclusive and safe community
2. A thriving and resilient natural environment
3. A well planned and built City
4. A strong local economy and a lifelong learning City
5. A high performing organisation demonstrating leadership and advocacy

Themes 1 and 3 provide strategic rationale to undertake the Future Directions Paper.

Theme 1 - A proud, inclusive and safe community

- Objective 1.5  
Environments that enable and encourage positive public health and wellbeing outcomes  
Strategy 1.5.3 *Design, build and maintain the public realm to enable the promotion of formal and informal physical activity*

Theme 3 - A well planned and built City

- Objective 3.2  
Community facilities, infrastructure and services that are equitably planned for, provided and maintained  
Strategy 3.2.1 *Identify and address gaps in community infrastructure and open space*



Strategy 3.2.2 *Ensure facilities are designed and built to accommodate growth, diverse needs and future flexibility*

Strategy 3.2.4 *Ensure existing assets are adequately renewed, maintained fit for purpose and resilient to changing climate conditions*

### **Open Space Plan 2016-2026**

The Open Space Plan provides Council with a strategic direction for the provision of public open space, and breaks up open space into three core function areas: Passive Recreation, Active Recreation, and Environmental Protection.

The Open Space Plan identifies the following trends in open space, which are relevant for the planning for MacPherson Park:

- Expectations of flexible hours to undertake activities.
- Lengthening seasons of some sports well beyond the traditional summer–winter season delineation, which is making it increasingly more difficult for people to engage in club-based sport for more than one sport, and is impacting upon the ability of land managers to accommodate multiple sports on the same sports field/ court.
- Overuse of sports grounds and risk management.
- Movement away from single-purpose or dedicated facilities towards a cost and land use efficient model of multi-purpose facilities.
- Impact of technology limiting the time for young people to participate in leisure.
- Becoming time poor, and the rising cost of sport.

The City Melton has 354ha of active open space, of which MacPherson Park contributes 97.9ha. With the continued strong population growth, Council can expect that open space will continue to be heavily used.

The following three outcomes of the Open Space Plan will address community demand (and are critical outcomes from the MacPherson Park Recreation Reserve Future Directions Paper):

1. Broadening the scope of passive recreation opportunities.
2. Ensuring flexibility in active open space provision.
3. Development triggers and timing.

The following principles are seen as fundamental in guiding overall open space network provision at a strategic level:

- Desirable
- Diverse
- Accessible
- Sustainable

The following Action from the Open Space Plan is specific to MacPherson Park:

*Prepare comprehensive feasibility studies, management plans and infrastructure plans to ensure future provision of assets for the five-year capital plan (i.e. MacPherson Park Master Plan)*



### 3.2. Demographic Information

The City of Melton had a population of 135,443 people in 2016<sup>1</sup>, which was an increase of 26,185 people since 2011 (or 24%). The overriding characteristics of the population that are relevant to sports and recreation facility planning are that:

- Melton City has a higher proportion young people and couples with children compared to Greater Melbourne.
- Conversely, Melton City has a higher proportion of residents aged over 65 years compared to Greater Melbourne.
- Melton City has a higher proportion of residents who are Australian-born compared to Greater Melbourne.
- Melton City has similar levels of weekly household incomes compared to Greater Melbourne.

MacPherson Park is situated within the planning area in the western section of the municipality known as 'Melton Township' (the eastern growth corridor is the 'Melton East' planning area). The residential area north of the Western Highway in the Melton Township planning area, is the area considered as the main local catchment for MacPherson Park. This sub-precinct of the Melton Township planning area comprises of the following suburb areas: Melton, Melton West, Kurunjang, Harkness and Toolern Vale.

Between 2011 and 2016, the MacPherson Park catchment area population increased by 4,569 people (from 31,889 people to 36,468 people), or by 14%. Of note is the fact that a majority of this growth occurred in Harkness, the suburb in which MacPherson Park is located.

The catchment population has an older age profile when compared to all of Melton City, and there is a lower proportion of residents in the 'active age cohort'<sup>2</sup> of 5-39 years (50.1%) compared to all of Melton City (56.2%). The catchment population is projected to increase to more than 52,000 people by 2036, or an increase of 15,896 people.

Whilst some of the sporting clubs and groups based at MacPherson Park have a catchment that extends well beyond the reserve local catchment of Melton, Melton West, Kurunjang, Harkness and Toolern Vale, the above demographic characteristics have implications for the direction of the Future Directions Paper and the resultant concept plan:

- The increasing population will continue to drive demand for the sporting facilities.
- The high proportion of Australia-born residents suggests that the sports of football, cricket, equestrian, rugby union and rugby league will continue to be popular activities of choice of residents.
- The general ageing of the population will continue to increase the demand for new and improved passive recreation opportunities, such as walking paths (with seats and shade) and passive parkland areas. This trend also triggers the need for facilities for children, as grandparents are increasingly becoming carers for grandchildren.

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<sup>1</sup> Source: Melton City Council Community Profile, id consulting 2017.

<sup>2</sup> Research data for physical activity participation patterns and trends shows that the highest proportion of people who participate in organised physical activity and club-based sport are aged between 5 – 39 years.



#### 4. MACPHERSON PARK EXISTING CONDITIONS

##### 4.1. Land Ownership and Land Description

MacPherson Park is owned by the City of Melton and is 97.9 hectares in size. It is situated approximately 6km north of the Melton Town Centre, and almost 2km north of the closest residential subdivision. The reserve is bound by Coburns Road to the east, the Melton Aerodrome to the north, Bulmans Road to the west, and farmland to the south. Its overall setting is rural development, generally used for low intensity agriculture, horse training and stabling.

The reserve is made up of two separate land titles, being:

Title Description #1:

Volume 9118 Folio 082 Lot 1

Title Description #2:

Volume 9338 Folio 829

(See Appendix 1 for copies of the Certificates of Title)

Both land parcels are permanently reserved as Public Park and Recreation Zone (PPRZ) under the Melton Planning Scheme (see Figure 3), an appropriate zoning for the predominate functions and uses of the land.

MacPherson Park is not the subject of any planning overlays.

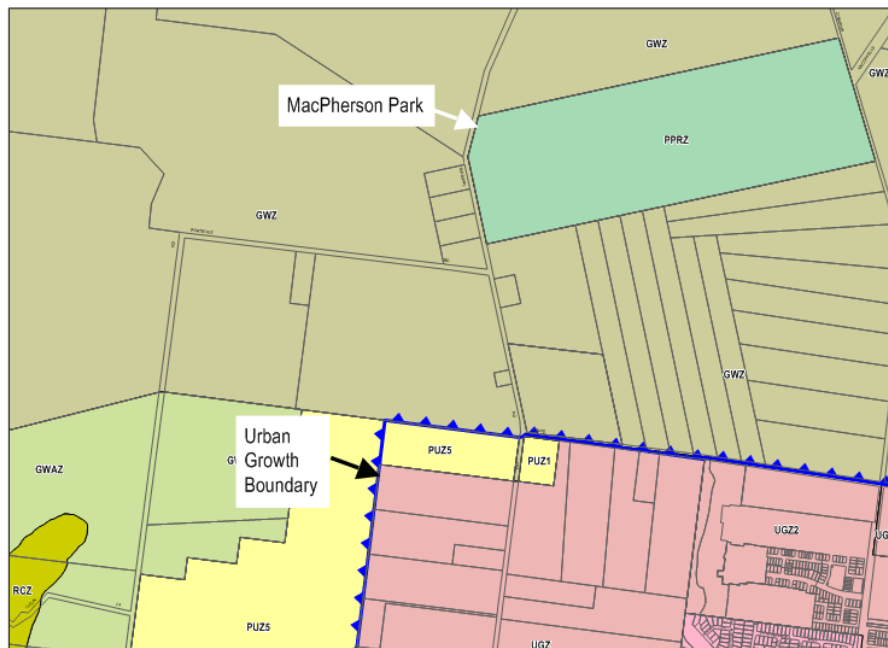


Figure 3 – MacPherson Park Planning Zones



## 4.2. Site Review

The consultant team undertook an assessment and analysis of MacPherson Park Recreation Reserve, which focused on identifying issues and opportunities for the reserve that could be further investigated during the study. The analysis has grouped findings into three categories of assessment:

1. Landscape
2. Sporting Facilities
3. Circulation

A summary of the key findings is outlined below.

### 4.2.1. Landscape

The key issues and opportunities relating to the landscape include:

- The landscape is part of the western volcanic plain, and as such, is relatively flat. The introduced vegetation consists of small, mallee type tree species that are scattered as singular trees, which fail to have any real impact. There are distant views to the foothills of the Lerderderg State Park in the northwest, which are an asset for any future orientation of pavilions.
- The eastern precinct has little fall with only a slight north to south grade. The western half of the site has a steeper grade from the northwest corner of the equestrian park to the southern end of the greyhound track.
- The established vegetation consists primarily of introduced, non-indigenous, eucalyptus species within the eastern portion of the eastern precinct – around the dams and the main oval – and scattered elsewhere within the equestrian park in the western section of the reserve. The prevailing soil type is heavy, basalt derived clay, which is prone to waterlogging in winter and drying and cracking in summer. This soil is rich in nutrient and will support rapid growth if it can be kept moist and well drained throughout the year. (See below photo)







- The main football-cricket oval, soccer pitch, and rugby fields are all surrounded by steep and extensive mounding, presumably created for spectators and wind protection (see below photo). The problem is they are often too steep with abrupt transitions. This exacerbates the soils inherent characteristics making them devoid of vegetation on the sloping areas, and muddy at the base. They are also poorly designed, not connecting with the surrounding landscape and blocking sightlines in the reserve. The result appears as a series of soil piles throughout the reserve.



- The sports fields lack enclosure and would benefit from a single tree species of good form and regularly spaced around the perimeter. Tree planting integrated with the car parks would also be of benefit through the introduction of shade and lifting the visual interest. Avenue planting along the main vehicle access would increase amenity through dappled shade, and reinforcing the importance of the main thoroughfare and separation of precincts.
- The dams along Coburns Roads are dry (see below photo), except for the storage dam in the northeast corner adjacent to the main entrance, which stores water used to irrigate the sports fields. The vegetation around the dams could be rationalised to open up views into the reserve from Coburns Road and would complement the new fencing treatment along the road.





- The dams have potential to be redefined for general recreational use by integrating them with a large-scale passive recreation precinct thereby providing MacPherson Park with a focus to enhance the reserve as a recreational destination for local residents and visitors.

- Fencing treatments throughout the reserve vary widely both in appearance and performance: there is chain mesh fencing, timber bollards and cable strand fencing, farmyard fencing, low height treated pine post and rail timber fences combined with old telegraph poles in car parks, and the recently introduced timber bollards and low height steel pipe fence along Coburns Road (see photo right).



- Whilst all of the sporting fields are irrigated, the balance of the reserve comprises of open non-irrigated grass areas and sporadic tree planting.
- The mounding, fencing and signage associated with the former jet boat course is unattractive and presents as the most dramatic element detracting from the amenity of the reserve (see below photo).



- No playground is available within the reserve or other publicly accessible family recreation facilities, such as BBQs, shelters and picnic tables.

#### 4.2.2. Sporting Facilities

The key issues and opportunities relating to the sporting facilities include:

- The main football-cricket oval is a full-size sports ground with a turf centre wicket table, floodlights to local level competition standard (100 lux), oval perimeter fencing, and a good quality playing surface.



- The second football-cricket oval is an irregular shape and could be enlarged to become more suitable for senior football (it is currently being used for rugby league in winter). It has a turf centre wicket table, floodlights to training standard, oval perimeter fencing and a good quality playing surface, and has a five lane cricket practice facility (see below photo).



- The third football-cricket oval is a junior size oval with dimensions of 130m x 110m, and is suitable for lower age football and all ages for cricket. The oval is fenced but has no floodlights.
- The single court netball facility has a synpave surface, floodlights to training standard, a shelter, and is fenced.

This precinct is serviced by an integrated pavilion (change room plus social space) for Oval 1, separate but co-located change room building and social building for Oval 2, and a change room only building for Oval 3. A public toilet is situated between Ovals 1 & 3, but is poorly located in relation to spectators at all ovals. The main pavilion (see below photo) has a number of non-compliances, is not fit for purpose, has no dedicated female change rooms, and lacks storage. It needs to be upgraded or replaced.





- The criterium course is approximately 3.7km in length, however, the track surface is beginning to fail and it should be removed.
- The baseball facility comprises a senior field and associated back fencing, a batting cage and security lighting only. The condition of the field, the pitching mound, and the bases is only fair, and the batting cage and other netting needs repair.

The pavilion servicing baseball is a temporary building and is not fit for purpose (see right photo), and it is located away from the main area of congregation of the baseballers for training and matches. It needs to be replaced.



- The main soccer pitch is a full-size pitch, has floodlights to local level competition standard (100 lux), pitch perimeter fencing, and a good quality playing surface. An integrated pavilion, which is well maintained, services the soccer facility, however, it is not fit for purpose, and needs to be upgraded or replaced (see below photo). The lack of available storage is validated by the need for two large storage containers.



- The two unfenced soccer pitches overlaid onto an open space are orientated east-west, which is less preferred for soccer, however are suitable for junior matches and all-age training. The fields have a good quality surface and floodlights to training standard, and are divided by a synthetic cricket wicket. The fields are serviced by a change room building.
- The two rugby fields are full-size for both rugby codes and gridiron, however, gridiron goals need to be erected at the end of the end zone, not at the start of it like occurs for the two rugby codes. Both fields are fenced and have floodlights to training standard, and a good quality playing surface (see right photo).



- The pavilion servicing the rugby fields is a temporary building and is not fit for purpose and needs to be replaced. The lack of available storage is validated by the need for two large storage containers.



- The Victorian Blokarting Association has levelled and re-surfaced an irregular shaped area of approximate dimensions of 300m x 130m west of the unfenced soccer fields. The group requires a hard-based, flat, gravel surface to run their karts. There are no amenities for the group, and currently they access toilets at the soccer club.
- The greyhound grass coursing track is currently not operable for training or events requiring a lure. The track has fallen into disrepair and has not operated since 2014. Most support buildings for the track are portable buildings now permanently erected, however, the overall condition of the buildings is average. Almost all facilities within the greyhound precinct require replacement or renewal. (See below photos)



- The Melton Equestrian Park is a well-maintained facility offering riders dressage, show jumping and cross country facilities. The most significant facilities on the site are the sand arena of dimensions 110m x 55m, the permanent cross country fences, the storage sheds, and the clubroom building. All facilities are in good condition. (See below photos)



#### 4.2.3. Circulation

The key issues and opportunities relating to traffic and pedestrian circulation include:

- The main entrance from Coburns Road lacks any significant features or scale to signify arrival to a regional park. This issue should be addressed during the concept planning process, including the installation of appropriate signage and tree planting.
- From the main entrance, the internal access road is sealed to the southern end of the criterium course. This is the only section of sealed road within the reserve, including the section of road from a secondary entrance off



Coburns Road from the southeast, which is only opened on event days. The internal roads in the eastern section of eastern precinct are lined with bollards and cables to control vehicular movement, however, elsewhere in the eastern precinct vehicles access is not controlled.

- The proliferation of gravel roads in the eastern precinct coupled with the high volumes of traffic and little control of movement, leads to the rapid deterioration of the quality of the road surfaces. This is especially evident during periods of high rainfall, particularly sections of the southern access road that have poor drainage.
- Access to the Melton Equestrian Park is via a gravel road from Bulmans Road (also unsealed). Similarly, access to the Melton Greyhound Racing Club facilities is along a gravel road along the southern edge of the equestrian park. Both of these access points are controlled.
- Currently, there is no defined vehicle access linking the eastern and western precincts, as the former jet boat course creates a significant barrier between both precincts. The study should investigate the need and merit to link the precincts.
- All car parking is generally unsealed, and is confined to each sporting node. Most car parking is ad hoc without defined spaces. There is perimeter car parking around three quarters of the main football-cricket oval.
- Feedback from the sporting groups suggests that the overall quantity of car parking within each sporting node is generally adequate, except for the rugby facility, which only has access to a restricted gravel car park between the two fields. There is an opportunity to cluster car parking between sporting facilities located adjacent to each other.
- Car parks should incorporate appropriate plantings to provide shade and to improve their overall amenity within the broader landscape of the reserve.
- The reserve lacks any defined path network, which compounds the poor connection between the various spaces within the reserve. The lack of a path network also makes it less attractive as a destination for residents and other visitors for walking and other exercise, particularly as vehicles speeding within the reserve are an issue.

#### **4.3. Reserve Usage and Club Membership**

MacPherson Park currently supports 16 sporting clubs and groups that are permanent tenants. This section provides a brief overview of their membership and profile of use of the reserve.

