BOROONDARA
City of Harmony

Victoria Park Concept Master Plan

Volume 1

November 2007

The City of Boroondara

Victoria Park
Concept Master Plan
High Street Kew
November 2007

Prepared By:

City of Boroondara
Landscape and Design

In association with:

Victoria Park Concept Master Plan
Working Group

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About this Document

The Victoria Park Concept Master Plan has been prepared in two volumes. This is Volume 1 and it describes the process undertaken to complete the study, as well as outlining the Concept Master Plan which is intended to guide the future maintenance and development of the park.

Volume 2 is a reference document. It contains supporting evidence and reports, including consultation findings and results as well as other technical papers and reports prepared as part of the inventory, analysis and investigation phase of the CMP.

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Part 1: Introduction

Background

The City of Boroondara (COB) Open Space Policy 1996 recommended the preparation of a Concept Master Plan (CMP) for Victoria Park to 'make the existing open space asset base more attractive and useable to a wide range of users'. A number of written requests have also been received from residents and stakeholders requesting works be undertaken in the park.

It should be noted that whilst COB is the land manager of Victoria Park, the Department of Sustainability and Environment (DSE) is the land owner. Victoria Park is crown land.

In the 2003/2004 financial year, Council allocated Priority Works Funding to prepare a CMP for Victoria Park. The CMP is intended to provide a comprehensive analysis of the park and recommend actions to resolve the complex issues relating to the management of heritage facilities, indigenous flora and recreational uses.

The CMP has been prepared by Council's Landscape and Design team with input from a Working Group (WG) consisting of Councillors, Council staff, community representatives and stakeholders.

Victoria Park provides the community with a diverse range of experiences including the provision of sporting and fitness opportunities, formal and informal community recreation and leisure activities, cultural heritage values, and habitat for plant and animal species.

The Park has developed informally over time to cater for the growing needs of the local community and is currently home to eight independent sporting associations. With increasing pressure from both sporting and recreational park users, significant heritage features in need of preservation and interpretation and remnant vegetation requiring specific management solutions, there is an urgent need for a strategic and co-coordinated approach to decision making to ensure the sustainable development of the park.

A CMP is therefore required to ensure the appropriate and coordinated future development and management of Victoria Park for the benefit of future generations.

Strategic Context

The preparation of a CMP for Victoria Park is consistent with Council's strategic policies and objectives. Specifically, the CMP is supported by the strategic objective of 'Protecting and Improving Our Environment' as outlined in the Council Plan 2007 - 2012. This objective is described as:

'Through strategic planning and appropriate development, we will protect and improve our built and natural environment and foster local economic activity.'

The CMP is also consistent with the Strategic Planning Business Plan and Budget 2007/2008.

Specific Council strategies that have been referred to in the preparation of this CMP include:

- Open Space Policy 1996
- Municipal Strategic Statement
- Biodiversity Strategy
- Inventory and Assessment of Indigenous Flora and Fauna in Boroondara
- Playgrounds Development Strategy
- Sportsground Pavilion Policy
- Strategy for the Provision and Management of Public Toilet Facilities

Study Area

Victoria park is a triangular area of public open space of nearly 8 hectares, located in the suburb of Kew (Melways reference: 45 G5) please refer to the map on the left.

The park's boundaries are defined by High Street to the north, Adeney Avenue to the east, Parkhill Road to the south, and Kew/Boroondara Cemetery adjoins the Park's western boundary. The landscape is gently undulating, with the study area sloping up to the north east corner of the park.

With the exception of the adjacent cemetery, the park lies in a predominantly residential area, with two High Street shopping strips within walking distance: Harp Village and Kew Junction.

High Street is a busy major road through Kew, Adeney Avenue receives some through traffic and Parkhill Road is a quiet and leafy residential street. Public transport services in the vicinity consist of a tram line on High Street and buses along both High Street and Harp Road. The park is accessible by bicycle via the Outer Circle Railway Anniversary Trail.

Aims and Objectives

The CMP has a broad set of aims and objectives that work toward developing a design framework for future improvements to the park that:

- respond to the communities needs and aspirations; and
- meet Council's environmental, social and financial obligations and responsibilities.

The purpose of preparing a CMP for Victoria Park is to:

- develop a comprehensive understanding of the inherent features, strengths, weaknesses, opportunities and threats of the site;
- address specific issues and problems as identified in the site analysis;
- reach agreement with the landowner (DSE), existing leaseholders and the community as to the future use and appearance of the park;
- clearly define and illustrate the future layout and design of all major features of the park;
- provide a framework for a strategic approach to decision making in the future; and
- provide the basis for future Capital Works bids to be made by Council. This is the primary funding source for all asset renewal and replacement works.

Methodology

The Strategic Planning Department has developed a process for preparing CMP's which includes the establishment of a Working Group to ensure that community needs are considered in the decision making process (please refer to Volume 2 Attachment 1 for WG Terms of reference and Process). The Victoria Park CMP is an opportunity for Council and the community to work collaboratively to develop a long term vision for the park.

The process includes the following key stages:

Stage One: Introduction

- Outlines project background, study area, strategic context, aims and objectives and methodology used to complete the study.

Stage Two: Community Consultation

- Visitor use surveys to determine the needs and aspirations of existing users of the park.
- Interviews with existing leaseholders to determine any specific issues, concerns or requests that the individual clubs may have.
- Discussion with other stakeholders.
- SWOT Analysis to determine strengths, weaknesses, opportunities and constraints of the site.

Stage Three: Site Analysis

- Arboricultural Assessment.
- European and Aboriginal Heritage Assessment.
- Sport and Recreation Assessment.

Stage Four: Design Development

- Establish design objectives from Stages 2 and 3.
- Issues assessment and recommended actions to meet design objectives.
- Complete conceptual design.
- Interim review of Concept Plans by WG.
- Further investigation to test feasibility of specific components of each Concept Plan.
- Develop Preferred Concept Plan
- Prepare Preliminary CMP
- Final Review of Preliminary CMP by WG.

Stage Five: Draft Concept Master Plan

- Prepare CMP (Draft).
- Summarise key features of the design.
- Determine implementation strategy.

Stage Six: Community Consultation on the Draft Concept Master Plan

- Distribution of the Draft Concept Master Plan and questionnaire to the community for comment.
- Review of feedback.

Stage Seven: Finalise Concept Master Plan

- Preparation of revisions to the CMP following on from community feedback plus Working Group discussion and feedback.

Once the CMP is finalised, it will be presented to Council for formal adoption.

Part 2: Community Consultation

Reason - Walking/Running

Reason - Club based sport

Reason - Picnic & BBQ facilities

Reason - Informal Recreation

Working group consultation

Prior to commencing work on the project, a WG was established to assist Council during the preparation of the CMP for Victoria Park.

The WG consisted of the following representatives:

- Two Councillors.
- Four members of the local community.
- Three Council Officers.
- One sporting club representative.

The role of the WG was to consider analysis and design issues during the process of formulating a draft CMP and assist in the evaluation of consultation results. Council officers then considered this information throughout the development of the CMP.

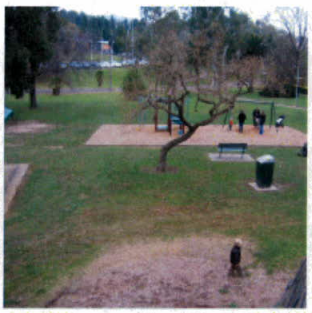
Other consultation

Prior to Council formally seeking comment from the community on the CMP, several opportunities have been offered to members of the local community to obtain information and provide input into the masterplanning process. These include:

- The opportunity to provide views to WG representatives and Ward Councillors.
- Attendence at WG meetings which include public question time.
- The opportunity to complete a Visitor Use Survey.
- Attendence at a Community Workshop.
- Attendence at interviews with the tenant sporting clubs and opportunity to complete Sporting Association Group Questionnaires.

