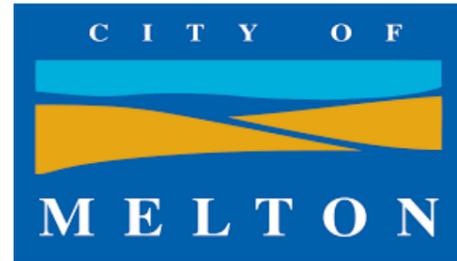


Hannah Watts Park Precinct - Master Plan



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Project Name	Hannah Watts Park Precinct Master Plan
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01	18 September 2018	Minor Amendments	DD
02	29 October 2018	Council feedback & community and stakeholder feedback incorporated	DD
03	22 November 2018	Final Revisions	DD

Urban Initiatives and Melton City Council acknowledges the Wurundjeri people of the Kulin Nation as custodians of the land upon which we work.

We pay our respects to Elders past, present and emerging.



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1 EXECUTIVE SUMMARY

1.1 Executive Summary

As the City of Melton continues to grow Hannah Watts Park Precinct will be a central place of gathering, recreation and respite with high quality contemporary facilities set in a natural creek landscape, rich in local history. The Draft Master Plan aims to revitalise the precinct, a much loved community asset, through improved connections and facilities, creek restoration and increased opportunities for recreation and gathering.

The Draft Master Plan provides a vision for the park to guide Council in prioritising park upgrades to meet the needs of the growing population. The process involved rigorous site assessment and review of background documents that enabled a clear understanding of the state of existing park facilities, which are very well used but largely unchanged since the last major upgrades in the 1990's.

Community and Stakeholder input was integral to the development of the master plan. Extensive engagement with the community and consultation with internal stakeholders showed great community interest and support for the project and provided clear direction as to the areas of priority including play spaces, picnic facilities, paths and trails, natural landscapes, public toilets, signage and active sports. Findings and responses to community and stakeholder engagement process are contained in Section 4 of this report.

During this process key themes emerged that form the basis of the nine overarching principles that underpin the plan. Each principle is explored as it relates to the park as a whole and informs specific

recommendations within each precinct of the park. The nine themes and summary of related principles is as follows:

Facilities and Amenities

- Improvements to picnic facilities (shelters, furniture, accessibility etc.), playgrounds, and furniture throughout the park to improve amenity and allow equitable use.

Landscape and Vegetation

- Park wide landscaping upgrades including creek revegetation, preservation of existing trees, new trees and under-planting and mounding for increased shade and amenity. Restoration of the historic reservoir.

Access, Circulation and Connections

- Upgrades to the path network including new connections within the park and to adjacent sites, safer road and creek crossings for pedestrians, and path lighting to major shared paths.

Recreation (Health and Well-being)

- Improvements and additions to existing recreational facilities to support health and well-being including a path circuit for walking / jogging with all ages fitness stations and furniture along paths, and skate facility improvements.

Event Infrastructure and Social Amenity

- Continue to facilitate major events by retaining flexible use of open spaces. Investigate the provision of on site power for events.

Organised Sports and Clubs

- Improvements to sports facilities, including a new pavilion with all gender change rooms, enlarged oval and upgrades to netball and cricket facilities.

Buildings and Structures

- New buildings including sports pavilion, toilets and shelters are to have minimal footprint and be of high quality contemporary design that is in keeping with park character. Outdated and defunct buildings including shelters, toilets and tennis shed are to be removed and replaced as necessary with elements in keeping with proposed indicative palettes.

Traffic, Parking and Vehicle Management

- Improve safety and amenity for all park precinct users including pedestrians, cyclists, drivers and all other recreational users by reducing the impacts of vehicles and traffic congestion both within and around the precinct. Car parking capacity should be flexible to adapt to the varying demands of the precinct while having minimal impact on its environs. Additional or new permanent car parking should not be provided in the precinct where it results in the permanent loss of open space or parklands.

Public Appreciation and Signage

- Provide a new park signage suite including wayfinding and interpretive signage. Engage local indigenous representatives to ensure signs include equitable focus on indigenous history in addition to settler

history. Improve text element to dry stone wall feature entry sign on High St and provide similar dry stone wall park entry feature sign on Reserve Road.

These recommendations principles are expanded upon in 'Section 5 - Themes and Key Principles' as applicable to the precinct as a whole and the Draft Master Plan in Section 6 summarises the recommendations in line with these key themes. The following, Section 7 - Precinct Plans, elaborates in more detail as applied to each of the eight park precincts.

The Draft Master Plan was issued to the community and stakeholders for comment in Mid September 2018 and feedback received has now been reviewed and incorporated.

The detailed precinct plans enabled the development of the implementation plan including the cost breakdown of all proposed improvements and a staging plan that will guide Council in undertaking the works.

The City of Melton looks forward to implementing this exciting plan for Hannah Watts Precinct and thank the Melton community for your significant input into the Master Plan's development.



Fig. 1 Hannah Watts Park Master Plan Precincts

2 INTRODUCTION

2.1 Hannah Watts Park Precinct

Hannah Watts Park Precinct is approximately 22 hectares and is located in the City of Melton, within nineteen kilometres of Melbourne in the outer urban west. It's rural bush feel, with rustic fencing and glimpsed views of natural vegetation (in combination with the golf course to the north) creates an appealing, and characteristically 'Melton', gateway landscape on the approach to the town centre from Melbourne.

The area of parkland covered by the Master Plan includes Hannah Watts Park, The Melton Recreation Reserve, Police Paddock, The Willows Historical Park, The Melton Country Club, Melton Bowls Club and adjoining park spaces.

Council's Active Participation Survey 2013 identified the park as the most visited park in the municipality. People of all ages and abilities enjoy the park for a wide variety of active and passive recreation, organised sports, and events of varying scales. Park users form the greater Melton community include individuals and families, school groups, holiday programs, and local and regional clubs. The park is also a popular stopping point for visiting tourists and bus tours travelling between Melbourne and Ballarat.

2.2 Master Plan Background

The Hannah Watts Park Precinct Master Plan was developed by Urban Initiatives and Melton City Council to provide a holistic vision for the future development of the park that will ensure the park continues to be enjoyed and valued by the growing Melton community for years to come.

The plan will help Council prioritise future works by envisioning future development within the park. The plan is informed by the opportunities and constraints of the site as well as the feedback and ideas received during community and stakeholder engagement.



2.3 Site History

We acknowledge all traditional owner groups who share history within the boundaries of Melton City Council. Approximately half of the Hannah Watts Park Precinct is recognised as being Wurundjeri land, called Kurrung-Jang-Balluk. The remainder of the precinct has yet to be incorporated into any formal application from traditional owners.

The wider landscape is dominated by flat to undulating basaltic plains, with stony rises, old lava flows, numerous volcanic cones and old eruption points. The local ecologies that this area is comprised of are Plains Grassland/Chenopods Shrubland and poorly draining Plains Woodland. Despite the rest of the region being dotted with shallow lakes, both salt and freshwater, the country that Hannah Watts Park Precinct and the City of Melton is situated on is exceptionally dry, exhibiting the lowest average rainfall in the Port Phillip

district. This is illustrated by the existence of the 'Melton Mallee' woodland near the Djerriwarrh Creek, which is the only place where mallee vegetation, typical of semi-arid regions, is found south of the Dividing Range.

The rich volcanic soils of the basaltic plains are ideal for farming. This fact combined with the discovery of gold at Ballarat in 1851 played a major part in the settlement and development of the area around the existing location of the park by the early pioneers. In 1852 the local parish of Djerriwarrh was subdivided to create a village named after Melton Mowbray – a fashionable hunting ground in England.

As with many towns situated between the Port Phillip settlement and the diggings, there was much to be gleaned off the back of the findings on the goldfields. The easy crossing of the Toolam-Toolern (Pennyroyal) Creek (which today runs through the park) at this point, contributed to large numbers of prospectors passing through. The local economy boomed both from their revenue and from supplies sold directly to the growing communities on the diggings.

Buildings typical of the era, such as the surviving Willows Homestead were erected and dry-stone walls utilising excavated local basalt and traditional skills, many which stand today, impressed upon the area a colonial character. The Military Mounted Police hobbled horses in Pyke's Paddock (the Police Paddock) until 1853 and established a foraging depot used by both troopers and gold escort personnel. By 1862 Melton was the centre of a flourishing pastoral district of 73,000 acres.

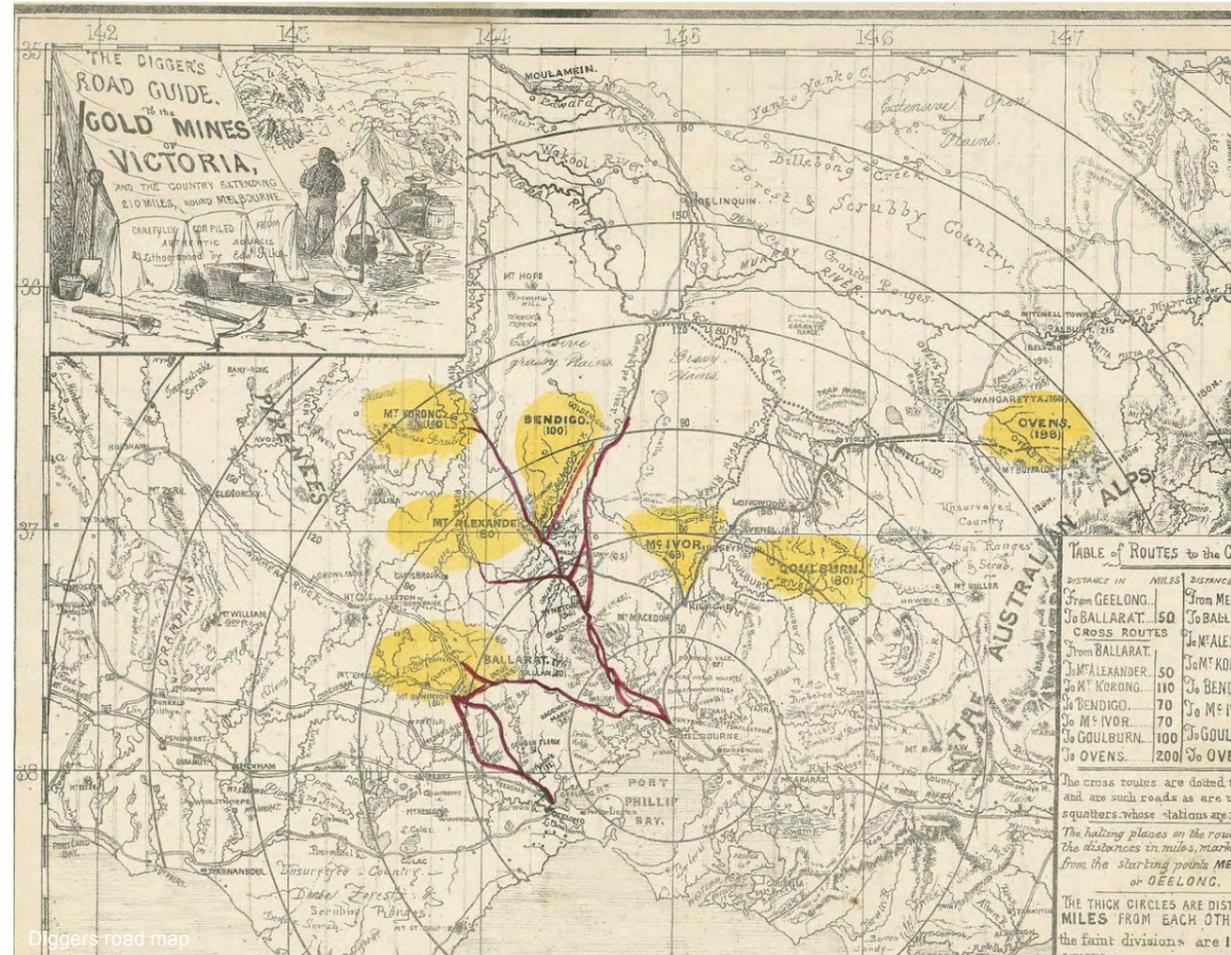
In the same year as gold was discovered in Ballarat, Hannah Watts, after whom the park is named, emigrated from Ireland with her husband. She was an illiterate twenty-year-old who exhibited inherent nursing skills when she stepped in as midwife to assist the ship's doctor in the delivery of seven babies on the long voyage to Australia. Settling in Melton she became the town's first mid-wife working for much of her life on a voluntary basis. She also served as a bush nurse and established Melton's first private hospital, officially recognised as such in 1911. She worked there until her death at age 90 in 1921, having instilled herself as one of the town's most honoured personalities and its 'most-loved pioneering woman'.

Despite the thriving economy generated by the Gold Rush, water supplies owing to its extremely dry climate were erratic. While the town developed, extending further from the creek, it became more and more difficult for residents to transport water to their properties and in 1877, within the site of the existing park, an earth reservoir was formed. The success of the Reservoir in achieving its objectives was limited, and in 1890 the McKenzie Street Weir and Ford (listed for their local heritage significance,) were constructed. In 1916 the earth reservoir was formalised into the Melton Reservoir: heritage-listed also for its local significance. Ironically, as the town struggled to establish a reliable source of drinking water, those that could, travelled to Melton for its mild climate to recover from pulmonary ailments.

The town was principally dependent on bore and tank water until the delivery of reticulated water from the Djerriwarrh Dam in 1963.

The former Reservoir became used as a town swimming pool and in recent decades its front-of-house location at the gateway of the Melbourne approach to the town saw it become the centerpiece for the development of Melton's best-loved passive recreation park.

Up until the 1990's the Hannah Watts Park Precinct was largely undeveloped (as shown in the 1865 Djerriwarrh parish map and 1974 aerial photo - sourced from Cultural Heritage Management Plan 15689 Hannah Watts Park). In the early 1990's the precinct underwent a significant upgrade. Funded through a federal employment programme, new facilities were constructed throughout the park. This included the entry walls, toilets, picnic shelters, bridges, playgrounds and pathways. Approaching 30 years since the upgrade was undertaken, some important park elements are requiring replacement. Where necessary this has been identified in the Master Plan.



Diggers road map



1865 Parish Map



1974 Aerial Photo



Toolern Creek



Former Melton Reservoir



Dry Stone Wall



The Willows Homestead



Hannah Watts

2.4 Zoning, Ownership and Leases

The majority of the precinct is zoned Public park and Recreation Zone (PPRZ) with Police Paddock, Pound Paddock and the Willows zoned Public Use Zone - Service and Utility (PUZ1) and the central picnic area zoned Public Use Zone - Local Government (PUZ6)

Current lease holders in the park include:

- Essendon Football Club has a five year lease of the Melton Country Club.
- The Lions Club of Melton leases Police Paddock for the Djerriwarrh Festival Carnival.
- Melton Bowling Club has an ongoing lease for the Melton Bowling Club.
- Melbourne water is responsible for the management of the Toolern Creek waterway.

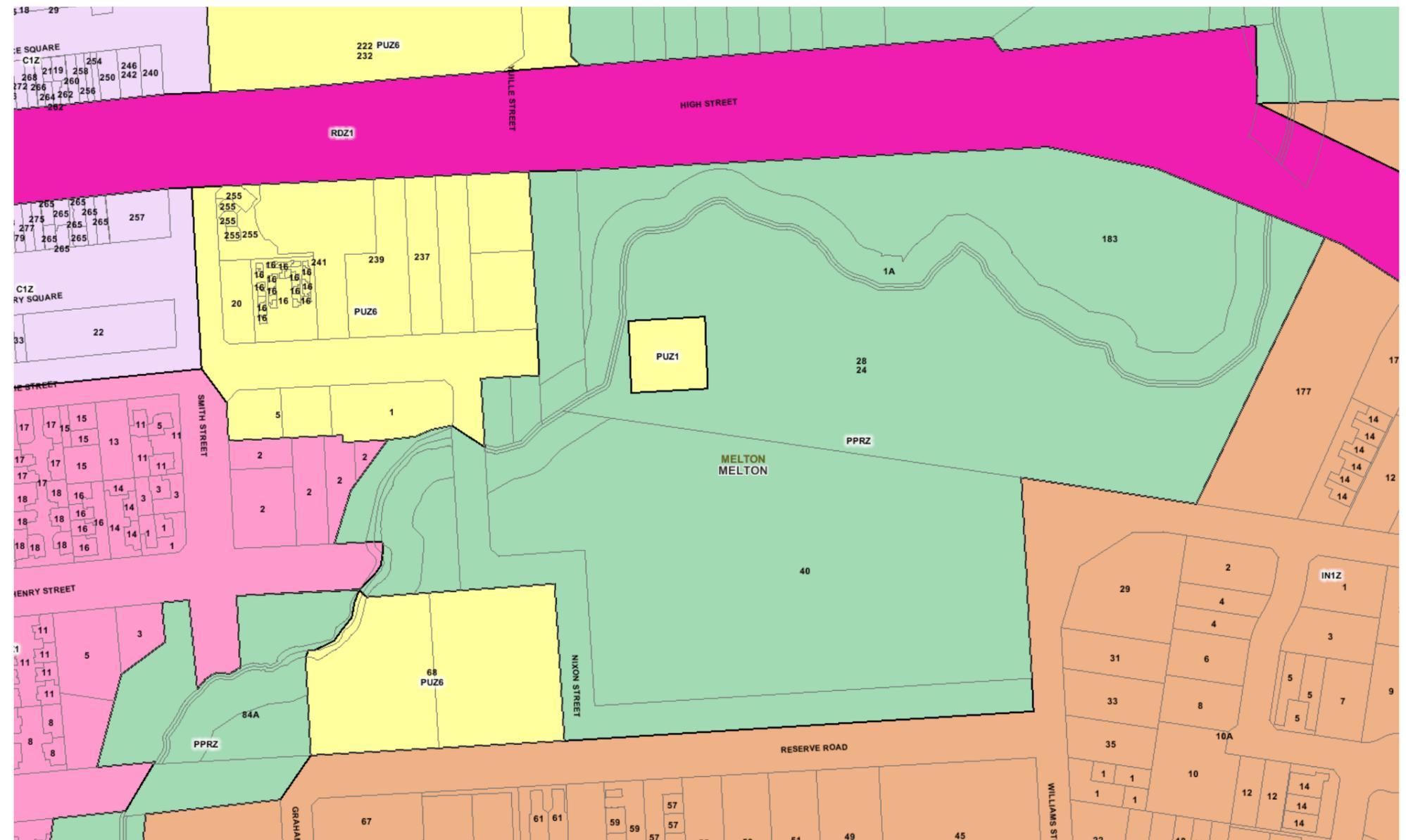


Fig. 2 Zoning Plan

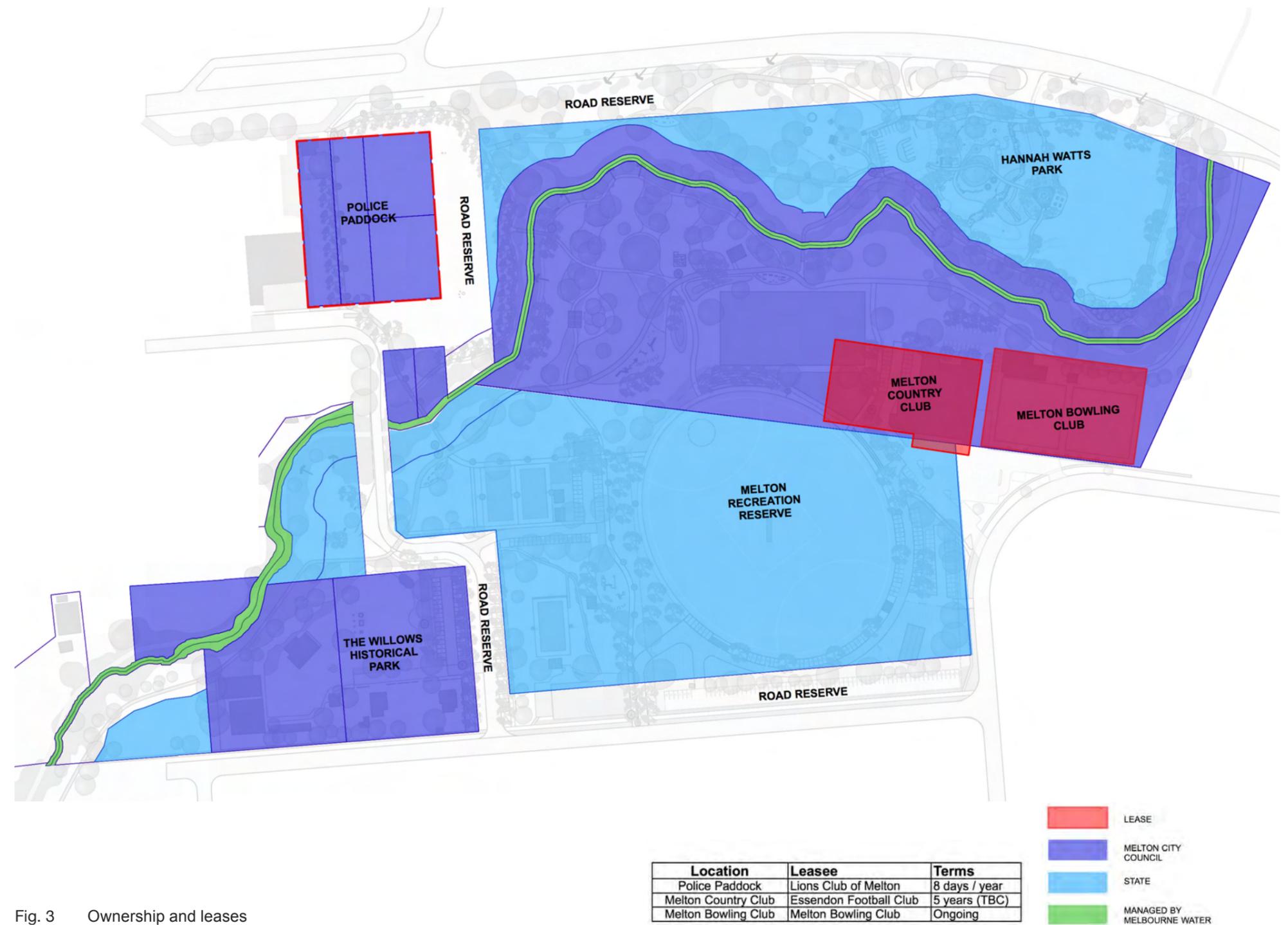


Fig. 3 Ownership and leases

3 BACKGROUND DOCUMENTS

3.1 City of Melton Strategic Documents

City of Melton, ParkScape - Melbourne and Regional Victoria (Scape data, Nov 2017 - Jan 2018)

- Survey provides a overview of how Hannah Watts Park is currently used and by whom, perceptions of safety, and the types of facility upgrades desired by park users.

City of Melton 2013 Active Participation Survey (Ross Planning October 2013)

- Hannah Watts was the most visited park in the study and the survey showed high level of participation in formal sports (football, cricket, netball, bowls) and informal activities (walking, cycling, play) in the precinct. Creek trails were also identified as well used and important to the health and well-being of the community.

Melton City Council Open Space Plan 2016-2026 (Melton City Council February 2016)

- Classifies Hannah Watts park as 'regional passive open space' and the rest of the precinct as 'district active open space', both of which will experience an increase in demand as the population grows.

Melton Shire Council - 2010 Active Participation Survey Report

- Results showed that Hannah Watts Park was well used for play, active and passive recreation and paths and trails. Participants valued the well maintained open spaces and supported increased facilities.