Just over 1,300 people are training and/or participating in competition at MacPherson Park as members of the tenant groups (2017 membership data). A disproportionate number of these members are female (16%), with males (84%) dominating the number of regular users of the reserve. See Figure 4.

Whilst the ratio of juniors to seniors is more even at 37: 63, a majority of the juniors are associated with only three clubs. Almost 70% of all junior club members at MacPherson Park are members of the Melton Rugby League Club (120 juniors), the Melton Phoenix Football Club (105) or the Melton Rugby Union Football Club (105).



| Clubs                                 | No of Teams |           |           | No of Participants |            |              |            |              |
|---------------------------------------|-------------|-----------|-----------|--------------------|------------|--------------|------------|--------------|
|                                       | Senior      | Junior    | Total     | Senior             | Junior     | Male         | Female     | Total        |
| Melton Football Netball Club          | 8           | 0         | 8         | 145                | 0          | 105          | 40         | 145          |
| Melton Superules Football Club        | 2           | 0         | 2         | 60                 | 0          | 60           | 0          | 60           |
| RDFL Umpires                          | -           | -         | -         | 135                | 25         | 150          | 10         | 160          |
| Melton Cricket Club                   | 6           | 4         | 10        | 75                 | 35         | 95           | 15         | 110          |
| Melton Rugby Union Football Club      | 3           | 7         | 10        | 45                 | 105        | 135          | 15         | 150          |
| Melton Rugby League Club              | 2           | 8         | 10        | 40                 | 120        | 125          | 35         | 160          |
| Melton Phoenix Football Club (Soccer) | 4           | 7         | 11        | 55                 | 105        | 130          | 30         | 160          |
| Melton Wolves Gridiron Club           | 1           | 1         | 2         | 20                 | 30         | 45           | 5          | 50           |
| North West Titans Baseball Club       | 2           | 2         | 4         | 35                 | 30         | 65           | 0          | 65           |
| Victorian Blokart Association         | -           | -         | -         | 12                 | 0          | 12           | 0          | 12           |
| Melton Greyhound Racing Club          | -           | -         | -         | 110                | 0          | 110          | 0          | 110          |
| Friends of Melton Equestrian Park     | -           | -         | -         | 16                 | 0          | 5            | 11         | 16           |
| Warranooke Riding Club                | -           | -         | -         | 30                 | 6          | 30           | 6          | 36           |
| Melton & District Pony Club           | -           | -         | -         | 0                  | 23         | 3            | 20         | 23           |
| Melton & District Adult Riding Club   | -           | -         | -         | 35                 | 0          | 20           | 15         | 35           |
| Melton Racing Pigeon Club             | -           | -         | -         | 9                  | 0          | 7            | 2          | 9            |
| <b>TOTAL</b>                          | <b>28</b>   | <b>29</b> | <b>57</b> | <b>822</b>         | <b>479</b> | <b>1,097</b> | <b>204</b> | <b>1,301</b> |

Figure 4 – Membership Profile and Team Numbers of MacPherson Park User Groups (2017)

Figure 5 shows that MacPherson Park is heavily used by all groups, with most groups utilising facilities at least two days per week when in-season. The reserve has significantly more use in winter compared to summer, particularly on Tuesday and Thursday evenings for training, and Saturday for competition.

This profile of use will complement any future increased usage of the reserve for passive, family recreation pursuits (playground, BBQ and picnicking) and social or non-club based physical activity, as a majority of these uses would be likely to occur during the warmer months of spring, summer and autumn when the reserve is being used less intensively by the sporting groups.

| Club                                  | Summer |      |     |      |     |     |     | Winter |      |     |      |     |     |     |
|---------------------------------------|--------|------|-----|------|-----|-----|-----|--------|------|-----|------|-----|-----|-----|
|                                       | Mon    | Tues | Wed | Thur | Fri | Sat | Sun | Mon    | Tues | Wed | Thur | Fri | Sat | Sun |
| Melton Football Netball Club          |        |      |     |      |     |     |     |        | ✓    |     | ✓    |     | ✓   |     |
| Melton Superules Football Club        |        |      |     |      |     |     |     |        |      | ✓   |      |     |     | ✓   |
| RDFL Umpires                          |        |      |     |      |     |     |     |        | ✓    |     | ✓    |     |     |     |
| Melton Cricket Club                   | ✓      | ✓    | ✓   | ✓    | ✓   | ✓   | ✓   |        |      |     |      |     |     |     |
| Melton Rugby Union Football Club      |        |      |     |      |     |     |     |        | ✓    |     | ✓    |     | ✓   |     |
| Melton Rugby League Club              |        |      |     |      |     |     |     |        | ✓    |     | ✓    |     | ✓   |     |
| Melton Phoenix Football Club (Soccer) |        |      |     |      |     |     |     |        | ✓    |     | ✓    |     | ✓   | ✓   |
| Melton Wolves Gridiron Club           |        | ✓    |     | ✓    |     |     |     |        | ✓    |     | ✓    |     |     |     |
| North West Titans Baseball Club       |        | ✓    |     | ✓    | ✓   |     | ✓   |        |      |     |      |     |     |     |
| Victorian Blokart Association         |        |      |     |      |     |     | ✓   |        |      |     |      |     |     | ✓   |
| Melton Greyhound Racing Club          | ✓      | ✓    | ✓   | ✓    | ✓   | ✓   | ✓   | ✓      | ✓    | ✓   | ✓    | ✓   | ✓   | ✓   |
| Friends of Melton Equestrian Park     |        |      |     |      |     | ✓   | ✓   |        |      |     |      |     | ✓   | ✓   |
| Warranooke Riding Club                |        |      |     |      |     | ✓   | ✓   |        |      |     |      |     | ✓   | ✓   |
| Melton & District Pony Club           |        |      |     |      |     | ✓   | ✓   |        |      |     |      |     | ✓   | ✓   |
| Melton & District Adult Riding Club   |        |      |     |      |     | ✓   | ✓   |        |      |     |      |     | ✓   | ✓   |
| Melton Racing Pigeon Club             |        |      |     |      |     |     |     |        |      | ✓   | ✓    | ✓   | ✓   | ✓   |

Figure 5 – Typical Profile of Use of MacPherson Park by the Tenant User Groups (2017)



## 5. STAKEHOLDER ENGAGEMENT

A combination of meetings, interviews and site inspections were carried out with various stakeholders during the study, mainly during the period April – September 2017. Groups consulted included the reserve user groups, other community groups, the Melton Leisure Advisory Committee and Council staff. Some of the consultation was undertaken during the research phase of the study, whilst other meetings and interviews were designed to receive feedback on the draft MacPherson Park Recreation Reserve Concept Plan.

A chronological summary of the consultation undertaken is shown in the following table. A project page was set up on Council's website to provide residents and other interested groups with study updates.

| Date                | Method of Consultation  | Group / Stakeholder  |
|---------------------|---|--|
| 22 March 2017       | Project Meeting<br>(Project Inception Meeting)  | Project Control Group  |
| 12 April 2017       | Meeting   | Equestrian Groups  |
| 26 April 2017       | Meeting   | Melton Greyhound Racing Club<br>Greyhound Racing Victoria  |
|                     | Meeting   | Melton Football Netball Club<br>Melton Cricket Club<br>Riddell District FL Umpires Assn            |
| 27 April 2017       | Meeting   | Victorian Blokart Association<br>Melton Racing Pigeon Club<br>North West Titans Baseball Club      |
| 2 May 2017          | Workshop  | Melton Council Staff   |
|                     | Meeting   | Melton Phoenix Football Club   |
|                     | Meeting   | Melton Rugby League Club   |
| 13 June 2017        | Meeting   | Melton Leisure Advisory Committee  |
|                     | Meeting   | Equestrian Groups  |
| 20 July 2017        | Briefing<br>(review of draft concept plan)  | Council's Executive Team<br>(supported progression of the draft concept plan to public exhibition) |
| 24 July 2017        | Interview   | Melton Wolves Gridiron Club<br>Melton Rugby Union Football Club                                    |
| 24 July 2017        | Interview   | AFL Goldfields   |
| 23 August 2017      | Workshop<br>(review draft concept plan)   | Project Control Group<br>Brand Architects  |
| 21 Aug-15 Sept 2017 | Public Exhibition of draft concept plan, promoted via Council's online project page and social media (Facebook and Instagram) | All MacPherson Park user groups<br>Melton residents<br>Other interested groups                     |
| 11 September 2017   | Workshops (x 3)<br>(review draft concept plan)  | All user groups and Greyhound Racing Victoria  |
| 14 September 2017   | Meeting   | Brand Architects<br>Council's Capital Projects Officer   |
| March – Oct 2017    | Various emails and telephone discussions with and user groups   | Project Manager<br>Other Council staff<br>MacPherson Park user groups                              |

A summary of the key outcomes from the consultation conducted during the research phase of the study is provided in the following sections. See Appendix 2 for a list of the people and groups consulted throughout the study.





All feedback received during the public exhibition period of the draft MacPherson Park Recreation Reserve Concept Plan, and its assessment, is attached in Appendix 3.

### 5.1. Summary of Feedback from User Groups and Stakeholders

The key issues and opportunities identified from the engagement with user groups and other community and stakeholder groups are summarised below. Information concerning club membership and their profile of use of MacPherson Park has been separately reported in Section 4.3.

#### Equestrian Groups

- The Melton & District Adult Riding Club has been at the site since 1985, and the Melton Pony Club since 1996.
- Melton Equestrian Park is used each weekend for instruction, rallies, events and horse trials (dressage, show jumping and cross country). There are major rally days in January (dressage) and in July (show jumping). Up to 120 floats can be accommodated onsite for an event for 125 - 180 competitors.
- The maintenance of the building and external fences are Council's responsibility, and Council mow the grass.
- There is no overnight camping at equestrian events, although if this could be provided within MacPherson Park it would increase the popularity of rallies and other events.
- Some current constraints with the centre include:
  - Unable to use the sand arena and cross country course simultaneously.
  - Inadequate provision of toilets for event days.
- Key issues and aspirations identified:
  - Parking: there is a lack of available off-road parking on event days.
  - Security: the buildings continually get broken into; damage and theft resulting.
  - Space: there is conflict between the greyhounds and equestrian users; the sightlines and noise between both precincts being the main issue.
  - Arena: the groups are advocating for the construction of new indoor arena for the equestrian precinct, with a seating capacity for 500, and which could have a broader council-wide relevance as an indoor events venue.
  - Cross Country: the current cross country course is 2.7km, and the equestrian groups would like to extend the cross country course to 3.5km for it to become a Grade 1 event facility.

#### Melton Greyhound Racing Club and Greyhound Racing Victoria

- The Melton Greyhound Racing Club (MGRC) formed in 1971 and has occupied the site since this time. The Club holds trials during the week between 9am and 11am each day, and when fully operational conducted 12 racing events each year. The last event was held in 2014, as the running rail fell into disrepair.
- Club members can use the track at any time during daylight hours.
- Most of the infrastructure is second-hand and needs replacing.
- Greyhound Racing Victoria (GRV) is undertaking its own planning for options to establish a new a new greyhound training complex in the northwest area of Melbourne. Its preferred site is MacPherson Park that would incorporate the



MGRC and its coursing facilities. Components of the proposed new training complex include:

- Retention of the coursing track for free gallops.
  - At least one new 350m straight, sand track (min. 4m wide) and catching pen.
  - Bullring of minimum 20m diameter.
  - Wash down area and holding boxes.
  - Associated support buildings to accommodate a clubroom, canteen, administration offices, stewards area and weighing area.
  - Additional parcel of land for GRV's greyhound adoption program.
  - Dedicated car park with full CCTV network, in accordance with greyhound training track minimum standards.
- The GRV and the MRGC would like to have a level of infrastructure to host the Waterloo Cup meeting.
  - Would like to seal Bulmans Road.

#### Melton Cricket Club, Melton Football Club and Riddell District Umpires Association

- The Melton Football Netball Club and the Melton Cricket Club have been at the site since 1976, during the period when the reserve was first developed. The Riddell District Umpires Association has been at the site since 2007.
- Key issues identified for the pavilion:
  - Kitchen is poorly designed and needs upgrading.
  - Require female change rooms for netballers and umpires.
  - Existing change rooms require upgrade (showers are not partitioned) and dedicated medical spaces.
  - Lack of storage.
  - Social room requires a furniture store, and the heating/ cooling needs upgrading/ replacing.
- For any new ground development, the following items need to be considered:
  - Retention of around the ground car parking.
  - An additional netball court.
  - Tiered spectator areas.
  - Provision of meeting rooms.
  - Retention of gatekeeper box to charge an admission fee for matches.
  - Remove the embankment between Ovals 1 & 2.
  - Cricket Club requires access to some turf cricket practice pitches as well as synthetic pitches.
  - Installation of ball protection fences behind each goal area.
- The public toilets are not in the right location to satisfactorily service spectators to Oval 1.

#### Victorian Blokart Association

- The group was formed in 2012 and has been at the site since 2015.
- The group has no pavilion allocated to them, but use the toilets at the soccer clubrooms. Provision of onsite storage and access to a clubroom are the key requirements of the group.



- The group requires a hard based, smooth flat gravel surface, and has been gradually redeveloping the available land in the northwest corner of the eastern sports precinct.
- Competition courses are set to the wind and comprise of tracks 400m x 300m. The track needs to be free from trees.
- Approximately 30 carts compete in the Victorian Championships, and the group believes that the site has potential to host future World Championship events if the facilities are improved.

#### North West Titans Baseball Club

- The Baseball Club has been at the site since 2011.
- The pavilion is too small, and too hot in summer. There is only one changeroom with one shower and one toilet, which is an issue for female members.
- The Club would ideally like two senior diamonds, although the current land footprint is too small for a second diamond.
- The field has floodlighting but not to training standard. The diamonds lack fencing and the batting cage needs upgrading, and the pitching mound and home plate need rebuilding.
- Key issues are the inadequate pavilion, lack of storage, poor security, and ground fencing.
- Other general issues identified by the Club for the reserve are:
  - Reserve is very dark at night, lack of security lighting.
  - Poor road network and lack of road lighting.
  - Improved signage required for the reserve in general, and for each of the reserve users specifically.
  - Poor overall security, resulting in hooning, vandalism, etc.
  - Remove the embankments around the sports fields to improve sightlines.

#### Melton Racing Pigeon Club

- The Club was established in 1977 and has been based at the reserve since 1992.
- The Club's allocated pavilion recently burnt down, and they have been relocated into temporary accommodation in a shed behind the former reserve caretaker's house. The facility is generally adequate, however, requires internal toilets and a kitchenette.
- The Club uses the facility for meetings and as the place for the registration of birds for events, which generally attract up to 40 handlers.

#### Melton Rugby League Club

- The Club was established in 2013 and has been at the site since 2015. It is the only Rugby League club in the Melton area. The Club currently uses the rugby fields located in the western section of the eastern sports precinct.
- The fields are in good condition, however, the pavilion is inadequate on all levels, including lack of change rooms, there is only one public toilet in the pavilion, lack of storage, there is no heating, and security is poor.



- Each field requires player shelters.
- Car parking is a major issue, as there is inadequate car parking and the area becomes dangerous for children.

#### Melton Rugby Union Club

- The Club has been at the site since the 1990s, and currently uses Oval 2.
- Available facilities are adequate, however, the sports field is not a dedicated rugby field, and the Club requires access to two senior size fields.
- The key functional constraints with the current facilities are the poor provision and layout for car parking, the condition of the field (playing over a turf centre wicket is not ideal for rugby), the lack of female change rooms, and security of the facilities.
- The Club would like to be able to conduct touch rugby competitions during summer, however, Oval 2 is required for cricket use.

#### Melton Wolves Gridiron Club

- The Club was formed in 2015/16 as a break away club from a club based outside of the municipality, and has been accommodated at MacPherson Park on a temporary basis since this time (other venue used is Mount Carberry Reserve in Melton South).
- The Club currently uses the back rugby field in winter (mens) and the main rugby field in summer (womens and juniors).
- The key constraints for the Club are a lack of access to a dedicated gridiron field all year round and appropriate pavilion with adequate change rooms (the sport requires larger change rooms to accommodate the large teams and equipment) and storage.
- Gridiron clubs are restricted to only one men's team (winter) and one women's team (summer) per season due to regulations enforced by Gridiron Victoria.

#### Melton Phoenix Football Club

- No night games were held in 2017, due to the floodlights not being strong enough. *[A lighting audit undertaken in August 2017 recorded 123 lux levels on the main pitch].*
- Key issue for the Club is the distance from Melton, which makes it difficult to attract players.
- There are a lot of break-ins, and hoons have previously accessed the training pitches with motorbikes and cars resulting in games having to be cancelled due to the damage. Would prefer the roads to be sealed.
- Three fields are sufficient for the Club.
- Requirements for the Club identified:
  - Additional change rooms required.
  - Upgrade of the main pavilion.
  - Ball protection fencing behind the goals, as it is very dark behind the goals so an issue for players retrieving balls.