Likes - Mature Trees/Open Landscape

Likes - Play Equipment



Likes - Diverse Facilities

Dislikes - Dogwalking/conflict

Consultation with park users and stakeholders

Visitor use questionnaire

Written questionnaires were distributed to all residences within a 500m radius of the park (please refer to Volume 2 Attachment 2 for a copy of the questionnaire). A total of 96 responses were received. A brief summary of the responses is included below. A full summary of analysis results is included as Attachment 3 to Volume 2 of CMP report.

Age and gender

- There was a slight dominance of female respondents (58%) as opposed to male (42%).
- There was a predominance of respondents in the 55+ age group (44%), which is understandable given the large age range within this category. This group was closely followed by the 35-54 age group (39%). Only 17% of respondents were less than 35 years of age.

Frequency of use

- More than half the respondents surveyed visited the park between 1-3 times per week (32% daily and 22% 1-3 times per week). Other user frequencies were fairly evenly spread between 4-5 visits per week, weekly or on weekends, and occasional visitation. Of these, 46% of people used the Park in the mornings, 32% in the afternoon and 22% in the evening.

Reason for visiting park

- Walking or running and dog walking were clearly the dominant use (44% of respondents exercised their dog at the Park, 50% walked or ran themselves).
- Club-based sports (football, cricket, tennis, basketball, netball, croquet) showed a total combined usage of 33%. Individual club based user numbers were low in comparison to walking, dog walking and playground usage.
- The presence of play equipment was also a strong attraction to the park (27% usage).
- Victoria Park is reasonably well used for social events, bbq's and picnics (24%). 7% of respondents cited general socialising, followed by relaxing (6%) and bird watching (4%).
- Other uses included hide and seek, Tai Chi, kite flying, as a walkthrough to the tram, tree climbing, reading, enjoying the views and scouting activities.

The dominant activities of respondents using the park can be categorised as general exercise for people and dogs. These activities are closely followed by play and socialising and combined club based sporting activities.

Major likes

- 50% of respondents appreciated the trees or landscaping, with nearly a third of those people specifically mentioning native trees;
- 36% enjoyed the sense of openness and provision of open space, while a further 30% mentioned the large size of the park;
- 33% liked the range of facilities available;
- 22% noted the proximity of the park;
- 21% liked the facilities for children, especially the playgrounds;
- 17% liked the birds and other wildlife present in the park; and
- 17% appreciated the ability to walk their dogs, and the presence of dogs-off-lead areas.

Respondents enjoy and value the wide range of features and activities that are available in the park. Many people also indicated a sentimental attachment to the park, either due to their own experiences, those of their family, or even due to an extended association with the park over a number of generations.

Major dislikes

- Dog walking, off-leash areas and the associated problems were the dominant complaint regarding the park. Typically these related less to dogs than to irresponsible owners, who fail to clean up after their dog or to have them under 'effective control' while off-leash. Often these concerns were expressed by parents of young children.

Positive Feature - Hay's Paddock

Positive Feature - Hay's Paddock

- Other aspects of the park considered to be poor were the quality and coverage of pedestrian paths, the presence of cars within the park and the perception that landscaping is uninteresting or uninviting.
- It should be noted that there are far fewer 'disliked' aspects of the Park than there are 'liked' aspects.

When read in conjunction with the positive comments on aspects of the Park, some areas of conflict emerged where certain features were appreciated by some but disliked by others. These areas were:

- presence of dogs;
- landscape character;
- pedestrian paths; and
- quality of sporting field facilities.

Positive features of other parks

Multiple responses to this question were received. Hay's Paddock was by far the most popular park visited by respondents (38%), closely followed by bike paths and corridors (25%) and open space associated with the Yarra River (23%). Associated with the Yarra were Willsmere-Chandler Park (13.5%) and Studley Park (8%). Other parks which were noted in several surveys were:

- Alexandra Gardens, Hawthorn;
- Eglinton Reserve, Kew;
- Central Gardens, Hawthorn;
- Beckett Park, Balwyn; and
- Fitzroy Gardens, East Melbourne.

The majority of other parks or reserves mentioned were located locally, but others mentioned were located around the CBD and as far away as Malvern, Prahran, Carlton and Bulleen. This indicates the importance of local public open space, but also indicates that many people are prepared to travel beyond their immediate surrounds in order to access a variety of different recreational opportunities and landscape characters.

Preferred changes

- The strongest message from this section of the survey was the desire for expanded and improved play facilities (25%).

Preferred Changes - Inadequate Play Facilities

Preferred Changes - Additional Planting

Preferred Changes - Additional Planting

- There were many comments in regard to landscaping and planting blocking a range of views. Many respondents requested more native plantings (22%), often related to an interest in creating bird habitat. 19% requested additional tree planting and a further 18% requested improvements or additions to landscaping generally, sometimes commenting on the need for additional shade planting.
- Other frequent comments related to infrastructure and services - 19% wanted more frequent rubbish collection, especially in regard to dog-waste facilities and post-sports rubbish removal.
- Structures and clubhouses were commonly considered to be run-down, and paths required upgrading and maintenance. A circuit path was proposed and additional seating, picnic and BBQ facilities were also requested.
- 10% of respondents requested a water feature and/or birdbath/drinking facility.
- 10% requested that no changes be made.

Other Comments

- Look at creating a 'Friends of Victoria Park Group'.
- General improvement to plants and vegetation to 'soften' its environs would make it more appealing.
- Designate more park area to a wooded area that attracts native birds and animals.
- Maintain mix of active sport and passive open space and specimen trees.
- Fewer cars.
- Not too much change please.
- More rubbish bins, more cleaning up of park after peak times.
- A tan or sand running or walking track around the perimeter of the park.
- Reinstate diagonal path.
- The dead river red gum has been beautifully fenced, and is attracting lovely birds – more along these lines.
- Restoration of the main entrance on High Street (archway).
- The heritage aspect is very important – the old buildings must be kept in good condition.

Recommendations

- The high proportion of survey respondents in the 35-54 and 55+ age categories indicates that there is likely to be a high proportion of young and middle aged families in the immediate vicinity of the park. Therefore particular emphasis should be given to the development of facilities which cater to the needs of young children and families.
- The park is well visited. The data suggests that visitations during daylight exceeds night visitation rates. Therefore there may be scope to increase night time usage of the park by addressing safety concerns and improving lighting.
- Walking, running and dog walking are key activities within the park which have not been actively promoted, but are clearly popular activities for park users. There is scope to provide better facilities to cater for these important activities in the form of a better defined path network, improved lighting, and dedicated dog walking facilities.
- Organised sport is an important feature of the park which should be maintained.
- The park also performs an important social function in providing a venue for community based activities, children's play and socialising. Particular emphasis should be given to encouraging these community based activities that promote socialisation and interaction.
- Diversity of both vegetation and activities is a highly valued feature of the park. It is important that any new development maintains the park's existing diversity.
- There is clearly conflict between dog lovers and non dog lovers. It is important that both user groups are adequately catered for at Victoria Park in a manner that minimises conflict between the different user groups.
- The poor quality pedestrian paths are a source of frustration for regular park users, as is the presence of vehicles within the park. Any future development must minimise pedestrian / vehicle conflict within the park.
- The need for expanded and new play facilities was a consistent theme to emerge from the survey, along with the desire to improve the quality of clubhouse facilities for cricket and football.

Kew Junior & Senior Football Clubs - Main Pavilion

Harriers Pavilion

Victoria Park Tennis Club

Sporting Association Group Meetings

Senior representatives of each club were contacted by mail and requested to complete a questionnaire in relation to each clubs activities and usage requirements (please refer to Volume 2 Attachment 4 for a copy of the letter and questionnaire sent to club representatives). Meetings were also held with representatives from each of the existing tenant clubs to determine any specific issues, concerns or requests that the individual clubs may have. A brief summary of the key issues to emerge is included below.