3.2 Hannah Watts Park Documents

Site Assessment - Hannah Watts Park (City of Melton 2013)

Site Assessment - Melton Recreation Reserve (City of Melton 2013)

Site Assessment - Police Paddock Reserve (City of Melton 2013)

Site Assessment - Pound Paddock Reserve (City of Melton 2013)

- The Site Assessments were used to gain a more detailed understanding of the existing elements, facilities and uses of some of the main areas covered by the Master Plan including Hannah Watts Park, Melton Recreation Reserve, Police Paddock and Pound Paddock.

Shire of Melton Heritage Study - Stage 2: Heritage Overlay No. 083 - Citation No. 221 - 'Raglan's Cottage'

Shire of Melton Heritage Study - Stage 2: Heritage Overlay No. 075 - Citation No. 208 - Former Melton Reservoir

Shire of Melton Heritage Study - Stage 2: Heritage Overlay No. 007 - Citation No. 226 - 'The Willows'

Shire of Melton Heritage Study - Stage 2: Heritage Overlay No. 084 - Citation No. 227 - Melton Weir

Shire of Melton Heritage Study - Stage 2: Heritage Overlay No. 081 - Citation No. 216 - Coronation Tree, Hannah Watts Park

- The Heritage Studies provided valuable understanding of the settler history of the local area and park site and the significance of historic elements within the park including the Reservoir and Weir, Coronation Tree, Raglan Cottage and the Willows.

Western Water, Hannah Watts Recreation Reserve Customer Site Management Plan

- Provides understanding of how the Toolern Creek waterway is currently managed.

The Willows Melton Master Plan (City of Melton 18th August 2016 - Not Endorsed)

- Provides information about key elements at the Willows and starting point for discussions about future fencing and security requirements.

Building Condition Audits (FGDixon 2018)

- A detailed review of physical conditions of all buildings including predicted life span.

3.3 Base Information and Survey

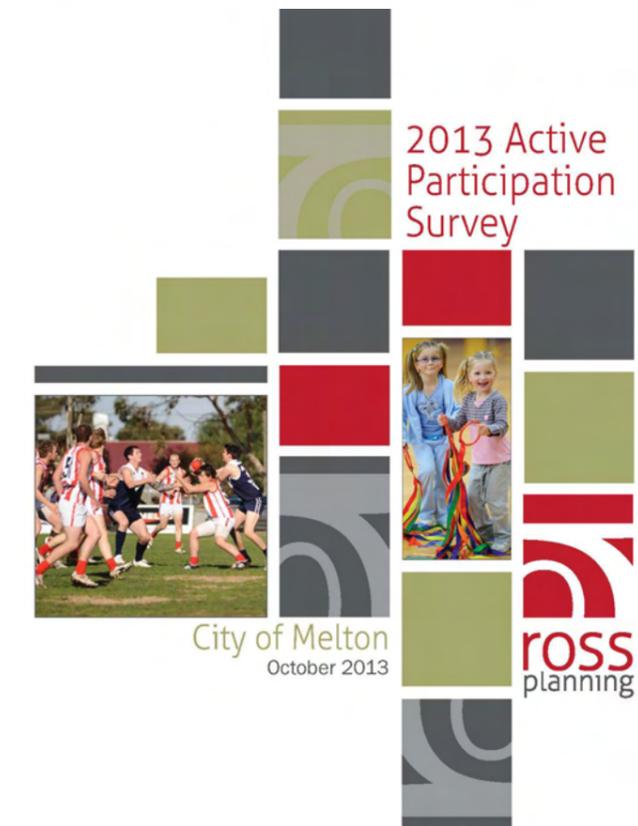
This plan was prepared without a complete base survey of the Hannah Watts Park Precinct. Survey was completed for the Stage 1 Works Area in Precinct 1 only.

The following plans were developed using aerial photography and limited Council GIS information.

Open Space Plan 2016-2026



Melton City Council
February 2016
Background report



2013 Active Participation Survey
City of Melton October 2013
ross planning

4 COMMUNITY AND STAKEHOLDER CONSULTATION

4.1 Process Overview

Two rounds of community and stakeholder consultation were undertaken in the Master Plan process. The first occurred at early concept stage to gather preliminary input and ideas. The second was undertaken at Draft Master Plan Stage to review the master plan and obtain feedback that has been incorporated into the Final Master Plan. Both rounds included an online survey, pop-up events, and stakeholder workshops. Ideas and feedback were sought from day to day park users, clubs and school groups. The following is a summary of the engagement process and results. For more detail refer to reports contained in the Appendix:

'Hannah Watts Park Upgrade (Master Plan and Stage 1) Community Engagement Report', 11th June 2018, ChatterBox Projects.

'Hannah Watts Park Precinct Draft Master Plan, Community Feedback Report', 31st October 2018, ChatterBox Projects.

4.1.1 Preliminary Consultation Method

Preliminary consultation occurred in April 2018

Three pop up consultation events were held on site at Hannah Watts Park and included

a range of interactive events to gather responses to site analysis and preliminary concepts. Events were held on Thursday 12 April between 10am - 1 pm, Sunday 22 April between 11am - 2pm and Thursday 26 April between 3:30 - 6:30pm.

Four local schools were invited to attend an 'ideas workshop' on site at Hannah Watts Park using the pop-up ChatterBox trailer. Both St Dominic's Primary School and Melton Specialist School were involved in the workshops. The workshops were held on Thursday 26 April.

An online survey was developed to enable the community to provide their feedback and ideas if they were unable to attend the place-based pop-up consultation sessions. The online survey was hosted by ChatterBox Projects via the Melton City Council Have Your Say website. Online surveys closed 29 April 2018.

The online survey was promoted via on-site signage, a letterbox drop, emails to user groups and the schools (newsletter/ sessions).

Two stakeholder workshops were held for Council staff and external key stakeholders.

Ten representatives attended the first workshop held on Monday 16 April. The second workshop was to take place on Thursday 19 April but was cancelled due to low numbers.

Stakeholder groups consulted include:

- Melton South Football Netball Club, Bridgette's Dog School
- Willows Historical Society
- Nordic Walking Group
- Vietnam Veterans
- Melbourne Water

Individual meetings were carried out with a range of groups and clubs including:

- The Melton South Junior and Senior Football Club and Netball Club
- The Melton Bowls Club
- The Melton CFA
- Friends of Toolern Creek
- Melton Rotary Club
- Melton Country Club

4.1.2 Draft Master Plan Feedback Method

Feedback was sought on the Draft Master Plan in late September and early October 2018. The feedback consultation included:

- A pop up consultation event was held on site at Hannah Watts Park on Saturday 22nd September between 10am - 1pm.
- An online survey was hosted by ChatterBox Projects via the Melton City Council Have Your Say website and closed on 6 October 2018.
- Two stakeholder workshops were held, one for internal Council staff and one for external key stakeholders.
- A meeting was held with clubs that use facilities located within the Melton Recreation Reserve and surrounding precinct. A promotional postcard was developed, and letter box dropped to approximately 1,800 households surrounding Hannah Watts Park. The postcard was designed to inform the community about the pop-up event as well as the online feedback form.



Pop-up Event



School Workshop



4.2 Preliminary Consultation Summary

4.2.1 Survey Summary

Of the 289 people who completed a survey:

- The most widely represented age group was that of people aged 26-34 years and 36-45 years (27.19%) followed by people under 12 years (11.84%) and 13-17 years (7.89%).
- 72.46% of respondents were female, 25.85% male and .42% other.
- Just over 25% of respondents lived in Melton.
- 17.24% lived within walking distance to the Hannah Watts Park Precinct.
- 85% of respondents usually drive and 11.92% usually walk to Hannah Watts Park.
- The two most important features within the precinct are the playspaces (58.1%) and places to gather with others (55.4%).
- The three most popular elements currently at Hannah Watts Park playground are

swings (57.7%), slides (55.2%) and the donut spinner (38.9%).

- The top two changes respondents would like to see to the precinct are an upgrade to the playground (37.8%) and more and improved picnic shelters and BBQs (24.27%).
- The two most important playspace elements as voted by respondents are things to climb (45.7%) and adventure/challenging elements (38.3%).
- The three top things respondents would like to see in the new playspace are water play elements (24.5%) big and/or curly slides (20%) and climbing elements (17.9%).
- 45.1% of respondents would like to see more picnic areas / shelters and 32.7% would like to see more BBQs within the precinct.

4.2.2 Dotmocracy summary

The dotmocracy activity involves a presentation board with example images of potential park elements. Participants vote for desired items by marking with stickers. 164

people participated in the dotmocracy activity with 492 votes being received, 381 from young people under 18 years and 111 votes from people over 18 years.

The six most popular images as chosen by young people were:

- A giant slide with 60 votes (47.2%).
- A flying fox with 45 votes (35.4%).
- Inground trampolines with 33 votes (25.9%).
- A giant rock climbing wall (bouldering) with 29 votes (22.8%).
- A picture of a flat bike/scooter track with 20 votes (15.7%).
- A basketball court with 19 votes (14.9%).

The five most popular images as chosen by adults were:

- In-ground trampolines with 20 votes (54%).
- Giant slide with 15 votes (40.5%).
- A flying fox with 10 votes (27%).
- A man made creek with 8 votes (21.6%).

- A wooden adventure playground and large sand pit with 6 votes (16.2%).

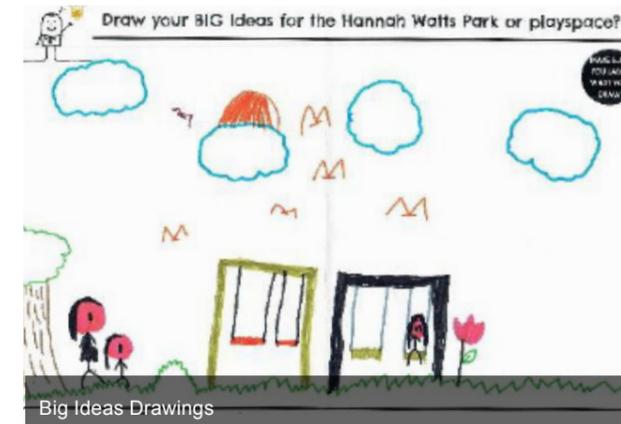
4.2.3 Big ideas drawings summary

Of the 96 detailed drawings received by children and young people, the five most frequently drawn elements were:

- A big slide (tunnel or curly) (35.4%).
- A giant/basket swing (26%).
- A flying fox/zip line (19.7%).
- Trampolines (18.7%).
- Monkey bars (18.7%).

4.2.4 Voting Pod summary

- Of the 131 people who voted for their most important thing at Hannah Watts Park Precinct, 22.1% voted for playspaces, followed by pathways and trails with 21.37% and formal sport with 20.6%.
- Of the 84 young people who voted, 22.6% voted for informal sport followed by playspaces (21.4%) and pathways and trails (19%).
- Of the 47 adults who voted, pathways and trails and formal sport received 25.5% of the votes, followed by playspaces (23.4%).



4.3 Summary of Themes

4.3.1 Playspaces

- The most popular topic to emerge from the consultation was the need to upgrade playspaces.
- Respondents indicated that all playspaces within the precinct are well used and loved.
- The spectators that attend the football, cricket and netball are frequent users of both the central playspace and the southern playspace near the skate park.
- Safety issues were raised regarding the location of the southern playspace location near the main road into Melton Recreation Reserve.
- The football/netball club would like to see the entry to the reserve relocated to ensure safe access to the playspace and assist with being able to manage gates on game days.
- The central playspace is well used, mostly by older children who can be further away without such close adult supervision. The maze and basket swing are favourite elements at this playspace, however some comments alluded to the belief that the maze is used for unsavoury behaviour, such as drug deals.

4.3.2 Picnic Facilities

- The second most popular topic to emerge was the picnic and BBQ facilities. There were many requests for them to be upgraded and many more installed.
- There were comments around the need for more picnic facilities in the southern area of the precinct near the skate park, netball court and playspace, as well as signage to provide direction to the central picnic area and playspace so it's better utilised.

4.3.3 Pathways And Trails

- Responses showed that pathways and trails are very well used and appreciated.
- Participants saw a need for a crossing on High Street, to connect the town centre to Hannah Watts Park. It was also seen as a way to create a walking loop from Hannah Watts Park, through the underpass to the golf course, along High Street to Yuille Street and back across to Hannah Watts Park.
- Respondents would also like to see more walking/bike paths around the precinct and the connection of existing paths. The walking groups would like to see an additional path on the southern side of the creek linking the path at the north east

corner to the path leading from Hannah Watts Park to the Melton Recreation Reserve. Some respondents would also like to see a new pathway from the pavilion to the central playspace/picnic area.

- The issue of the dip in the pathway to cross the creek was also raised on many occasions as a safety and accessibility issue, respondents would like to see a bridge installed here.
- More seating around the precinct was also requested by many respondents, for the purposes of sitting and enjoying the surrounds and assisting people with mobility issues whilst out walking.

4.3.4 Active Sporting Precinct

- Improvements to the southern end of the precinct, including the Melton Recreation Reserve, skate park, netball court, tennis courts, Melton Bowling Club and Country Club were mostly raised by the clubs themselves, along with a few general users of these facilities.
- The football club would like to see the ground realigned to allow for an extension to full size.
- Request to upgrade the pavilion to include female change facilities for both netball and

football teams as well as storage. With 11 netball teams currently playing, one netball court is not sufficient. The club would like to see another court included in the master plan.

- Users of the skate park would like to see some small upgrades including a bigger, more weather-proof shelter, a drink tap closer to the shelter, bike racks, more seating and the removal of the half-pipe to make room for an extension of the skate park in the future. A long-time user of the half-pipe would like to see the half-pipe relocated to another location rather than be destroyed.
- Netball spectators currently have no seating to watch the game and instead sit on the skate street course equipment.
- There was not enough feedback regarding the two tennis/netball courts so no comments or recommendations about these facilities have been provided.



4.3.5 Safety

- Safety concerns were raised about a range of spaces and elements of Hannah Watts Park, including the safety concerns over the main entry point to Melton Recreation Reserve.
- There were concerns raised about the unsociable behaviour at the toilet block at Hannah Watts Park.
- Other safety concerns included the crossing between the Hannah Watts Park Precinct to The Willows. The position of the crossing on a bend in the road means that people often find it unsafe to cross.
- Safety issues were raised around the width of some pathways and the issues that come with both cyclists and pedestrians sharing these. There was a suggestion that signage on pathways be installed to remind people that they are shared.

4.3.6 Open And Natural Spaces

- Respondents really appreciate the open and natural spaces of the Hannah Watts Park precinct and most people visit this park for these reasons.
- There were many comments from respondents in relation to cleaning up the creek and waterways, the need to protect the banks of the creek and maintain the green open space.

4.3.7 Signage

- The need for signage was brought up by both clubs and many park users. There were requests for signage throughout the park to both promote other spaces and facilities within the precinct, as well as provide direction and distance markers.
- There were also requests for signage to explain what you can and cannot feed the ducks and birds, to explain the aboriginal history of the area and to honour Hannah Watts and her connection to Melton.

4.3.8 Public Toilets

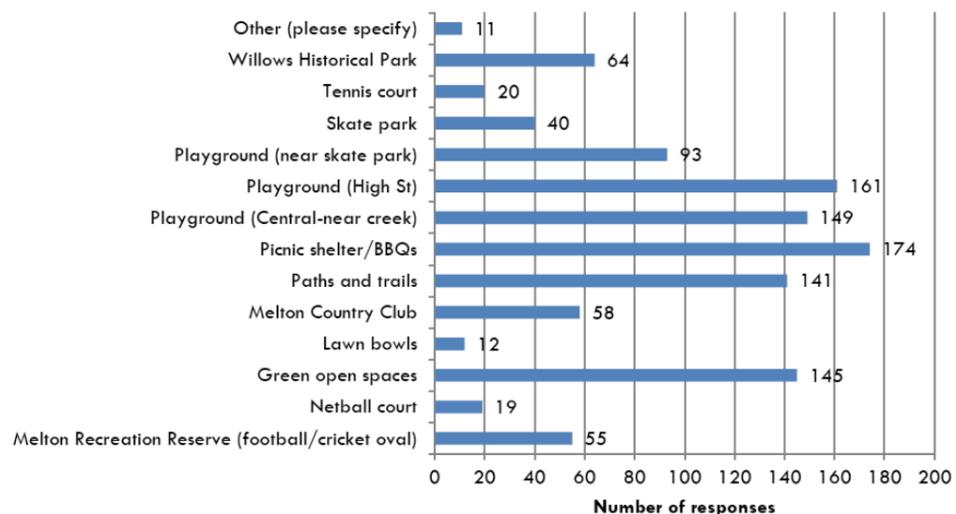
- Both the public toilets at Hannah Watts Park and the Melton Recreation Reserve were mentioned on numerous occasions

by respondents as well as by the Melton Police. The toilets at Hannah Watts Park are well known to be used for unsociable behaviour and many respondents indicated that they would not use these toilets at all, especially after 3pm, and would not allow children to access these alone.

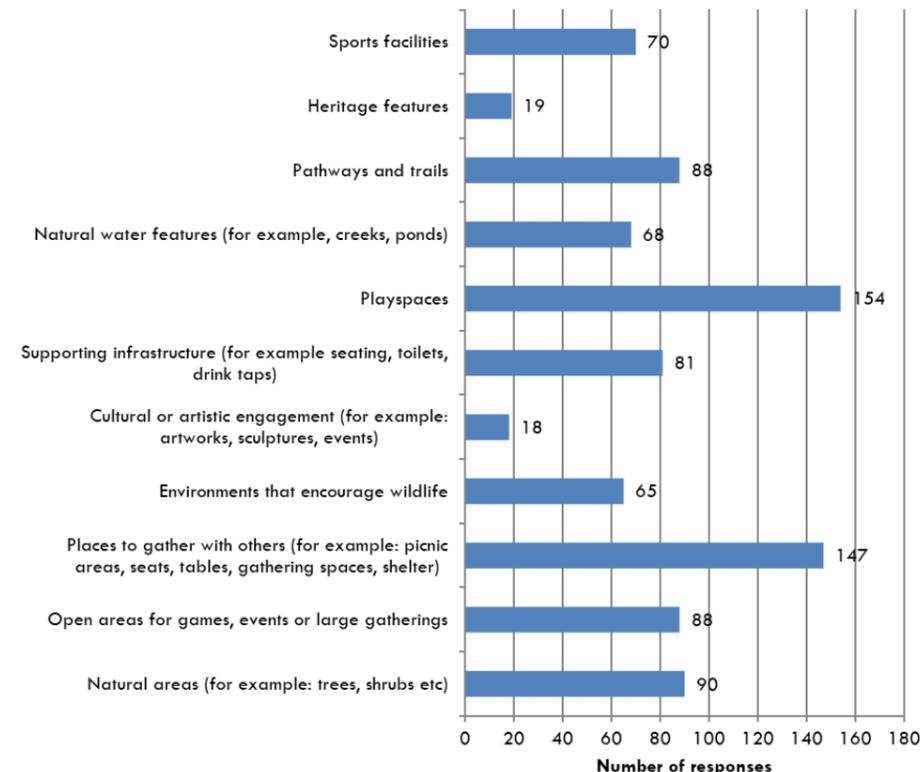
- We also heard that the public toilets at the Melton Recreation Reserve are also used for unsociable behaviour such as drug taking. It was suggested by the police that the toilets at the Melton Recreation Reserve be relocated closer to the skate park and netball courts, to allow for more passive surveillance.



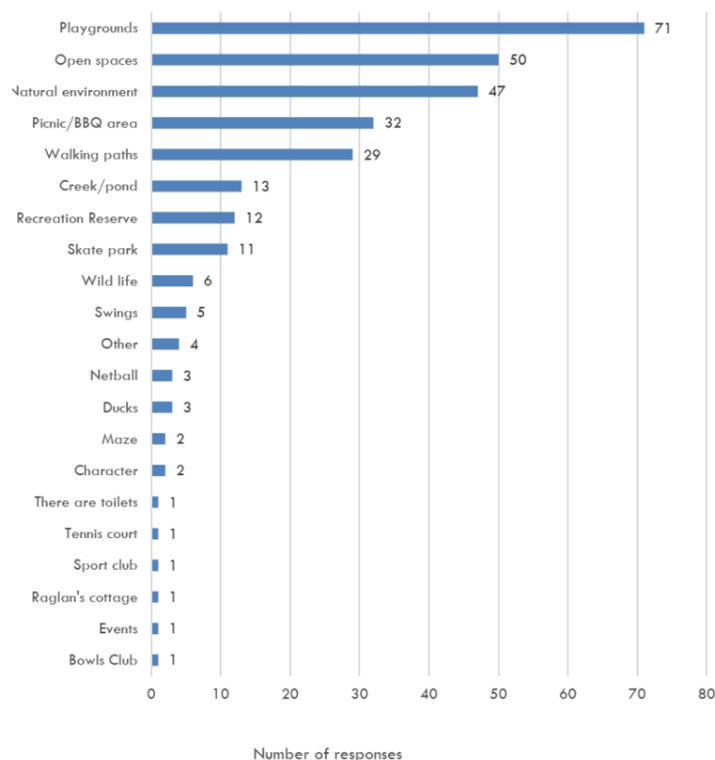
What facilities and spaces do you use when you visit?



What are the THREE most important features of the precinct to you?



What is your favourite element or space of the Hannah Watts Park precinct?



What changes, if any would you like to see to the Hannah Watts Park precinct?

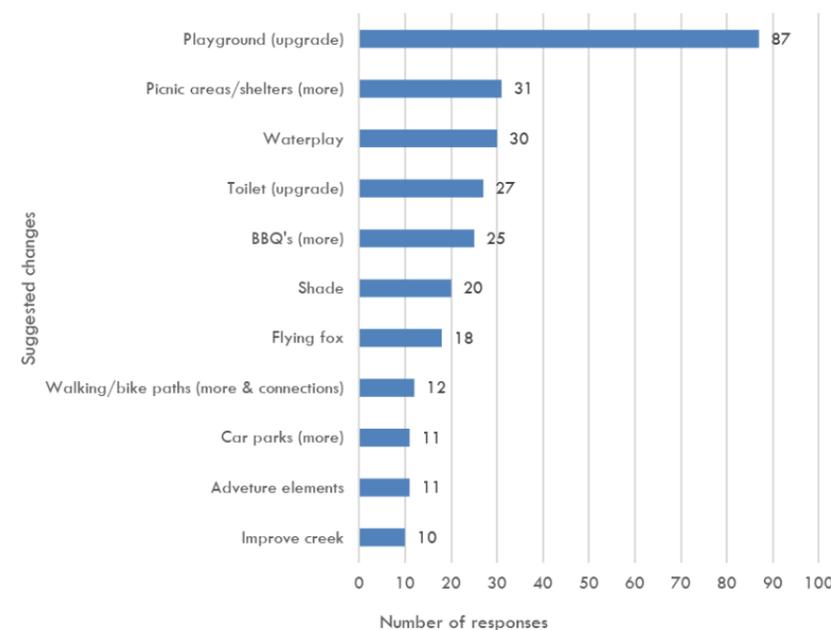


Fig. 4 Graphs showing summaries of findings from Community Engagement Report (See Appendix for full document)

4.4 Draft Master Plan Consultation Outcomes

The following is a summary of the approved changes to the Hannah Watts Precinct Master Plan which resulted from the consultation and stakeholder engagement processes undertaken for the Draft Master Plan.

Note, where suggestions were made for items that were already addressed in the Master Plan, but not understood by respondents, no comment or actions have been identified.