## 5.2. Summary of Input from Council Staff

The staff workshop provided an opportunity for the consultant team to clarify and confirm the current functions and uses of MacPherson Park Recreation Reserve, for staff to provide background information relating to known issues and opportunities for the reserve, and to provide staff with an opportunity to have input into the planning process.

Some of the information collected during the workshops confirmed opportunities and constraints raised by the user groups and these have already been reported above. The following table summarises other issues and opportunities raised.

- The reserve needs to be developed as a regional destination. The Future Directions Paper needs to be developed so that projects are viable to attract funding.
- There is some support for the focus of the reserve to be taken off sport and directed to other activities/ uses, eg. nature-based activities, orienteering, intergenerational activities etc. The Future Directions Paper needs to look holistically at the site and work to activate it more, as it is mainly used for sport on weekdays after 4.00pm.
- Alternative activities to investigate for the site could include horse riding, mountain bike riding, orienteering, dog shows, bushwalking, farmers market, music festivals, car shows, nature based regional playground, ropes course, and a dog park.
- Provision of a quality playground is the key to bringing families into the reserve.
- Access to the Melton Equestrian Park could be from the main gate off Coburns Road, thereby having the benefit of increasing vehicle movements through the reserve to improve security. (Others believed that this suggestion might create congestion and would be a long haul through a controlled traffic environment for equestrian uses towing horses).
- The services to the reserve are very poor; there is no sewage, and little water and power. The power is right at the end of the network, and would need to be upgraded at a significant cost to Council. The northeast lake is used as water storage for irrigation.
- It might be better to move all the district sport into Melton and only have regional sports at MacPherson Park.
- The area is very flat which causes flooding issues. The road run-off fills the dams at the front of the reserve. The roads are failing and need money spent on them. They are currently being repaired when needed but this is not sustainable.
- The house on the property was initially a caretaker residence, however it is now empty and should be removed.
- The reserve could be an opportunity to re-locate the Council Service Centre.
- Some suggested principles from Council's Coordinator City Design:
  - Activated
  - Multi-Generational
  - Adaptable
  - Networked
  - Equitable



### 5.3. Other Stakeholders

Other stakeholder groups were consulted, including the Melton Leisure Advisory Committee, Greyhound Racing Victoria (reported separately in Section 5.2 with the Melton Greyhound Racing Club), the General Manager, AFL Goldfields, and Melton City Council's Executive Team.

#### Melton Leisure Advisory Committee

- A presentation was made to the Committee about the study, and an opportunity provided for input.
- The Committee agreed with the general objective to increase the facilities and spaces suitable for non-sporting uses as a strategy to attract more people to the reserve.

#### AFL Goldfields

- AFL Goldfields signaled an interest in assessing opportunities to relocate from the Arnolds Creek Recreation Reserve Community Pavilion to a newly developed MacPherson Park.
- AFL Goldfields and the Riddell District Football Netball League (RDFNL) have a 2 x 9 year lease on some office and storage facilities at Arnolds Creek Recreation Reserve, which it and Council has agreed could be transferred to facilities at MacPherson Park, if required.
- If relocated to MacPherson Park, the RDFNL could utilise the venue for the use of the RDFNL Academy, the junior interleague program, senior interleague program, conduct finals matches and potentially Junior & Senior Grand Finals.
- When established, a Youth Girls Academy could also be based at the reserve, and a new Auskick Centre is another option for a new program as well. The reserve would continue to be the home of the Riddell Umpires.

#### Melton City Council's Executive Team

- The Executive Team was presented the draft MacPherson Park concept plan at a briefing session on 20 July 2017. The Executive Team supported the progression of the draft concept plan to be placed on public exhibition for a four week period to receive community and stakeholder feedback.



## 6. MACPHERSON PARK FUTURE DIRECTIONS

### 6.1. Plan Development

The MacPherson Park Recreation Reserve Concept Plan was developed through consideration and analysis of information collected from the following sources:

- Local influences, including the demographic profile of the area considered the primary catchment for the reserve, and the directions of relevant strategic reports from Council.
- Site analysis by the consultant team, with input from Council staff.
- Consultation with the reserve user groups, Council staff, the Melton Leisure Advisory Committee, other stakeholders, and residents.
- Assessment of various options and scenarios to improve and upgrade the reserve and facilities.
- Feedback from Council's project team on preliminary concept plans.
- Feedback from all stakeholders, including residents, on the draft Future Directions Paper and Concept Plan (public exhibition conducted 21 August – 15 September 2017). See summary of submissions received in Appendix 3.
- Finalisation of the MacPherson Park Recreation Reserve Future Directions Paper and Concept Plan.

Three key principles underpin the design direction for the MacPherson Park Recreation Reserve Concept Plan:

1. Maximise the opportunity for co-location and shared-use of pavilions and sporting facilities that are fit for purpose.
2. Improve safety, and the perception of safety, for current user groups and as a strategy to attract more visitations by the community to the reserve.
3. Enhance the amenity and attractiveness of the reserve for non-sport uses, whilst not detracting from the quality and functionality of the sporting areas.

### 6.2. Key Directions and Improvement Projects

The key recommendations and projects identified in the Concept Plan are listed below, and should be read in conjunction with the Concept Plan drawing in Appendix 4.

#### 6.2.1. AFL/ Cricket/ Netball Precinct

1. Remove the existing pavilion on the western side of the main AFL/ Cricket Oval following completion of the proposed community sports pavilion.  
The main pavilion is not fit for purpose, and does not meet a range of DDA and building code requirements. The removal of the pavilion creates an opportunity to relocate the main pavilion to a central site whereby it can service all ovals and user groups within the AFL/ Cricket/ Netball precinct, and consolidate the existing three buildings into one.
2. Remove the car park mounding around the oval, and provide two rows of car parking at grade.  
The embankment is poorly designed, blocks sightlines across the reserve, and detracts from the overall landscape amenity of the reserve. Removing the embankment along the eastern side of the main oval is required also to allow views



from the proposed new community sports pavilion being located between Ovals 1 and 2.

3a Install a new spectator viewing shelter.

The prevailing weather conditions impacting the main oval are from the westerly direction. Spectators have historically viewed matches from the western side of the main oval protected by the existing main pavilion. The new viewing shelter will provide protection for spectators following the removal of the pavilion.

3b Potential new location for the scoreboard.

The existing digital scoreboard is located in the southeast section of Oval 1. With the proposed new community sports pavilion being located between Ovals 1 and 2, the new scoreboard needs to be moved to a location where it can be viewed by spectators from in and around the new pavilion and from within the proposed new spectator shelter.

4. One new netball court with lighting to Australian Standards (training).

There is currently only one netball court but a demand for full-court training space by individual netball teams associated with the Melton Football Netball Club. The demand for netball courts will increase if an existing junior football netball club is relocated to MacPherson Park, or a new club established.



5. Reshape Oval 2 to a more uniform shape (175m x 130m), upgrade the irrigation and drainage, and provide some car parking around the oval at grade. Remove the existing pavilion/ change rooms following completion of the proposed community sports pavilion.

The existing oval is an irregular shape and lacks effective sub-surface irrigation and drainage, and car parking to facilitate spectator viewing from parked cars. Once upgraded, this oval can assist in reducing the load on Oval 1 by accommodating some of the training currently using Oval 1 (eg. umpires, superules), and would become the main oval for any junior football netball club that was to become a new user at MacPherson Park.

6. Provide new cricket practice nets being a combination of turf and synthetic surfaces, and power bollards for bowling machines.

The Melton Cricket Club is a turf wicket cricket club and does not currently have access to turf practice wickets. This project is being delivered in 2017/18.

7. New curator shed and cricket store. Remove the existing caretakers house.

The consolidation of pavilions into the proposed new community sports pavilion in a location between Ovals 1 and 2 requires the removal of the existing curator shed. The proposed new shed is located adjacent to the new location for the cricket practice nets. The caretaker's house (see right photo) is no longer required and will detract from the improved environment created by the proposed new buildings, facilities and landscaping in this area of the reserve that will be opened up to Coburns Road.



8. Site for a potential new sports field (subject to future demand), but in the interim to be available as an extension of the proposed regional playspace and to be available for use for informal active recreation.

This oval is likely a long-term project and may be dependent on a junior football netball club becoming a new user at MacPherson Park. In the interim, the land can be incorporated into the proposed new regional playspace for the front area of MacPherson Park.





9. New community sports pavilion to service the user groups and other external groups utilising the ovals and courts within the precinct.

This pavilion creates an opportunity to consolidate the existing three buildings into one, and provide all user groups with access to a pavilion that is fit for purpose and contains all necessary amenities for players of both genders and from all sports in the precinct (AFL, cricket and netball). The central location of the pavilion means all sporting facilities within the precinct have convenient access. This project is being delivered in 2017/18 and 2018/19.

Potential additional uses of the pavilion, such as accommodating the administration offices of AFL Goldfields and the Riddell District Football Netball League, further enhance the multipurpose use of the building. More importantly for the overall improvement of MacPherson Park, such uses also ensure an almost daily presence by staff, which is likely to have a significant impact on reducing anti-social behaviour undertaken by people utilising the reserve for unauthorised and at times illegal activities. Bringing additional uses such as this into MacPherson Park is part of the solution to improving the safety and perception of safety of the reserve.

10. New car park to service the AFL/ Cricket/ Netball precinct and the adjacent regional playspace, includes a drop-off zone.

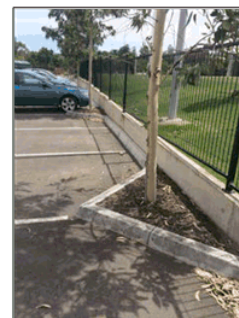
The car park will support all uses of the pavilion and complements the proposed around the ground parking for Ovals 1 and 2. The drop-off zone outside the pavilion will assist traffic flow on training nights, match days, and other events.

Whilst a sealed surface is preferred, to seal the entire car park and associated access road will add significant cost to the project, and will be largely unnecessary in relation to total usage of the car park. It is proposed therefore that a section of the car park designed to the service the 'everyday use' of the community sports pavilion and the ovals be sealed, with the balance compromising gravel parking bays but supported by sealed access roads servicing the gravel parking areas (see below photos). 'Everyday use' of the car park will include vehicles generated by user group training nights, and by staff of any future pavilion tenant group(s).



For the sealed section of the car parks, occasional bays should be used for tree planting or other landscape treatments to offset the large expanse of asphalt, or integrate tree plantings within bays (see right photo).

This treatment is proposed for a majority of the new car parks identified in the concept plan, and is the basis upon which the estimated costs for the car parks have been calculated in the Implementation Plan in Section 6.4.





### 6.2.2. Rectangle Field Precinct

11. Retain the existing main soccer pitch and the two training pitches overlaid onto open space with a synthetic centre cricket wicket.
12. New community sports pavilion to service the users of the soccer pitches and other external groups utilising the sports fields within the precinct.  
The existing pavilion is not fit for purpose, and does not meet a range of DDA and building code requirements. The proposed new pavilion will provide the user groups with access to a pavilion that is fit for purpose and contains all necessary amenities for players of both genders. Re-locating the site of the pavilion slightly south of the existing location brings it closer to the two training pitches and will allow for the removal of the existing change room building.
13. New car park to service the soccer facilities and overflow parking for the other rectangular fields.  
Replaces the existing car park and its location allows for overflow parking for the users of the other rectangular fields.
14. Retain the two existing rugby fields, but reduce the mounding around the eastern field.  
The embankment blocks sightlines across the reserve, and detracts from the overall landscape amenity of the reserve. Removing the embankment will also allow views to the western field, and from the proposed new community sports pavilion.
15. Two new rectangle fields with sportsground fencing, player benches and floodlighting to Australian Standards (training). In consultation with users, investigate the requirement for a fence to separate the fields due to competition matches potentially occurring concurrently for different user groups.  
The two new fields are required to meet the existing and projected demand for rugby union, rugby league and gridiron. The allocation of the fields will be in accordance with Council's Seasonal Allocation process, and four rectangle fields allows for flexible use between the codes and creates a facility ideal for hosting larger regional or state events. The fence between the middle two fields may be required to facilitate a more efficient use of the precinct when two different clubs from two different codes are using the precinct concurrently. Any fence should have multiple gates built in so when the precinct is being used for one event, there will be good permeability between all fields.
16. Remove the existing pavilion following completion of the proposed community sports pavilion.  
This pavilion does meet basic standards (see below photo), and will be superseded when the proposed community sports pavilion becomes available.





17. New community sports pavilion to service the user groups (Rugby League, Rugby Union, Gridiron) and other external groups utilising the fields within the precinct.

The existing pavilion is inadequate in both size and functionality, and with the additional fields will not be ideally located. The proposed new pavilion will provide all user groups with access to a pavilion that is fit for purpose and contains all necessary amenities for players of both genders and from all sports in the precinct (rugby union, rugby league and gridiron). The central location of the pavilion means all fields within the precinct have convenient access.

18. New car park to service the rectangular fields precinct.

Increases the size and efficiency of the existing car park and its location allows for overflow parking to be easily catered for in the soccer precinct car park.

### 6.2.3. Other Sporting and Recreation Facilities

19. New multipurpose synthetic sports field with floodlighting to Australian Standards (training) to accommodate the training needs of clubs from all sporting codes.

Synthetic ovals provide a high standard surface irrespective of weather that can sustain usage up to three times the use of turf ovals, which provides the capability to absorb future growth and additional use from sporting groups across Melton City, and beyond.

A secondary benefit of a synthetic surface sports oval is that it requires less intensive annual maintenance. As well as the specific benefits of increased usage capacity and maintenance over natural turf sports fields, synthetic surfaces also have the following general benefits:

- High-quality and consistent surface at all times.
- Generally requires no water, so can be an effective response to a reduction in the availability of potable water due to drought and climate change.
- More tolerant of adverse weather conditions.
- Can be programmed and used intensively.
- Has the potential to generate regular rental income.
- Significant opportunities and potential for multi-use.
- Cleaner to play on (ie. no mud).
- Can be used to collect rainwater, so can be an ongoing water supply to the irrigation dam.

20. Upgrade the existing baseball field and batting cage, and add a second field with floodlighting to Australian Standards (training) when demand exists.

The mounds and home plate need to be rebuilt, and the playing surface upgraded with a new irrigation system. The back fencing and sideline fencing needs repair, as well as the batting cage (see below photo). The second field to be developed, pending demand.





21. New sports pavilion to service baseball, with the opportunity for meeting space to be provided for other tenant groups and/or community groups, as may be required.

The existing pavilion is inadequate in both size and functionality, and is not ideally located in relation to the current baseball field. The proposed new pavilion will provide the baseball club with access to a pavilion that is fit for purpose and contains all necessary amenities for players of both genders.

22. New car park to service the Baseball facilities and the proposed dog off leash area.

Increases the size and efficiency of the existing car park, and its location adjacent to the proposed dog off leash area will allow the car park to have a secondary use to service dog walkers.

- 23a Reinstatement of the land used for the former jet boat racing facility to grade, and investigate the feasibility of converting the area into a new events space.

The scale of this site opens up many opportunities for future uses, however, its reinstatement into useable open space will be a significant and costly undertaking. Melton City does not currently have a large flexible outdoor events space capable of staging concerts, community festivals, trade shows, and exhibitions. This site presents such an opportunity, as well as integrating with other regular users using adjacent spaces (blokarting, equestrian, greyhound training). The capability of the site to become an events space should be further investigated.

- 23b Further investigate through the development of a reserve traffic management plan, an unsealed road to link the east and west reserve precincts (gated at each end), and which can also service the proposed events space.

Connecting the eastern and western precincts will benefit reserve maintenance operations, and will provide users of the proposed new events space with convenient access across the site for bump in and bump out operations. It is not envisaged that the proposed connection be open at all times, thereby reducing the risk of damage to the area from unauthorised use. Each end of the access road should be gated. A traffic management plan should consider the need, alignment, design and security of the proposed access road.

24. Continue to support the use of this land by the Victorian Blokart Association, and integrate the area with the proposed events space.

The Victorian Blokart Association is a small but stable group that has invested considerable time and resources into upgrading this area of MacPherson Park to create an appropriate surface for training and competition activities. The space can supplement the proposed events space to the south.

25. New car park and building (inclusive of public toilet, shelter, storage) to service the Victorian Blokart Association, the Melton Racing Pigeon Club and other external groups utilising the events space.

The proposed building will provide much needed amenities and storage for the Victorian Blokart Association and the Melton Racing Pigeon Club, whilst also providing permanent infrastructure to support and complement uses of the proposed events space to the south. The car park also provides permanent infrastructure to support the tenant clubs in this area, as well as the events space.