Kew Junior and Senior Football Clubs

- The major issue arising from the meeting was the need for bigger and better clubrooms. Both clubs support the need to improve clubroom facilities. There is some discrepancy over whether the existing facilities should be upgraded or a new facility constructed in a different location (servicing both the Secondary and Main Ovals).
- Both clubs use the old Harriers Club Pavilion in its dilapidated state, and widely support the upgrading and renovation of this facility.
- The Old Caretakers Residence could be used as a storage area and umpires change room. It is considered to be more appropriate as a club-based facility as opposed to a private residence.
- The KJFC and the WG's sporting representative requested that Council consider increasing the size of the Secondary Oval to conform with the minimum standards for Australian Rules football for the under eighteen age group. This would require an oval with minimum dimensions of 150m long by 130m wide. This was investigated by Council's Landscape and Design team and it was found that there is insufficient space to accommodate the minimum dimensions for Junior football and therefore the existing oval dimensions will be retained.
- Other issues raised include the following:
  - ◇ Harriers Club car park is poorly located and inefficient;
  - ◇ safety issues related to the bluestone swale around the perimeter of the Main Oval;

Victoria Park Croquet Club

Harriers Club

Kew Tennis Club

Kew Cricket Club - Main Pavilion

◇ lack of adequate storage facilities;

◇ traffic congestion;

◇ the need for additional park lighting; and

◇ management and safety concerns over the public toilets located at the rear of the clubrooms.

Victoria Park Tennis Club

- There is strong support for the following:
  - ◇ renovation of the existing pavilion to prevent water and dust ingress; and
  - ◇ tennis court lighting.

Victoria Park Croquet Club

- disabled access and car parking are the major issues;
- lighting.

Kew Junior Cricket Club

- The club is experiencing rapid growth in membership numbers. It is reportedly one of the largest junior cricket clubs in Victoria.
- There appears to be an imbalance between membership numbers and the provision of facilities for junior and senior club members.
- The two major issues identified were:
  - ◇ gaining access to a home ground oval with a synthetic wicket at Victoria Park; and
  - ◇ finding a clubhouse – the old Harriers Club building was suggested as a potential venue.

Kew Tennis Club

- Kew Tennis Club (KTC) has a large and growing membership (264 members) but is limited to four courts and therefore is limited in the number of teams they can provide.
- The club mainly operates through social (informal) competition rather than fixed events, although there is considerable demand for participation in night tennis competition, junior teams and pennant competition.
- Victoria Park Tennis Club (VPTC) is a small club with limited members and have control of two courts. From the perspective of KTC, an amalgamation of the two clubs would seem ideal, though VPTC have been resistant to this proposal in the past. There is no doubt that coming from a small membership (VPTC) into a larger one (combined clubs) would see the benefit of that membership eroded.
- KTC would also support development of more courts by apportioning more land from within the park boundary to be used for tennis.

Kew Cricket Club

- The Club is part of the structure of Cricket Australia and Cricket Victoria and is therefore required to have a minimum of four senior teams and two appropriate standard ovals with turf wicket facilities. The Club believe that the existing Main and Secondary Ovals at Victoria Park meet national and state requirements. The proposed inclusion of an alternative wicket on the Secondary Oval, which is used for the 3rd and 4th elevens, is acceptable to the club. However, it should be noted that such an alternative wicket on the Main Oval is completely unacceptable to cricket authorities.
- There are approximately four senior teams comprising 50 players made up of approximately 80 members. The club acknowledges the rapid growth in membership of the Kew Junior Cricket Club.
- The club has demonstrated a willingness to investigate opportunities to share the Secondary Oval with junior cricket and are currently preparing a trial wicket to be used by the Kew Junior Cricket Club next season. The trial wicket will be monitored and reviewed at the end of the season.
- The existing pavilion is considered adequate, but is in desperate need of renovation.
- The second pavilion (the old Harriers Pavilion) is used by the 3rd and 4th visitor and home teams as a change facility, and is also in desperate need of renovation.
- The Club would support a single pavilion built between the Main and Secondary Ovals, replacing the existing pavilions that would service both grounds.
- A through circulation road has been tried in the past and was not successful due to the rat running issue it created. Any proposal to open up a through road would need to consider these issues carefully.

Diverse vegetation

Club based sport

Heritage value

Diversity

Discussions With Other Stakeholders

Letters were also sent to local schools and garden societies to seek input from other interested parties. Each group was asked if and how they currently use the park, and whether they would like to use the park differently or more often in the future. Each group was formally invited to participate in the masterplanning process via the WG.

Input from these external stakeholders has been considered in the preparation of the CMP.

Community Workshop

A Community Workshop was held on Wednesday 14 April 2004 to carry out a SWOT Analysis for Victoria Park.

SWOT is the acronym for Strengths, Weaknesses, Opportunities and Threats. It is a process used to receive input from the community as to their perceptions of the strengths, weaknesses, opportunities, and threats for a specific site.

Using information obtained at the Community Workshop a list of opportunities and constraints for the site was compiled (please refer to Volume 2 Attachment 5 for a full summary of the SWOT analysis). From this list, significant themes and issues were identified and categorised as outlined below.

The **strengths** of Victoria Park include the following:

Vegetation

- Diversity of large native and exotic trees and attractive understorey planting.

Public Transport and Access

- Easy access to public transport and on-site car parking facilities.

Pedestrian/vehicle conflict

Play Equipment

Vehicular access & circulation

Clubs and Sporting Associations

- Diversity of clubs provides a community hub for sporting activities.
- Good balance between sport and non-sporting facilities.

Heritage Value

- Heritage features such as the cemetery wall, entry gates, bluestone walls and kerbing, stone pillars and old pavilion provide historic reference and visual appeal.

Diversity

- Wide range of facilities and activities cater to a wide variety of people.

Sense of Community

- Strong sense of community attachment and connection to the park.

Natural Beauty

Inherent natural features of the site are a major attribute of the park. These include:

- native and exotic trees;
- lightly undulating landform and terracing;
- open grassed areas;
- spatial separation;
- great views;
- recreation;
- good balance of sport and non-sporting facilities; and
- great place for on and off-lead dog walking, running and children's play.

The **weaknesses** of Victoria Park include the following:

Safety

- Lack of night lighting.
- Pedestrian / vehicle conflicts along Adeney Ave, around Main Oval and along Parkhill entry road.

Picnic and BBQ Facilities

- General lack of good quality BBQs, seating, shelters and toilet facilities.

Pedestrian Circulation

- Lack of continuity of pedestrian paths.
- No circuit path for continuous exercise.
- Fencing around ovals restricts pedestrian access.

Play Equipment

- Play equipment is scattered throughout the park and does not adequately cater to toddlers and junior aged children.

Vehicle Access and Circulation

- Access and circulation issues for traffic around the oval, at Adeney Avenue entry and along Parkhill entry road.

Sport

- Lack of junior sporting facilities and dedicated match play ovals.
- Inadequate pavilion (clubhouse) facilities.

Vegetation

- Lack of vegetation in non-sporting areas, particularly around ovals, along boundary and between ovals.

Inappropriate Uses

- Old Caretakers Residence.
- North West playground.
- Bluestone wall / slide.

Inadequate Facilities

- Picnic and BBQ facilities.
- Lighting.
- Cricket practice nets.
- Dog dropping bag dispensers.
- Signage.
- Play equipment.
- Toilets.
- Basketball facilities.
- Exercise equipment.

Missing Facilities

- Golf practice facilities.

The **opportunities** of Victoria Park include the following:

Planting

- Additional tree planting especially of Australian native species.
- Additional understorey planting especially along base of cemetery wall.