Summary of changes included in the Master Plan:

- Suggestion to relocate RSL memorials to Willows Homestead removed from Master Plan. Memorials to remain in High Street.
- Alternatives to better open up The Willows Historical Park to the general public to be explored.
- The designated 'Dog off lead area' was removed from the Master Plan. This would need to be fenced (direction from 2010 Councillors), which is not preferred so this was removed from the plan. Existing dog off lead park is located nearby at Navan Park.
- Existing toilets near netball courts to be retained and upgraded to service the south western precinct of park.
- Possible installation of steel pipe barriers added to the Master Plan along creekside path to overcome issues with illegal trail bike riders passing at speed.
- CFA Judges Box & Marshall's track to CFA training facility added to the Master Plan (elevated for clear visibility to track). This facility could double as football coaches' box or scoreboard with storage below.
- Fence to northern edge of CFA training track added for safety of visitors during training activities.

- Power and lighting to CFA training area and cricket nets added to assist with lighting for evening training sessions.
- Option 2 north / south orientation of the oval and associated layout for the Recreation Reserve including Pavilion near Country Club preferred. Red Gum removed to enlarge oval to be incorporated in nature play area.
- Suggestion for turf cricket wicket removed. (Not supported by other user groups).
- Cricket storage area added near cricket nets. Power to be extended to cricket nets for bowling machine.
- Access road and carpark isles within Recreation Reserve areas to be sealed to reduce dust.
- Layout and circulation with the proposed carpark area to the east of the oval to be improved (fence needed to prevent balls entering carpark).
- Review area contained within the current lease for Country Club (the western section beyond the gravel car park) to be undertaken. May be in excess of future needs.
- Proposal for signalised pedestrian crossing on High Street near Police Paddock has been removed from this Master plan. A more suitable crossing location is proposed at the High Street / Smith Street intersection.

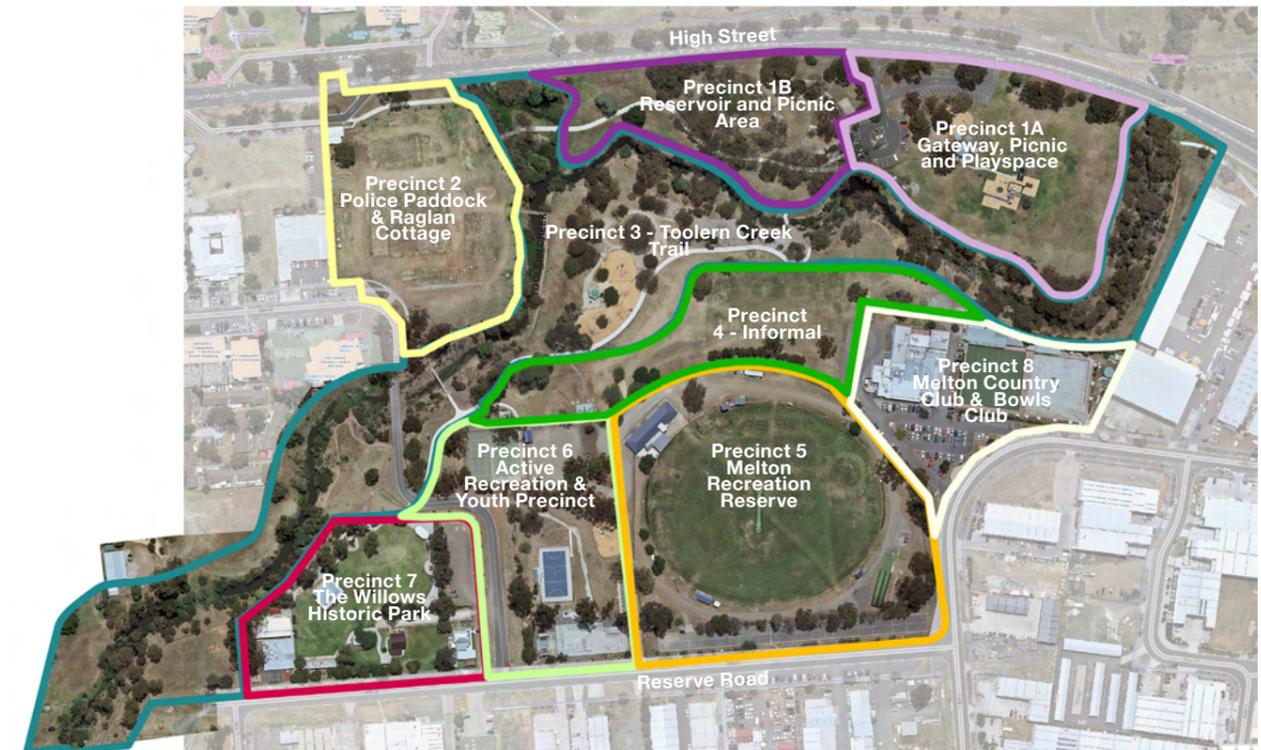
Suggestions not acted upon:

- More parking areas and larger carparks. This is not viable without reducing or compromising valuable parkland space. Existing carpark layouts have been reviewed and made more efficient without reducing the overall numbers. Police Paddock may be used as a temporary carpark for major events and activities.
- Relocation of netball courts onto kick about lawn to the northern of the oval. Considered too intrusive in this visually sensitive area. Would compromise highly valued area and use by other groups and the general public.
- Relocation of Netball Courts near cricket nets. Insufficient room in this location. Issues with access to pavilion.
- Extension of Recreation Reserve barrier fencing around Netball Courts joining to oval fence. Considered too visually and physically intrusive for general park users.

5 THEMES AND KEY PRINCIPLES

This section considers background documents, community consultation feedback and existing conditions analysis to make recommendations relating to the nine key themes within the Hannah Watts Park Precinct Master Plan area. Each theme includes key principles based on community values, and summaries of key issues and recommendations relevant and applicable to that theme. The key themes of the Master Plan include:

- Facilities and Amenities
- Landscape and Vegetation
- Access, Circulation and Connections
- Recreation - Health and Wellbeing
- Event Infrastructure and Social Amenity
- Organised Sports and Clubs
- Buildings
- Traffic, Parking and Vehicle Management
- Public Appreciation and Signage



Proposed plans in this section are indicative and subject to further detailed design.

Key Principles Summary

1. Facilities and Amenities

Provide appropriate new park facilities to cater for increasing usage and equitable use of Park space. Include additional facilities that will cater for increased use (playground equipment, picnic facilities etc.) and improve safety and access to facilities for all users. Park facilities and amenities should be in good condition with consistent styles that blend in with the landscape character.



2. Landscape and Vegetation

Preserve, enhance and celebrate the Toolern Creek Landscape. Extend the informal and natural landscape character of the creek into other parts of the site. Maintain existing tree canopy and increase trees with native (preferably indigenous) trees. Reduce the visual impact of the highway and adjacent factories with additional screen planting.



3. Access, Circulation and Connections

Improve access, circulation and connections, within the precinct and to Central Melton and surrounding areas, to improve safety and amenity for pedestrians and reduce reliance on car use. Paths should be safe, well connected and provide for a range of recreational uses including walking, running and low speed bicycles. Improve permeability and the relationships between the precincts including better integration of the Melton Recreation Reserve and The Willows Historical Park within the wider park landscape.



4. Recreation - Health and Wellbeing

Hannah Watts Park and surrounding environment supports walking, running, active sporting activities and the overall health and wellbeing of the Melton community. Implement necessary renewal and upgrades to existing recreation facilities that encourage health and well being.



5. Event Infrastructure and Social Amenity

Hannah Watts Park Precinct should continue to be utilised and promoted to support major events and tourism. Build on the social and cultural heritage of the Park in providing for varied activities, events and healthy outdoor recreation for the whole community.



6. Organised Sports and Clubs

Provide improved facilities (including sports pavilions) that balance the needs of various organised user groups, schools and clubs at different times so as to maximise use and minimise the park space required.



7. Buildings

Buildings should be kept to a minimum and should have multi-functional shared use and community benefit. The footprint and visual impact of any new buildings should be minimal.



8. Traffic, Parking and Vehicle Management

Improve safety and amenity for all Park Precinct users including pedestrians, cyclists, drivers and all other recreational users by reducing the impacts of vehicles and traffic congestion both within and around the precinct. Car parking capacity should be flexible to adapt to the varying demands of the Park Precinct while having minimal impact on its environs. Additional or new permanent car parking should not be provided in the precinct where it results in the permanent loss of open space or parklands.



9. Public Appreciation and Signage

Hannah Watts is recognised by the Melton community as the key central open space. Both its Indigenous and European histories should be appropriately protected, enhanced, acknowledged and celebrated. Signage as a method of interpretation should be rationalised and integrated within wayfinding signage to ensure historical information is displayed and to minimise visual clutter. Enhance public knowledge about the Park, its character, vegetation, points of interest and history through improved interpretative and way finding signage.



5.1 Facilities and Amenities

5.1.1 Key Principles:

- Provide appropriate new park facilities to cater for increasing usage and equitable use of Park space.
- Include additional facilities that will cater for increased use (eg. playground equipment, picnic facilities etc.) and improve safety and access to facilities for all users.
- Park facilities and amenities should be in good condition with consistent styles that blend in with the landscape character.

5.1.2 Summary of Existing Conditions:

Existing facilities cater to numerous different user groups and have been developed in an ad-hoc fashion resulting in varied styles and quality of facilities across the park. A number of the facilities, including toilets, picnic facilities and the sports pavilion do not meet current standards for accessibility and safety, and do not cater to diverse user groups. There is a need to rationalise the location, number and type of these facilities to ensure they are flexible and cater for a growing number of users in an equitable manner.

5.1.3 Key Issues

- There is demand for more picnic facilities, playgrounds and furniture.
- Picnic shelters, playgrounds and furniture do not meet current accessibility standards and are inconsistent in appearance.
- Perceptions of safety are poor at toilets, play maze, skate park and the isolated area at back of Melton Country Club.
- Primary paths are not well lit.
- Playgrounds are not well integrated with landscape and require buffers from roads and the creek.

- More detailed existing services information is required to enable provision of power for new facilities (lighting, barbeques etc).

5.1.4 Recommendations:

- Increase the number of picnic and play facilities.
- Ensure new furniture, shelters, toilets and signs are contemporary and consistent with the palettes provided.
- Ensure new facilities comply with current standards for access.
- Consolidate play areas away from roads and provide new equipment that is equitable and well integrated with the landscape.
- Provide lighting to selected paths, toilets and shelters. Lighting to be located away from habitat areas and have dimming sensors to minimise impact on wildlife.
- Upgrade services as required for new facilities.



Examples of inconsistent and non-compliant existing furniture and structures

5.1.5 Indicative Furniture Palette

Furniture and facilities requiring upgrades should either be propriety elements selected from the indicative palette provided or high quality contemporary custom designed elements with materials and finishes that are sympathetic with the standard palette.

The palette has been selected to ensure robust, easily maintained quality products are used with consistent styles that suit the park character and the broader Melton context.

Preferred colours/finishes for standard furniture are natural timber and steel finishes and contemporary neutral and recessive paint colours that blend with the natural setting.

Timbers should be regularly oiled with a uniform product to ensure consistency and longevity.



Penninsula Skillion Roof Shelter



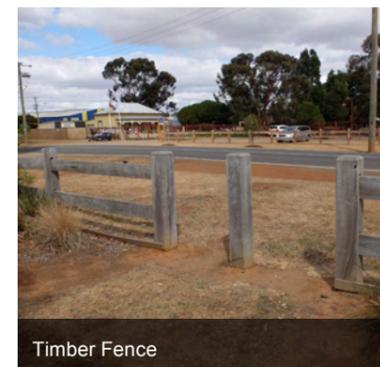
Coastal Timber Restroom



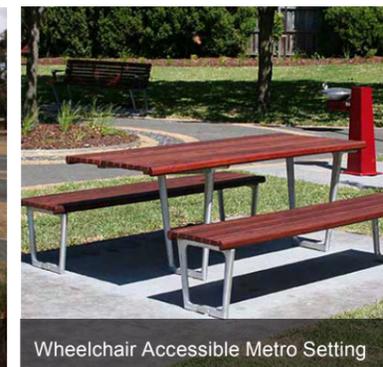
DDA Compliant Bridge



'Vialume' Light Fitting



Timber Fence



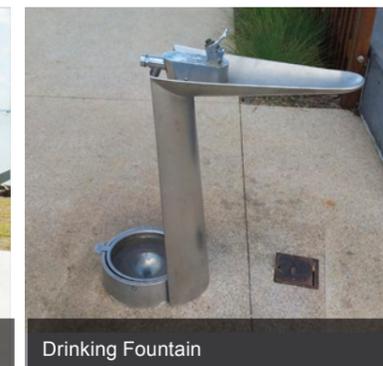
Wheelchair Accessible Metro Setting



'Imagination Play' Exercise Equipment



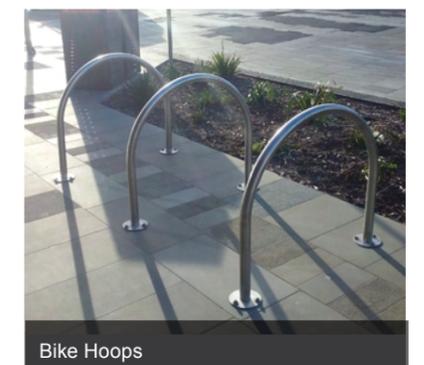
Access Double Plate BBQ



Drinking Fountain



Dual Bin Surround



Bike Hoops

5.1.6 Indicative Materials & Finishes Palette



Tooberic Granitic Gravel



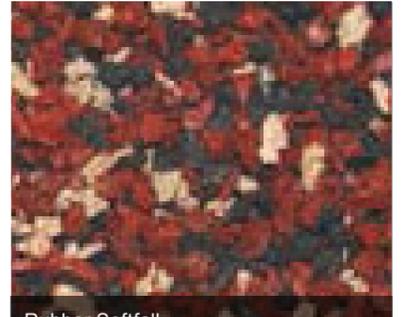
Exposed Aggregate Concrete



Standard Grey Concrete



Organic Mulch



Rubber Softfall
A1 Rubber 'Carnival' Range Colour



Painted Steel Colour - 'Woodland Grey'



Painted Steel Colour - 'Woodland Grey'



Painted Steel Colour - 'Shale Grey'



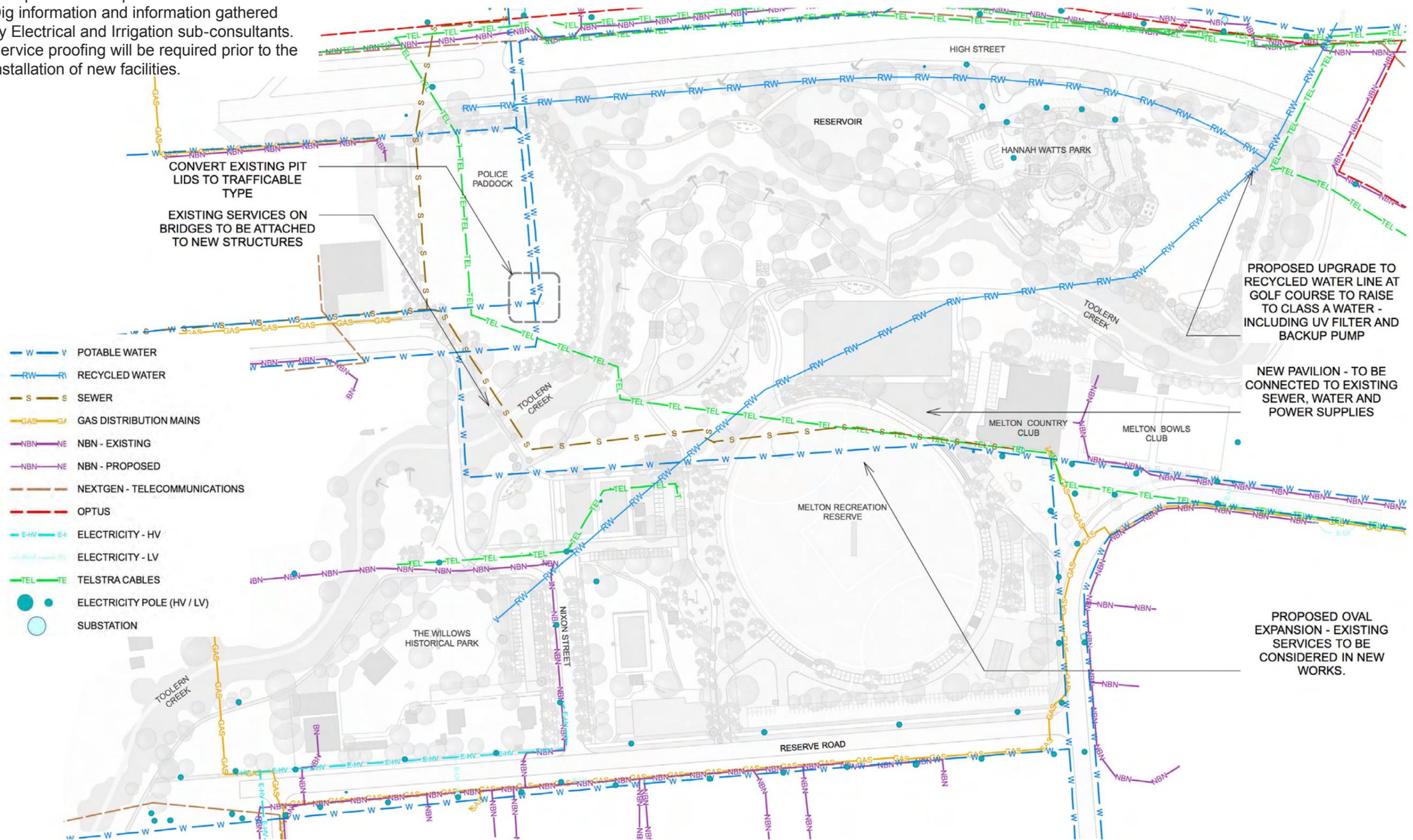
Natural hardwood timber - Oiled finish



Pea Gravel (swales /dry creek)

5.1.7 Services Consideration Plan

This plan was compiled from Dial Before You Dig information and information gathered by Electrical and Irrigation sub-consultants. Service proofing will be required prior to the installation of new facilities.



5.2 Landscape and Vegetation

5.2.1 Key Principles:

- Preserve, enhance and celebrate the Toolern Creek Landscape.
- Extend the informal and natural landscape character of the creek into other parts of the site.
- Maintain existing tree canopy and increase trees with native (preferably indigenous) trees.
- Reduce the visual impact of the highway and adjacent factories with additional screen planting.

5.2.2 Summary of Existing Conditions:

The Toolern Creek landscape forms the central spine of the park. The quality of the Creek landscape varies from areas of remnant and planted vegetation to degraded sections with eroded banks and exotic vegetation.

The park is located within the Victorian Volcanic Plains Bio-region and the creek-line includes endangered Creepline Grassy Woodland vegetation (EVC 68). The old Melton reservoir includes endangered Tall Marsh vegetation (EVC 821). The creek waterway is managed by Melbourne Water and the adjacent landscapes are managed by Council.

The park has numerous significant existing trees, the majority of which are native and indigenous. A dense tree canopy and understory vegetation occurs mainly along the creek. Most of the park is open and grassed with scattered trees, the exception being The Willows Historical Park which includes a native garden and some exotic garden plants. A significant number of indigenous River Red Gums (*Eucalyptus camaldulensis*) and native Sugar Gums (*Eucalyptus cladocalyx*) are located adjacent high use areas and require monitoring and maintenance to ensure the risk of limb drop is minimised.

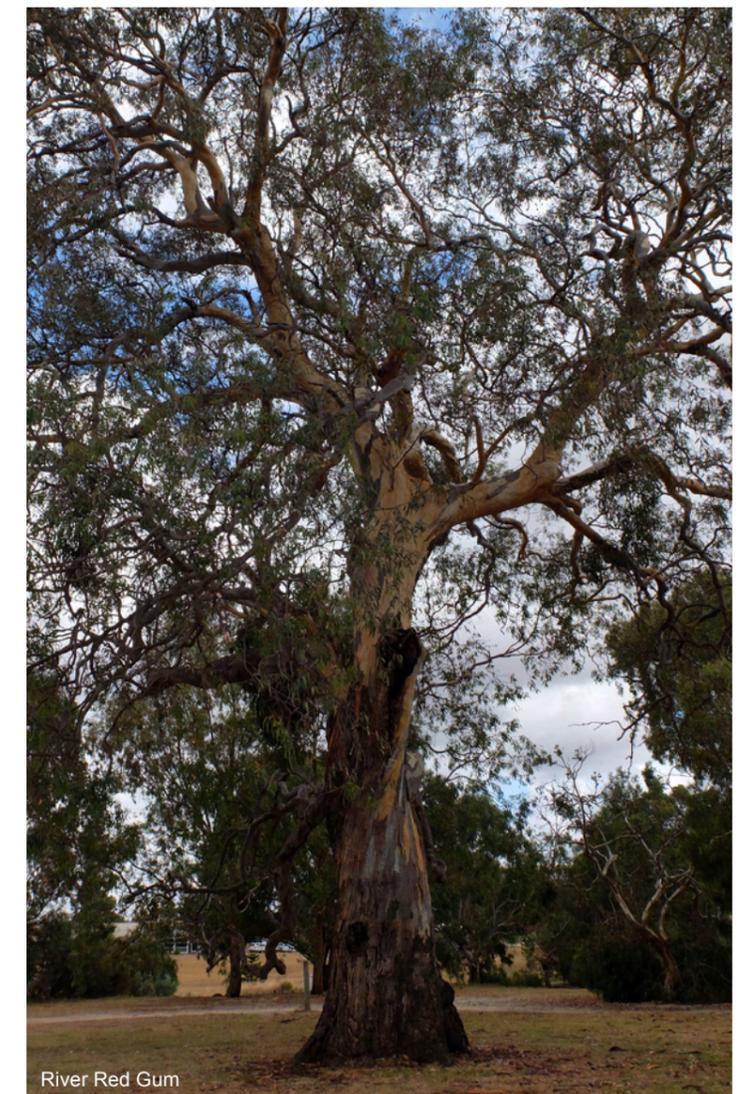
There are a number of significant River Red Gums throughout the park which have high environmental, amenity and habitat value.

Exotic trees include large pines near the sports pavilion and the Coronation Tree planted to commemorate Queen Elizabeth II's coronation.

Lawns are currently irrigated with Class B water sourced from the Melton Valley Golf Club.

Key Issues:

- Creek maintenance includes spraying edges where lawn meets the creek waterway. This causes a distinct line between the creek landscape and surrounding parkland that is visually unappealing and creates a lack of coherence between the spaces.
- Creek vegetation is poor quality in some areas and banks are eroded.
- More screening required on High St and back of Melton Country Club.
- Lack of understory vegetation outside of revegetated areas.
- Large Eucalypts overhanging paths and amenities require ongoing monitoring to prevent risk of limb drop.
- The reservoir currently does not hold water. Class B water is available from the Melton Valley Golf Club but requires treatment for use in the reservoir.
- Irrigation does not have sufficient water pressure to irrigate all areas at the same time.
- Irrigation times are restricted as Class B water is only suitable for use when park is not in use. Limited time available to irrigate means there is not enough time to irrigate properly.