26. With Greyhound Racing Victoria, investigate the feasibility of upgrading the Melton Greyhound Racing Club facilities, and installing new sand tracks and associated infrastructure to establish a regional greyhound training centre.

The coursing track operated by the Melton Greyhound Racing Club is not functional presently, and requires repair and upgrade. The scale and cost of these works is beyond the capacity of the Club. Greyhound Racing Victoria (GRV) has identified the need for a high quality greyhound training facility to be located in northwest Melbourne, and has selected MacPherson Park as its preferred site for the facility. A separate master planning process to investigate the feasibility of the reserve to



accommodate a regional greyhound training centre is being undertaken by GRV, and these plans incorporate the retention and upgrade of the Melton Greyhound Racing Club facilities. It is expected that the GRV will approach Council with a formal proposal for the at the regional greyhound training centre at the conclusion of their master planning process.

27. Renewal of fencing around the Melton Equestrian Park and adjoining greyhound facility.

The existing fence has reached the end of its functional life and needs to be replaced. For the section of fence between the equestrian park and the greyhound facility, consider a treatment that might mitigate or eliminate noise transfer between each venue, and reduces or eliminates the sightlines between both sites for horses and greyhounds.

28. Continue to upgrade Melton Equestrian Park, including investigating the feasibility of expanding the cross-country course (for use on approved event days) to become an integrated component of the proposed events space.

The equestrian groups have been advocating for some time of the benefits of extending the cross country course into part of the area currently used as the jet boat racing course and its associated embankments. These benefits include:

- Elevating the class of cross country activity able to be accommodated at the Melton Equestrian Park.
- Having the capacity to install permanent dressage arenas.
- Increasing the car and float parking capacity within the complex.
- Removes all horse training and competition activity from the area in front of the club buildings.
- Increases the overall functionality and operating capacity of the complex.

The key considerations for a feasibility study into the expansion of the cross country course into the adjoining site will include being able to resolve any potential conflict between greyhound complex users and horses/ riders at the point where the extended cross country course crosses the access road servicing the greyhound training facilities, and how the section of the cross country course outside of the equestrian park can firstly, be fully integrated with the proposed events space (to maximise multiuse of the total space), and secondly, how all or some of the jumps can be made secure.



The groups' proposal for a new indoor arena for the equestrian precinct with a seating capacity for 500 is not supported. The viability of an indoor arena would be questionable due to the close proximity to Melton Equestrian Park of regional equestrian centres with indoor arenas, eg. the Werribee Park National Equestrian Centre with two indoor arenas of varying dimensions, and the recently completed new Macedon Ranges Equestrian Centre in Carlsruhe with one indoor arena. In relation to the other function for the proposed indoor arena at the Melton Equestrian Park, being a multiuse indoor events venue for broader municipal-wide relevance and use, Council will not support such a venue at a non-central site.

29. Future location for permanent dressage arenas.

See above

30. Future location of car and float parking, subject to the expansion of the cross-country course for use on approved event days.

See above



#### 6.2.4. General Landscape Improvements

31. Retain the existing dam.

32. Increase the water storage capacity of the eastern dam to allow for increased demand for irrigation.

There will be a need to increase the storage capacity of the dam to accommodate the increased number of sports fields at the reserve, and to ensure irrigation can be part of the development of a number of grassland spaces proposed in the concept plan to accommodate informal and unstructured recreation and play. Being able to present these spaces with good quality grass cover will be the key to activating these sites on a regular basis and making them attractive spaces for the public to use, particularly in summer.

33a Downgrade the existing vehicle entry and access road for use by maintenance vehicles and on large event days.

The road exists (see right photo), so its retention can become part of event overlay plans for large events held at the reserve, or when many of the sports fields are being used concurrently and when a second access might be required to assist traffic management.



33b When the multipurpose synthetic field is constructed, realign the secondary internal road.  
See above

34. Rationalise the existing dams to create two lakes contained in a natural setting with trees and wayfinding paths, as part of a broader strategy to open-up the front of the reserve.

These works are a key to activating MacPherson Park on a regular basis by making them attractive spaces for the public to use, and complementing the adjoining regional playspace. Upgrading the dam precinct will also improve the presentation of the reserve frontage along Coburns Road, and make it more attractive and permeable, thereby enhancing safety, and the perception of safety, of the playspace and the overall sporting precinct.

35. New regional play space with BBQ/ picnic facilities, shelters, possible public toilet and car park.  
See above



36. New dog off leash exercise area

The area largely exists in a form to accommodate this new use, and is one of the strategies to increase the activation of MacPherson Park by non-sporting users, thereby enhancing safety, and the perception of safety, of the reserve.



37. New 3.0m wide shared path throughout the reserve to connect sub-precincts and to also encourage recreational and fitness users – include occasional bench seating and consideration of outdoor fitness equipment along some sections.

MacPherson Park has no integrated path network to connect the sub-precincts and to attract personal fitness uses, such as jogging, walking and cycling. The installation of an integrated path network is one of the strategies to increase the activation of MacPherson Park by non-sporting users, thereby enhancing safety, and the perception of safety, of the reserve. A sealed surface for the shared path is preferred, however, to seal the path will add significantly greater cost to the project, so a gravel surface for some or all of the sections may have to be considered. One option will be to seal those sections of the path network considered 'primary' (high usage sections), and to have the 'secondary' sections in gravel.



38. Septic ponds
39. Potential future shared path link to the residential areas along the Arnolds Creek corridor.  
To reduce the reliance on Coburns Road to access the site, and to provide a safe cycling option to MacPherson Park.
40. Create a feature entry for the new main access into the reserve, and include slip lanes and right-hand turn lanes.  
This entry will link to the proposed new single main reserve access road. MacPherson Park is a regional reserve, and as such requires a significant entry sequence to create a sense of arrival to the reserve. Introducing appropriate traffic management infrastructure will be necessary in order to make the entry function safely and efficiently.
41. Potential future shared path link to Melton town centre  
This will be a longer term initiative, but will also help to reduce the reliance on Coburns Road to access the site, and to provide a safe cycling option to MacPherson Park.

### 6.3. Other Recommendations

The following recommendations are not capital improvement projects but have emanated from the study and should be considered in the future management of MacPherson Park.

1. Undertake a traffic management plan for MacPherson Park, with specific considerations being:
  - the number, configuration and specific location of car parking.
  - the internal road network to minimise traffic/ parking congestion.
  - the entry/ exit design and management to ensure the reserve is safe.
  - the need, alignment and management of the proposed road to link to the eastern and western precincts.
2. Investigate the potential to either relocate an existing junior football netball club to the reserve to become an additional user of the football-netball precinct, or establish a new club.



#### 6.4. Cost Plan

The MacPherson Park Recreation Reserve Concept Plan recommends approximately 50 separate but interconnected projects. The total estimated cost for full implementation of the Concept Plan is over \$35,500,000. (See Table 1 on the following pages).

Table 2 extracts from the full implementation plan those projects considered a high priority. Generally, it includes the projects supporting new community sporting pavilions, new/ upgraded sporting facilities, and new recreational spaces and infrastructure, and has a total combined cost of just over \$21,500,000.

A suggested prioritisation and staging of projects has been incorporated into the Implementation Plan (High, Medium, Low), however, the staging categories are not defined by a specific time scale. The proposed staging reflects a logical sequence to rollout individual projects, and is based on our understanding of community and user group needs, the condition and functionality of facilities, and the practicality of undertaking the improvement projects.

The practicality and order of implementation of all projects will be subject to a number of factors and criteria before proceeding, including:

- Availability of funding.
- Current and future priorities of Council.
- Stakeholder and community needs.
- Further investigation, research and consultation.

The prioritisation of projects is aimed at providing direction for Council and other stakeholders in relation to the order of projects, and should not be interpreted as calendar year commitments by Council.

##### Important Notes:

- Capital cost estimates are generally based on works being undertaken by professional contractors, and consultant fees associated with design development and project administration are averaged at 10% of construction costs.
- Cost estimates provided are indicative costs, based on similar projects undertaken in the past 18 months. Cost exclusions include construction contingencies and GST.
- It should be noted that some capacity might exist for savings by combining or packaging a number of smaller projects into larger contracts.
- The directions contained within the Concept Plan do not commit Council, user groups, or any other organisation to a responsibility for funding projects.



MacPherson Park Recreation Reserve Future Directions Paper



Table 1 - MacPherson Park Recreation Reserve Concept Plan **Implementation Plan**

| Item No. on Plan                      | Sub-Precincts / Projects   | Project Description / Comments  | Priority | Estimated Costs     |
|---------------------------------------|--|---|----------|---------------------|
| <b>AFL/ Cricket/ Netball Precinct</b> |  |   |          |                     |
| 1                                     | Main AFL/ Cricket Oval: remove the existing pavilion                                       | - Allowance for demolition  | H        | \$50,000            |
| 2                                     | Remove the car park mounding around the oval, and provide two rows of car parking at grade | - Allowance to remove embankment and form two rows of car parking (gravel)  | H        | \$250,000           |
| 3a                                    | Install a new spectator viewing shelter  | - Shelter to service main oval  | H        | \$100,000           |
| 3b                                    | Potential new location for scoreboard  | - Allowance for relocation of existing digital scoreboard   | H        | \$25,000            |
| 4                                     | One new netball court  | - Netball court with surface to match existing<br>- Fencing and floodlighting to Australian standards (training)  | M        | \$250,000           |
| 5                                     | Upgrade the second AFL/ Cricket Oval   | - Reshape the oval to a more uniform shape (175m x 130m) (\$200,000)<br>- Upgrade the irrigation and drainage (\$225,000)<br>- Provide gravel car parking around the oval (\$50,000)<br>- Remove the existing pavilion/ change rooms (\$25,000) | M        | \$500,000           |
| 6                                     | Provide new cricket practice nets  | - Combination of turf and synthetic lanes<br>- Power bollards   | H        | \$250,000           |
| 7                                     | New curator shed and cricket store, and remove caretakers house                            | - Shed with concrete floor and a roller door (\$150,000)<br>- Allowance for demolition of caretakers house (\$10,000)   | H        | \$160,000           |
| 8                                     | Site for a potential new sports field  | - Allowance to upgrade the surface so it can be integrated with the proposed new playspace  | L        | \$50,000            |
| 9                                     | New community sports pavilion to service the AFL/ Cricket/ Netball precinct                | - Two storey pavilion comprising 4 player change, umpires change, 2 netball change, amenities, canteen, storage, and function space with capability to be divided, and associated kitchen and bar   | H        | \$4,000,000         |
| 10                                    | New car park to service the AFL/ Cricket/ Netball precinct. Includes drop-off zone         | - 100 spaces to be asphalt, kerb & channel @\$3,000 (\$300,000)<br>- 300 gravel spaces (overflow) with sealed central access road (\$250,000)<br>- 275m of sealed access road and drop-off zone (\$200,000)                                     | L        | \$750,000           |
|                                       | Consultant Fees (design, documentation, administration)                                    | @ 10% of project cost   |          | \$638,500           |
|                                       | <b>Sub Total AFL/ Cricket/ Netball Precinct</b>  |   |          | <b>\$7,023,500</b>  |
| <b>Rectangle Field Precinct</b>       |  |   |          |                     |
| 12                                    | New community sports pavilion to service the soccer and sports field precinct              | - Single storey pavilion comprising 4 player change, referee change, amenities, canteen, storage, and function space and associated kitchen and bar   | H        | \$3,000,000         |
| 13                                    | New car park to service the rectangular fields precinct                                    | - 100 spaces to be asphalt, kerb & channel @\$3,000 (\$300,000)<br>- 250 gravel spaces (overflow) with sealed central access road (\$200,000)<br>- 20m of sealed access road (\$25,000)   | L        | \$525,000           |
| 14                                    | Reduce the mounding around the existing eastern rugby field                                | - Allowance to reduce the embankment  | L        | \$100,000           |
| 15                                    | Two new rectangular fields   | - Two new rectangular fields with irrigation and drainage, sportsground fencing, player benches and floodlighting to Australian Standards (training) (\$1,600,000)<br>- Allowance for a fence to separate the fields: 150m @ \$120 (\$18,000)   | H        | \$1,618,000         |
| 16                                    | Remove the existing rugby pavilion   | - Allowance for demolition  | H        | \$15,000            |
| 17                                    | New community sports pavilion to service the rectangular fields precinct                   | - Single storey pavilion comprising 8 player change, referee change, amenities, 2 canteens, storage, and a function space with capability to be divided, and associated kitchen and bar   | H        | \$4,000,000         |
| 18                                    | New car park to service the rectangular fields precinct                                    | - 50 spaces to be asphalt, kerb & channel @ \$3,000 (\$150,000)<br>- 120 gravel spaces (overflow) with sealed central access road (\$110,000)<br>- 30m of sealed access road (\$35,000)   | M        | \$295,000           |
|                                       | Consultant Fees (design, documentation, administration)                                    | @ 10% of project cost   |          | \$955,300           |
|                                       | <b>Sub Total Rectangular Field Precinct</b>  |   |          | <b>\$10,508,300</b> |

MacPherson Park Recreation Reserve Future Directions Paper



| Item No. on Plan  | Sub-Precincts / Projects  | Project Description / Comments  | Priority | Estimated Costs    |
|---|---|---|----------|--------------------|
| <b>Other Sporting and Recreation Facilities</b>           |   |   |          |                    |
| 19  | New multipurpose synthetic sports field   | - Civil works, earthworks, synthetic surface and oval perimeter fence (\$2,000,000)<br>- Floodlighting 100 lux (\$250,000)  | L        | \$2,250,000        |
| 20  | Upgrade the existing baseball field and batting cage  | - Install irrigation, level and oversow the field (\$200,000)<br>- Repair fencing (\$15,000)  | H        | \$215,000          |
| 20  | Construct a second baseball field   | - New baseball field with irrigation, drainage, back fence and sideline fence, and player benches   | L        | \$450,000          |
| 21  | New sports pavilion to service baseball precinct  | - Single storey pavilion comprising 4 player change, referee change, amenities, canteen/ kitchen, storage, and a function space   | H        | \$1,300,000        |
| 22  | New car park to service the baseball precinct, and proposed dog off leash area                                | - 20 spaces to be asphalt, kerb & channel @ \$3,000 (\$60,000)<br>- 30 gravel spaces with sealed central access road (\$35,000)<br>- 40m of sealed access road (\$50,000)   | M        | \$145,000          |
| 23a   | Reinstate the land used for the former jet boat racing facility to grade, and convert into a new events space | - Total area approx. 33,000sqm<br>- Allowance for earthworks, grading and re-turfing  | M        | \$1,000,000        |
| 23b   | Prepare a reserve traffic management plan   |   | H        | \$45,000           |
| 23b   | Construct an unsealed road to link the east and west reserve precincts across the proposed events space       | - Construct 6.0m wide gravel road, approx. 500m long (\$250,000)<br>- Install heavy duty gates at each end (\$25,000)   | L        | \$275,000          |
| 25  | New building and car park to service sporting groups and groups utilising the events space                    | - New building with public toilet, shelter, storage (\$250,000)<br>- 100 gravel spaces with sealed central access road (\$95,000)<br>- 40m of sealed access road (\$50,000)   | H        | \$395,000          |
| 26  | Upgrade the Melton Greyhound Racing Club facilities (no allowance for the GRV training infrastructure)        | - Project scope and funding arrangements to be confirmed, pending directions of Greyhound Racing Victoria's greyhound training precinct master plan and funding contribution  | L        | Not Costed         |
| 27  | Renewal of fencing around Melton Equestrian Park and the adjoining greyhound facility                         | - Renewal of fence  | H        | \$200,000          |
| 28  | Upgrade Melton Equestrian Park, including feasibility of expansion of the cross-country course                | - Scope of works to include protective fencing, grade surface where required, and provision of access point into the events space. Equestrian groups to relocate existing jumps and/or provide new jumps, as required | L        | \$350,000          |
| 29  | Install permanent dressage arenas   | - Allowance for fencing and surface for 6 arenas (staged)   | L        | \$210,000          |
| Consultant Fees (design, documentation, administration)   |   | @ 10% of project cost   |          | \$683,500          |
| <b>Sub Total Other Sporting and Recreation Facilities</b> |   |   |          | <b>\$7,518,500</b> |