Play Equipment

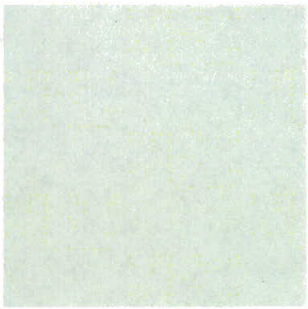
- Opportunity to provide imaginative well designed and unique play equipment, that responds to the unique character of the park (i.e. not off the shelf design).

Facilities Upgrade

- Remove or reuse Caretaker's residence for a more appropriate sports related use.
- Renovate old Harriers Club building.
- Renovate existing Main Pavilion.
- Provide lighting and guidelines for night use.

Heritage Value

- Protect existing heritage values of the park.



Picnic and BBQ Facilities

- Provide new and improved picnic and BBQ facilities.

Other Features

- Provide large outdoor function area for major functions (i.e. sound shell / gathering space).
- Provide a water feature.

Pedestrian Access and Circulation

- Improve pedestrian access by providing:
  - ◇ direct access to park facilities; and
  - ◇ circuit path for continuous walking and exercise.

The **threats** to Victoria Park include the following:

Over-Development

- Over development of surrounding area.
- Over development of park.
- Introduction of inappropriate uses.
- Intensification of sporting uses.
- Increased car parking.
- Increased night use.

Access and Circulation

- Increased traffic flow

Dogs

- Dog excrement.

Existing Vegetation

- Damage to existing trees.

Part 3: Site Analysis

Existing Trees

Existing Trees

Existing Trees

Existing Trees

Background assessments were undertaken to analyse and assess the key features of the site. Background assessments specifically undertaken as part of the Site Analysis include:

- Arboricultural Assessment
- European and Aboriginal Heritage Assessment
- Sport and Recreation Assessment

Arboricultural Assessment

An arboricultural assessment was undertaken in March 2004 to identify and assess all trees on the site with respect to their condition, structure and safety. The assessment was used to determine the suitability of all site trees for preservation and where applicable, guidelines for tree management were established. A copy of the Arboricultural Assessment and Report completed by Treelogic Pty Ltd is included as Attachment 6 in Volume 2 of the CMP.

The main findings of the report and implications for the preparation of a CMP for Victoria Park are summarised below.

Tree condition was individually assessed and each tree assigned a Tree Retention Value of high, moderate, low or none. An estimate of the life expectancy of each tree was also made.

A total of two hundred and seventy five trees were assessed. Of these, approximately 80 different tree species were identified, most of which were considered to be semi-mature in age. Five tree species accounted for 50% of the total trees on the site, as listed below.

Table 1: Table showing the most frequently observed tree species

BOTANICAL NAME	COMMON NAME	No.	% OF TREES ASSESSED
Eucalyptus camaldulensis	River Red Gum	72	26%
Eucalyptus cladocalyx	Sugar Gum	21	8%
Phoenix canariensis	Canary Island Palm	17	6%
Washingtonia robusta	Mexican Fan Palm	17	6%
Schinus areira	Peppercorn	12	4%

(Source: Simonsen 2004)

The report identified that Victoria Park contains a broad cross section of native and exotic trees. 26% of all trees on site were indigenous. Of these, all were Eucalyptus camaldulensis (River Red Gum), making this the dominant tree species throughout the site. With more than half of these trees being considered remnant, Victoria Park clearly exhibits a significant population of significant River Red Gums.

The highest concentration of River Red Gums was in the north west corner of the site and to the north east of the Kew Croquet Club, with smaller groups and isolated trees scattered throughout the site.

Existing Tree Retention

All trees on the site were given a Tree Retention Value (TRV) based on the following criteria:

- age;
- health;
- structure;
- form; and
- tree type.

The possible retention and management of trees in the landscape relies on more substantial criteria than simply perceived visual benefits. Whilst significant, other issues such as health, structure and stability are primary considerations in the process of identifying trees that could potentially be retained in the longer term. These attributes were assessed using risk management concepts as a platform and they assist with determining the retention value of individual trees.

A breakdown of TRV's of existing trees, as outlined in the 2004 Arboricultural Assessment and Report, are as follows:

Table 2: Table showing Tree Retention Values based on Arboricultural Assessment

DESCRIPTOR	NUMBER	PERCENTAGE
High	18	6.5%
Moderate	175	63.6%
Low	70	25.5%
None	12	4.4%

(Source: Simonsen 2004)

The report states that '....a large number of semi-mature trees were also identified as being in fair condition. Although these trees may be less significant than the larger River Red Gums, there are some advantages to retaining these trees ahead of some of the more mature specimens.'

'The retention and management of River Red Gums raises significant safety issues which are best addressed by assigning generous minimum tree protection distances. It is well known and documented that River Red Gums shed limbs without warning, and without signs of defect. All tree species have the potential to shed branches, but River Red Gums have a greater propensity for this than most common urban trees. .....Consequently, management of these trees must (as far as possible) remove or exclude potential targets from the vicinity of these trees and to a lesser extent monitor and treat through minor pruning' (Simonsen 2004).

Recommendations

The recommendations contained in the Arboricultural Assessment and Report include the following categories:

- trees that are recommended to be retained;
- trees that could be retained;
- trees that could be considered for removal; and
- trees that are recommended for removal.

A summary of the 2004 report recommendations is included below.

- 28 trees have been recommended to be retained. This group of trees includes most of the more interesting and significant trees on the site. This group has been separated to indicate trees with high retention value and moderate retention value.
- Consideration should be given to establishing 'exclusion zones' around all retained Eucalyptus camaldulensis (River Red Gum)s classed as mature, to prevent public access beneath the trees more likely to shed limbs.
- The majority of trees on site (70%) could be retained.
- 28 trees were recommended to be considered for removal on the basis of their poor condition, hazard potential or general inappropriateness.

- 23 trees were recommended for removal on the basis of their poor condition, low life expectancy and hazard potential.
- Any pruning must be undertaken by a trained aborist.
- Any trees being preserved on the site will require 'tree protection zones' to help prevent the trees from being damaged or compromised in the furure.
- A routine tree inspection and maintenance program should be implemented.

Implications

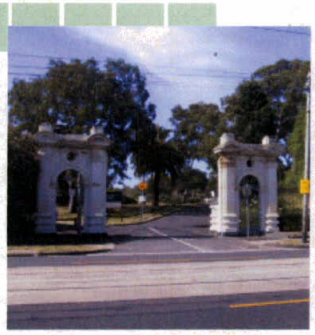
The Arboricultural Assessment and Report provides a scientific assessment of the site which identifies and ranks trees according to their individual TRV. Therefore, any proposal to remove trees from the site will be based on clearly defined arboricultural assessment criteria.

The implications of this report on the development of a CMP for Victoria Park are summarised below.

- Every effort will be made to maintain and protect the existing trees on the site with a High or Moderate Retention Value.
- Where possible, trees with a Low Retention Value will be protected provided that safety issues in relation to the shedding of limbs or other health or structural issues can be adequately addressed.
- Trees with no Retention Value will be considered for removal.
- No tree will be removed prior to an independent assessment by Council and any relevant permits obtained.

Tree Assessment Review

Since the above report was prepared the recommended tree removals have been revised in accordance with a Parks and Gardens Department review in 2007. A detailed breakdown of this review is provided in Volume 2 Attachment 17.



Heritage Gates

Old Harriers Pavilion

Victoria Park Tennis Pavilion

Historic Carriageway.

European Heritage Assessment

Boroondara City Council commissioned Graeme Butler and Associates to prepare a Heritage Report for Victoria Park in March 2004 (provided in Volume 2 Attachment 7). This investigation intended to provide an overview of the existing heritage features of the site, and to identify and assess the level of significance of those features. Tasks completed as part of the investigation included the following:

- aid in developing a heritage approach to park master planning;
- assess existing historical data; and
- list any further requirements to preserve the existing heritage features.