5.2.3 Recommendations:

- Introduce more planting adjacent creek to enhance experience of creek landscape and integrate with usable areas. Where the creek vegetation extends out of creek corridor and into adjacent park spaces (amenity planting) the plant selection should include robust species from the Plains Woodland revegetation list (refer Practical Ecology Report in Appendix).
- Prepare a Revegetation Plan for the full extent of Toolern Creek within the park. The vegetation within the creek corridor is to be indigenous species of local provenance from the Creepline Grassy Woodland Ecological Vegetation Community (EVC 68 - refer Practical Ecology Report in Appendix).
- Strategic use of planting to lessen impact of roads, improve views and screen buildings. Carefully select plants to ensure view lines are maintained for safety (refer to Section 7 - Precinct Plans).
- Increase underplanting to areas away from the creek including playgrounds, picnic facilities and building surrounds to improve amenity and soften hard edges. Plants to include robust and drought tolerant indigenous and native species.
- Ensure ongoing maintenance and monitoring of large Eucalypts by an arborist.
- Re-introduce water to the reservoir and create rock swale with bio-filtration planting (see Precinct 1B Plan).
- Install UV filter and upgrade pump at golf club to improve water quality to Class A so that irrigation hours are more flexible and water can be used to fill reservoir.

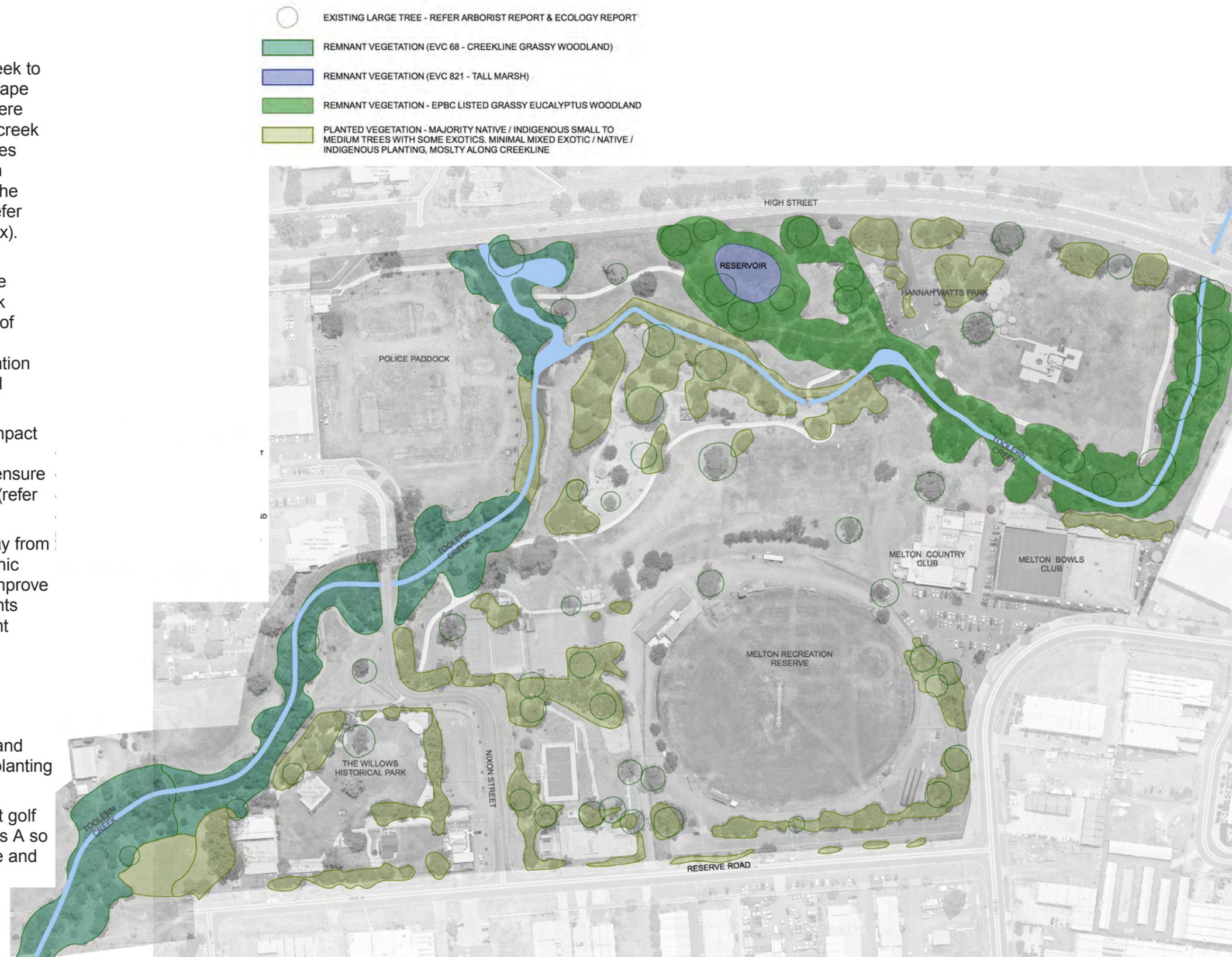


Fig. 5 Existing Vegetation

-  EXISTING TREE TO BE RETAINED
-  PROPOSED TREE
-  TREE TO BE REMOVED
-  HIGH PRIORITY REVEGETATION ZONE
Significant Weeds & Erosion
-  INDIGENOUS AMENITY PLANTING
-  NATIVE AMENITY PLANTING
-  ENTRY FEATURE PLANTING
-  INDIGENOUS BIOFILTRATION SWALE PLANTING
-  AREA REQUIRING DETAILED REVEGETATION PLAN
Planting to EVC's



Fig. 6 Proposed Vegetation

5.2.4 Indicative Plant Palette



Fig. 7 Indigenous Plants

5.3 Access, Circulation and Connections

5.3.1 Key Principles:

- Improve access, circulation and connections within the precinct and to surrounding areas including central Melton to increase safety and amenity for pedestrians and reduce reliance on car use.
- Paths should be safe, well connected and provide for a range of recreational uses including walking, running and low speed bicycles.
- Improve permeability and relationships between the precincts. Better integrate the Recreation Reserve, netball and youth precinct, and The Willows Historical Park within the wider park landscape.

5.3.2 Summary of Existing Conditions:

There are a number of wide high quality shared paths in the park precinct however they do not all connect up to form an easily navigated network.

Park boundaries at road edges along High Street, Reserve Road and Nixon Street lack footpaths that would provide direct routes to the precinct from surrounding areas and improve safety by reducing conflicts between cars and pedestrians.

Similarly there are a lack of designated pedestrian paths at internal gravel roads and carpark within the precinct, particularly around the Melton Recreation Reserve and Active Recreation and Youth Precinct. There is one non-compliant path crossing the creek that is unsafe, and at times impassable, as well as three bridge crossings that require upgrading to meet current standards.



Shared path



Pedestrian Entry to Park on High St at Police Paddock



Abrupt end to path



Non-compliant creek crossing



Nixon St nature strip lacking formal path connections

5.3.4 Key Issues:

- The path network is incomplete and some paths end abruptly.
- There is no clear path link to the Melton Botanic Gardens and Melton Town Centre.
- Safe crossing points are required at Hannah Watts Park entry car park and Nixon Street.
- The lack of designated footpaths at gravel roads and parking areas within the precinct is a safety issue.
- The existing bridges and path crossings over the creek are unsafe / not compliant.
- There is a lack of continuous walking paths along creek edge.
- The back of the bowls club is isolated and would benefit from increased pedestrian use to mitigate undesirable activities.
- There have been issues with illegal motor bikes accessing pedestrian paths within the precinct.



Fig. 9 Existing Context - Open Space and Shared Paths

5.3.6 Recommendations:

- Provide new connections to join up existing path network.
- Provide new path connections to the precinct from the City Centre and the Melton Botanic Gardens.
- Provide raised crossings at Nixon Street and the Hannah Watts entry car park.
- Provide compliant bridges across the creek.
- Clearly delineate pedestrian and vehicle areas using surface types and/or low post and rail barriers.
- Provide new paths along creek edge to improve access and encourage creek edge activity.
- Provide a new path connection along the northern park boundary for pedestrians walking to town from the east along the south side of High St.
- Provide new footpaths along boundaries at Nixon Street and Reserve Road.
- Explore opportunities to install pedestrian only access at key entries to trails to prevent illegal motor bike access.

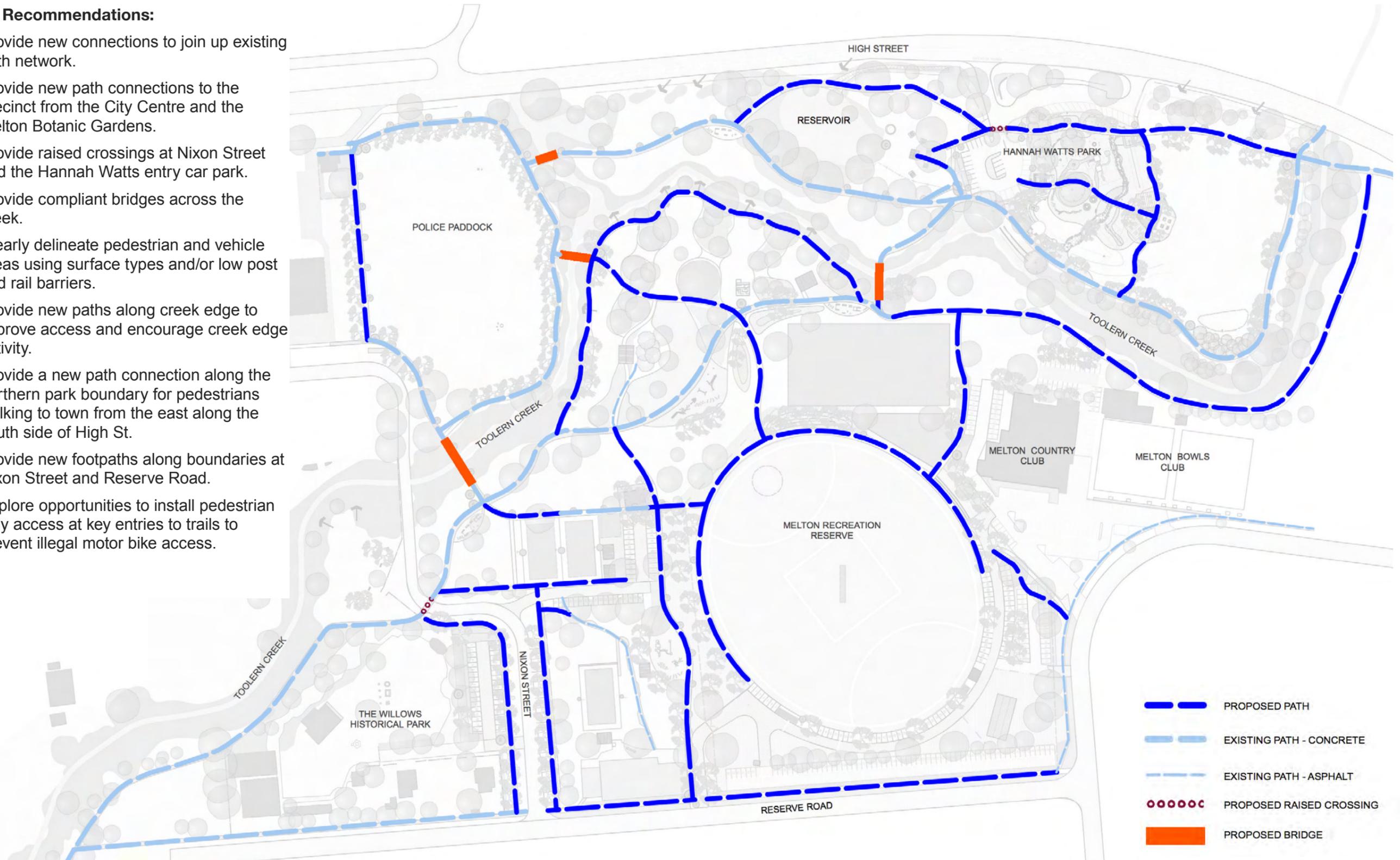


Fig. 10 Proposed Paths

5.4 Recreation (Health and Wellbeing)

5.4.1 Key Principles:

- Hannah Watts Park Precinct and surrounding environment supports walking, running, active sporting activities and the overall health and wellbeing of the Melton community.
- Implement necessary renewal and upgrades to existing recreation facilities that encourage health and well being.

5.4.2 Summary of Existing Conditions:

Hannah Watts Park Precinct is a popular venue for casual recreational activities with opportunities for walking, dog walking, jogging, skating, casual cycling and sports, bocce, bird watching and play. The park is used for these activities by local Melton residents, regional visitors and passing travellers who stop to picnic and play and make use of the amenities. Visitors include individuals and groups (people with disabilities, school holiday programs and large family groups) who use the park as a place to appreciate nature and to recreate, gather and socialise in a relaxed outdoor setting.

The existing path network lacks navigational signs, drinking fountains, and exercise equipment (suitable for all ages including elderly) that would support more walking and jogging around the park.

The existing irrigated multi-purpose field in the centre of the park is in good condition and provides a good opportunity for casual sports.

The creek is an attractive natural feature and opportunities for safe, respectful and non-destructive or intrusive occupation of the creek edge should be explored.

5.4.3 Key Issues:

- The precinct lacks circuit paths for running and exercise.
- There is a lack of fitness stations, directional markers, drinking fountains along paths within the park.
- The skate park requires upgrades including removal of vertical ramp and upgraded facilities (floodlights, power to host events).
- There is a lack of creek edge furniture to encourage safe and appropriate engagement with waterway.

5.4.4 Recommendations:

- Connect path circuits for walking and jogging.
- Install all ages exercise equipment, signs and drinking fountains along path.
- Prepare skate strategy and upgrade skate area including multi-purpose court and graffiti wall.
- Provide opportunities for creek edge occupation and contemplation including seats, bird hide, rock steppers, decks and terraces.



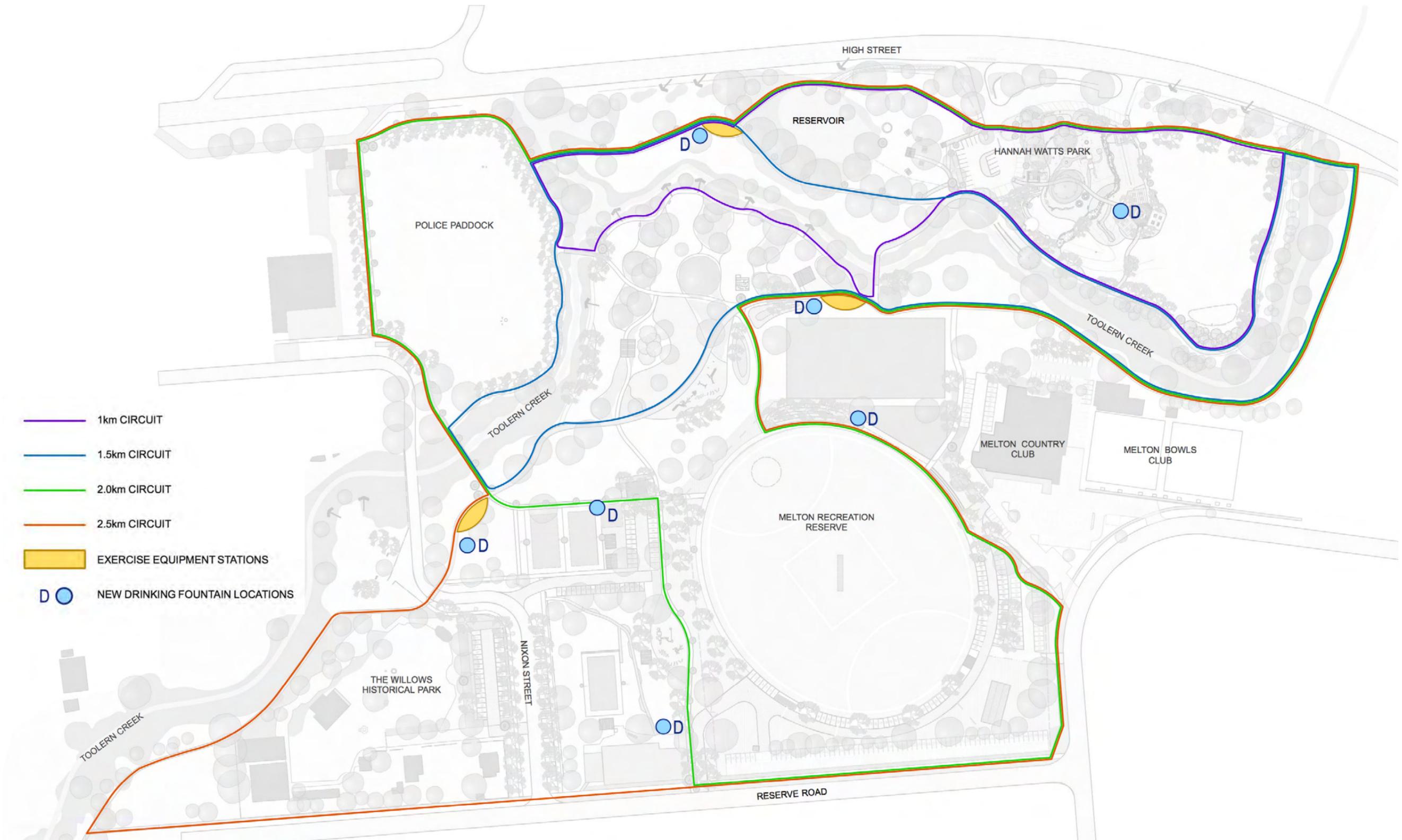


Fig. 11 Indicative running circuits on proposed path network (comprised of existing and proposed paths)

5.5 Event Infrastructure and Social Amenity

5.5.1 Key Principles:

- Hannah Watts Park Precinct should continue to be utilised and promoted to support major events and tourism.
- Build on the social and cultural heritage of the Park in providing for varied activities, events and healthy outdoor recreation for the whole community.

5.5.2 Summary of Existing Conditions:

The park is the site of a number of significant annual events including the Council run Djerriwarrh festival, Carols by Candlelight and Harmony Day. Numerous community groups host their own events in the park and this number is increasing.

The Djerriwarrh festival is held in November and operates across the whole park. The Lions Club Carnival occurs simultaneously and is set up in Police Paddock. Carols by Candlelight is held in the small events space in Precinct 1. Harmony Day is held at The Willows Historic Park in March.

5.5.3 Key Issues:

- There is no power provided on site for events and generators are currently brought in at considerable cost and are unsightly and loud.
- Spaces could be more intensively used for casual recreation outside of events.
- Existing services infrastructure in events lawns is visually intrusive.

5.5.4 Recommendations

- Maintain grassed areas as flexible open space for events, casual recreation and overflow parking.
- Improve landscaping and trees around edges of lawn areas to better integrate with parkland and increase shade.
- Explore opportunities to reduce visual impact of services infrastructure in lawns (see Precinct 2 and Precinct 4 plans).
- An assessment of upgrading the power supply to suit peak demand for events was undertaken. Based on cost assessment it is not feasible at this time due to peak demand tariffs, initial cost and ongoing fees.



Services infrastructure in events lawn



Services infrastructure in events lawn

5.6 Organised Sports and Clubs

5.6.1 Key Principles:

- Provide improved facilities for organised sport and clubs.
- New facilities should balance the needs of various organised user groups, schools and clubs at different times so as to maximise use and minimise the park space required.
- Better Integrate sports facilities with parkland.

5.6.2 Summary of Existing Conditions:

A number of different groups use the park for organised sports including football, netball, cricket, bowls and skating.

The sports facilities at the Melton Recreation Reserve are shared by a number of clubs including football, netball and cricket and are not sufficient and flexible enough to cater for all users. Upgrades are required to the pavilion, oval, netball/tennis courts and skate area to better accommodate the needs of these groups.

The cricket club uses two practice nets that are in good condition, however the two old nets are not fit for purpose.

The CFA fire track was built in 1996 and is used by juniors and seniors for training and competitions. The CFA is hoping to host state championships in future which would boost tourism to the area. The track is in good condition and well used and includes sub-surface pumps and water storage.

The skate park is in good condition and provides variety but the vertical ramp is not well used and is at the end of its lifespan.

There are two older tennis / netball courts in the youth precinct that are in poor condition and lack floodlights.

The bowls club includes two synthetic bowling greens (1 floodlit) and the clubhouse has recently been upgraded and is in excellent

condition.

The Melton Country Club is leased from Council by the Essendon Football Club and the existing lease area (current as of November 2018) includes the building and a portion of land to the west used for overflow parking (Refer Fig.3 Section 2.6)

5.6.3 Key Issues:

- Oval is too small for senior football (145m goal to goal), and on undesirable east west alignment.
- The turf surface is in poor condition with uneven surface, no sub-surface drainage and mixed turf species.
- An upgrade and expansion of cricket net facilities required.
- Temporary fencing installed for ticketing is being left in place between games creating barrier between oval and parkland.
- The high quality netball court (installed in 2016) is too close to the skate park resulting in vandalism and player discomfort.
- CFA fire track does not have adequate protection from fire for crowds in events.
- Upgrades are required to CFA facilities for competitions.
- Pavilion does not cater for all users (See Section 5.7 Buildings).

See Precinct 6 plan for netball upgrades and Precinct 8 plan for minor upgrades to bowls club.

5.6.4 Recommendations:

The following two options for oval upgrades were explored as part of the development of the master plan. Budget availability, long-term closure and opportunities for the club to temporarily locate, and growth demands will need to be explored in more detail prior to the implementation of oval upgrades.



Option 1 - Re-align Oval (Primary)

- Increase oval size on north-south orientation and upgrade turf surface.
- Provide new pavilion to north east of oval with all gender change rooms.
- Provide separate netball facilities by netball courts.
- Provide new cricket practice net and associated maintenance shed with power.
- Provide sleeved removable fencing between oval and northern parkland.
- Improve landscape to oval surrounds including deck, mound, terraces and tree planting.
- Improvements to CFA facilities including low safety barrier, judges box and marshall's track.

Advantages:

- Improved oval alignment for sports.
- Improved relationship between oval and parkland.
- Existing playground retained and could be expanded and integrated with landscape.
- Minimised vehicle traffic in park with reduced conflicts between pedestrians and vehicles, particularly at playground.
- Building location relates well to Melton Country Club.

Disadvantages:

- More costly
- Separate netball facilities required
- Requires removal of large existing Red Gum - requires further investigation (significance to be determined)



Fig. 12 Oval Re-alignment Option 1 - Primary

Option 2 - Minimal change (Secondary)

- Increase oval size, upgrade turf surface and maintain east-west orientation.
- Provide new pavilion in similar position to existing with netball, football and cricket facilities (including change rooms and storage) co-located.
- Provide new cricket practice net and associated maintenance shed with power.
- Provide sleeved fencing between oval and northern parkland.
- Improve landscape to oval surrounds including deck, mound, terraces and tree planting.
- Improvements to CFA facilities including low safety barrier, judges box and marshall's track.

Advantages:

- Less costly.
- Co-location of all sports facilities in pavilion.
- Large Red Gum retained.

Disadvantages:

- East - west oval alignment not preferred for sports.
- Playground removal required.
- Roads and building have larger footprint in parkland and relationship with surrounding parkland is not optimal.