MacPherson Park Recreation Reserve Future Directions Paper



| Item No. on Plan                        | Sub-Precincts / Projects  | Project Description / Specification   | Priority | Estimated Costs      |
|---|---|---|----------|----------------------|
| <b>General Landscape Improvements</b>   |   |   |          |                      |
| 32                                      | Increase the water storage capacity of the existing dam to allow for increased demand for water for irrigation  | - Allowance for excavation of approx. 2,500m <sup>3</sup> of soil   | L        | \$250,000            |
| 33a                                     | Provide secondary reserve access at the existing entry, and access road   | - Install new gate at junction of existing access road with the new reserve road  | H        | \$15,000             |
| 33b                                     | Realign the secondary internal road   | - Construct 6.0m wide gravel road upon construction of the proposed multipurpose synthetic field (approx. 250m long)  | L        | \$130,000            |
| 34 & 35                                 | Rationalise the existing dams to create two lakes, and provide a new regional play space with BBQ/ picnic facilities, shelters, possible public toilet and car park | - Allowance for excavation of dam (approx. 6,500m <sup>3</sup> of soil) (\$650,000)<br>- Allowance to upgrade the ground surface, including installation of irrigation and oversowing (\$400,000)<br>- Regional playground (\$750,000)<br>- 2 shelters and BBQ/ picnic areas, seating, paving and paths, as required (\$250,000)<br>- 20 spaces to be asphalt, kerb & channel and 75m access road (\$125,000) | H        | \$2,175,000          |
| 36                                      | New dog off leash exercise area   | - Fenced space<br>- Allowance for bins, seats, doggie bag dispensers and signage  | M        | \$75,000             |
| 37                                      | New 3.0m wide shared path throughout the reserve, including bench seating and outdoor fitness equipment<br>- Front of reserve (dams, playspace area, dog off leash) | - Construct 3.0m wide sealed shared path approx. 3,000m long = 9,000sqm @ \$85 (\$650,000)<br>- Install outdoor fitness equipment (\$150,000)   | H        | \$915,000            |
| 37                                      | New 3.0m wide shared path throughout the reserve, including bench seating<br>- Main oval and pavilion   | - Construct 3.0m wide sealed shared path approx. 650m long = 1,950sqm @ \$85  | H        | \$165,000            |
| 37                                      | New 3.0m wide shared path throughout the reserve, including bench seating and outdoor fitness equipment<br>- Second oval  | - Construct 3.0m wide sealed shared path approx. 500m long = 1,500sqm @ \$85  | L        | \$127,500            |
| 37                                      | New 3.0m wide shared path throughout the reserve, including bench seating<br>- Soccer precinct  | - Construct 3.0m wide sealed shared path approx. 880m long = 2,640sqm @ \$85  | M        | \$225,000            |
| 37                                      | New 3.0m wide shared path throughout the reserve, including bench seating<br>- Rectangular field precinct   | - Construct 3.0m wide sealed shared path approx. 800m long = 2,400sqm @ \$85  | L        | \$205,000            |
| 37                                      | New 3.0m wide shared path throughout the reserve, including bench seating<br>- Synthetic multipurpose field precinct  | - Construct 3.0m wide sealed shared path approx. 560m long = 1,680sqm @ \$85  | L        | \$140,000            |
| 39                                      | Potential future shared path link to the residential areas along the Arnolds Creek corridor   |   | L        | Not Costed           |
| 40                                      | Feature entry for the new main access into the reserve  | - Allowance for feature entry (\$50,000)<br>- Allowance for slip lanes, right turn lanes off Coburns Road (\$200,000)   | H        | \$250,000            |
| 41                                      | Shared path link to Melton town centre along Coburns Road   |   | L        | Not Costed           |
|   | New reserve road  | - Construct 6.0m wide asphalt road approx. 1,200m long = 7,200sqm @ \$150 (\$1,080,000)<br>- Install wooden post and rail fence, 2,400m @ \$100 (\$2,400,000)   | M        | \$3,480,000          |
|   | Feature trees (avenue planting and around sports fields)  | - 450 semi-mature trees (45 litre pot) @ \$250 (\$112,500)<br>- Allowance for 1st year maintenance/ watering (\$15,000)   | M        | \$127,500            |
|   | Native trees  | - 350 semi-mature trees (45 litre pot) @ \$200 (\$70,000)<br>- Allowance for 1st year maintenance/ watering (\$10,000)  | M        | \$80,000             |
|   | Native grassland  | - Total area approx. 70,000sqm<br>- Allowance for tube stock, 4 per sqm = 280,000 @ \$3 (planting not costed, assumed schools, landcare, volunteers)  | M        | \$840,000            |
|   | Power   | - Allowance for mains power upgrade   | H        | \$150,000            |
|   | Reserve signage   | - Allowance for feature entry sign (\$15,000)<br>- Allowance for secondary entry signs x 3 @ \$5,000 (\$15,000)<br>- Allowance for precinct/ facility signage x 10 @ \$5,000 (\$50,000)<br>- Allowance for internal directional signage x 30 @ 1,500 (\$45,000)   | H        | \$125,000            |
|   | Consultant Fees (design, documentation, administration)   | @ 10% of project cost   |          | \$947,500            |
|   | <b>Sub Total General Landscape Improvements</b>   |   |          | <b>\$10,422,500</b>  |
| <b>TOTAL CONCEPT PLAN COST (ex GST)</b> |   |   |          | <b>\$ 35,472,800</b> |

MacPherson Park Recreation Reserve Future Directions Paper



Table 2 - MacPherson Park Recreation Reserve Concept Plan Implementation Plan (High Priority Projects)

| Item No. on Plan                                | Sub-Precincts / Projects   | Project Description / Comments  | Priority | Estimated Costs    |
|---|--|---|----------|--------------------|
| <b>AFL/ Cricket/ Netball Precinct</b>           |  |   |          |                    |
| 1   | Main AFL/ Cricket Oval: remove the existing pavilion                                       | - Allowance for demolition  | H        | \$50,000           |
| 2   | Remove the car park mounding around the oval, and provide two rows of car parking at grade | - Allowance to remove embankment and form two rows of car parking (gravel)  | H        | \$250,000          |
| 3a  | Install a new spectator viewing shelter  | - Shelter to service main oval  | H        | \$100,000          |
| 3b  | Potential new location for scoreboard  | - Allowance for relocation of existing digital scoreboard   | H        | \$25,000           |
| 6   | Provide new cricket practice nets  | - Combination of turf and synthetic lanes<br>- Power bollards   | H        | \$250,000          |
| 7   | New curator shed and cricket store, and remove caretakers house                            | - Shed with concrete floor and a roller door (\$150,000)<br>- Allowance for demolition of caretakers house (\$10,000)   | H        | \$160,000          |
| 9   | New community sports pavilion to service the AFL/ Cricket/ Netball precinct                | - Two storey pavilion comprising 4 player change, umpires change, 2 netball change, amenities, canteen, storage, and function space with capability to be divided, and associated kitchen and bar   | H        | \$4,000,000        |
|   | Consultant Fees (design, documentation, administration)                                    | @ 10% of project cost   |          | \$483,500          |
|   | <b>Sub Total AFL/ Cricket/ Netball Precinct</b>  |   |          | <b>\$5,318,500</b> |
| <b>Rectangle Field Precinct</b>                 |  |   |          |                    |
| 12  | New community sports pavilion to service the soccer and sports field precinct              | - Single storey pavilion comprising 4 player change, referee change, amenities, canteen, storage, and function space and associated kitchen and bar   | H        | \$3,000,000        |
| 15  | Two new rectangular fields   | - Two new rectangular fields with irrigation and drainage, sportsground fencing, player benches and floodlighting to Australian Standards (training) (\$1,600,000)<br>- Allowance for a fence to separate the fields: 150m @ \$120 (\$18,000) | H        | \$1,618,000        |
| 16  | Remove the existing rugby pavilion   | - Allowance for demolition  | H        | \$15,000           |
| 17  | New community sports pavilion to service the rectangular fields precinct                   | - Single storey pavilion comprising 8 player change, referee change, amenities, 2 canteens, storage, and a function space with capability to be divided, and associated kitchen and bar   | H        | \$4,000,000        |
|   | Consultant Fees (design, documentation, administration)                                    | @ 10% of project cost   |          | \$863,300          |
|   | <b>Sub Total Rectangular Field Precinct</b>  |   |          | <b>\$9,496,300</b> |
| <b>Other Sporting and Recreation Facilities</b> |  |   |          |                    |
| 20  | Upgrade the existing baseball field and batting cage                                       | - Install irrigation, level and oversow the field (\$200,000)<br>- Repair fencing (\$15,000)  | H        | \$215,000          |
| 21  | New sports pavilion to service baseball precinct   | - Single storey pavilion comprising 4 player change, referee change, amenities, canteen/ kitchen, storage, and a function space   | H        | \$1,300,000        |
| 23b   | Prepare a reserve traffic management plan  |   | H        | \$45,000           |
| 25  | New building and car park to service sporting groups and groups utilising the events space | - New building with public toilet, shelter, storage (\$250,000)<br>- 100 gravel spaces with sealed central access road (\$95,000)<br>- 40m of sealed access road (\$50,000)   | H        | \$395,000          |
| 27  | Renewal of fencing around Melton Equestrian Park and the adjoining greyhound facility      | - Renewal of fence  | H        | \$200,000          |
|   | Consultant Fees (design, documentation, administration)                                    | @ 10% of project cost   |          | \$215,500          |
|   | <b>Sub Total Other Sporting and Recreation Facilities</b>                                  |   |          | <b>\$2,370,500</b> |

MacPherson Park Recreation Reserve Future Directions Paper




| Item No. on Plan   | Sub-Precincts / Projects   | Project Description / Specification   | Priority | Estimated Costs      |
|--|--|---|----------|----------------------|
| <b>General Landscape Improvements</b>                            |  |   |          |                      |
| 33a  | Provide secondary reserve access at the existing entry, and access road  | - Install new gate at junction of existing access road with the new reserve road  | H        | \$15,000             |
| 34 & 35  | Rationalise the existing dams to create two lakes, and provide a new regional play space with BBQ/ picnic facilities, shelters, possible public toilet and car park        | - Allowance for excavation of dam (approx. 6,500m <sup>3</sup> of soil) (\$650,000)<br>- Allowance to upgrade the ground surface, including installation of irrigation and oversowing (\$400,000)<br>- Regional playground (\$750,000)<br>- 2 shelters and BBQ/ picnic areas, seating, paving and paths, as required (\$250,000)<br>- 20 spaces to be asphalt, kerb & channel and 75m access road (\$125,000) | H        | \$2,175,000          |
| 37   | New 3.0m wide shared path throughout the reserve, including bench seating and outdoor fitness equipment<br>- <b>Front of reserve (dams, playspace area, dog off leash)</b> | - Construct 3.0m wide sealed shared path approx. 3,000m long = 9,000sqm @ \$85 (\$650,000)<br>- Install outdoor fitness equipment (\$150,000)   | H        | \$915,000            |
| 37   | New 3.0m wide shared path throughout the reserve, including bench seating<br>- <b>Main oval and pavilion</b>   | - Construct 3.0m wide sealed shared path approx. 650m long = 1,950sqm @ \$85  | H        | \$165,000            |
| 40   | Feature entry for the new main access into the reserve   | - Allowance for feature entry (\$50,000)<br>- Allowance for slip lanes, right turn lanes off Coburns Road (\$200,000)   | H        | \$250,000            |
|  | Power  | - Allowance for mains power upgrade   | H        | \$150,000            |
|  | Reserve signage  | - Allowance for feature entry sign (\$15,000)<br>- Allowance for secondary entry signs x 3 @ \$5,000 (\$15,000)<br>- Allowance for precinct/ facility signage x 10 @ \$5,000 (\$50,000)<br>- Allowance for internal directional signage x 30 @ 1,500 (\$45,000)   | H        | \$125,000            |
|  | Consultant Fees (design, documentation, administration)  | @ 10% of project cost   |          | \$379,500            |
|  | <b>Sub Total General Landscape Improvements</b>  |   |          | <b>\$4,174,500</b>   |
| <b>TOTAL CONCEPT PLAN COST - High Priority Projects (ex GST)</b> |  |   |          | <b>\$ 21,359,800</b> |




Appendix 1

Certificates of Title of the MacPherson Park Recreation Reserve

  
 REGISTER BOOK  
 VOL 9118 FOL 082  
**Certificate of Title**  
 UNDER THE "TRANSFER OF LAND ACT"



THOMAS WATTS MINNS of "Willmay Stud" Trentham Road ---  
 Kyneton South Farmer is the proprietor of an estate in ----  
 fee simple subject to the encumbrances notified hereunder in ----  
 so much as lies above the depth of 15.24 metres below the surface -  
 of ALL THAT piece of land coloured on the map hereon being ----  
 Lot 1 on Plan of Subdivision No.116531 Parish of Djerriwarrh -  
 County of Bourke ----

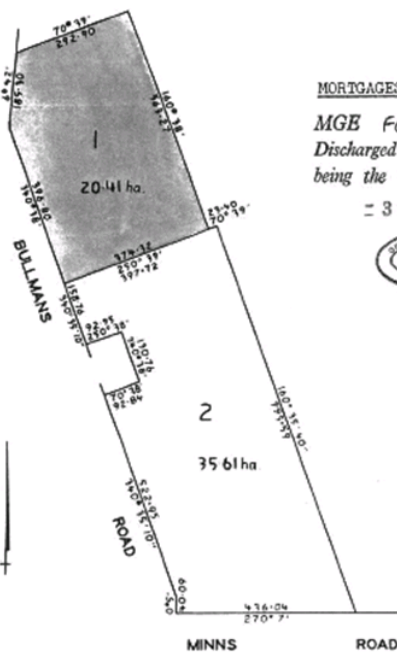
Issued under Regulation 12  
 on the approval of the --  
 above Plan of Subdivision-

  
*W. J. R.*  
 Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO

MORTGAGES F.694898 and F.713642 ---  
 MGE F694898, is Discharged as to part being the within Land = 3 DEC 1975  
 MGE F713642 is discharged = 3 DEC 1975







DERIVED FROM  
 VOL. 6808  
 FOL. 595  
 10/12/175.

LENGTHS ARE IN METRES  
 AREAS OF SHOWS ARE IN HECTARES (ha)  
 OR IN SQUARE METRES (m<sup>2</sup>)



  
 VICTORIA


REGISTER BOOK  
VOL. **9338** FOL. **829**


## Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"


THE PRESIDENT COUNCILLORS AND RATEPAYERS OF THE SHIRE OF MELTON is the - - -  
 proprietor of an estate in fee simple subject to the encumbrances notified - -  
 hereunder in so much as lies above the depth of 15.24 METRES below the surface  
 of all that piece of land in the Parish of Yangardook County of Bourke being -  
 Crown Allotment 62<sup>A</sup> which land is shown enclosed by continuous lines on the --  
 map hereon - - - - -

DATED the 21st June 1979

  
 Assistant Registrar of Titles

  
 OFFICE OF TITLES  
 VICTORIA

**ENCUMBRANCES REFERRED TO**



Derived from Vol.7880 Fol.088  
 H569928

MEASUREMENTS ARE IN METRES  
 AREA IS IN HECTARES (ha)



## Appendix 2

### Groups and People Consulted

#### Project Control Group (Melton Council staff)

| Name            | Position                        |
|-----------------|---------------------------------|
| Troy Scoble     | Manager Recreation and Youth    |
| Glenn Mulcahy   | Recreation Services Coordinator |
| Katelyn Stevens | Recreation Planner              |
| Darren Tucker   | Leisure Services Officer        |

#### Other Council Staff Consulted

| Name               | Position / Department                        |
|--------------------|--|
| Nicole Willis      | Recreation Development Officer               |
| Rebecca Silk       | Leisure Services Officer                     |
| Adrian Cope        | Open Space Planning Coordinator              |
| Wayne Kratsis      | Parks Coordinator                            |
| Simon Potter       | Senior Parks Officer                         |
| Darren Gray        | Property Services Coordinator                |
| Marshall Kelaher   | Coordinator City Design                      |
| Ella Wright        | Senior Landscape Architect                   |
| Craig Halley       | Capital Projects Officer                     |
| Braith Norman      | Capital Projects Coordinator                 |
| Brendan Sell       | Capital Projects Coordinator                 |
| Heidi Taylor       | Senior Events Officer                        |
| Simone Gordon      | Events Officer                               |
| Tony Herwerth      | Senior Land Management Officer               |
| Michelle Rowe      | Social Planning Officer                      |
| Bruce Marshall     | Coordinator Economic Development and Tourism |
| Leigh Ryall        | Strategic Portfolio Coordinator              |
| Simon Temple       | Principal Planner                            |
| Kerry Walton       | Transport and Traffic Coordinator            |
| Matthew Hutchinson | Design and Infrastructure Coordinator        |
| Claire Barden      | Road Operations Administrator                |
| Dylan Weeks        | Litter Education and Prevention Team Leader  |
| Matt Wilson        | Manager Community Planning                   |