A brief survey was conducted to identify the significant features of the park and a summary of significant chronological events was produced.

The study identified several significant features as defined by the Australian Heritage Commissions (AHC) Burra Charter. Elements of Primary Significance are those elements associated with long periods of tenure (specifically, the Edwardian or Victorian eras). Elements outside of this known formative era and not individually significant are of Secondary Significance.

Significant Elements

The elements of Primary Significance include the following.

- The reserve form and use, in basic form existing since the 1860's and with tennis, football and cricket grounds shown since the 1880's.
- Tennis Kiosk (former tramways shelter shifted to site) on west fence line of courts for its individual significance as a rare building type in the City's history.
- Harriers (football club) clubroom, albeit a very conservative design for the Edwardian period, as an uncommon building type in the city's history and for its relatively long tenure within the park as a purpose-built building in the city's premier sporting park.
- Croquet clubhouse (altered), green and privet hedge, for its individual significance as a design from the Burnley Griffin School, uncommon building type in the City's history and for its relatively long tenure within the park as a purpose-designed building.
- Kew Lunatic Asylum Gates (c1872), as relocated, for their individual significance and historic association.
- The carriage drive from pre 1888, as part of the early park layout.
- The tennis court group outline and use, in this form and on this site since the 1880's.
- Mature exotic vegetation including conifers (some of the Pinus sp. are rare within the city forming a Victorian or Edwardian-era pinetum along Adeney Avenue, some of the Bhutan cypress form major landscape elements with aesthetic values, and are associated with inter-war planting), specimen palms (Canary Island Date Palms, Washington Palms), palm rows and deciduous elm (one weeping) and oaks, plus old River Red Gums, as indicative of the pre-contact landscape and public attitudes that sought to retain examples of the pre-contact landscape in a new exotic setting, while also reflecting the long history of the park.

Elements of Secondary Significance include the following.

- Some inter-war landscape structure including the palms, Bhutan cypress, Brachychitons, random-laid stone pergola entry at the north east corner (new timberwork), asphalt paths, and the embankment planting along High Street merging with the croquet pavilion landscape with its privet hedges.
- The tennis clubrooms, apparently a 1920's Bungalow style inter-war building that has been altered (brick clad) since, but is still recognisable as being from its construction period.
- Basalt / bluestone kerb and channel around the park perimeter roadways and internal pathways (unclear of precise construction date and hence association but typical of the Victorian and Edwardian eras).

Recommendations

Specific recommendations of the Heritage Study include the following:

- Restoration of significant or early structures, such as the croquet and junior football pavilion (Harriers Club),

and gateway.

- Reinstatement or recreation of known missing elements from major development areas that might contribute to the Victorian era character, which could include a perimeter fence or fence line (planted border as in the inter-war period along Adeney Avenue with specific entry points to the landscape).
- Removal or redesign of unrelated elements which might include:
  - ◇ the playground/mound in the north-east of the park; and
  - ◇ recent added buildings such as the residence or unrelated changes to earlier buildings such as the tennis pavilion.

Implications

The implication of the Heritage study for the CMP is that elements of Primary and Secondary Significance have been identified within Victoria Park. Elements of Primary Significance should be conserved, and elements of Secondary Significance should be conserved where possible.

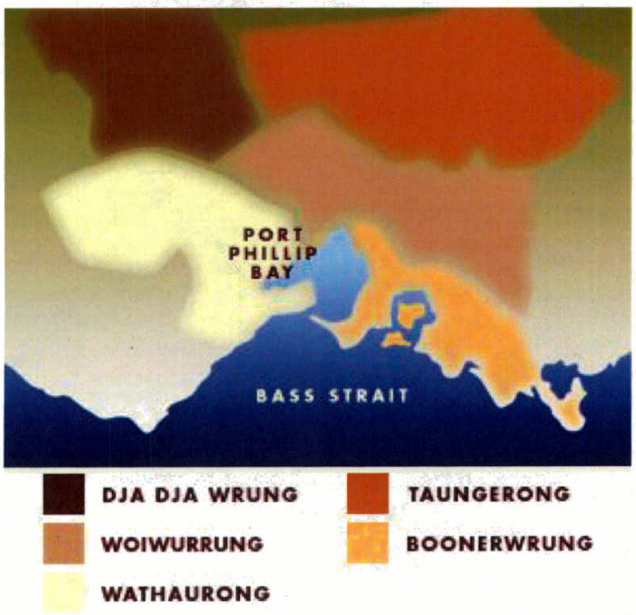
Where possible, 19th century elements including the plan form of the reserve and its parts, and the planting either from or linked to the 19th century landscape character, should be retained.

Aboriginal Heritage Assessment

In the absence of any known physical remnants of aboriginal heritage within the park, a review of historical references was undertaken to gain an appreciation of the aboriginal heritage of the region. It should be noted that a field survey of Victoria Park was undertaken in 2001 as part of an Indigenous Heritage Study for the COB (TerraCulture, 2001). The report recommended that 'due to the poor ground surface visibility and highly disturbed nature of the cricket ground, the park was deemed unsuitable for further survey.' Therefore a site specific assessment of Victoria Park has not been undertaken as part of this study.

Significant Elements

Traditionally, the Kulin people lived as hunters and gatherers in the region around current day Melbourne. Their region extended south to Wilson's Prom, west past Ballarat and north to the Great Dividing Range. Living nomadic lifestyles, seasonal changes would determine where campsites were located. The Kulin Nation was made up of 5 distinct groups of people as shown on the map below. These groups were made up of a few clans that spoke associated languages and were related through stories, charms, trade and marriage ties. [1]



Source: Yarra Healing http://www.yarrahealing.melb.catholic.edu.au/home.html

The Wurundjeri clan of the Woiwurrung people lived in the Kew region for approximately forty thousand years before european settlement. They are the 'Witchetty Grub People' ('Wurun' meaning the river white gum or Eucalyptus viminalis, and 'jeri' meaning the grub that lives in the tree).[2]

They are reported to be the traditional owners of this region. The rich soils and healthy vegetation ensured plentiful food sources and the local aborigines used the area as a hunting ground. It is unclear whether the population grew to any significant numbers; some say it would never have exceeded 1000. No extensive relics of their existence are available.[3] The Wurundjeri region extends from inner Melbourne north to the Great Dividing Range, 120 km east to Mt Baw Baw, south to Mordialloc Creek and west to the Werribee River.

The tribes concentrated their activities in the coastal zone and along rivers where animals were plentiful. They caught fish, eels, birds and freshwater shellfish along the waterways, hunted kangaroos, possums and wallabies in the grassland and woodlands of the plains and foothills, using burning off techniques both to hunt larger animals and to attract them to the tender regrowth.[4] The skins of the larger marsupials were used to make clothing and shelters and their bones were worked into tools. Stone tools were also used. Timber and bark from the indigenous trees were used for shelters, canoes and other wooden objects while smaller vegetation was often used as a food source.

The Woiworung people would regularly camp along the banks of the Merri Creek and Yarra River. Records from the early 1840's state that several hundred people were known to be camping along the lower Merri Creek at one time. The specific location and nature of these camps are not known, nor is it clear whether they were traditional camping grounds or were the result of European settlement.

By the mid 1800s european settlers in the Kew region had established their territories. There was little comment regarding aborigines in the area although there was a settlement across the river near the Merri Creek and infrequent camps nearby. It was still possible for tribes to camp in Studley Park but in general they were moved on.

Little remains of the aboriginal history in the area due to the aboriginal way of living in harmony with the land and intensive european development.

Places of particular significance to the Kulin people are located particularly along the waterways of the region, such as the Yarra River and Merri Creek.