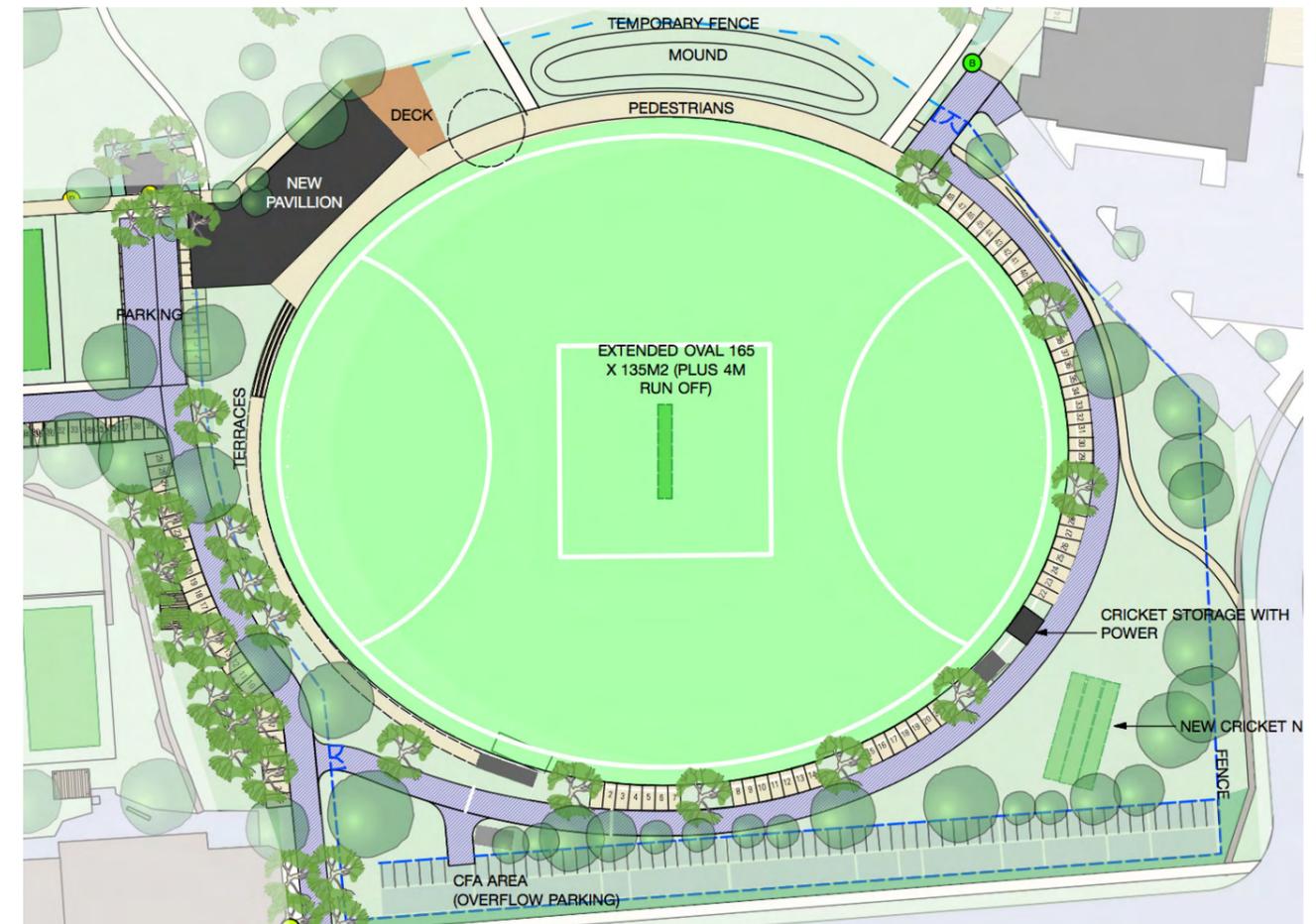


Fig. 13 Oval Re-alignment Option 2 - Secondary

5.7 Buildings

5.7.1 Key Principles:

- Buildings should be kept to a minimum and should have multi-functional shared use and community benefit.
- The footprint and visual impact of any new buildings should be minimal.
- The new pavilion should be well designed and contemporary.

5.7.2 Summary of Existing Conditions:

The park includes approximately 20 buildings that vary in age from historic settler cottages and outbuildings to a variety of shelters, toilets and pavilion installed between the 1980's and today.

Building conditions audits have been carried out by Council to assess the physical state of each structure with each building receiving a rating.

The consultation process highlighted issues with the buildings, particularly around safety and fitness for purpose. Of particular concern are the lack of compliant change rooms and lack of womens facilities in the existing sports pavillion and safety concerns around toilets.

The existing pavillion has non-compliant male only change rooms. Netball clubs are currently using temporary change facilities housed in a portable building and a new short - mid term facility is about to be installed near netball court.

The recommendations made in this report take into account both the physical conditions audits and the feedback from the consultation process.

5.7.3 Key Issues

- Pavilion does not cater for netball users and has non-compliant male only change rooms, lacks secure storage. The existing kitchen is too small and separate serveries are required for food and alcohol.
- Recreation Reserve public toilets are not well integrated with landscape and perceptions of safety are poor.
- Netball currently using portable change rooms / toilets away from netball courts.
- The Willows machinery sheds and historic dairy require structural review to prevent safety risk.
- Raglan Cottage location is exposed and does not have usable outdoor space for occupying artists.
- Defunct buildings clutter park and reduce usable park space.
- Shelters and rotundas are dated, not consistent in style and not meeting current accessibility standards.

5.7.4 Recommendations

- Replace existing Melton Recreation Reserve pavilion with a new multi functional building (Appox 1000m2 footprint). New building to have all gender change rooms, secure storage, improved social rooms, kitchen and servery.
- Upgrade Melton Recreation Reserve public toilet block including landscape surround, lighting and paint to suit park colour palette.
- Re-use late 2018 prefabricated netball facilities building and co-locate with new netball courts.
- Undertake structural review of historic buildings in poor and fair condition to determine extent of repairs required to maintain use (subject to heritage specialist

review and advice).

- Create separate garden space around Raglan Cottage for use artists in residence.
- Remove defunct buildings with failed ratings including the tennis shed.
- Outdated shelters and rotundas should be replaced with well designed custom.

The following table is a summary of existing building condition audit - defunct buildings and those in poor condition require priority attention.

EXISTING BUILDING SCHEDULE

Reference	Building Name	Condition Rating
1	Raglan Cottage	Fair
2	Melton Recreation Reserve Pavilion	Good*
3	Dunvegan Cottage	Fair
4	The Willows Historical Homestead	Fair
5	Willows Machinery Shed	Poor
6	Melton Bowling Club	Good
7	Willows Toilets	Good
8	Melton Recreation Reserve Toilets	Good
9	Macs Cottage	Fair
10	Tennis Shed	Failed
11	Macs Cottage Storage Shed	Fair
12	Willows Storage (Historical Society)	Excellent
13	Willows Historic Machinery Shed	Poor
14	Willows Historic Dairy	Poor
15	Melton Bowling Club	Good
16	The Willows Rotunda	Fair
17	Melton Recreation Reserve Rotunda	Fair
18	Men's Shed	Excellent
19	Hannah Watts Park BBQ Shelter	Excellent
20	Melton Recreation Reserve Storage Shed	Good
21	Hannah Watts Park Toilet Block	N/A*

* Denotes buildings not fit for purpose

Building Condition Audit Ratings (physical attributes only)

Excellent - Not new but in Excellent condition with no indicators of any future obsolescence and providing a very high level of remaining service potential

Good - Aged and in good condition and provide an adequate level of remaining service potential. No signs of immediate or short term obsolescence.

Fair - Providing an adequate level of remaining service potential but some concerns over the ability of the asset to continue to provide an adequate level of service in the short to medium term. May be signs of obsolescence in short to mid-term.

Poor - Indicators that will need to renew, upgrade or scrap in near future. Should be reflected by inclusion in the Capital Works Plan to renew or replace in short-term. Very low level of remaining service potential

Failed - At intervention point. No longer providing an acceptable level of service. If remedial action is not taken immediately the asset will need to be closed or decommissioned. A high risk of serious impact, public safety hazards exist.

(from FG Dixon Group Condition Inspection reports 2018)



Raglan Cottage



Melton Recreation Reserve Pavilion



Dunvegan Cottage



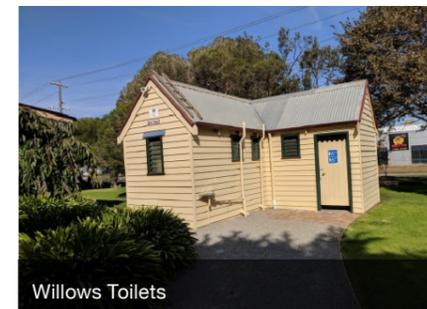
The Willows Historical Homestead



Willows Machinery Shed



Melton Bowling Club



Willows Toilets



Melton Recreation Reserve Toilets



Macs Cottage



Tennis Shed



Macs Cottage Storage Shed



Willows Storage (Historical Society)



Willows Historic Machinery Shed



Willows Historic Dairy



Melton Bowling Club



The Willows Rotunda



Melton Recreation Reserve Rotunda



Men's Shed



Hannah Watts Park BBQ Shelter



Melton Recreation Reserve Storage Shed

Fig. 14 Existing Buildings

PROPOSED BUILDING SCHEDULE

Reference	Building Name
A	Melton Recreation Reserve Pavilion
B	Netball Changerooms
C	Scoreboard & Storage Shed
D	Hannah Watts Park Toilet Block

- PROPOSED BUILDING
- EXISTING BUILDING - RETAINED
- EXISTING BUILDING - REMOVED
- EXISTING SHED / SHELTER - RETAINED
- EXISTING PLAYGROUND
- PROPOSED PLAYGROUND
- PROPOSED BRIDGE
- EXISTING SHELTER
- PROPOSED SHELTER

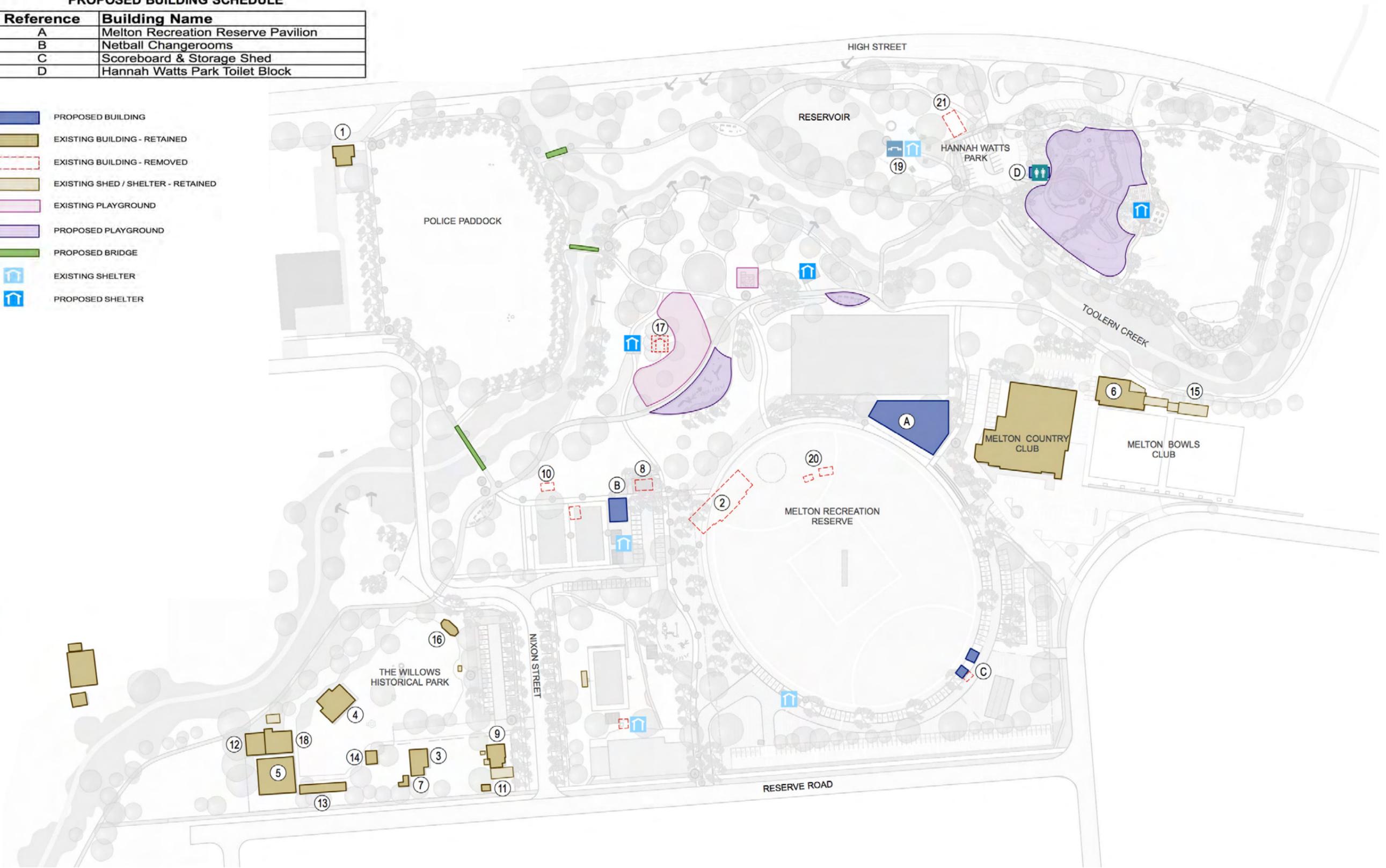


Fig. 15 Existing and proposed buildings plan



Raglan Cottage - New outdoor work space and garden proposed (see Precinct 2 Plan).



Pavilion - Replace with new pavilion that caters to all users (see Precinct 5 Plan).



Willows Machinery Shed - Structural review required (see Precinct 7 Plan).



Melton Recreation Reserve Toilet Block - Upgrade to increase safety, accessibility and presentation (see Precinct 4 Plan).

5.8 Traffic, Parking and Vehicle Management

5.8.1 Key Principles:

- Improve safety and amenity for all Hannah Watts Park Precinct users including pedestrians, cyclists, drivers and all other recreational users by reducing the impacts of vehicles and traffic congestion both within and around the Precinct.
- Car parking capacity should be flexible to adapt to the varying demands of the Park Precinct while having minimal impact on its environment.
- Additional or new permanent car parking should not be provided in the precinct where it results in the permanent loss of open space or parklands.

5.8.2 Summary of Existing Conditions:

The existing roads are functioning well for vehicles, and parking is considered sufficient to meet the needs of drivers and the relevant facilities. However the lack of definition of vehicular areas is impacting on the quality of the parkland and creates unsafe conditions for pedestrians within the park. Of particular concern is the Melton Recreation Reserve entry road proximity to the southern playground.

Large undefined gravel areas for parking should be rationalised to increase parking in set areas and reduce parking footprint on the park.

The CFA fire track is sealed and well located to provide overflow parking for events.

Police Paddock and the space behind the Country Club are well placed to provide overflow parking for events.

5.8.3 Key Issues:

- There are conflicts between vehicles and pedestrians on internal roads, particularly between southern playground and oval and on access road around oval where there are no designated footpaths.
- The main reserve access road forms a barrier between the oval precinct and the playground/netball courts.
- There is no clear delineation between gravel road surfaces and parking areas.
- Designated parking areas are not clearly defined and expansive gravel parking areas require rationalisation to maximise their capacity and reduce their footprint on parkland.
- There are no defined pedestrian crossings at Nixon Street and Hannah Watts Park entry carpark.

5.8.4 Recommendations:

- Re-align road around oval away from playground and netball courts.
- Seal main access roads and provide clear delineated gravel parking bays.
- Provide defined edges, low planting and trees around gravel parking bays to better delineate space and increase shade.
- Investigate use of removable bollards or low barriers with removable segments to allow parking during events and prevent parking in overflow areas when not necessary (eg. day to day use when spaces are available in dedicated parking areas). These areas could be grassed and function as parkland at other times.
- Use low post and rail barriers to prevent vehicles accessing parkland areas.
- Provide raised pedestrian crossings Nixon St and Hannah Watts entry car park.



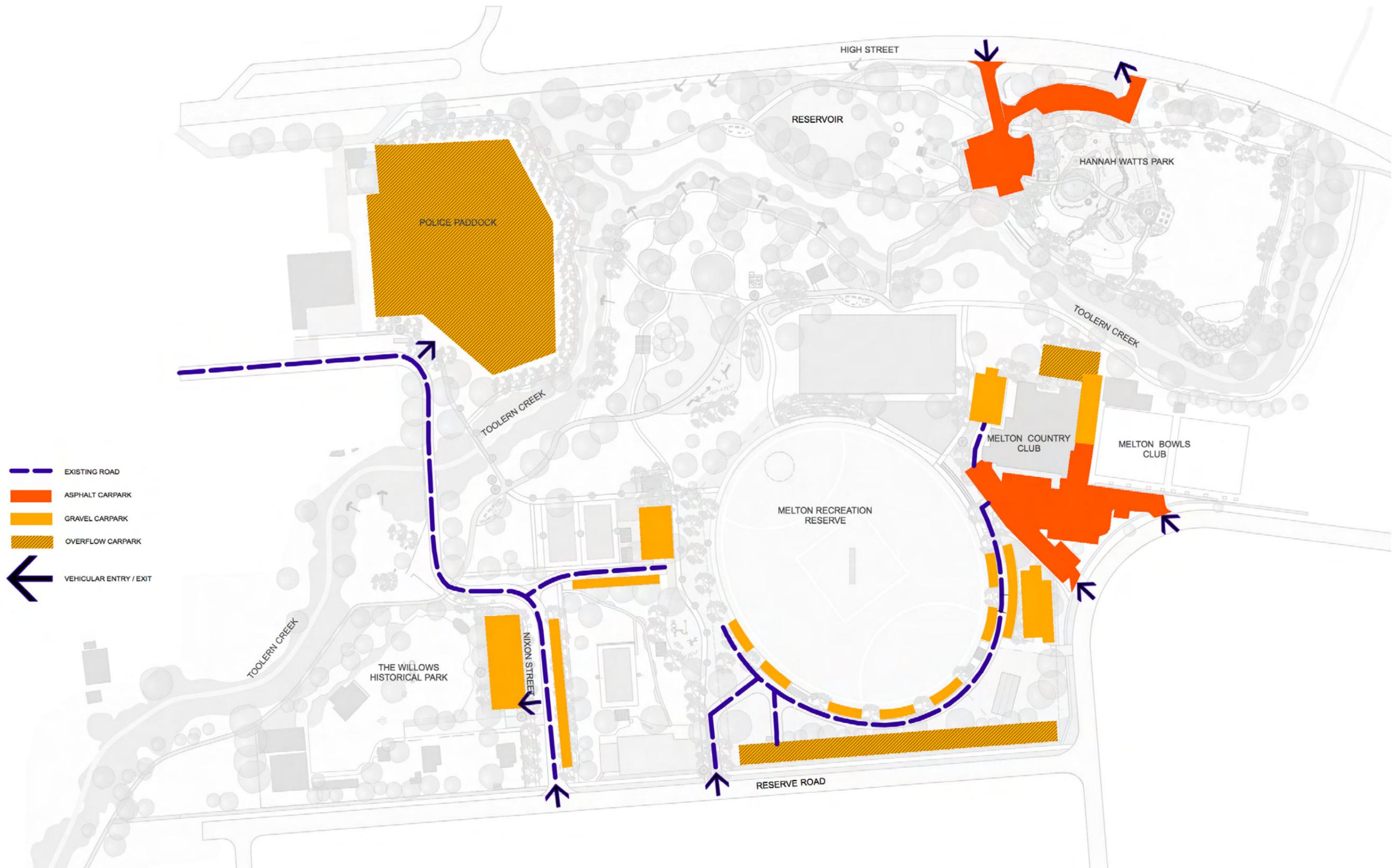


Fig. 16 Proposed Vehicle Access and Parking

5.9 Public Appreciation and Signage

5.9.1 Key Principles:

- Hannah Watts Park Precinct is recognised by the Melton community as the key central open space. Both its Indigenous and European histories should be appropriately protected, enhanced, acknowledged and celebrated.
- Signage as a method of interpretation should be rationalised and integrated within wayfinding signage to ensure historical information is displayed and to minimise visual clutter.
- Enhance public knowledge about the Precinct, its character, vegetation, points of interest and history through improved interpretative and way finding signage.

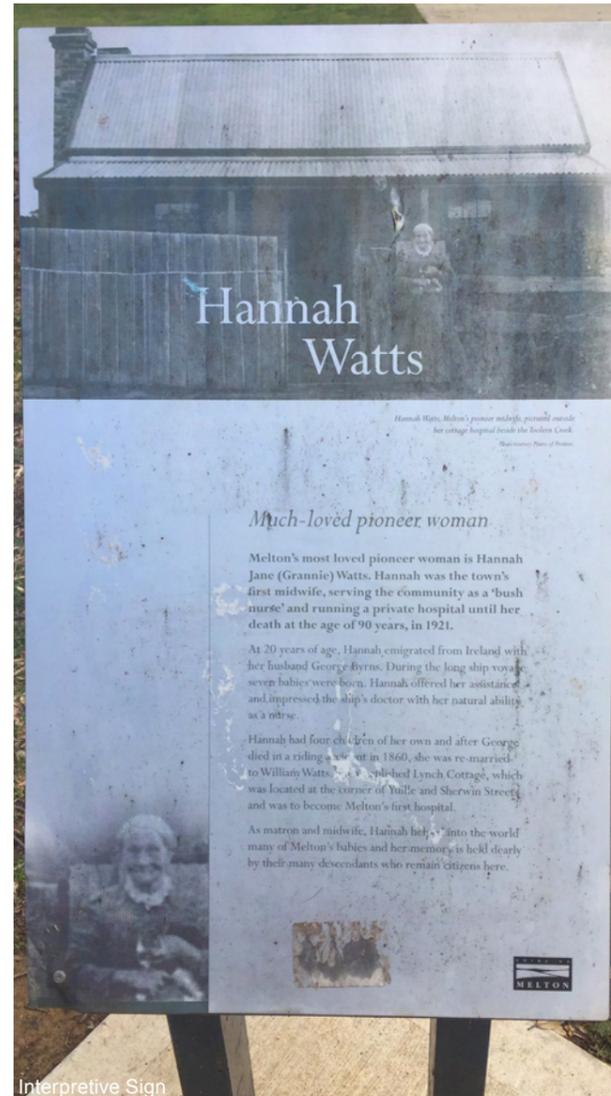
5.9.2 Summary of Existing Conditions:

There are a variety of existing signs throughout the precinct including interpretive, navigational and warning signs. Signage across the entire park precinct is inconsistent and interpretive and warning signs are outdated.

Wayfinding signage is currently limited to the Toolern Creek Trail signs that connect the creek pathway with the broader creek landscape outside the park. There are currently no signs with maps and directional arrows to provide direction to destinations within the park or to surroundings including the Town Centre, Melton Library and Learning Hub, Melton Civic Centre and the broader open space network.

Interpretive signs contain some good information but are text heavy and in need of renewal. Emphasis is on post settler history.

The dry stone wall at the park entry is an attractive feature however the existing inset timber name sign is small and not easily read from passing cars.