### MacPherson Park User Groups Consulted

| Name                      | Organisation                          |
|---------------------------|---------------------------------------|
| Dianne Giles              | Melton & District Pony Club           |
| Paula Clark               | Melton & District Pony Club           |
| John Wooding              | Friends of Melton Equestrian Park     |
| Ross Meddings             | Melton & District Adult Riding Club   |
| Emma Romaszko             | Warranooke Riding Club                |
| Tiff Lykke                | Melton Wolves Gridiron Club           |
| Natalie Uerata            | Melton Rugby Union Football Club      |
| Nick Garnham              | Melton Rugby Union Football Club      |
| Anthony Gale              | Melton Cricket Club                   |
| Kevin Verman              | Melton Cricket Club                   |
| Jason Hurst               | Melton Football Club                  |
| Bruce Clark               | Melton Football Club                  |
| Greg Davis                | Melton Football Club                  |
| David Hili                | Riddell District Umpires Association  |
| Paul O'Connor             | Riddell District Umpires Association  |
| John McFarlane            | Melton Greyhound Racing Club          |
| Bruce Loft                | Melton Greyhound Racing Club          |
| Andrew Stewart            | Melton Greyhound Racing Club          |
| Sue Delaney               | Melton Greyhound Racing Club          |
| Lee Hayhow                | North West Titans Baseball Club       |
| Ashleigh                  | North West Titans Baseball Club       |
| Adam Finn                 | Melton Racing Pigeon Club             |
| Darren                    | Melton Racing Pigeon Club             |
| Brian Campbell            | Victorian Blokart Association         |
| Tim Vance                 | Victorian Blokart Association         |
| Peter Walsh               | Victorian Blokart Association         |
| Tyson Ramon               | Melton Phoenix Football Club (soccer) |
| Fakaosi Fononga<br>Haunga | Melton Rugby League Club              |

### Other Groups Consulted

| Name             | Organisation  |
|------------------|---|
| Greg McNally     | Waypoint Consulting (undertaking GRV regional greyhound centre study) |
| Jamie Guppy      | Greyhound Racing Victoria   |
| Graham Treadwell | Greyhound Racing Victoria   |
| Rod Ward         | AFL Goldfields  |



## **Appendix 3**

### **Feedback received during the public exhibition period of the draft MacPherson Park Recreation Reserve Concept Plan**

(21 August – 15 September 2017)

**MacPherson Park Future Directions Plan**

**Summary of Submissions Received**

Please note that some Item No.s referred to in submissions and other feedback below may not match the final MacPherson Park Concept Plan, as the public exhibition period reviewed an endorsed draft that has subsequently been updated and amended following feedback received.

| Submitter   | Summary of Feedback/ Input   | Discussion Recommendation to Amend the Concept Plan, or not   | Additional Comments   |
|---|--|---|---|
| <b>Written Submissions - online</b>   |  |   |   |
| <b>Submitter No.</b> (as per listing from online portal. Submission numbers missing are explained by Council using some as test forms, and others are submissions started but not completed/ submitted) |  |   |   |
| Submitter 4   | <p>Strengths<br/>The passive recreation opportunities</p> <p>Weaknesses<br/>Nil</p> <p>Other Comments<br/>Nil</p>  | Noted   |   |
| Submitter 5   | <p>Strengths<br/>The breadth of activities listed and the general landscape outside of the sporting facilities.</p> <p>Weaknesses<br/>Nil</p> <p>Other Comments<br/>Nil</p>  | Recommended no change to the Concept Plan   |   |
| Submitter 6   | <p>Strengths<br/>Nil</p> <p>Weaknesses<br/>Nil</p> <p>Other Comments<br/>I'm a member of the Melton Table Tennis Association and I would like to see a permanent hall dedicated for table tennis.</p>                            | Noted   |   |
| Submitter 8   | <p>Strengths<br/>Upgrading of access and facilities</p> <p>Weaknesses<br/>Does not accommodate new sporting facilities for youth, including BMX.</p> <p>Other Comments<br/>What has happened to the planned BMX development?</p> | <p>A table tennis centre would best be integrated with other indoor sports, however, MacPherson Park is not being considered as a destination for an indoor sports stadium.</p> <p><b>Recommended no change to the Concept Plan</b></p> | <p>Skate park provision for Melton township residents is located at the following sites: Cambrian Way Reserve (West Melton), Melton Recreation Reserve (Central Melton) and the former Victoria University Campus (Melton South).</p> |

**MacPherson Park Future Directions Plan**

**Summary of Submissions Received**

Please note that some Item Nos. referred to in submissions and other feedback below may not match the final MacPherson Park Concept Plan, as the public exhibition period reviewed an endorsed draft that has subsequently been updated and amended following feedback received.

| Submitter    | Summary of Feedback/ Input  | Discussion  | Recommendation to Amend the Concept Plan, or not  | Additional Comments   |
|--------------|---|---|---|---|
| Submitter 9  | <p><b>Strengths</b><br/>It is fantastic the way the Melton Shire has welcomed blokarting to the reserve.</p> <p><b>Weaknesses</b><br/>The sport needs a hard surface to get the most out of the days conditions. The current grass field doesn't allow sailing with light winds or when it has rained. A track at Melton would be a major move forward for the sport locally and would open opportunities for world class events.</p> <p><b>Other Comments</b><br/>This is an opportunity for Melton to be the showcase of blokarting worldwide.</p>  | <p>Noted</p> <p>The Concept Plan is supporting the continued use of a part of the reserve by the Victorian Blokart Association, and the future development of the space/ surface will be subject to further investigation by Council.</p> <p>Noted</p> <p><b>Recommended no change to the Concept Plan</b></p>  | <p>Noted</p> <p>The Concept Plan is supporting the continued use of a part of the reserve by the Victorian Blokart Association, and the future development of the space/ surface will be subject to further investigation by Council.</p> <p>Noted</p> <p><b>Recommended no change to the Concept Plan</b></p>  | <p>Agree</p>  |
| Submitter 10 | <p><b>Strengths</b><br/>The stageability of the design, entrance landscaping, ability for MacPherson Park to accommodate niche uses incompatible with urban uses due to noise, etc.</p> <p><b>Weaknesses</b><br/>Nil</p> <p><b>Other Comments</b><br/>MacPherson Park is a poor location for some of the additional proposed uses, particularly ball-based sports which should be located within the urban areas of the municipality with a walkable catchment and public transport access. However, MacPherson Park is well positioned to capitalise on niche and land intensive uses (eg. equine, greyhound etc.) such as proposed initiatives 24-29 and associated facilities as specified in the concept design. While some of these issues are beyond the scope of the Master Plan, they are integral to the future vision and role of the site.</p> | <p>Noted</p> <p>The Concept Plan is building on the historical use of the reserve for sport, including ball sports, with the aim of developing a hub of diverse sporting and recreational uses for Melton residents.</p> <p><b>Recommended no change to the Concept Plan</b></p>  | <p>Noted</p> <p>The Concept Plan is building on the historical use of the reserve for sport, including ball sports, with the aim of developing a hub of diverse sporting and recreational uses for Melton residents.</p> <p><b>Recommended no change to the Concept Plan</b></p>  |   |
| Submitter 12 | <p><b>Strengths</b><br/>The amount of space</p> <p><b>Weaknesses</b><br/>Footy and cricket share grounds</p> <p><b>Other Comments</b><br/>Provide better and bigger club rooms and facilities for the football ground and a new grandstand.</p>   | <p>Noted</p> <p>This is a traditional use of ovals, and the master plan supports the principle of maximising shared use and co-location of sports and activities, where possible.</p> <p>The Concept Plan supports a new main pavilion and associated infrastructure to support football and cricket.</p> <p><b>Recommended no change to the Concept Plan</b></p> | <p>Noted</p> <p>This is a traditional use of ovals, and the master plan supports the principle of maximising shared use and co-location of sports and activities, where possible.</p> <p>The Concept Plan supports a new main pavilion and associated infrastructure to support football and cricket.</p> <p><b>Recommended no change to the Concept Plan</b></p> |   |
| Submitter 13 | <p><b>Strengths</b><br/>Space</p> <p><b>Weaknesses</b><br/>Need to have a big fence behind AFL goals so balls don't go over the fence and get lost.</p> <p><b>Other Comments</b><br/>Nil</p>  | <p>Noted</p> <p>Ball protection fencing behind the goals is proposed for the main oval, but not for the other ovals at this stage. The need for additional ball protection fencing can be monitored.</p> <p><b>Recommended no change to the Concept Plan</b></p>  | <p>Noted</p> <p>Ball protection fencing behind the goals is proposed for the main oval, but not for the other ovals at this stage. The need for additional ball protection fencing can be monitored.</p> <p><b>Recommended no change to the Concept Plan</b></p>  | <p>Council has an ongoing ball protection fencing program from which all ovals/pitches at MacPherson Park would be eligible to access funds from, pending need.</p> |

**MacPherson Park Future Directions Plan**

**Summary of Submissions Received**

Please note that some Item No.s referred to in submissions and other feedback below may not match the final MacPherson Park Concept Plan, as the public exhibition period reviewed an endorsed draft that has subsequently been updated and amended following feedback received.

| Submitter    | Summary of Feedback/ Input  | Discussion Recommendation to Amend the Concept Plan, or not   | Additional Comments   |
|--------------|---|---|---|
| Submitter 14 | <p><b>Strengths</b><br/>Improving the whole park is a great idea. Including all sports not just the bigger sports (AFL, cricket, soccer etc.).</p> <p><b>Weaknesses</b><br/>With the four new ovals, having shared AFL and cricket.<br/>Need to add nets/fences behind the AFL goals to stop the balls from travelling too far.</p> <p><b>Other Comments</b><br/>There's nothing worse than being an AFL football player playing for Melton and coming across the rock hard surface during the season. A separate AFL and cricket oval would be perfect, where the football oval is a cricket pitch (free oval and where we (Melton Bloods) don't get in the way of the cricketers during our pre season training and vice versa.</p> | <p>Noted</p> <p>Refer to comments for Submitter 12</p> <p>Refer to comments for Submitter 13</p> <p>The management of the ovals to accommodate pre-season training needs is noted.<br/><b>Recommended no change to the Concept Plan</b></p>   | <p>Melton Cricket Club maintain turf wickets at MacPherson Park; clubs will need to work together to address issues relating to the hardness of centre wickets.</p> |
| Submitter 15 | <p><b>Strengths</b><br/>Hopefully a great attraction to families</p> <p><b>Weaknesses</b><br/>Nil</p> <p><b>Other Comments</b><br/>Baseball club needs lights to make us viable as an all year round club</p>   | <p>Noted</p> <p>The facility currently has two floodlights, so the need for additional floodlighting will require further investigation by Council as it is not considered necessary at this time due to the club not having winter teams.<br/><b>Recommended no change to the Concept Plan</b></p> |   |
| Submitter 16 | <p><b>Strengths</b><br/>Nil</p> <p><b>Weaknesses</b><br/>Nil</p> <p><b>Other Comments</b><br/>Nil</p>   |   |   |
| Submitter 17 | <p><b>Strengths</b><br/>I love what your doing for the Melton Football Club, we really need a new social rooms.</p> <p><b>Weaknesses</b><br/>The footy and cricket need to be separated, so the cricket needs to be played only on oval 2 and 3 because in footy season the turf wicket goes hard and is a safety hazard on the main ground.</p> <p><b>Other Comments</b><br/>We need some nets or fences behind the goals as the ball always goes over.</p>  | <p>Noted</p> <p>Refer to comments for Submitter 12</p> <p>Refer to comments for Submitter 13<br/><b>Recommended no change to the Concept Plan</b></p>   |   |
| Submitter 18 | <p><b>Strengths</b><br/>Really looking forward to the two baseball grounds and new club room facilities. Also like the idea of an off leash dog area.</p> <p><b>Weaknesses</b><br/>Should of been done years ago.</p> <p><b>Other Comments</b><br/>Make it all as secure as possible.</p>   | <p>Noted</p> <p>Noted</p> <p>Increasing overall usage of the reserve is expected to assist security.<br/><b>Recommended no change to the Concept Plan</b></p>   |   |

**MacPherson Park Future Directions Plan**

**Summary of Submissions Received**

Please note that some Item Nos. referred to in submissions and other feedback below may not match the final MacPherson Park Concept Plan, as the public exhibition period reviewed an endorsed draft that has subsequently been updated and amended following feedback received.

| Submitter    | Summary of Feedback/ Input  | Discussion Recommendation to Amend the Concept Plan, or not   | Additional Comments   |
|--------------|---|---|---|
| Submitter 20 | <p><b>Strengths</b><br/>Provide better facilities to encourage the community to use it more regularly.<br/>To have better security for all clubs will provide a safer environment to all who attend.<br/>The ability for all clubs to have evening games.</p> <p><b>Weaknesses</b><br/>Nil</p> <p><b>Other Comments</b><br/>Nil</p>   | <p>Noted</p> <p><b>Recommended no change to the Concept Plan</b></p>  | <p>Most clubs currently have the ability to host competition night matches (floodlighting at Rugby main, Soccer main and on Oval 1 are all compliant.</p> |
| Submitter 21 | <p><b>Strengths</b><br/>Car parking is definitely a huge issue at the moment as it's just a wet mud pit during winter sports. Love the 2nd baseball field idea. It would be well used with the Titans building their junior and senior teams.<br/>Lighting around the park is a great idea as well.</p> <p><b>Weaknesses</b><br/>Public toilets - I can't see any on the plan?<br/>With a dog park and playground with a BBQ where a family can spend a day, it is important to have public toilets.<br/>There are so many parks around where you can't spend a long time as one of the kids will need the toilet.</p> <p><b>Other Comments</b><br/>Nil</p>   | <p>Noted</p> <p>Public toilets to service match day crowds will be incorporated into proposed new pavilions and could be used for visitors using the proposed playspace, BBQ and picnic area, and the dog off-leash area. There is potential for a small public toilet to be provided within the playspace, BBQ and picnic area, subject to any public toilet within the new community sports pavilion not accommodating all demand/needs.</p> <p><b>Recommended change to the Concept Plan:</b><br/>- amend the text for <b>Item 35 to include reference to possible provision of a public toilet.</b></p> |   |
| Submitter 22 | <p><b>Strengths</b><br/>The baseball club having two diamonds and new facilities.</p> <p><b>Weaknesses</b><br/>The baseball club needs the second diamond so that they can have both senior and junior games held at the ground.<br/>Lighting will ensure that we can train later during summer when the weather is nice and the teams are willing to train. A new clubroom will ensure room for growth as they would provide a more welcoming feel to the club and therefore have more people approach the club.</p> <p><b>Other Comments</b><br/>I have been apart of North Western Titans Baseball Club for 3 years now. Each year we have overcome the theft, break-ins and set backs from those who wish to see us fail. Each time we have dusted ourselves off and kept pushing on. I believe with these new facilities and two diamonds we could prove to be just as successful as the football and rugby clubs.</p> | <p>Noted</p> <p>Refer to Submitter 15 concerning floodlighting.</p> <p><b>Recommended no change to the Concept Plan</b></p>   |   |
| Submitter 23 | <p><b>Strengths</b><br/>Nil</p> <p><b>Weaknesses</b><br/>Nil</p> <p><b>Other Comments</b><br/>The baseball club needs change rooms for at least two teams. It would also be great to get lights for training and night games.</p>   | <p>The pavilion will comprise a minimum of two change rooms.<br/>Refer to Submitter 15 concerning floodlighting.<br/><b>Recommended no change to the Concept Plan</b></p>   | <p>Tenant groups will be consulted during the design development of all pavilions at a later date.</p>  |