1 Yarra Healing http://www.yarrahealing.melb.catholic.edu.au/home.html
2 ATNS http://www.atns.net.au/biogs/A000524b.htm
3 Land Conversation Council Victoria – Report on Melbourne Study Area 1973
4 ibid

The Wurundjeri would gather with other members of the Kulin Nation on the land where the Melbourne Cricket Ground now stands. Other places of significance for the Wurundjeri people are:

- Pound Bend (Templestowe / Doncaster)
- Mt William Aboriginal Stone Axe Quarry
- Dights Falls area (Collingwood)
- Heide Scarred Tree (Templestowe)
- The Sunbury Rings (Sunbury)
- Coranderrk Mission Station (Healesville)

Source: http://www.yarrahealing.melb.catholic.edu.au/kulin/woiworung.html

Recommendations

It is important to recognise the aboriginal history of Melbourne. Whilst the lack of physical evidence of aboriginal presence in the area makes direct heritage preservation difficult, there is scope to interpret important aboriginal cultural features within Victoria Park. Important features recommended for interpretation include:

- presence of Kulin Nation and in particular Wurundjeri Clan of the Woiwurrung people;
- nomadic lifestyle;
- fire;
- hunting and gathering;
- importance of the Creek; (that used to run across the park roughly following the alignment of the historic carriageway);
- remnant vegetation such as the existing River Red Gums (Eucalyptus camaldulensis) which are estimated to be in excess of 200 years old, and the more recent White Gums (Eucalyptus viminalis); and
- native fauna.

Formal Recreation

Informal Recreation

Sport & Recreation Assessment

The purpose of this section of the report is to analyse the existing uses at Victoria Park (including any proposed uses identified during the masterplanning process), and to make recommendations for the most appropriate uses to continue at the site for future generations. Council's Leisure and Culture Department was engaged to undertake this analysis.

Broad recreation trends occuring across Victoria were related to the present use of Victoria Park. Assessment of the parks present uses and consideration of possible future uses are made with reference to broad recreation trends, local supply and demand characteristics and the sites suitability for existing and proposed uses.

Broad Recreation Trends in Victoria

Recreation activities are classified as either 'formal' or 'informal'. Formal recreation activities are undertaken at set times and venues under the direction or administration of a group or club. Examples of these activities occurring in Victoria Park include Aussie Rules Football, Cricket, Croquet and Tennis.

Informal recreation activities are conducted in a variety of spaces at times when an individual chooses to undertake an activity. Examples of these activities occurring in Victoria Park include walking or running. It is also evident that more passive informal activities such as play, relaxing or picnicking occur at the park.

The Australian Bureau of Statistics provides data about participation in sport. Three sources of data are of particular relevance: 1) the percentage of people who participate in different recreation activities; 2) their ages; and 3) information about participation over time.

The following Table shows the percentage of Victorians who undertake sport and recreation activities.

Table 3: Percentage of Victorians who undertake sport and recreation activities.

Activity	% Victorians	Activity	% Victorians
Walking	26.6	Lawn Bowls	1.5
Aerobic/fitness	11.3	Squash	1.5
Swimming	10.4	Soccer (outdoor)	1.4
Golf	8.0	Snow sports	1.3
Tennis	7.2	Volleyball	1.2
Cycling	6.1	Soccer (indoor)	1.1
Running	5.0	Surf sports	1.0
Aus Rules Football	4.2	Ten pin bowling	1.0
Netball	3.7	Martial Arts	1.0
Basketball	3.6	Equestrian	0.9
Bush walking	3.4	Water-skiing	0.9
Cricket (outdoor)	2.7	Table tennis	0.8
Fishing	2.5	Badminton	0.7
Dancing	2.2	Shooting	0.6
Yoga	2.1	Sailing	0.6

(Data source; ABS Participation in Sport and Physical Activities 2002)

In summary, data from this table suggests informal sport is the most significant component of recreation activity in Victoria. The Visitor Use Questionnaire also demonstrated the high participation rates for informal sport at Victoria Park. In most cases, informal sports occur at a multiple number of venues and require little dedicated space. Formal sports, while less popular than informal sports, have sufficient participant numbers to warrant the establishment of venues to operate from.

Assessment of existing uses at Victoria Park

Victoria Park is home to a number of formal sporting clubs. These clubs include the following:

- Victoria Park Tennis Club
- Kew Tennis Club
- Kew Amateur Football Club
- Kew Junior Football Club
- Kew Junior Cricket Club
- Kew Cricket Club
- Kew Croquet Club
- Old Xaverians Soccer Club (not currently using Victoria Park)

The provision of tennis, football and cricket clubs at Victoria Park reflects the popularity of these sports in Victoria (as indicated by the figures in Table 3), suggesting their use of the site should continue.

In terms of local supply and demand characteristics the site again reflects the high local demand for popular sport in Boroondara. Tennis, cricket, football and soccer are played at a number of nearby local reserves, and all these sites are needed to meet the numbers of people wishing to participate in these sports. In other words the sports listed above are located at most open spaces and need to be included in Victoria Park to meet the ongoing interest in these sports.

Whilst Croquet is not listed as a significant sport in terms of broad participation in Victoria, it is the sole public croquet club in Kew and one of only two clubs within the COB, and in terms of local supply and demand issues, the ongoing location of this facility in Victoria Park is supported.

Victoria Park is also used for various informal recreation activities, as indicated by the results of the visitor use questionnaire (as outlined earlier in this report). Given there is a well proven demand for the sports provided in the park at present, accommodation of passive or informal activities should focus in the reminder of the park not used for formal sports. The results of the Visitor Use Questionnaire show that walking, running, walking the dog and use of existing playgrounds were the four most popular park activities.

Old Harriers Pavilion

Assessment of Expressions Of Interest

During the development of the CMP a number of groups made submissions for use of Victoria Park. Each submission has been independently assessed by Council's Leisure and Culture Department with reference to board recreation trends, local supply and demand characteristics and the sites suitability for the proposed uses.

As part of the masterplanning process applications have been received from the following clubs and organisations wishing to relocate, expand or establish new facilities at Victoria Park:

- Kew Junior Cricket Club
- Kew Hockey Club
- Kew Heights Sports Club
- Boroondara Cemetery Trust
- Kew Band

Recommendation

The existing uses at Victoria Park meet existing recreation demands and should be retained. Victoria Park's ability to sustain such diversity of activities and user groups is a unique feature which should be protected. Additional uses as proposed above are not supported as they move away from the parks present and historic role as a venue for a number of established recreation activities, and any change may upset the existing harmonious relationship.

Improvements to the passive parts of the park could further facilitiate such activities. In addition, dedicated sporting facilities such as the Main and Secondary Ovals should continue to be used for informal recreational pursuits outside of dedicated club-based operating times.

One notable exception is the Kew Band which has an historic association with the old Harriers Pavilion which is located in the park. Should this pavilion become available for use by organisations other than the existing sporting clubs, then consideration should be given to returning the early building custodians to this facility (ie: Kew Band or Harriers Club members). Further analysis of the specific needs of each group will be required if this option is to be pursued.

Part 4: Design Development

Example of Best Practice - Vehicle access and circulation

Example of Best Practice - Pedestrian access and circulation

Example of Best Practice - Car parking

Example of Best Practice - Sporting Pavilion

Design Objectives

The WG agreed on the following design objectives to be used as the basis for the preparation of design options for the park.

Vehicle Access and Circulation

- Modify vehicle circulation patterns to:
  - ◇ provide safe access and egress for all vehicles (excluding buses);
  - ◇ conform with current design standards wherever possible;
  - ◇ reduce congestion; and
  - ◇ minimise safety issues.

Pedestrian Access and Circulation

- Restructure existing path network to provide:
  - ◇ a continuous circulation path for walkers and joggers;
  - ◇ direct pedestrian access to key features of the park;
  - ◇ greater diversity through additional internal circulation opportunities;
  - ◇ disabled access wherever possible.
- Reduce pedestrian / vehicle conflict areas.
- Identify opportunities for interpretive information.