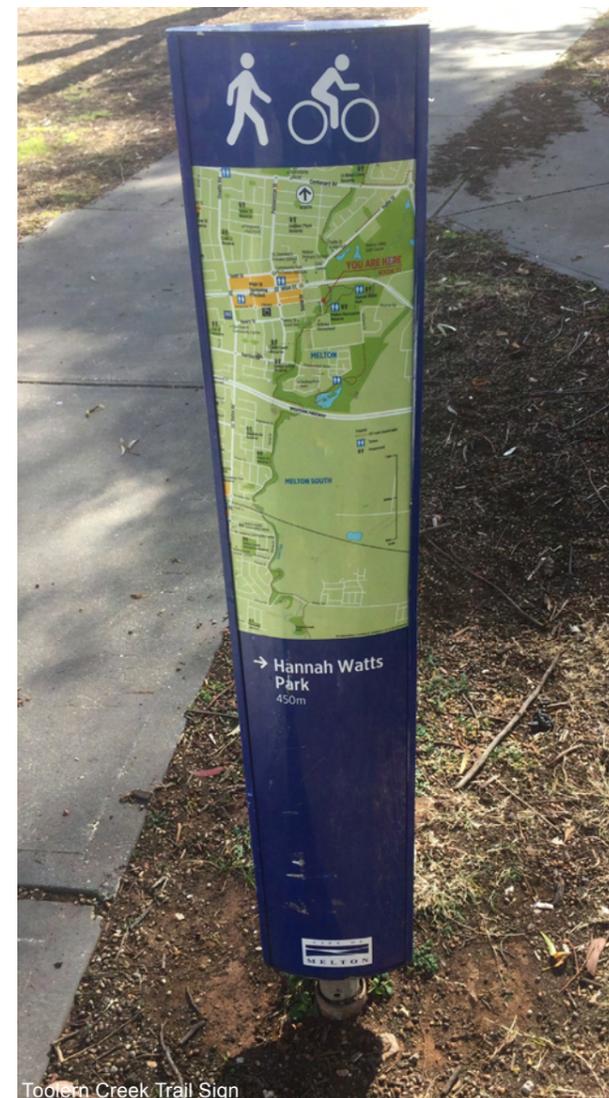
Interpretive Sign



Warning Sign



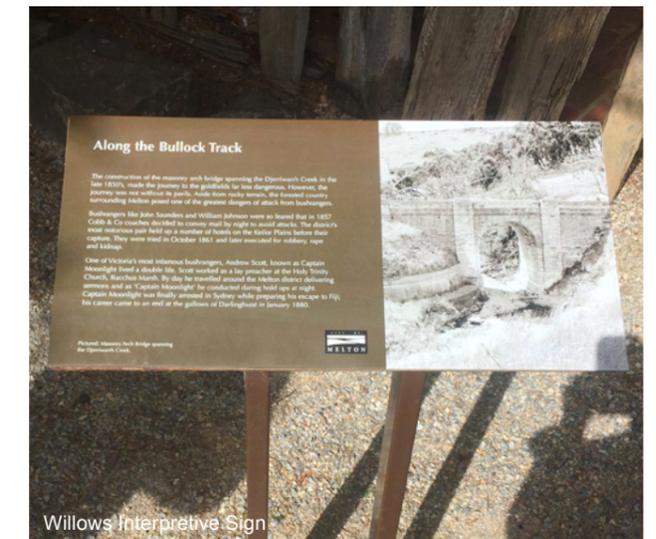
Park Entry Sign



Toolern Creek Trail Sign



Willows Interpretive Sign



Willows Interpretive Sign

Fig. 17 Existing Park Signs

5.9.7 Key Issues:

- The signage isn't universally designed for users with a vision impairment.
- The signage isn't strategically located.
- The signs are outdated and inconsistent in style.
- There is a lack of wayfinding signs within the Park Precinct.
- The interpretive signs are faded and text heavy.
- The park entry sign at High Street is too small to read from the road.
- The Reserve Road frontage lacks precinct entry signage.
- Indigenous history is not equitably expressed and the content is not current.

5.9.8 Recommendations

- Remove the existing signs and replace with a new suite of signs that incorporate wayfinding, interpretation and warnings.
- Replace the name sign at the Hannah Watts Park entry on High Street with larger steel lettering (fixed to the existing wall) that is legible from the road.

- Create a small version of the dry stone entry feature with park name sign on Reserve Road.
- Consult with local indigenous representatives about sign content and increase amount of indigenous content in signs. Ensure new signs incorporate their history and knowledge in an equitable and appropriate manner.

Note: This plan is indicative and will be reviewed and refined as part of the detailed design process.



Fig. 18 Precendent Images - Entry Name Sign

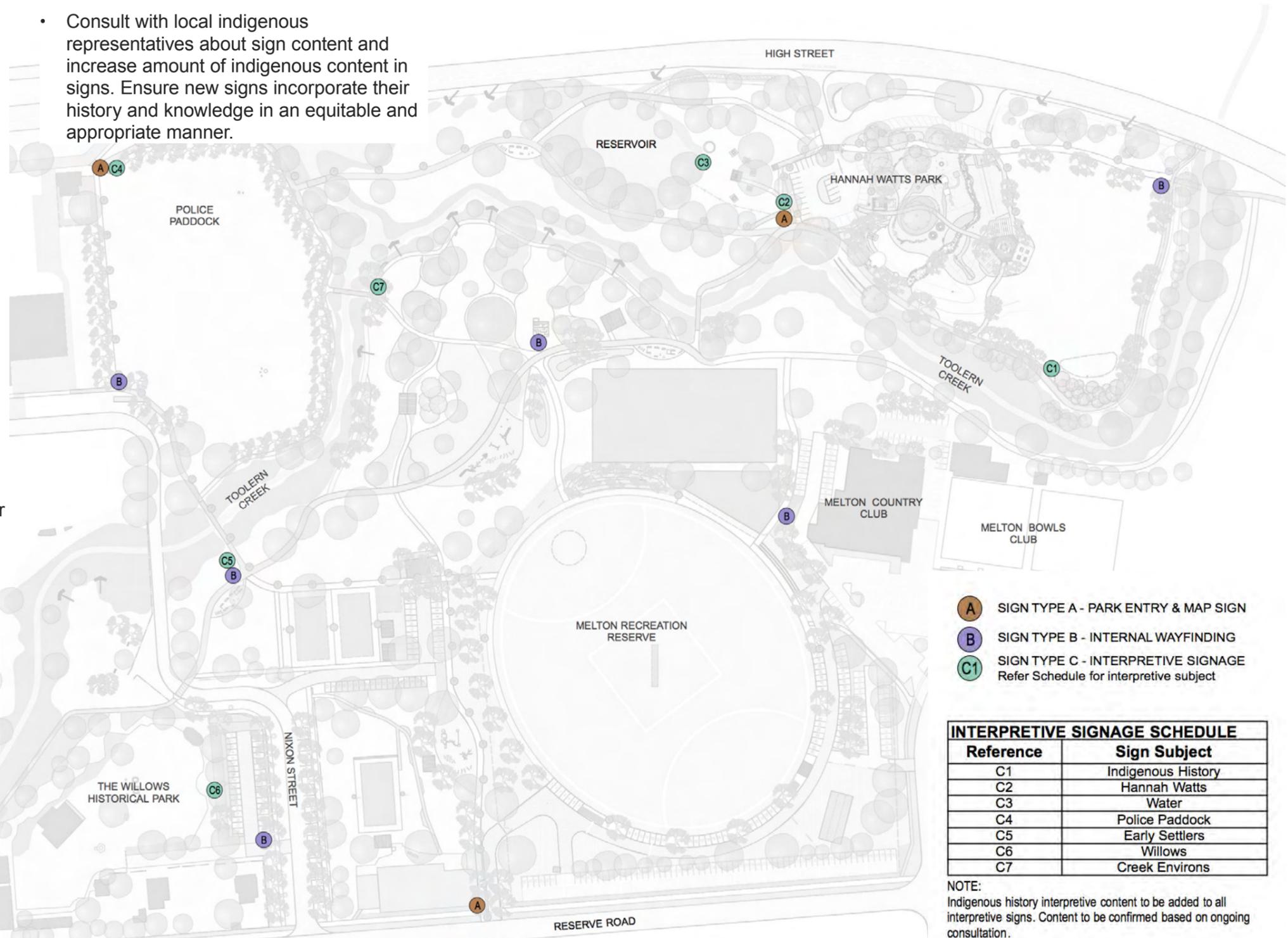


Fig. 19 Indicative Sign Locations Plan

HANNAH WATTS PARK
SIGNAGE DESIGN
SIGNAGE SUITE



Fig. 20 Draft Signage Suite

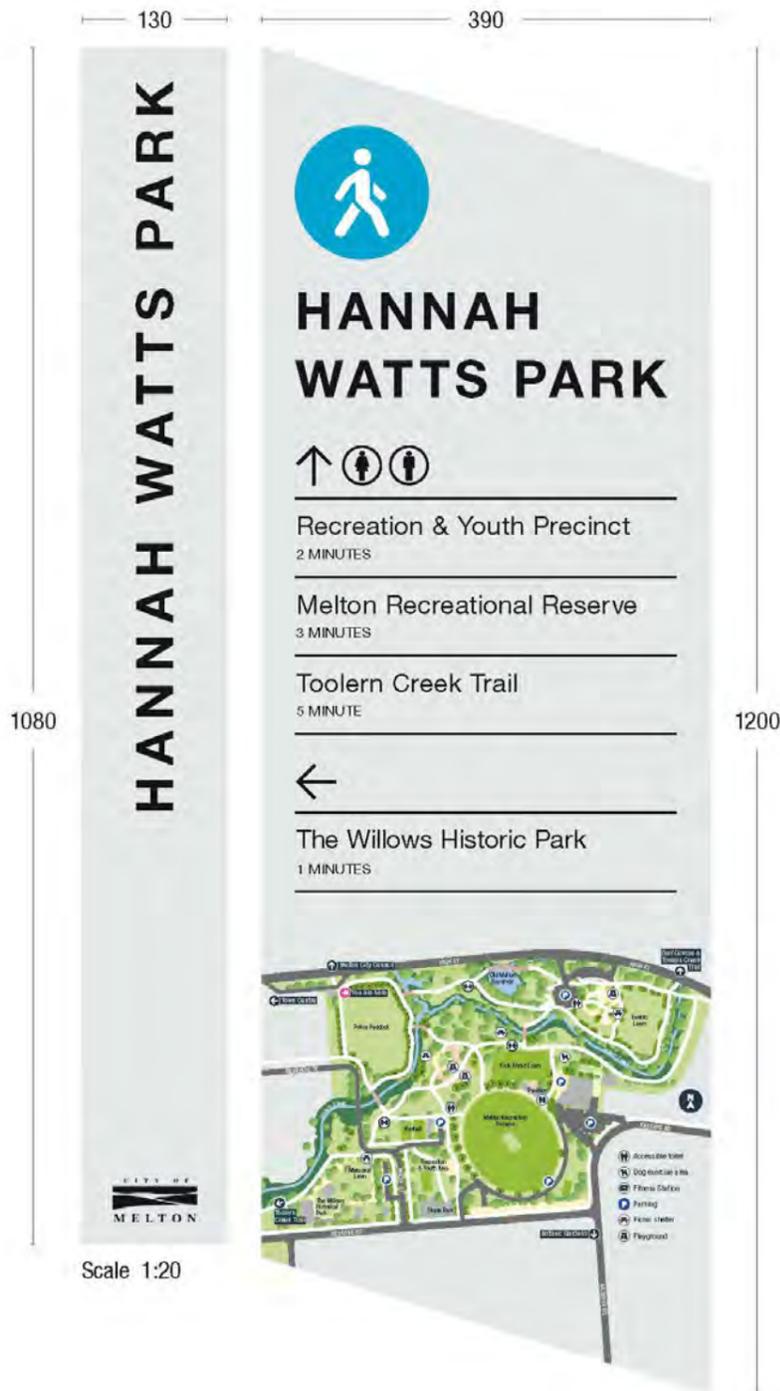
HANNAH WATTS PARK
SIGNAGE DESIGN

Map

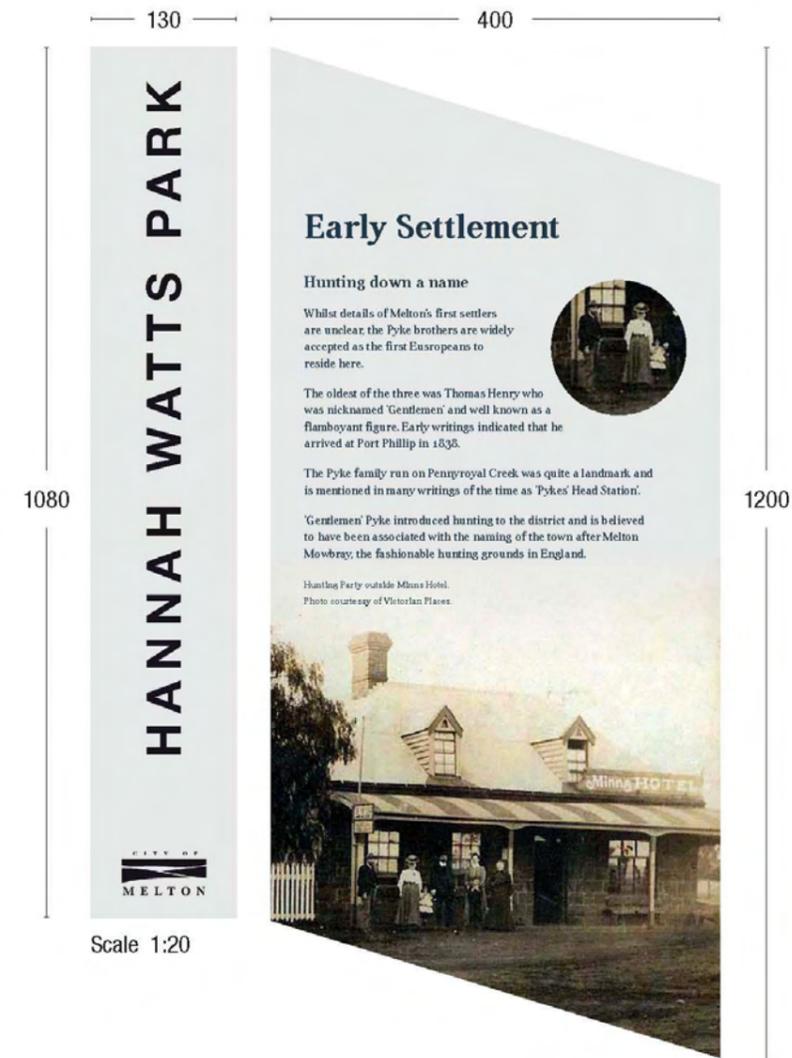


Fig. 21 Draft Wayfinding Sign Map

HANNAH WATTS PARK
SIGNAGE DESIGN
SIGN TYPE A



HANNAH WATTS PARK
SIGNAGE DESIGN
SIGN TYPE B



HANNAH WATTS PARK
SIGNAGE DESIGN
SIGN TYPE C



6 MASTER PLAN

The Hannah Watts Park Precinct Master Plan is an overall plan that summarises the proposed works to be implemented within the Hannah Watts Park Precinct. This includes items relating to each of the nine over-arching principles as explored in the previous chapter. Further detail of the proposals is contained in the following section, including detailed plans and information about existing character, user groups, objectives and recommendations is of each of the eight precincts.

Summary of Master Plan Recommendations

Facilities and Amenities

- 1 New picnic shelter, with furniture and BBQ
- 2 New playground with nature play
- 3 Upgrade existing playground
- 4 New pedestrian lighting (see key)
- 5 New deck / boardwalk

Landscape and Vegetation

- 6 Revegetate eroded creek banks & remove weeds clogging waterway
- 7 Re-introduce water to reservoir
- 8 New rock swale feature and planting
- 9 New mounding
- 10 New landscape terraces

Access, Circulation and Connections

- 11 New paths
- 12 New DDA compliant bridge to replace non-compliant path crossing
- 13 New DDA compliant bridge to replace existing bridge
- 14 New raised pedestrian crossing

Recreation - Health and Wellbeing

- 15 New exercise equipment along circuit path
- 16 Upgrade skate facilities
- 17 Multi purpose court

Event Infrastructure and Social Amenity

- 18 Improve appearance of services in grassed areas

Organised Sports and Clubs

- 19 Re-oriented larger oval
- 20 Relocated and upgraded netball courts and facilities
- 21 Sports facilities improvements (see precinct plans)

Buildings

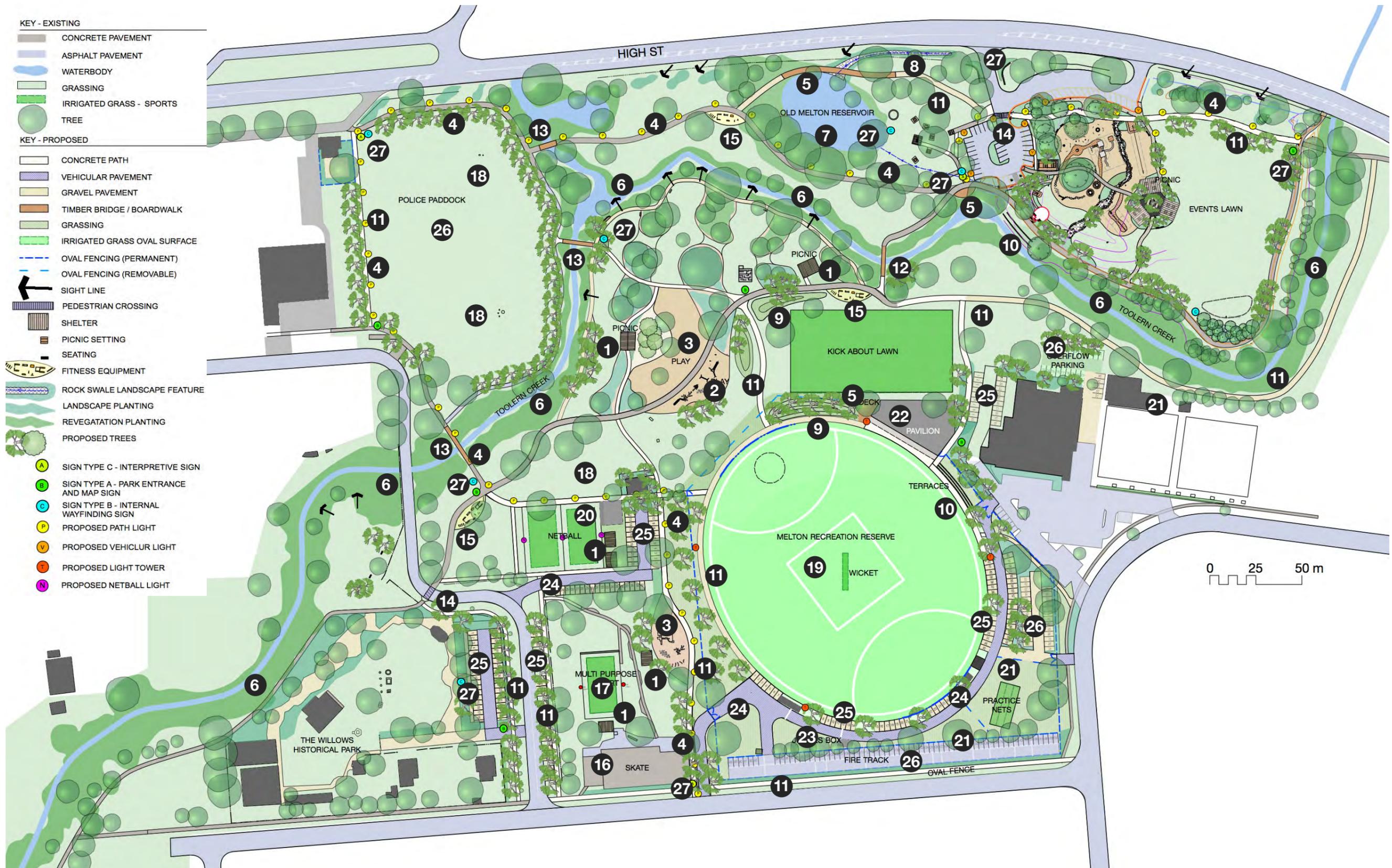
- 22 New sports pavilion
- 23 New judges box and bar / kiosk

Traffic, parking and vehicle management

- 24 New road alignment
- 25 Car parking
- 26 Overflow parking

Public Appreciation and Signage

- 27 New park entry, wayfinding and interpretive signs (see key)



7 PRECINCT PLANS

This section includes a detailed precinct by precinct breakdown with a summary of the existing character, user groups, objectives and recommendations and detailed plan for each of the eight precincts. The precincts include:

Summary of Precincts

Precinct 1A - Gateway, Picnic and Playspace (Stage 1 Completion Works)

This precinct includes the high profile eastern section of Hannah Watts Park. A dry stone wall entry feature flanks the main park entry from High Street leading to the car park. Local and regional visitors arrive here to access the picnic area, playground (junior and senior) and grassed events space nestled in a crook of the Toolern Creek.

A new playground and picnic area design was completed in a separate project (Hannah Watts Park Stage 1) that ran concurrently with the development of this master plan. It will replace the existing facilities installed in the 1990's that are now at the end of their life-span. The detail contained in the following section does not include the works from the Stage 1 project, rather it describes additional work to be carried out in Precinct 1/A that was outside the scope of that project.

Precinct 1B - Former Melton Reservoir, Picnic Area and Parkland

The western section of Hannah Watts Park that fronts onto High Street. This area contains the heritage listed Former Melton Reservoir and Coronation Tree (commemorative tree), a picnic area in a naturalistic bush landscape

with remnant trees and grassed lawns adjacent the creek.

Precinct 2 - Police Paddock

A bridge crossing leads over the creek from Precinct 1/B to Police Paddock, a large open grassed space that fronts on to High Street and is the point of entry to the park for pedestrians coming from the town centre. The space is utilised for large scale events, overflow parking and casual recreation. The historic Raglan Cottage is located in the North West corner and is used by local artists.

Precinct 3 - Toolern Creek Trail

Toolern Creek forms a serpentine spine that snakes through the centre of the Hannah Watts Park Precinct. The natural creek landscape contains areas of valuable ecology with remnant and planted riparian vegetation, habitat and birds. This landscape forms an appealing backdrop for the adjacent park spaces and connects with the wider regional network of creek-line paths and trails. The precinct includes a number of pedestrian crossing points and the large central playground and picnic area that were installed in the 1990's.

Precinct 4 - Informal Recreation Space

A large open grassed space between Toolern Creek and the Melton Recreation Reserve with a toilet block and an irrigated grassed field used for casual recreation, sports and events. The precinct has open views to surrounds including the back of the Melton Country Club buildings.

Precinct 5 - Melton Recreation Reserve

The reserve includes an oval, pavilion and various football, netball and cricket facilities used by sports clubs. A fire track used by the CFA for training and competitions runs along the Reserve Road frontage. A road entry allows vehicles to enter from Reserve Road and park around the oval and in surrounding gravel and grassed areas. The reserve is bounded by a chain mesh fence along Reserve Road and temporary fencing is installed along the northern boundary to enable ticketing of games.

Precinct 6 - Active Recreation and Youth Precinct

This precinct is located between the Melton Recreation Reserve and Nixon Street and has a number of tall native trees that give it a rural bushland character. It includes the oval entry

road, gravel car parking areas, a skate park, a quality netball court, two older netball/tennis courts, a playground and various shelters and furniture.

Precinct 7 - The Willows Historical Park

The Willows Historical Park is separated from the rest of the precinct by Nixon Street and is fenced along all boundaries with entry via the carpark and gate on Nixon Street. The precinct includes the Willows Homestead and various other historical buildings from the settler period arranged around a central lawn.

Precinct 8 - The Melton Country Club and Melton Bowls Club

This precinct includes the Melton Country Club building and carpark which are accessed from Reserve Road and the Melton Bowls Club which shares the carpark. Both of the clubs have their backs turned to the creek landscape and the back of Country Club building is very exposed as the backdrop to the adjacent open parkland. The Bowls Club contains bowling greens and associated facilities and is fenced around the perimeter.



7.1 Precinct 1A - Gateway, Picnic and Playspace (Stage 1 Completion Works)

Note: Playground and Picnic Area improvements to this precinct are currently under construction. The following recommendations include additional items outside the scope of the first stage of works only.

7.1.1 Existing Conditions Summary

Landscape Character

- A high profile open grassed park space with picnic area, playgrounds, stone stage, toilets and irrigated lawn area for local events.
- This precinct is the main entry to Hannah Watts Park and has a dry stone wall entry feature on High Street.
- The High Street frontage has a rustic timber fence and open views to the road.
- Strong natural creek landscape with significant trees and bird life to south and east.