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| Submitter 24 | <p><b>Strengths</b><br/>The idea of a central social club rooms between the two main ovals is a fantastic idea! I also like the idea of keeping parking available around the main football ground.<br/>Keeping undercover grandstand seating areas like the ones already in place would be a nice touch for both teams and supporters. Overall a well thought out and created plan.</p> <p><b>Weaknesses</b><br/>There needs to be a new bus line servicing the park, even just run on weekends. This would drastically cut down the numbers of drink drivers coming from the ground after a football or cricket game or social event.<br/>It would also allow adults and children who don't own vehicles to participate in the local clubs up there and thus boost sports participation in the community.<br/>An undercover standing area placed near the nets would be good so that spectators would be able to see both grounds.</p> <p><b>Other Comments</b><br/>Nil</p> | <p>Noted</p> <p>Noted</p> <p>A sheltered spectator area is supported on the western side of the main oval, due to the direction of the prevailing weather.<br/><b>Recommended change to the Concept Plan:</b><br/>- include a covered, terraced spectator shelter along the northwestern boundary of the main oval.</p>   | <p>A bus service to MacPherson Park will be included within a list of other recommendations for the reserve that are not infrastructure upgrades.</p> |
| Submitter 25 | <p><b>Strengths</b><br/>Overall better security for all the sporting clubs with better infrastructure and lighting along the roads.</p> <p><b>Weaknesses</b><br/>Some sports are not being supported enough, it is a large park and each and every club needs to have room for expansion.</p> <p><b>Other Comments</b><br/>The baseball club is growing and with baseball being played at the next Olympics the growth will continue. Two baseball fields with lights will greatly assist the club to grow. The Club is increasing to include a masters and potentially a women's team in the future. The increase in diamonds and installation of lights will allow the Club to grow and become a winter club as well.</p>  | <p>Noted</p> <p>Much of the available space in the eastern precinct has been utilised, however, some space has been set aside to establish traditional parkland, picnic, and family recreation spaces to attract new users.<br/>Noted<br/><b>Recommended no change to the Concept Plan</b></p>  |   |
| Submitter 26 | <p><b>Strengths</b><br/>The most positive is that the area will look more professional. For years money has been spent out of the Melton township and MacPherson Park has only ever been funded by Melton Football Netball Club for any works to the pavilion.</p> <p><b>Weaknesses</b><br/>Do the netball courts (Item 8) have their own facilities? This is been a major problem with no facilities for the girls before the games or privacy or change after a game.</p> <p><b>Other Comments</b><br/>With the pavilion (Item 9) placed where it is there will be an issue with sun glare for the main oval. Also the electronic scoreboard for the main oval will need to be relocated. I'm also hoping the new pavilion will be larger than the existing pavilion, otherwise upgrade the old one.</p>   | <p>Noted</p> <p>Netball change rooms will be incorporated into the main pavilion.</p> <p>The location of the pavilion is to maximise the opportunity to service all sports grounds in this precinct, and to a lesser extent the proposed new playspace (toilets). Building design can mitigate the effect of the setting sun, and a spectator shelter will be included on the western side of the main oval in the next plan.<br/>A new site for the relocation of the scoreboard will be determined by the clubs, as it was a club managed project - a suggested location is to the north end of the main oval.<br/>The pavilion will be significantly larger than the existing pavilion.<br/><b>Recommended changes to the Concept Plan:</b><br/>- include a covered, terraced spectator shelter along the northwestern boundary of the main oval.<br/>- relocate the scoreboard to the northeast of the main oval.</p> |   |

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| Submitter 27 | <p><b>Strengths</b><br/>It's fantastic. Security is a major concern for the baseball club. The clubrooms were broken into six times last year which makes it hard for the club to move forward.</p> <p><b>Weaknesses</b><br/>The baseball ground needs a full renovation. We look like a second rate ground as the batting cages are falling apart. The maintenance on the field is poor. I'm the head coach trying to bring players to the club. Without improved facilities, we can't compete. The baseball club also needs lights for training.</p> <p><b>Other Comments</b><br/>We have the capability to grow into being the biggest baseball club in the west. With council help by providing the facilities to grow it will certainly help.</p>  | <p>Noted</p> <p>The reconfiguration of the baseball grounds will include surface upgrades, as well as new/ repaired fencing and batting cages. Refer to Submitter 15 concerning floodlighting.</p> <p>Noted</p> <p><b>Recommended no change to the Concept Plan</b></p>  |                     |
| Submitter 28 | <p><b>Strengths</b><br/>Nil</p> <p><b>Weaknesses</b><br/>Nil</p> <p><b>Other Comments</b><br/>Nil</p>   |  |                     |
| Submitter 29 | <p><b>Strengths</b><br/>The whole redevelopment is something that Macpherson Park and Melton have needed for a long time.</p> <p><b>Weaknesses</b><br/>Nil</p> <p><b>Other Comments</b><br/>As part of the North Western Titans Baseball Club, we have experienced a lot of break-ins which has made it difficult to grow our club. I believe that over the last few years we have been progressing well and we have a very strong future ahead. The second ground (junior/senior) is definitely something we need. We have moved up a division this year and as we push to go higher we will need to play mid week games therefore lighting will be required. This will be great for baseball and a benefit to Melton as there are no other grounds for mid week games in the western suburbs.</p> | <p>Noted</p> <p>Noted</p> <p>Refer to Submitter 15 concerning floodlighting.</p> <p><b>Recommended no change to the Concept Plan</b></p>   |                     |
| Submitter 30 | <p><b>Strengths</b><br/>Improved outdoor sports facilities and pavilions as well as public open spaces and pedestrian access from town centre.</p> <p><b>Weaknesses</b><br/>No mention of introducing new facilities for indoor sports - basketball, netball and gymnastics all have facilities which are not large enough or in poor condition.</p> <p><b>Other Comments</b><br/>The site could become a sports central hub if an indoor stadium was built, including a gymnasium for all clubs to utilise for strength and conditioning.</p>  | <p>Noted</p> <p>Council is currently constructing a two court extension to the Caroline Springs Leisure Centre and future indoor high court facilities have been provided for within Council's Precinct Structure Plans for new communities.</p> <p>MacPherson Park is not being considered as a destination for an indoor sports stadium.</p> <p><b>Recommended no change to the Concept Plan</b></p> |                     |
| Submitter 31 | <p><b>Strengths</b><br/>Nil</p> <p><b>Weaknesses</b><br/>Nil</p> <p><b>Other Comments</b><br/>They should put a basketball stadium there because the Rec Centre always has something wrong with it that causes delays when we play, or games have to be cancelled.</p>  | <p>Refer to Submitter 30 concerning indoor courts.</p> <p><b>Recommended no change to the Concept Plan</b></p>   |                     |



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| Submitter 32 | <p><b>Strengths</b><br/>The improved security and maintenance. It's much more appealing for a club, especially for prospective members. Also the concept plan looks like a very family friendly area, whereas currently the park doesn't feel that way at times.</p> <p><b>Weaknesses</b><br/>Nil</p> <p><b>Other Comments</b><br/>Nil</p>  | <p>Noted</p> <p><b>Recommended no change to the Concept Plan</b></p>  |   |
| Submitter 33 | <p><b>Strengths</b><br/>I like the fact an extra cricket/AFL ground has been suggested. The synthetic grass field is a good idea.</p> <p><b>Weaknesses</b><br/>Only two exits make it difficult to move cars out of the park after games which have large crowds.</p> <p><b>Other Comments</b><br/>Additional seating at venues would be very handy for spectators to watch the games being played.</p> | <p>Noted</p> <p>Feedback from Council staff has advocated for the retention of two entrances on Coburns Road, so both will remain available. Provision for bench seating around fields of play will be considered during the development of precinct designs.</p> <p><b>Recommended change to the Concept Plan:</b><br/>- retain the existing north entrance off Coburns Road, and the associated sealed internal road (but as secondary/ event day use only), and gated at a point internally.</p> | <p>The northern (or existing main) entry can be opened for large events only, or on days when it is known that there will be extensive concurrent use of many of the sporting facilities.</p> |
| Submitter 34 | <p><b>Strengths</b><br/>I really like the whole idea of upgrading for all sports, especially the baseball area.</p> <p><b>Weaknesses</b><br/>More work needs to be done on the clubhouse and facilities for baseball.</p> <p><b>Other Comments</b><br/>More for baseball.</p>   | <p>Noted</p> <p>The Concept Plan allows for a second field and a new pavilion.</p> <p><b>Recommended no change to the Concept Plan</b></p>  |   |
| Submitter 35 | <p><b>Strengths</b><br/>The land</p> <p><b>Weaknesses</b><br/>Needs a fence behind footy goals, a bigger clubroom with grandstand, and a basketball stadium should be added.</p> <p><b>Other Comments</b><br/>Nil</p>   | <p>Refer to Submitter 13 concerning fencing behind the goals.<br/>The proposed new pavilion will be larger than the existing building.<br/>Refer to Submitter 30 concerning indoor courts.<br/><b>Recommended no change to the Concept Plan</b></p>   |   |

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| Submitter 38 | <p><b>Strengths:</b><br/>A great new all-inclusive space which will hopefully satisfy the needs of all user groups and the general public.</p> <p><b>Weaknesses:</b><br/>Nil</p> <p><b>Other Comments:</b><br/>From Melton &amp; District Pony Club's point of view - there is insufficient information with regards to certain proposed areas.</p> <p>Item 29<br/>- With the expansion of the car parking, quite a number of existing permanent cross country jumps will require relocation. Will the relocation of these jumps (both labour and cost) be undertaken by Council?<br/>Item 27 - integrated component of the proposed new outdoor events area<br/>- Will it be possible to relocate our PERMANENT cross country jumps to this area?<br/>- Keeping in mind Council's current policy with regards to the Equestrian Park not being open to the public and all riders utilising the facility requiring adequate personal insurance, will this shared "extension" area be open to the public?<br/>- If this shared "extension" area is open to the public, what is stopping anyone taking a horse into this area and utilising the jumps? Who would be responsible if this person(s) is injured - Council being the owners of the land and allowing public access, or the clubs who build/own the jumps?<br/>- Again, if this area is open to the public, who would be responsible for keeping the jumps in a safe and industry approved standard given the accessibility for vandals etc.<br/>- Access to the shared "extension" area by riders, is achieved by crossing the entry/exit roadway to the Greyhound facility. Mixing vehicles and horses is not ideal and traffic management strategies would be required on event days in particular to ensure safety for all.</p> <p>Items 26 &amp; 28 - Equestrian Park/Greyhound Club Boundary<br/>- With the proposed major re-development of this facility by Greyhound Racing Victoria, usage of their facility is proposed to increase dramatically - this will impact on the safe and fair running of club rallies and events.<br/>- Proposed increase in greyhound training with the running of the dogs, blowing of car horns and whistles and the noise of the lure are all majorly distracting and frightening for a great number of horses. This poses a danger for both riders and horses and dramatically increases the risk of injury to one or both.<br/>- Pony Club has riders as young as 5 years old who do not have the same control of their ponies as older riders may have and if their ponies get "spooked" by the greyhound activities it will end badly.<br/>- On event days - some entrants will be disadvantaged if their horses are "spooked" by greyhound activities. One rider may have activity taking place during their tested rider, however the rider after them may have no activity and this does not put entrants on an even "playing field" which is not conducive to being fair and equal to all.</p> <p>- Unfortunately for the Equestrian Park clubs, there is no alternative to the location of our proposed permanent dressage arenas, as there is simply no other flat parcel of land that does not interfere with the running of cross country phases being run at the same time. We are also unable to relocate our sand arena to avoid distractions from the proposed increased use of the greyhound facility as GRV's major western training hub.<br/>- A high barrier fence between both facilities would be required to lessen the noise and visual distractions for both parties.</p> | <p>Noted</p> <p>The car park expansion is advocated by the centre to increase capacity. Relocation of jumps is likely to be a centre responsibility. The feasibility, including the design and management of the proposed joint use area will need to be further investigated by Council and the equestrian users.</p> <p>The concept plan supports co-location and shared use of spaces, however, for some proposals additional investigation will be required.</p> | <p>Ultimately, the GRV need to provide Council with the master plan and proposal of investment for the area set aside for a regional greyhound training centre, and Council will then determine its support or otherwise for the proposal.</p> <p>Larger equestrian event days requiring the use of the full cross country course that would impact the event node/bottom of greyhounds area may need to be limited to half a dozen, or less each year (once all the grading works etc. were complete). The equestrian clubs would need to submit dates to Council at the start of the year, which would enable Council to then advise the greyhound stakeholders that the greyhound training centre would be closed on these dates - the specific logistics around the use of the extended cross country course can be investigated and negotiated at a later date.</p> |

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| Submitter 39 | <p><b>Strengths</b><br/>A blueprint for the future for all sporting clubs based at MacPherson Park.</p> <p><b>Weaknesses</b><br/>Lack of dimensions or a scale on the Concept Plan means that there is no indication of the size of the additional areas for the Equestrian Park and Melton Greyhound Club. Planning by both groups was on the basis of adequate space becoming available to meet their growth needs.</p> <p><b>Other Comments</b><br/>Proposed development of Equestrian Park shown on Concept Plan as per discussions. Implementation dependent upon adequate space being made available from now vacant Jet Sprint Boat land on eastern side of Greyhound Track.</p>  | <p>Noted</p> <p>The Concept Plan has been prepared to scale - a bar scale will be inserted onto the final plan.</p> <p>Noted</p> <p><b>Recommended change to the Concept Plan:</b><br/>- show a bar scale on the Concept Plan.</p>   |                     |
| Submitter 40 | <p><b>Strengths</b><br/>Upgrade to facilities and more path networks.</p> <p><b>Weaknesses</b><br/>All the football ovals have a north-south orientation in the new plan. Football is played in winter when the sun is lower, this would mean that players would be looking into the sun a lot which can be dangerous.</p> <p><b>Other Comments</b><br/>I would like to see bike access from Bullmans Road and a bike path that makes its way to Arnolds Creek. This would allow users to get safe access by bike from West Melton without using Coburns Road.</p> <p>Along with the increase native trees I would like to see the lakes with water in them.</p>   | <p>Noted</p> <p>The industry-accepted orientation for AFL/ cricket ovals is north-south (Ref: AFL Preferred Facility Guidelines 2012).</p> <p>The plan proposes a shared path link along both Coburns Road (Item 40) and Arnolds Creek (Item 38).</p> <p>The plan proposes that the existing dams be converted to lakes.</p> <p><b>Recommended no change to the Concept Plan</b></p> |                     |
| Submitter 41 | <p><b>Strengths</b><br/>Improved and additional AFL ovals and improved facilities.</p> <p><b>Weaknesses</b><br/>There are many parts of the plan that do not impact our association (Riddell District Football League Umpires Association), as such we haven't been able to identify any weaknesses from the information that has been provided to date.</p> <p><b>Other Comments</b><br/>Given that the availability of football ovals for umpiring training purposes will not change, the overriding issue for the Riddell Umpires is access to plans for the pavilion. The size, layout and amenities available are crucial to us. We would consider it as inappropriate should the plans be finalised and we haven't had the opportunity to provide our input.</p> | <p>Noted</p> <p>Noted</p> <p>The pavilion development plan is a parallel project to the Future Directions Plan.</p> <p><b>Recommended no change to the Concept Plan</b></p>  |                     |

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| <b>Facebook Posts</b>               |  |   |  |
| Summary of various individual posts | A motocross track would be nice to replace what happened at Mt Cottrell.   | Such an activity is not consistent with the sporting and passive recreation objectives of the Future Directions Plan for the reserve.   |  |
|                                     | Include a water play area.   | Water play facilities are better located in areas where residents can easily access them by walking and riding.   |  |
|                                     | Better grass quality on the fields other than football, cricket and soccer.  | More a maintenance issue than an item for inclusion in a master planning.   |  |
|                                     | Needs a bus line to the reserve.   | Suggestion has merit, and is consistent with the directions of the Future Directions Plan to activate the reserve further.  |  |
|                                     | Need to fix the road through the park and install lighting, especially to the back areas.  | The Concept Plan supports these suggestions.  |  |
|                                     | BMX Track. Requires public transport to the park and a general clean up.   | The BMX Club has disbanded.   |  |
|                                     | Include a hockey facility.   | The suggestions for public transport and clean up are consistent with the overall directions of the Future Directions Plan.   |  |
|                                     | Include a water park with obstacle course for all ages, an archery range for adolescents, BBQ areas with modern play areas with plenty of seats. | The new Bridge Road Recreation Reserve, comprising of a state of the art athletics and hockey facility, opened in the City of Melton in July 2016.  |  |
|                                     | More fenced off cricket fields so that the pitch doesn't get damaged.  | Water play facilities are better located in areas where residents can easily access them by walking and riding.   |  |
|                                     | Include a basketball stadium.  | There would be scope to locate an archery range, pending demand.  |  |
|                                     | Include facilities for a clay target club.   | A regional playspace with picnic/ BBQ facilities has been incorporated into the Concept Plan.   |  |
|                                     | Include facilities for paintball/airsoft.  | All sports ovals are proposed to have a perimeter fence.  |  |
|                                     | Plant some trees to act as windbreaks.   | Council is currently constructing a 2 court extension to the Caroline Springs Leisure Centre and future indoor high court facilities have been provided for within the Council's Precinct Structure Plan. |  |
|                                     | Improve the clubrooms and provide a better track for children's athletics.   | Such an activity is not consistent with the sporting and passive recreation objectives of the Future Directions Plan for the reserve.   | The location of MacPherson Park next to the Melton Airfield also restricts the viability of this site for shooting sports. |
|                                     | Plant more native trees and construct a new oval with function rooms between them.   | As above.   |  |
|                                     | Improve the orientation of the planned ovals.  | The Concept Plan supports this suggestion.  |  |
|                                     | Include a basketball stadium.  | The new Bridge Road Recreation Reserve, comprising of a state of the art athletics and hockey facility, opened in the City of Melton in July 2016.  |  |
|                                     |  | The Concept Plan supports these suggestions.  |  |
|                                     |  | The ovals are orientated north-south, the preferred orientation for sporting fields.  |  |
|                                     |  | Council is currently constructing a 2 court extension to the Caroline Springs Leisure Centre and future indoor high court facilities have been provided for within the Council's Precinct Structure Plan. |  |