Car parking

- Improve the layout and efficiency of existing on site parking areas.
- Maintain existing on site parking capacity [as far as possible].
- Provide sufficient parking facilities for any proposed activity.
- Restrict informal car parking activities within park boundary.
- Provide disabled accessible parking to Croquet Club.

Example of Best Practice - Toilets

Example of Best Practice - Furniture

Example of Best Practice - Playgrounds

Example of Best Practice - Planting

Sporting Pavilions

- Provide pavilion facilities which:
  - ◇ meet the requirements of the existing clubs (including visitor facilities);
  - ◇ caters for both junior and senior sporting needs;
  - ◇ meets requirements of Council's Pavilions Policy and contemporary design standards; and
  - ◇ supports the use of both the Secondary and Main Ovals.

Toilets

- Provide safe and accessible public toilet facilities for all park users.
- Provide toilet facilities to cater for shared use from key activity areas and facilities.
- Provide an additional toilet to service the Secondary Oval.

Furniture

- Develop a contemporary suite of furniture for Victoria Park consistent with a neutral design theme. Make sure furniture suite includes all furniture (i.e. lights and coaches boxes as well).

Playground Facilities

- Provide playground facilities in accordance with recommendations outlined in the recently completed Playground Strategy prepared for the City of Boroondara. This includes provision of the following:
  - ◇ a regional level playground in the north eastern woodland area complete with car parking, public toilet, picnic and bbq facilities, disabled access, shade, shelter and associated landscaping.
  - ◇ a local level playground in the southern portion of the site to cater for the needs of the local community.

Planting

- Maintain and enhance the nature and diversity of the existing site vegetation.
- Progressively remove inappropriate plantings and weed species.
- Provide a mix of indigenous, native and exotic plant species which reflect both modern and historic references.
- Develop a planting strategy to define and delineate landscape management zones.
- Provide distinctive feature and avenue plantings to highlight specific features and unify the overall landscape theme of the park.
- Structure planting areas to provide better spatial definition and reinforce a sense of place.
- Minimise risks associated with River Red Gum limb drop.

Heritage Features

Example of best practice design - Maintaining existing heritage features

- Maintain and enhance existing heritage features as identified in the Heritage report. These include:
  - ◇ park layout and design as representation of the Victorian / Edwardian era;
  - ◇ historic uses such as tennis, football and cricket; and
  - ◇ historic features such as old Harriers Pavilion, Victoria Park tennis shelter, entry gates and cemetery wall.
- Identify opportunities to improve heritage values.

Land Use

- Develop a range of areas and experiences within the park to cater for both organised and non organised sport and recreation opportunities.
- Maintain all existing sporting club based uses.
- Provide for the continuing development of Victoria Park as a festival space to reduce pressure on other parks in the area.
- Assess and remove any inappropriate land uses.

Management Issues

- Develop a strategy to deal with the following management issues:
  - ◇ dogs;
  - ◇ rubbish;
  - ◇ safety;
  - ◇ vandalism; and
  - ◇ maintenance.

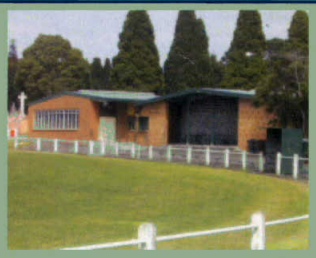
Identification Of Issues

Following the Consultation and Site Analysis phase of the study, this section brings together key findings from the Visitor Use Questionnaire, SWOT Analysis, Arboricultural, Heritage and Sport and Recreation Assessments and along with Council officers' own assessments, identifies specific issues which need to be addressed.

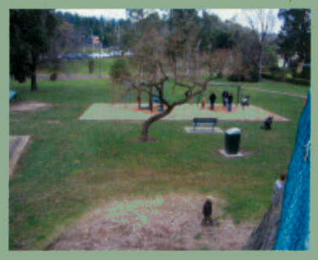
For each of the agreed design objectives, the following table lists the specific issues identified at Victoria Park and suggests recommended actions to address these issues in the preparation of the CMP for the site.

Summary table showing design objectives, issues and recommended actions

DESIGN OBJECTIVES	ISSUES		RECOMMENDED ACTIONS
1. Vehicle Access and Circulation Modify vehicle circulation patterns to: • Provide safe access and egress for all vehicles (excluding buses). • Conform to current design standards wherever possible. • Reduce congestion • Minimise safety issues.	Vehicle congestion at High Street intersection.		• Provide through circulation road to Adeney Avenue. • Widen entry road to 6.0m. • Improve the junction of the entry drive with the main car park.
	Vehicle congestion at Adeney Ave.		• Remove one way access road around southern boundary of tennis courts. • Remove car parking around western boundary of tennis courts. • Provide through circulation road to Adeney Avenue.
	Vehicle and pedestrian conflict areas around Main Oval and around Secondary Oval Car park.		• Remove / restrict parking along Parkhill entry road. • Provide separated pedestrian access path around Main Oval perimeter. • Remove car parking around western boundary of tennis courts. • Formalise Secondary Oval car park.
2. Pedestrian Access and Circulation • Restructure existing path network to provide: • A continuous circulation path for walkers and joggers. • Direct pedestrian access to key features of the park. • Greater diversity through additional internal circulation opportunities; • Disabled access wherever possible. • Reduce pedestrian / vehicle conflict areas. • Identify opportunities for interpretive information.	No clear path hierarchy.		• Provide clearly recognisable path hierarchy with consistent design treatment. • Provide direct access from on and off-site car parking areas to park facilities.
	Lack of consistent design standard.	 	• Provide clearly recognisable path hierarchy with consistent design treatment.
	Safety issues related to: • Lighting. • Maintenance. • Visual barriers.		• Improve path lighting. • Increase maintenance frequency. • Remove visual barriers and improve surveillance. • Provide Adeney Avenue pedestrian access point separated from vehicle access road.

DESIGN OBJECTIVES	ISSUES		RECOMMENDED ACTIONS
	Lack of disability access.		• Provide centrally located disabled car park spaces and access path to key site features (particularly Croquet Club).
	Lack of circuit path (especially along Adeney Ave).		• Provide continuous pedestrian path along Adeney Ave boundary. • Link with a continuous circulation path around park perimeter.
3. Car Parking • Improve the layout and efficiency of existing on site parking areas. • Maintain existing on site parking capacity [as far as possible]. • Provide sufficient parking facilities for any proposed activity. • Restrict informal car parking activities within park boundary. • Provide disabled accessible parking.	Vehicle congestion around tennis club boundary.		• Redesign primary car park to minimise visual impact, safety concerns and circulation issues.
	Lack of adequate car parks for peak usage periods.		• Investigate opportunities for increased on-street parking along park perimeter. • Provide better street signage and pedestrian access from on-street car parking areas. • Maintain existing parking spaces where possible.
	Inefficient layout of car park near Secondary Pavilion.		• Redesign Secondary Oval car park to minimise visual impact, safety and circulation issues.
	Spillover car parking into park boundary.		• Provide vehicle barriers to restrict spillover car parking in reserve along Parkhill entry road and along Adeney Avenue boundary.
4. Sporting Pavilions Provide sporting pavilion facilities which: • Meet the requirements of the existing clubs (including visitor facilities) • Cater for both junior and senior sporting needs.	Main Pavilion is too small and in need of renovation particularly in relation to junior member numbers.		• Complete sporting facility audit for Main Pavilion to determine requirements. • Renovate and/or extend as appropriate.