User Groups

- Passing school groups and bus groups.
- Walkers.
- Family groups.
- Local community events including Carols by Candlelight.

Facilities

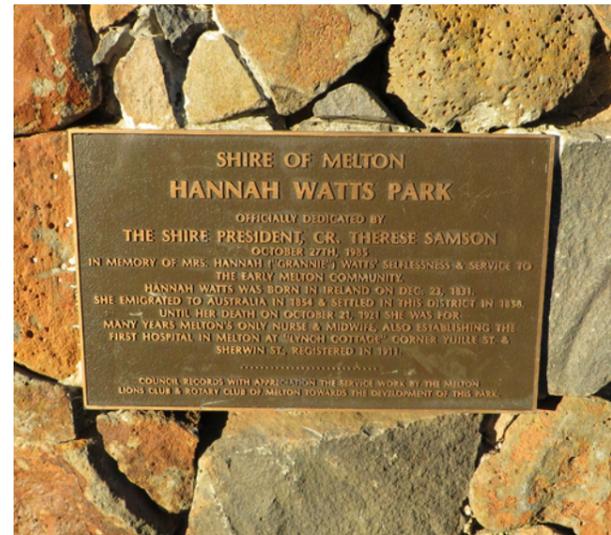
- A new playspace and picnic area have been designed and construction began in October 2018. Refer appendix.
- Asphalt carpark with forty six car parks and three bus spaces. Carpark requires lighting and line marking upgrades for DDA compliance.
- Existing shared path connection from the north east corner along the creek edge.



Dry stone entry walls



Precinct 1A



Car Park



Creek vegetation



Car Park



7.1.2 Objectives

- Improve site layout to better accommodate various uses and increase safety.
- Improve access and DDA compliance.
- Improve pedestrian connectivity to surrounds (particularly along High St edge).
- Improve functionality of events lawn.
- Reduce visual impact of road on site.
- Enhance visual character of park entry and park frontage along High St.
- Create safer pedestrian connection across the carpark.
- Enhance the connection with the natural creek landscape.
- Improve pedestrian navigation to surrounds and strengthen public awareness of the park history.

7.1.3 Recommendations

- 1 Install new shared path connection with lighting along northern edge.
- 2 Install lighting to gravel path to north of picnic shelters.
- 3 Install new path along the eastern car park edge.
- 4 Install kerb ramps and a pedestrian crossing to the car park.
- 5 Provide new planting to the road edge and entry.
- 6 Extend creek type planting to event lawn edge.
- 7 Upgrade line-marking to disabled car spaces.
- 8 Install lighting upgrades to carpark.
- 9 Provide new name sign to dry stone wall at entry (See Section 5.9 Public Appreciation and Signage).



Fig. 22 Precinct 1A Plan

7.2 Precinct 1B - Former Melton Reservoir, Picnic Area and Parkland

7.2.1 Existing Conditions Summary

Landscape Character

- Sunken naturalistic landscape with river red gums and native vegetation.
- Heritage listed Former Melton Reservoir forms a visible vegetated depression in the centre of the area. This currently does not hold water.
- Sunken topography and trees create a secluded feel to the grassed picnic area west of the reservoir.
- The western area is flatter, more exposed to High Street and includes exotic vegetation, open lawn with a sprayed edge along the creek and the 'Coronation Tree'.

User Groups

- Picnickers and walkers.

Facilities

- A Picnic area with five picnic settings on isolated brick pavements, drinking fountain, single rubbish bin and shelter on concrete pavement with BBQ.
- A memorial tree (for road victims) with a bench seat.
- The Historic Former Melton Reservoir with heritage listed inlet (not obvious), warning signage, small timber deck, one rustic bench seat.
- The Coronation Tree - Heritage listed tree (Mexican Cypress) commemorating Queen Elizabeth II's coronation with a plaque and bench seat.
- Concrete shared path connects east to west across the precinct just north of Toolern Creek.



Melton Reservoir



Precinct 1B



High St traffic



Picnic shelter



Road victims memorial



Creek edge maintenance



Exotic creek vegetation



Coronation tree

7.2.2 Objectives

- Improve picnic facilities and accessibility of picnic area for all users.
- Enhance experience of the reservoir both from road and within park and understanding of its historical significance.
- Reduce the visual impact of the road.
- Improve path access to the picnic area, reservoir and to surrounds.
- Improve perceptions of safety in picnic area.
- Improve pedestrian navigation with wayfinding signage.
- Provide opportunities for fitness and exercise.

7.2.3 Recommendations

- 1 Provide new accessible furniture that is consistent with park furniture palette.
- 2 Provide new path connection and boardwalk along northern edge of reservoir to enhance the experience along the waters edge.
- 3 Install new pedestrian lighting to the shared path.
- 4 Provide DDA path access to the picnic area from the carpark.
- 5 Provide new planting along northern park boundary to increase separation between road and park (maintain sight lines for passive surveillance).
- 6 Re-introduce water to reservoir. Re-direct car park storm water to reservoir and top up with recycled water supply from golf course (may require UV filter to achieve Class A water quality and new pump with increased capacity). Further Investigation as to water holding capacity of reservoir required.

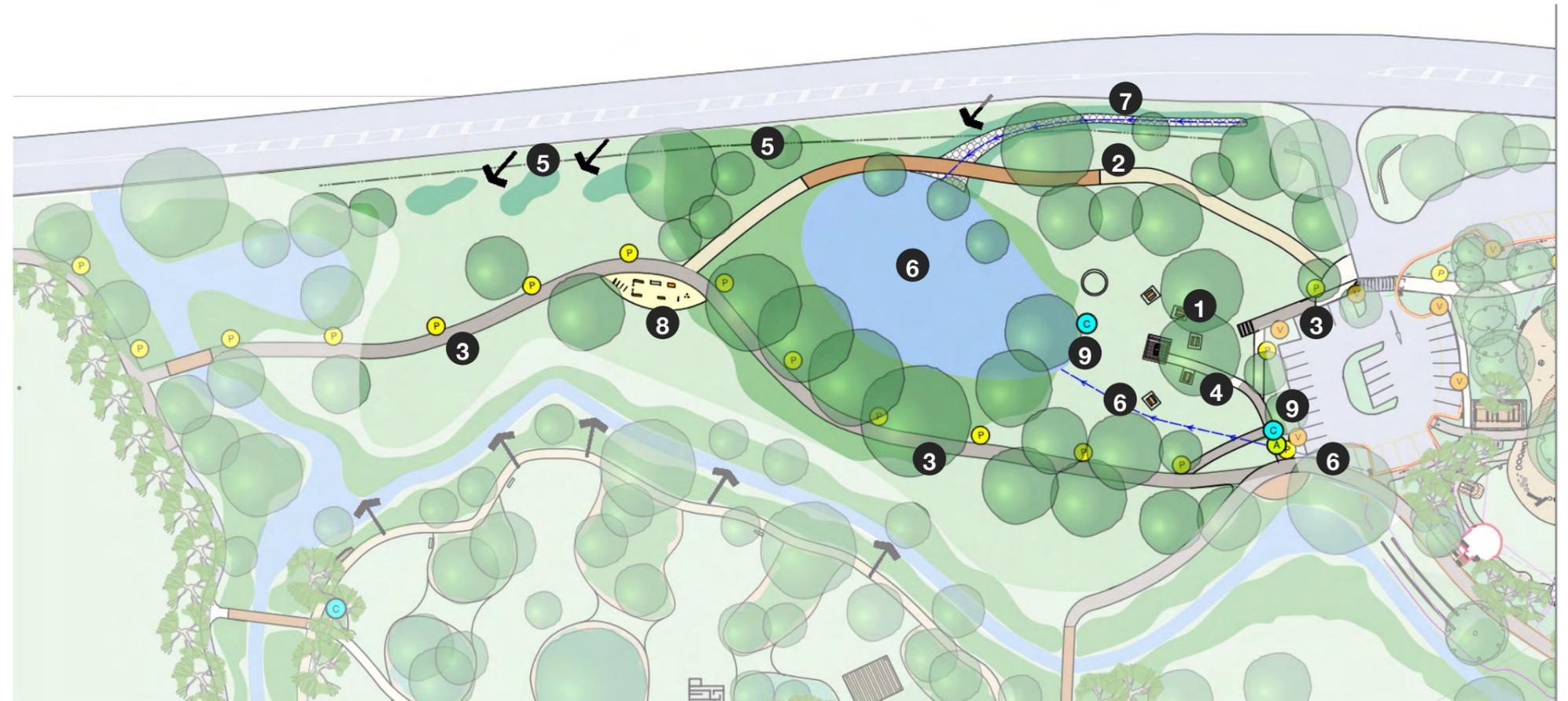


Fig. 23 Precinct 1B Plan

- 7 Create feature rock swale along road edge to direct road run-of to reservoir. Include bio-filtration planting.
- 8 Install new exercise equipment station with all ages equipment and drinking fountain.
- 9 New wayfinding and interpretive signs around low rainfall and reservoir history.

Note: Existing toilet block will be demolished as part of Stage 1A.

7.3 Precinct 2 - Police Paddock

7.3.1 Existing Conditions Summary

Landscape Character

- Open flat grassed paddock with some trees at edges including established native trees along Toolern Creek and near Raglan Cottage creek and recently planted Norfolk Island Pines along the path by Toolern Creek and High Street.
- Police Paddock is separated from the rest of the park precinct by Toolern Creek.
- The western edge abuts the CFA carpark.
- Historic Raglan Cottage sits on exposed north west corner.
- There is a shared path connection along the northern boundary, separated from High Street by a rustic timber fence.

User Groups

- Walkers.
- Djerriwarrh Festival and other large scale events.
- Artists currently occupying Raglan Cottage.
- Over flow parking for festivals and events.
- Lions Club Carnival (leased to the Lions Club until 2023).

Facilities

- Open grassed field.
- Services infrastructure with bollards.
- Concrete walking path along creek.
- Concrete driveway for vehicle entry on corner Nixon and McKenzie Streets.
- A Police Paddock name sign and a Raglan Cottage interpretive sign.
- A shared path along the High St frontage.



Existing services



Precinct 2



Raglan Cottage



Open grassed paddock



Shared path along High St



Interpretive sign



Norfolk Island Pines



View from High St

7.3.2 Objectives

- Retain as a flexible use space that accommodates large scale events, the Lions Club Carnival, festival fireworks and overflow parking.
- Formalise the edges to create better delineation of the space from surrounds.
- Reduce the visual impact of the adjacent carpark and development.
- Improve pedestrian connections, wayfinding and pedestrian safety at night.
- Formalise vehicle entry points.
- Increase shade along boundaries.
- Improve the setting around Raglan Cottage and include dedicated outdoor space.
- Reduce visual impact of services infrastructure in the grassed area.

7.3.3 Recommendations

- 1** New trees and understory planting along north and west perimeter (maintain view lines for passive surveillance).
- 2** Strengthen creek type native planting on eastern edge. Replace Norfolk Island Pines with Indigenous species to enhance natural creek landscape.
- 3** Create private garden space with designated outdoor work area, seating and planting for artists occupying Raglan Cottage.
- 4** Provide new path connection with pedestrian lighting along western site edge.
- 5** Review services valves and reduce visual prominence in space.
- 6** Provide new wayfinding and interpretive signage.



Fig. 24 Precinct 2 Plan

7.4 Precinct 3 - Toolern Creek Trail

7.4.1 Existing Conditions Summary

Landscape Character

- Toolern Creek meanders through the park creating a vegetated informal native spine with trees, riparian vegetation and rocks. The creek is dry in parts with some areas of open water.
- The vegetation condition along the creek varies with areas of strong native character to overgrown areas requiring clean up and weed management and areas of eroded banks.
- A playground, with junior and senior equipment and a maze, and a picnic area are located immediately adjacent the south side of the creek in the centre of the park.
- The heritage listed stone weir (located beneath the Nixon Street crossing) is not easily visible.
- Current maintenance practices have created a distinct line between the creek landscape and it's immediate surrounds.

User Groups

- Picnickers, walkers, families, Friends of Toolern Creek, and vehicular traffic on Nixon Street.

Facilities

- A picnic area with two table settings, a double BBQ, a bin and a large Rotary Rotunda.
- A Playground with junior play area, older years play area, maze and rustic bench seats.
- A concrete shared path connects from the north east (Precinct 1A and 1/B) along creek line to the south west.
- Gravel paths to the playground and picnic area.



Creek Landscape



Precinct 3



Eroded section of bank



Abrupt delineation between creek and park



Play maze



Toolern Creek Bridge



Picnic facilities



Older years playground

7.4.2 Objectives

- Improve play and picnic facilities as well as access for all users.
- Ensure creek crossings are accessible at all times.
- Improve experience of creek landscape and access to creek edge.
- Extend creek landscape into adjacent areas.
- Improve creek health by revegetating with indigenous species.
- Improve visitor understanding of the Toolern Creek environment.
- Improve wayfinding.

7.4.3 Recommendations

- 1** Prepare a revegetation strategy to improve vegetation along the entire length of the creek within the park precinct. Revegetate eroded banks and action Melbourne Water to remove weeds clogging waterway.
- 2** New DDA compliant bridge to replace non-compliant path crossing that is currently not passable when creek is flowing.
- 3** New DDA compliant bridge to replace existing bridges.
- 4** Provide new path connection from High St, along southern side of creek and across the north of kick-about space.



Fig. 25 Precinct 3 Plan

7.4.4 Recommendations continued

- 5 New accessible picnic area with new shelter and furniture.
- 6 New playground with nature play.
- 7 Existing playground retained with improved landscape surround.
- 8 Small seating areas close to creek with views to water (low planting only).
- 9 Improve transparency of play maze.
- 11 New new bird hide.
- 12 New creek exploration trail.
- 13 New Landscaped shady grove.
- 14 Consider opportunity for rock stepper creek crossing.
- 15 New creek side terraces and deck (subject to Aboriginal Cultural Heritage approval).
- 16 Provide indigenous amenity under-planting to extend creek landscape into picnic and play areas.
- 17 Provide new exercise equipment along circuit path.
- 18 New park suite wayfinding and Interpretive signage.



Fig. 26 Precinct 3 Detailed Plan

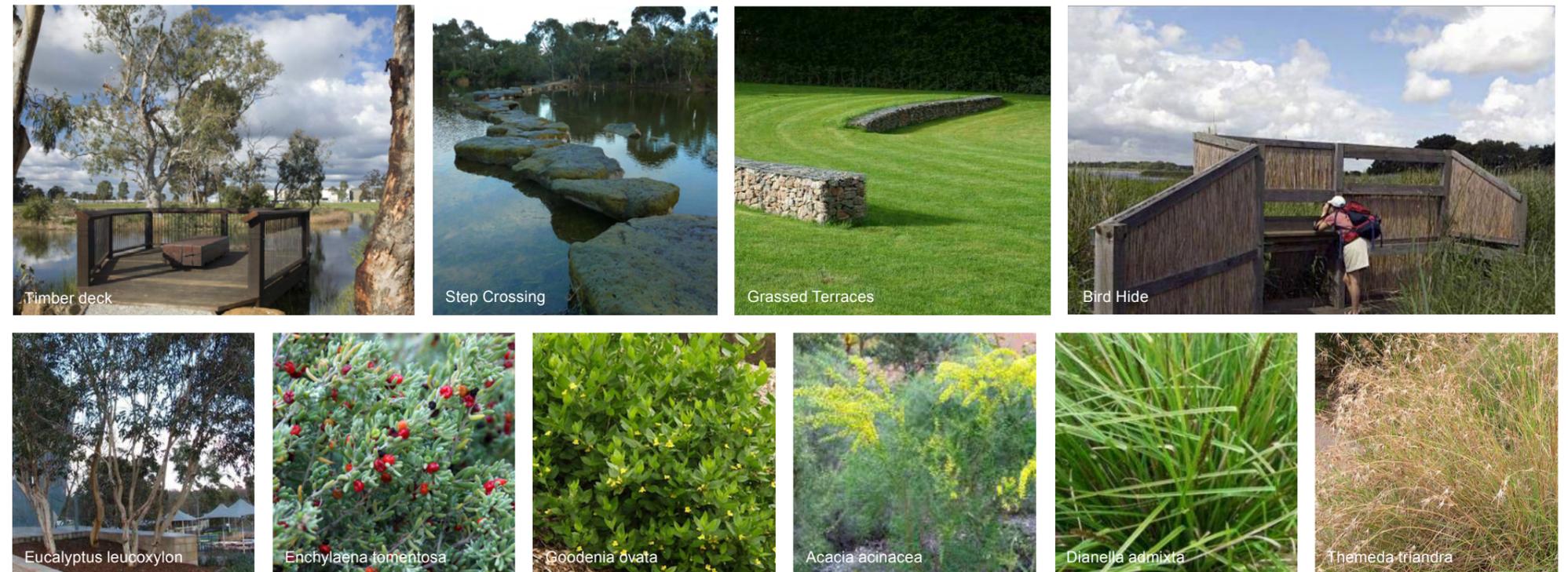


Fig. 28 Example of landscape elements

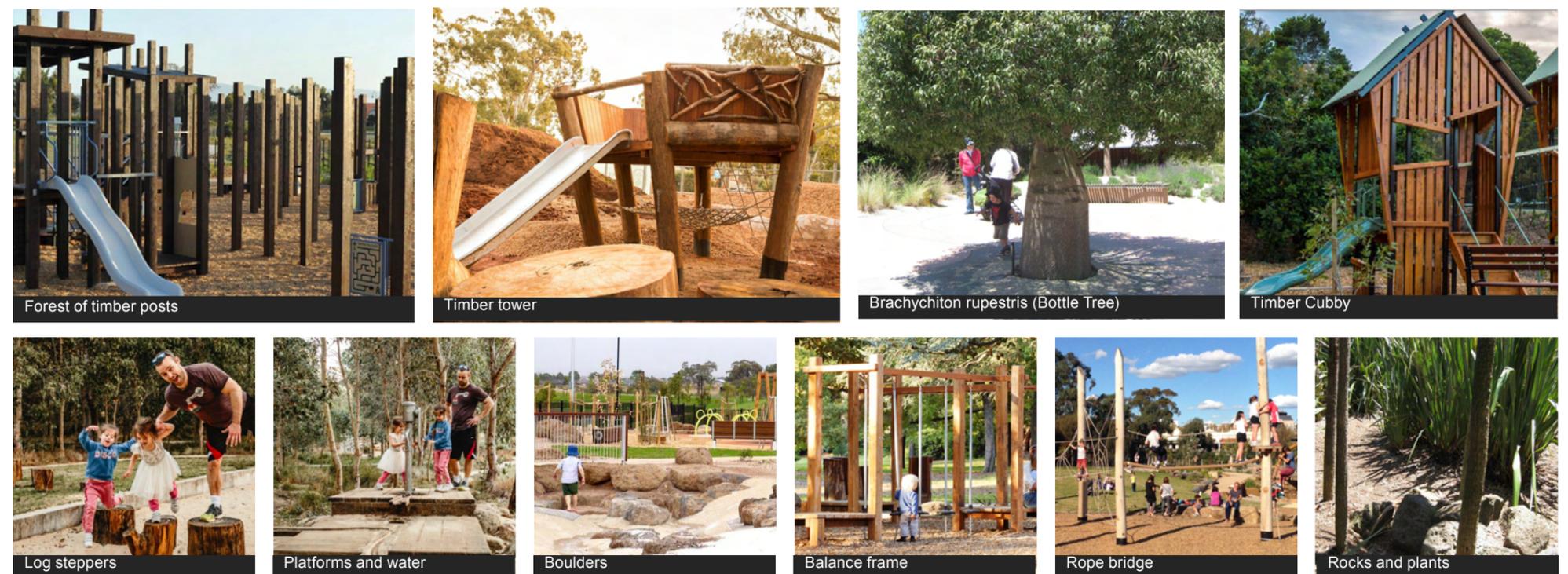


Fig. 27 Examples of play elements

7.5 Precinct 4 - Informal Recreation Space

7.5.1 Existing Conditions Summary

Landscape Character

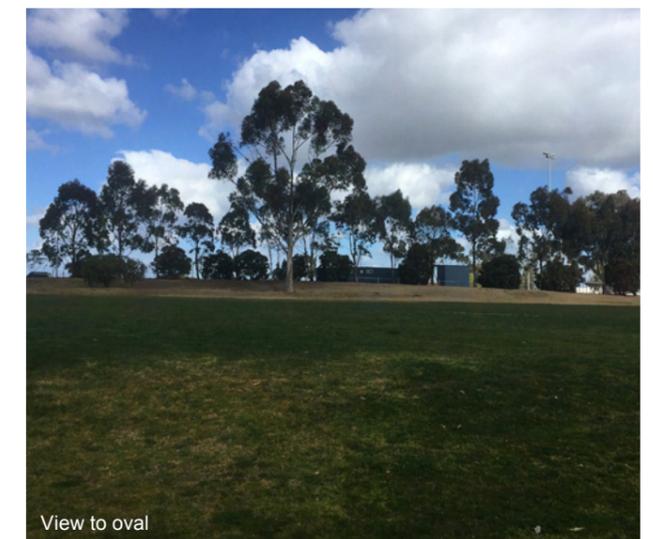
- Large flat open grassed 'kick-about' space in the centre of the park .
- Minimal vegetation and lack of definition to spaces.
- Open views to surrounds including the back of Melton Country Club.
- Boundary to sports pavilion and oval includes some screen planting and a few large exotic and native trees.

User Groups

- Walkers, casual sports, organised sports training, Djerriwarrh Festival.

Facilities

- Open irrigated grassed field.
- Services infrastructure in lawn area.
- A toilet block.



7.5.2 Objectives

- Retain kick-about lawn for casual recreation and organised sports training.
- Continue to provide for events and provide on site power where feasible.
- Lessen visual impact of Melton Country Club on site.
- Increase shade.
- Improve path connections.
- Consolidate and formalise overflow parking at northern side of Country Club.
- Reduce visual impact of services infrastructure in grassed area.
- Improve appearance, access and perceptions of safety at toilet block.

7.5.3 Recommendations

- 1 Maintain irrigated lawn area / kick about space for organised sports training and casual recreation.
- 2 Investigate feasibility of providing power to events lawn (refer Electrical Services Report in appendix).
- 3 Provide planting to eastern perimeter to screen the western side of the Country Club.
- 4 Provide three new north-south path connections.
- 5 Create informal parking to the north of the Melton Bowls Club on a grassed area, defining and controlling the space with planting, low post and rail fencing, bollards or a combination of these elements.
- 6 Review services infrastructure and opportunities to reduce its prominence in the space (eg. remove fenced enclosures and install pit lids or conceal with planting).
- 7 Upgrade toilet block with CPTED design principles to increase safety, accessibility and its presentation standard, using the



Fig. 29 Precinct 4 Plan

designated materials and finishes palette shown in 5.1. Improve planting around the toilet block without impeding on site lines or access.

- 8 Investigate the feasibility of lighting installation to the kick about space including an assessment of the potential impacts to ecological health of the site.

7.6 Precinct 5 - Melton Recreation Reserve

7.6.1 Existing Conditions Summary

Landscape Character

- A fenced community oval used for organised sports and events.
- The landscape surrounding the oval is flat with open views and scattered native trees.
- The sports pavilion in the north west corner backs onto parkland and is surrounded by gravel car parking.
- The entire circumference of the oval is vehicle accessible via gravel.
- Cricket practice wickets are located across the oval from the car parking and pavilion.
- The Reserve Road frontage is fenced (chain mesh) and an asphalt paved CFA fire track (used for training and competitions) runs along the inside edge of the fence.
- The asphalt entry road from Reserve Road leads to a gravel car park behind the pavilion.