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| <b>Written Submissions</b>   |  |   |  |
| Melton Greyhound Racing Club | <p>The Concept Plan shows very little separation between the greyhounds and other activities. There needs to be a buffer/ separation between the proposed new dressage arenas and the Melton Greyhound Racing Club's site. There is already difficulty experienced if the horses are too close to the greyhounds.</p> <p>The proposal to conduct cross country equestrian events on the weekend at the same time as the Melton Greyhound Club are conducting trials is problematic, and these events need to be conducted at separate times.</p> <p>The Club needs to understand the implications of any constraints on the use of our site.</p> <p>The Club would need to have access control of the parking site in line with GRVs standards.</p> <p>The Club would like to have more water rights to the existing dam to assist in irrigating the redeveloped grass track and the proposed new sand tracks.</p> <p>Suggestions for consideration:</p> <ol style="list-style-type: none"> <li>1. Move the current grass track further south closer to the southern boundary fence line reducing the distance of the current track from the 400m mark to 350m mark to the finish line and on into the catching pen. This would allow more accessibility for the equestrian area to access the area currently being used by the blokarts (see Item 24) for jumps and cross country as an alternative to the area shown as 28. This would allow access to the greyhound track without interfering with the horse events. Melton GRC and GRV could then utilise the area currently shown for proposed cross country course to the south (see Item 28) for the proposed greyhound training activities.</li> <li>2. If areas 24, 23 and 28 could be divided equally between the equestrian, Melton GRC and the proposed new outdoor events and trades expo area.</li> <li>3. Having the equestrian at the northern end, and the greyhounds at the southern end, would alleviate the safety and welfare concerns of both groups.</li> <li>4. Nothing has been mentioned regarding repairs, upgrades or replacements of any of the Melton GRC facilities or amenities eg. canteen, viewing areas etc.</li> </ol> | <p>As discussed during the user group meeting, it is accepted that the Concept Plan will need to show the installation of a protective barrier between the Equestrian Centre and the greyhound precinct, to facilitate a visual separation between the two sites and to help mitigate noise travelling between the two sites.</p> <p>This can be resolved through agreed event management arrangements, as discussed in comments for Submitter 38.</p> <p>For discussion during the detailed investigation of the feasibility of the GRV proposal.</p> <p>As above</p> <p>This is a management issue that will need to be negotiated between the Council, the Melton Greyhound Racing Club and the GRV.</p> <p>The constraints with suggestions 1, 2 &amp; 3 are as follows:</p> <ul style="list-style-type: none"> <li>- providing an opening at the northern end of the Equestrian Centre to connect it with the open spaces to the east of the greyhound precinct will conflict with the current and proposed uses of the Centre, including the sand arena, spectator areas, the proposed new parking area and the proposed new dressage arenas.</li> <li>- the northern end of the open space area is currently utilised by the Vict Blokart Association, which require a flat, hard, and obstruction-free area - attributes in conflict somewhat with a space suitable for a cross country course. In addition, the Association has already invested in the site.</li> </ul> <p>Agreed - Council needs to ensure long term maintenance and compliance of current facilities.</p> | <p><b>Recommended change to the Concept Plan:</b><br/>                     - show a berm or barrier to be installed between the Equestrian Centre and the greyhound training area.</p> |

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|---|---|--|---------------------|
| <b>User Group Meetings (11 September 2017)</b>  |   |  |                     |
| Combined meeting of<br>- Friends of Melton Equestrian Park<br>- Warranoke Riding Club (absent)<br>- Melton & District Pony Club<br>- Melton & District Adult Riding Club<br>- Melton Greyhound Racing Club<br>- Greyhound Racing Victoria | Concern that the proposed extension of the cross country course (Item 27) might conflict with the greyhound usage (noise and access during dog trials) and the proposed events area (permanent fences need to be secured/ fenced from public access).<br><br>It was discussed that it is important for the safety of riders and dog handlers that noise and sightlines between the horses and the greyhounds needs to be eliminated or mitigated. It was suggested that a buffer/ separation between the two sites should be shown.   | It was discussed that the outer cross country course may only be required on 3-4 days per year for event use, but would be required for training. For the few event days, it was agreed that perhaps greyhound use would not take place seeing it was only a handful of days, and on equestrian training days traffic management at the road crossing could provide a safe solution. It was agreed that these could be further explored during design development.<br>It was also agreed that perhaps some of the proposed extension of the cross country course could be fenced to secure half of the projected 15 new jumps that would be required, with the other half to be temporary jumps set up on the events space, as required. |                     |
|   | There was a willingness expressed by all parties to continue discussions during any feasibility investigation to introduce the GRV activities, with the aim of being able to accommodate all proposals contained in the Concept Plan.   | Noted<br><b>Recommended change to the Concept Plan:</b><br>- show a berm or barrier to be installed between the Equestrian Centre and the greyhound training area.   |                     |
| Combined meeting of<br>- Melton Football Club<br>- Riddell District Umpires Association<br>- Melton Supenules (absent)<br>- Melton Cricket Club   | The Melton Football Netball Club and Melton Cricket Club identified that where the pavilion is proposed on the Concept Plan there will be an issue with sun glare spectating to the main oval, and if spectators were to go the west side there will be an issue with sun glare spectating to the main oval, and if spectators were to go the west side there will be an issue with sun glare spectating to the main oval, and if spectators were to go the west side there will be an issue with sun glare spectating to the main oval.<br><br>Also the electronic scoreboard for the main oval will need to be relocated. | Impact of looking west can be mitigated through the pavilion design (but not eliminated), however, it is agreed that a sheltered spectator area be provided on the western side of the main oval, due to the direction of the prevailing weather.<br>A new site for the relocation of the scoreboard will be determined by the clubs, as it was a club managed project - a suggested location is to the north end of the main oval...<br><br><b>Recommended change to the Concept Plan:</b><br>- include a covered, terraced spectator shelter along the northwestern boundary of the main oval.<br>- relocate the scoreboard to the northeast of the main oval.   |                     |



**MacPherson Park Future Directions Plan**

**Summary of Submissions Received**

Please note that some Item No.s referred to in submissions and other feedback below may not match the final MacPherson Park Concept Plan, as the public exhibition period reviewed an endorsed draft that has subsequently been updated and amended following feedback received.

| Submitter   | Summary of Feedback/ Input   | Discussion Recommendation to Amend the Concept Plan, or not   | Additional Comments |
|---|--|---|---------------------|
| <p><b>Council Staff Meeting (13 September 2017)</b></p> <p>Combined Council staff meeting</p> | <p>Council needs to investigate getting water into the front lakes. However, if this is not achievable ponds at front can be tree planted and water added. Water needs to be redirected into lakes sheeted from car parks and roads. There is no shade and shelter in the Concept Plan but is required (particularly on the wing of the main oval).</p> <p>Sealed road network is preferred (budget dependent).</p> <p>The Parks Department think there should be a road network incorporating an east/ west connection to maximise the full benefit of having two street frontages.</p> <p>Extra public toilet amenity for playground area.</p> <p>Prioritise Item 23 higher than Item 6.</p> <p>Realistically, we will not construct Item 6 – it was thought in the workshop that we would have some informal car parking on Item 6 and Item 34 a little closer to the ovals.</p> <p>Event node needs to be more described (Items 23 and 24).</p> <p>Question regarding the deletion of the criterium track.</p> <p>Like main entrance but require secondary access/ exit point for game days when a lot of traffic coming through the park, and for possible 'neighbourhood safer place' evacuations.</p> <p>Potential angle/indented parking on circuit roads for additional parking.</p> <p>Do we have enough parking in general? Can we have less formalised areas for over flow parking?</p> <p>Item 31 - should the Concept Plan show an extension of this dam, as there will likely be an increase in irrigation demand.</p> <p>Shared path up creek (out of scope for this project but could put a future shared path along Arnolds Creek)</p> | <p>Noted, for investigation during design development.</p> <p>Spectator shelters will generally be incorporated with the design of the proposed new pavilions, however, it is agreed that a new covered spectator shelter is required on the western side of the main oval, due to the direction of the prevailing weather.</p> <p>Noted, and agree this should be noted on the Concept Plan, with appropriate speed control measures.</p> <p>A road (unsealed) within the proposed events space to service facilitate event bump-in and bump-out would be advantageous, so this could be incorporated in the Concept Plan to enable a connection between Coburns &amp; Bullmans Roads.</p> <p>A public toilet to service match day crowds will be incorporated into the proposed new main oval pavilion and could be used for visitors using the proposed playspace, BBQ and picnic area. There is potential for a small public toilet to be provided within the playspace, BBQ and picnic area, subject to any public toilet within the new community sports pavilion not accommodating all demand/ needs.</p> <p>The item numbers on the Concept Plan do not represent an order of priority for implementation, they are identifying projects only.</p> <p>The inclusion of the oval future-proofs the site for future growth in sports. The Concept Plan can be amended to show how the proposed playspace can access car parking servicing the ovals.</p> <p>The Future Directions Plan report will elaborate on potential layout, design, setting and uses for the proposed outdoor events space.</p> <p>No demand for a criterium track.</p> <p>The site and its uses does not trigger the need for a second exit point for fire safety, however, given that the northern access exists and the associated internal road, it is agreed that this existing infrastructure could be retained with little to no functional impact on the Concept Plan, to be used on large event days or when extensive concurrent use of the sporting facilities occurs. Road will be required to be gated internally as well.</p> <p>Could be investigated during design development.</p> <p>There is scope adjacent to most of the designated car parking areas to accommodate overflow car parking, so this can be further explored in design development.</p> <p>Agree, show an increase in the size of the dam.</p> <p>This can be shown on the Concept Plan.</p> |                     |



**MacPherson Park Future Directions Plan**

**Summary of Submissions Received**

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| Submitter                                     | Summary of Feedback/ Input  | Discussion Recommendation to Amend the Concept Plan, or not   | Additional Comments |
|---|---|---|---------------------|
| <p>Combined Council staff meeting (cont.)</p> | <p>Item 30 – Retain existing dam. (This dam and associated bore were installed by the Jet boats for filling of the track. Bore is governed by a license with Southern Rural Water). Council could perhaps utilise it for filling of the front lakes?<br/>                     Addition of outdoor fitness equipment along the circuit path at item 36 – do we have an estimated distance?</p> | <p>Noted<br/>                     Agree, but the scale of the plan prevents identifying specific sites, so item 36 annotation to include a reference to installing fitness equipment.<br/> <b>Recommended changes to the Concept Plan:</b><br/>                     - include a covered, terraced spectator shelter along the northwestern boundary of the main oval.<br/>                     - note that a sealed road network is preferred, with appropriate speed control measures, subject to budget availability.<br/>                     - show a road (unsealed) within the proposed events space, which connects the eastern sports precinct with the internal road from Bullmans Road.<br/>                     - amend the text for Item 35 to include reference to possible provision of a public toilet.<br/>                     - show the playspace better integrated with the ovals and the proposed oval car parking.<br/>                     - retain the existing north entrance off Coburns Road, and the associated sealed internal road (but as secondary/ event day use only), and gated at a point internally.<br/>                     - show an increase in the size of the water storage dam to cater for increased irrigation demand.<br/>                     - show a potential future shared path link to the reserve along Arnolds Creek.<br/>                     - include a reference to installing fitness equipment along the path network (specific locations to be determined during design development of the path).</p> |                     |

MacPherson Park Recreation Reserve Future Directions Paper



## **Appendix 4**

### **MacPherson Park Recreation Reserve Concept Plan**



**AFL/ Cricket/ Netball Precinct**

- 1 Main AFL/Cricket Oval: reshape the oval to improve uniform shape (175m x 120m), upgrade the oval to synthetic turf, provide additional car parking around the oval at grade. Remove the existing pavilion, change rooms following completion of the proposed community sports pavilion (refer No. 9)
- 2 Remove the embankment around the oval, and provide two rows of car parking at grade
- 3a Install a new spectator viewing shelter
- 3b Potential new location for the scoreboard
- 4 One new netball court with lighting to Australian Standards (training)
- 5 Second AFL/ Cricket Oval: reshape the oval to improve uniform shape (175m x 120m), upgrade the oval to synthetic turf, provide additional car parking around the oval at grade. Remove the existing pavilion, change rooms following completion of the proposed community sports pavilion (refer No. 9)
- 6 Provide new cricket practice nets being a combination of turf and synthetic surfaces, and power bollards for bowling machines
- 7 New curator shed and cricket store
- 8 Site for a potential new sports field (subject to future demand), but in the interim to be available as an extension of the proposed regional active recreation (refer No. 35) and used for informal active recreation
- 9 New community sports pavilion to service the user groups and other external groups utilising the ovals and courts within the precinct
- 10 New car park to service the AFL/ Cricket/ Netball precinct and the adjacent regional playspace, includes a drop-off zone

**Rectangle Field Precinct**

- 11 Retain the existing main soccer pitch and the two training pitches overlaid onto open space with a synthetic centre cricket wicket.
- 12 New community sports pavilion to service the users of the soccer pitches and other external groups utilising the fields within the precinct
- 13 New car park to service the soccer facilities and overflow parking for the other rectangular fields
- 14 Retain the two existing rugby fields, but reduce the mounding around the eastern field
- 15 Two new rectangle fields with fencing, player benches and floodlighting to Australian Standards (training). In consultation with users, investigate the need for a fence to separate the fields (refer No.s 14 and 15) for competition matches occurring concurrently for different user groups
- 16 Remove the existing pavilion following completion of the proposed community sports pavilion (refer No. 17)
- 17 New community sports pavilion to service the user groups (Rugby League, Rugby Union, Cricket, Netball, Soccer) and other external groups utilising the fields within the precinct. Allocation of fields and pavilion in accordance with Council's Seasonal Allocation process
- 18 New car park to service the rectangular fields precinct (refer No.s 14, 15 and 17)

**Other Sporting and Recreation Facilities**

- 19 New multipurpose synthetic sports field with floodlighting to Australian Standards (training) to accommodate the training needs of clubs from all sporting codes

**Rectangular Field Precinct**

- 20 Upgrade the existing baseball field and batting cage, and add a second field with floodlighting to Australian Standards (training). When demand exists
- 21 New sports pavilion to service baseball, with the opportunity for meeting space to be provided for other tenant groups and/or community groups
- 22 New car park to service the Baseball facilities and the proposed dog off leash area (refer No. 36)
- 23a Reinstatement of the former jet boat racing facility to grade, and investigate the feasibility of converting the area into a new events space
- 23b Further investigate through the development of a reserve traffic management plan, an unsealed road to link the east and west reserves (gated at each end), and which can also service the proposed events space
- 24 Continue to support the use of this land by the Victorian Bkolar Association, and integrate the area with the proposed events space
- 25 New car park and building (inclusive of public toilet, shelter, storage) to service the Victorian Bkolar Association, the Melton Racing Pigeon Club and other external groups utilising the events space
- 26 With Greyhound Racing Victoria, investigate the feasibility of upgrading the Melton Greyhound Racing Club facilities, and installing new sand tracks and associated infrastructure to establish a regional greyhound training centre
- 27 Renewal of fencing at Melton Equestrian Park and adjoining greyhound facilities
- 28 Continue to upgrade equestrian park, including investigating the feasibility of expansion of the

**General Landscape Improvements**

- 29 Retain the existing dam
- 30 Increase the water storage capacity of the eastern dam to allow for increased demand for irrigation
- 31 Provide secondary reserve access at the existing entry, and access road for maintenance vehicles and large event days
- 33a When the multipurpose synthetic field is constructed, realign the secondary internal road
- 33b Rationalise the existing dams to create two lakes contained in a natural setting with trees and wayfinding paths, as part of a broader strategy to open-up the front of the reserve
- 34 New regional playspace with BBO picnic facilities, shelters, possible public toilet and car park
- 35 New dog off leash exercise area
- 36 New 3.0m wide shared path throughout the reserve to connect sub-precincts and to also encourage recreational and fitness users – include occasional bench seating and consideration of outdoor fitness equipment along some sections
- 37 Existing septic ponds
- 38 Potential future shared path link to the residential areas along the Arnolds Creek corridor
- 39 Create a feature entry for the new main access into the reserve, and include slip lanes and right-hand turn lanes, as required
- 40 Shared path link to Melton town centre

**Legend**

- Shared path (preferred sealed pending budget)
- Native pasture trees
- Indigenous trees
- Indigenous trees and native grassland

0 50 100 150 m

November 2017



**MacPherson Park Recreation Reserve Concept Plan**