User Groups

- Melton South Junior Football Club (football & netball).
- Melton South Football Club (football & netball).
- Melton South Cricket Club.
- Melton Country Fire Authority (CFA).

Facilities

- A sports pavilion with male only change facilities.
- A grassed east-west oval (150m long) with a hard wicket.
- A score board.
- Two shelters with bench seats.

- Two cricket practice pitches.
- A CFA fire track with viewing tower.
- Bench seats and bins, mainly around pavilion.
- Portable public toilets.
- Temporary fencing to northern perimeter to restrict access during games.
- Gravel parking that accommodates crowds of approx. 500-1000 people.



Access gates



Precinct 5



Gravel entry



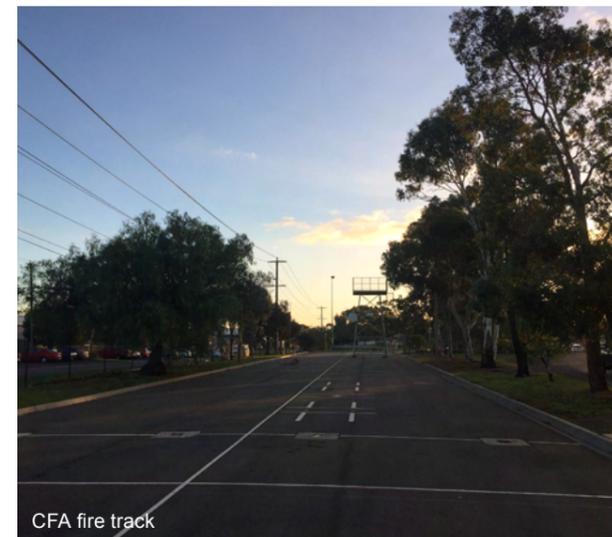
Pavillion



View to back of Pavillion



Temporary fencing and amenities building



CFA fire track



Cricket practice nets

7.6.2 Objectives

- Provide a new pavilion that accommodates all users.
- Improve sports facilities for clubs as required (eg. practice nets, change rooms to be usable for all genders & ages, enlarge oval etc).
- Improve shade and amenity for viewers
- Better integrate oval within park landscape and improve connections to surrounding facilities.
- Rationalise vehicular access and parking to maximise efficient use of space and to improve pedestrian safety (especially at entry road near playground).
- Improve safe pedestrian connections.
- Improve frontage to Reserve Road.

7.6.3 Recommendations

- 1 Provide a new pavilion with improved change rooms that accommodate all genders and ages, storage, and improved kitchen with separate bar and food serving areas.
- 2 Re-align oval and increase size of playing surface (approximately 15m). See Section 5.6.4 for alternative oval option.
- 3 Provide new practice net, maintenance shed and associated power for cricket.
- 4 Re-align entry road and consolidate parking to improve amenity and safety.
- 5 Formalise entry and exit points and upgrade fencing.
- 6 Provide new furniture (seats, bins etc) to oval surround consistent with park furniture palette.
- 7 New trees and planting.
- 8 Review lighting requirements and consider option to relocate existing floodlight towers. Add globes to floodlight towers to light CFA track and cricket practice nets.
- 9 New viewing terraces.

- 10 New outdoor deck to north of pavilion.
- 11 Install sleeved for removable fencing to northern edge of oval.
- 12 Re-locate existing goal backdrop netting, light tower poles and other existing elements where possible.
- 13 Provide new CFA judges box (approx footprint 4x8m) with bar/kiosk below.
- 14 Line-marking to 20.5m long marshall's track.
- 15 New low barrier fence to CFA track.
- 16 New pedestrian paths.
- 17 Existing redgum to be removed - subject to assessment of significance.

Note: This plan is subject to changes during detailed design to ensure that functional requirements of the sports and associated clubs are met.



Fig. 30 Precinct 5 Plan

7.7 Precinct 6 - Active Recreation and Youth Precinct

7.7.1 Existing Conditions Summary

Landscape Character

- An informal bushland feel with active facilities scattered through out including skate park, netball and tennis courts, playground, and shelters.
- The vegetation includes large Eucalypts scattered across the site and areas of grassing.
- Gravel car parking zones and roadways are separated from other areas with post and rail fencing.
- A rustic timber fence runs along the Reserve Road frontage and Nixon Street.
- There is a recent planting of Queensland Bottle Tree (*Brachychiton rupestris*) on west side of Nixon Street.

User Groups

- Skaters, netballers, tennis players, families with children, general park users parking, walkers.

Facilities

- A skate park with concrete skate elements and half pipe, a shelter with picnic table, two bins, two seats and a graffiti wall.
- A tennis court.
- Two netball courts.
- A shelter.
- Two seats.
- A bin.
- A large gravel carpark.
- A Playground.



Tennis Court



Netball Court



Precinct 6



Skate bowl



Half Pipe



Shelter



Car park



Playground

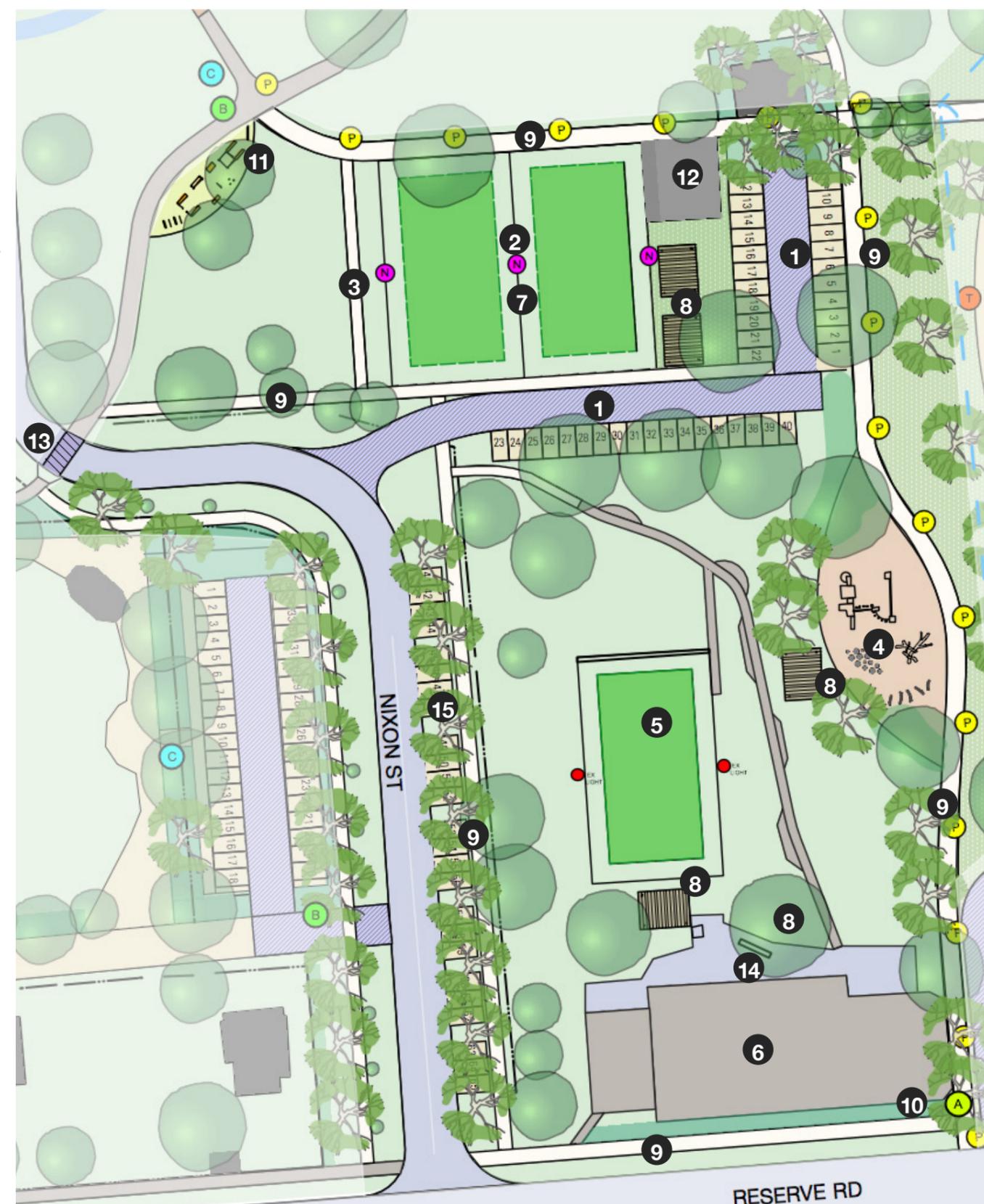
7.7.2 Objectives

- Upgrade the shelters and furniture.
- Improve the netball facilities.
- Improve the skate facility and youth area and replace the out dated half pipe.
- Improve the Reserve Road frontage.
- Increase shade and improve amenity with planting.
- Improve pedestrian connections.
- Consolidate parking and roads to minimise footprint and improve safety.
- Improve wayfinding.

7.7.3 Recommendations

- 1 Provide new entry to netball courts from Nixon St and formalise parking.
- 2 Relocate netball courts further north away from skate area to resolve ongoing conflicts.
- 3 Remove existing old tennis courts.
- 4 Retain and upgrade playground and landscape to better integrate with surrounds.
- 5 Convert existing netball court to multi-use courts (basketball, handball, graffiti wall etc) adjacent skate area.
- 6 Develop skate strategy that provides direction around replacement of half pipe.
- 7 Provide new netball lighting to new courts.
- 8 Provide new shelters and furniture consistent with park furniture suite.
- 9 Provide new path connections along Reserve Road frontage, along Nixon Street and around netball courts.
- 10 Provide new park suite signage.
- 11 Provide new exercise equipment along circuit path.
- 12 Relocate mid-term change facility next to netball courts.

- 13 New raised crossing over Nixon Street.
- 14 Facilitate street art to foster a sense of ownership over skate park. Review maintenance regimes for graffiti clean-up and reduce unnecessary clean-up of artwork in skate area.
- 15 Formalise parking along Nixon Street. Provide gravel bays with edging and tree planting to clearly define the parking area.



7.8 Precinct 7 - The Willows Historical Park

7.8.1 Existing Conditions Summary

Landscape Character

- A fenced heritage site with a central grassed lawn, numerous heritage items, and a number of buildings including The Willows Historical Homestead, Men's Shed, and Dunvegan Cottage.
- A large open carpark at the front of the site on Nixon Street.
- Native trees around boundary and Australian native garden on western edge adjacent creek.
- Non heritage elements include the picnic shelter and furniture, fencing and signage.

User Groups

- Mens Shed
- Melton Historical Society
- Dunvegan Cottage Users
- Vietnam Veterans
- Harmony Day

Facilities

- Informal, fenced gravel carpark.
- Shared trail connection outside fence along creek to north west.
- A Picnic shelter.
- A double BBQ.
- Two double picnic tables.
- Eight internal seats.
- Two seats at entrance.
- Multiple buildings - refer Section 5.7.



Car park



Entrance from car park



Precinct 7



Picnic facilities



Willows homestead, Mens Shed and well



Existing steel picket fence



Native garden



Lawn



Corner Reserve Rd and Nixon St

7.8.2 Objectives

- Better integrate with the park to the north and improve access for general park users.
- Improve Reserve Road and Nixon Street frontages.
- Improve appearance of carpark & formalise vehicle entry along Nixon St & Reserve Road.
- Improve path connections.
- Improve appearance of fences and ensure all entry gates are open for daytime access. Fencing should not impede on the relationship between The Willows Historical Park and the broader park, or the community's ability to access the area as public open space.

7.8.3 Recommendations

- 1 Provide a new pedestrian path along the Reserve Road frontage.
- 2 Provide new pedestrian path along Nixon Street.
- 3 Create a planted buffer between the carpark and road to soften the appearance of the carpark and enhance the sense of entry to the park.
- 4 Formalise and seal entry road on axis of driveway and formalise parking area with gravel car parks, edging and planting.
- 5 Ensure pedestrian gate to north is unlocked and open during day.
- 6 Undertake a review of the fencing requirements of the site and security issues and develop an appropriate location, application and presentation that integrates well with both The Willows Historical Park and the broader Hannah Watts Park Precinct.
- 7 Seal the well and remove fencing from surround.
- 8 Undertake structural review of Historic Machinery Shed, Barn and Dairy and carry out repairs as necessary.

- 9 Provide new wayfinding & interpretive signage.
- 10 Make furniture and associated park infrastructure either true to the relevant historical period or complementary in a contemporary fashion.



7.9 Precinct 8 - The Melton Country Club and Bowls Club

7.9.1 Existing Conditions Summary

Landscape Character

- The Melton Country Club includes a building, carpark and lawn bowls club that face onto Reserve Road and are not well integrated with the surrounding park landscape.
- The western and northern sides of the buildings and carpark are visually prominent from inside the park and currently detract from the park experience.

User Groups

- Football Club members.
- General public for dining and entertainment.
- Melton Bowling Club.
- The Melton Country Club is a business of the Essendon Football Club, who lease the building from Council. The lease boundary currently extends across the gravel car park to the west and into the irrigated kick about space.

Facilities

- Large asphalt car parking in front of building on Reserve Road.
- Large signage on Reserve Road.
- Gravel carpark at rear of building facing onto park.
- Melton Bowling Club.



Melton Country Club



Front Car park



Precinct 8



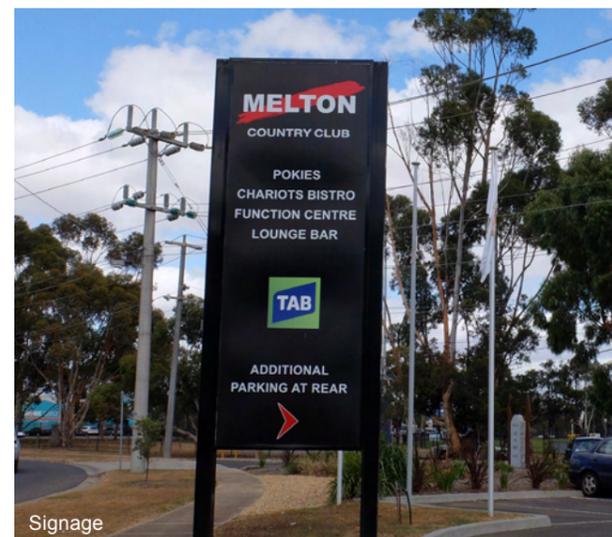
Melton Bowls Club



Park interface - back of Country Club



Back of Bowls Club



Signage

Ownership boundaries

- Lease
- Melton City Council
- State



Lease

7.9.2 Objectives

- Consolidate parking for the Country Club and the Bowls Club.
- Reduce the visual impact of the back of buildings on the park and improve views from the park.
- Improve sense of safety where the carpark behind the buildings meets the park.
- Provide opportunities for Country Club and Bowls Club users to connect with the creek landscape.

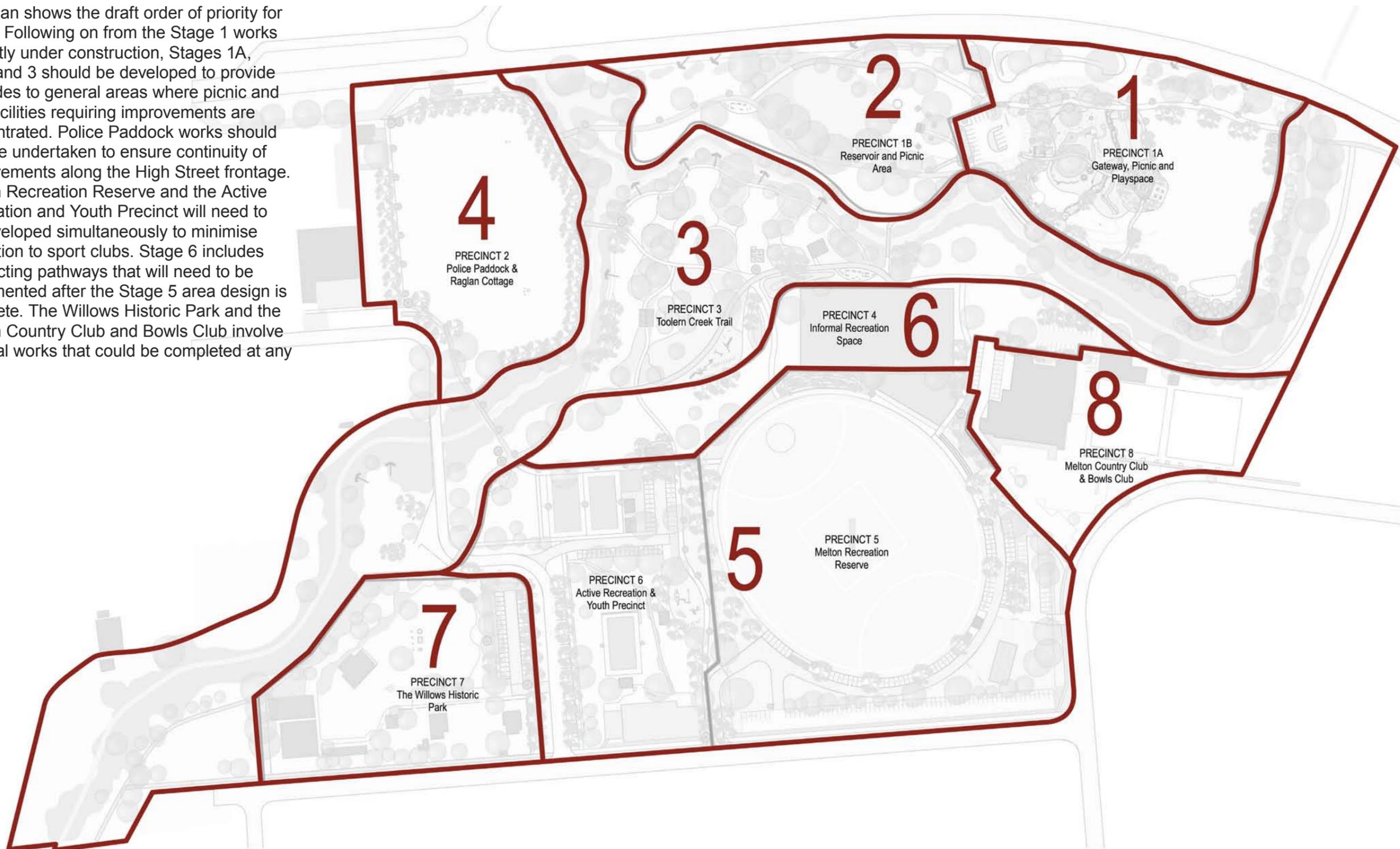
7.9.3 Recommendations

- 1 Formalise the carpark at the back of the building and incorporate trees and planting to soften and screen views of the building from recreational area.
- 2 Extend shared parking between the buildings the full length of the bowls club to include five new parking spaces.
- 3 Improve lighting to parking areas to increase safety.
- 4 Explore opportunities for outdoor areas (eg.decks) on creek side of buildings.
- 5 Infill gaps in planting on the creek side of the Bowls Club to create a visual screen.
- 6 Re-negotiate Country Club lease boundary to minimise incursion on parkland.



8 STAGING PLAN

This plan shows the draft order of priority for works. Following on from the Stage 1 works currently under construction, Stages 1A, 1B, 2 and 3 should be developed to provide upgrades to general areas where picnic and play facilities requiring improvements are concentrated. Police Paddock works should then be undertaken to ensure continuity of improvements along the High Street frontage. Melton Recreation Reserve and the Active Recreation and Youth Precinct will need to be developed simultaneously to minimise disruption to sport clubs. Stage 6 includes connecting pathways that will need to be implemented after the Stage 5 area design is complete. The Willows Historic Park and the Melton Country Club and Bowls Club involve minimal works that could be completed at any time.



9 IMPLEMENTATION PLAN

Development & Construction Implementation											
Item No.	Recommendation	Precinct 1/A	Precinct 1/B	Precinct 2	Precinct 3	Precinct 4	Precinct 5	Precinct 6	Precinct 7	Precinct 8	Subtotal All Precincts
1.0	Facilities and Amenities										
	Includes upgrades to picnic facilities and furniture (incl shelters & associated paving, bird hide and miscellaneous furniture), New play elements and existing playground upgrades, lighting to pedestrian paths and associated services upgrades.										
	Subtotal Facilities and Amenities	\$70,000	\$132,000	\$135,000	\$892,120	\$21,000	\$603,000	\$677,000	\$195,900	\$42,000	\$2,768,020
2.0	Landscape & Vegetation										
	Includes creek restoration and revegetation planting, landscape amenity planting, new trees, reservoir upgrades, terracing, mounding, decks, and grassing.										
	Subtotal Landscape and Vegetation	\$81,650	\$320,412	\$82,411	\$2,014,240	\$43,940	\$904,020	\$720,260	\$93,620	\$62,750	\$4,323,303
3.0	Access, Circulation and Connections										
	Includes all new paths, bridges, and reservoir boardwalk										
	Subtotal Access, Circulation and Connections	\$72,900	\$362,580	\$57,600	\$471,060	\$74,200	\$252,750	\$210,770	\$80,750	-	\$1,582,610
4.0	Recreation - Health and Wellbeing										
	Includes new exercise stations including surfacing, equipment and drinking fountains and skate upgrades										
	Subtotal Recreation - Health and Wellbeing	-	\$47,250	-	\$49,350	-	-	\$399,100	-	-	\$495,700
5.0	Organised Sports and Clubs										
	Includes oval re-alignment and re-size including resurfacing, irrigation and lighting, new cricket practice net and maintenance shed, upgrade lighting oval towers, CFA fire track upgrades (barrier fence and linemarking), new fencing, old tennis court removal, new netball courts with lighting, and multi purpose court.										
	Subtotal Organised Sports and Clubs	-	-	-	-	-	\$2,598,245	\$743,520	-	-	\$3,341,765
6.0	Buildings										
	Recreation Reserve toilets upgrade, new fire tower and kios/bar, Tennis shed removal, upgrades to Machinery Shed, Barn and Dairy (at the Willows) and Bowls club landscape interface upgrade										
	Subtotal Buildings	-	-	\$100,800	-	\$80,000	\$2,530,000	\$110,000	\$50,000	\$500,000	\$3,370,800
7.0	Traffic, Parking and Vehicle Management										
	Includes parking and overflow parking upgrades, new roads and road re-alignments, linemarking and pedestrian crossings, and lighting to carparks.										
	Subtotal Traffic, Parking and Vehicle Management	\$88,500.00	-	-	-	\$64,200	\$604,900.00	\$257,575	\$140,110	\$143,450	\$1,298,735
8.0	Public Appreciation and Signage										
	Park signage including entry signs, interpretation and wayfinding										
	Subtotal Public Appreciation and Signage	\$60,000	\$60,000	\$60,000	\$60,000	-	\$20,000	\$20,000	\$40,000	-	\$320,000
9.0	On Costs										
	Includes preliminaries, site preparation and clean up, design variables, cost escalations to tender and during construction, contingencies, professional fees, and authorities costs.										
	Subtotal On Costs	\$120,000	\$448,000	\$230,000	\$1,855,000	\$139,000	\$3,844,000	\$1,376,000	\$400,000	\$329,000	\$8,741,000
	Totals	\$493,050	\$1,370,242	\$665,811	\$5,341,770	\$422,340	\$11,356,915	\$4,514,225	\$1,000,380	\$1,077,200	\$26,241,933
	Anticipated Project Cost (excluding GST)										\$26,241,933