DESIGN OBJECTIVES	ISSUES		RECOMMENDED ACTIONS
• Meet requirements of Council's Pavilions Policy and contemporary design standards.	Insufficient seating area for spectators.		• Provide additional seating in front of both pavilions for home and visiting team spectators.
• Support the use of both the Main and Secondary Ovals.	Serious safety concerns with rear access to public toilet (Main Pavilion).		• Improve surveillance and access to existing toilets behind Main Pavilion. • Restrict public access to toilet outside of club use. • Consider restricting public access to game days only.
	Secondary Pavilion is too small, inadequate and poorly located.		• Provide new or renovated facility with direct access to Secondary Oval. • Renovate and/or extend old Harriers Club building and consider alternative uses.
	No dedicated clubhouse facility with oval frontage to Secondary Oval.		• Provide new or renovated facility with direct access to Secondary Oval.
5. Toilets • Provide safe and accessible public toilet facilities for all park users • Provide toilet facilities to cater for shared use from key activity areas and facilities • Provide an additional toilet to service the Secondary Oval	Good location to service sporting events but does not service remaining park users.		• Consider providing a second toilet for non-club based use.
	Largely hidden from view.		• Better signage. • Increase surveillance opportunities.
	Safety issues related to concealed access.		• Investigate options to improve safety and access. • Restrict public access outside of club use times. • Consider removal of external access.
	Cleaning and maintenance.		• Consider giving use and maintenance responsibilities over to tenant clubs in return for exclusive use.

DESIGN OBJECTIVES	ISSUES		RECOMMENDED ACTIONS
6. Furniture Develop a contemporary suite of furniture for Victoria Park consistent with a neutral design theme. Ensure that furniture suite includes all furniture (i.e. lights and coaches boxes as well).	Lack of consistent design standards.		• Provide a contemporary suite of furniture for Victoria Park with a consistent design theme.
	Inappropriate location of some furniture elements.		• Develop a strategic approach for the removal or replacement of existing elements.
	Poor quality and inadequate maintenance regime.		• Develop a strategic approach for the removal or replacement of existing elements. • Improve maintenance regime.
	Ad-hoc replacement of existing elements.		• Develop a strategic approach for the removal or replacement of existing elements.
7. Playground Facilities Provide playground facilities in accordance with recommendations outlined in the Playground Strategy prepared for the City of Boroondara. This includes provision of the following: • A regional level playground in the north eastern woodland area complete with car parking, public toilet, picnic and bbq facilities, disabled access, shade, shelter and associated landscaping. • A local level playground in the southern portion of the site to cater for the needs of the local community.	Three separate playgrounds within one park is unnecessary and difficult to manage.		• Remove north-west playground. • Develop secondary Local Level play facility at southern playground to cater for local residents. • Investigate developing northern playground as a Regional Level play facility (Refer to Playground Strategy).
	Outdated and duplicated equipment.		• Redesign and replace with appropriate equipment. • Re-use existing equipment where suitable.
	Poorly integrated with other facilities (ad-hoc design).		• Provide bbq, picnic, seating, shelter, toilet facilities and associated landscaping with any new playground.
	No direct parking or pedestrian access.		• Provide additional car parking facilities along Adeney Avenue if required with direct access to playground. • Provide better pedestrian path access from Main car park to northern playground area.

DESIGN OBJECTIVES	ISSUES		RECOMMENDED ACTIONS
	Safety issues related to River Red Gum limb loss.		• Remove north-west playground which is within River Red Gum limb drop zone. • Consider safety and supervisory issues of all play areas in detailed design. • Install exclusion zones beneath mature River Red Gums.
8. Planting • Maintain and enhance the nature and diversity of the existing site vegetation. • Progressively remove inappropriate plantings and weed species. • Provide a mix of indigenous, native and exotic plant species which reflect both modern and historic references. • Develop a planting strategy to define and delineate landscape management zones. • Provide distinctive feature and avenue plantings to highlight specific features and unify the overall landscape theme of the park. • Structure planting areas to provide better spatial definition and reinforce a sense of place. • Minimise risks associated with River Red Gum limb drop.	Recent plantings and their impact on heritage significance.		• Develop a strategic approach to new planting works incorporating indigenous, native and exotic plant species. • Remove any inappropriate planting and replace.
	Safety issues in relation to River Red Gum limb loss.		• Provide pedestrian barriers (i.e. understorey planting) to exclude potential targets from beneath River Red Gums identified as safety hazards.
	General lack of ground level planting.		• Increase understorey planting.
	Lack of open grassed areas for informal 'kick about' play activities.		• Rationalise infill planting to create open areas for 'kick about' activities, particularly adjacent to proposed play equipment and picnic areas.
	Encroachment of Secondary Oval into line of existing mature trees.		• Develop a strategic approach to new planting works incorporating both indigenous, native and exotic plant species. • Develop specific landscape management zones and specify desired plant species for each.
	Desire to maintain diversity of indigenous, native and exotic plant species.		• Develop a strategic approach to new planting works incorporating indigenous, native and exotic plant species.

DESIGN OBJECTIVES	ISSUES		RECOMMENDED ACTIONS
	Public perception that park is poorly maintained.		• Improve maintenance of existing landscape features.
	Damage to existing vegetation by other contractors (eg. damage to planting along base of cemetery wall).		• Council to better manage contractors on site.
	Determining appropriate treatment of dead River Red Gum.		• Remove existing dead tree and reuse as interpretive feature of park. • Provide additional habitat areas for native wildlife. • Develop a strategy to relocate any fauna displaced by removal of existing trees.
	Amenity issues and lack of shade to car park areas.		• Provide shade planting around car park areas. • Increase planting around ovals.
9. Heritage Features Maintain and enhance existing heritage features as identified in the Heritage Assessments. These include: • Park layout and design as representation of the Victorian / Edwardian era. • Historic uses such as tennis, football and cricket. • Identify opportunities to interpret lost heritage values, particularly aboriginal heritage features. • Identify opportunities to improve existing heritage values.	Need to protect the significant features of the park as identified in the Heritage Assessments. These include: • park layout and design as representations of the Victorian / Edwardian era. • Historic uses (tennis, football, cricket). • Historic features. • Interpretive features.		• Maintain and improve the existing form and uses within Victoria Park that have been identified as having Primary Significance • Maintain and improve existing historic features of the park. • Provide a contemporary design initiative that maintains and protects existing heritage features of the park, but does not simply replicate the past.
	How to deal with recent changes which do not maintain or protect significant heritage features (i.e. playground mound, brick cladding to tennis pavilion, lack of cemetery wall maintenance).		• Remove slide and bluestone mound. • Council to better manage contractors on site. • Discuss inappropriate modifications with existing leaseholders and monitor future modifications.

DESIGN OBJECTIVES	ISSUES		RECOMMENDED ACTIONS
10. Land Use Maintain existing land uses. Develop a range of areas and experiences within the park to cater for both organised and non organised sport and recreation opportunities. These include: • Maintain all existing sporting club based uses. • Provide for the continuing development of Victoria Park as a festival space to reduce pressure on other parks in the area. • Assess and remove any inappropriate land uses.	Old Caretakers Cottage is no longer required.		• Remove and reuse area for more appropriate purpose.
	Lack of facilities to cater for festivals.		• Provide 3 phase power, water and better gathering spaces for large groups.
	Inability to cater for any additional organised sporting club uses.		• Do not allow new sporting clubs to operate from Victoria Park - maintain status quo.
11.Management Issues Develop a strategy to deal with the following management issues: • dogs • rubbish • safety • vandalism • maintenance • fauna	Dog faeces which are not cleaned up by owners impact on the useability of ovals for sporting events, present a health issue for small children and are aesthetically unappealing to park users. Holes dug by dogs on sporting grounds can create trip hazards for players Un-controlled dogs near playgrounds can create safety issues for children using playgrounds		• Park to remain a dog's off-leash area. Local Laws department of Council to continue to make park patrols to check that dog owners are being responsible. • Signage outlining the responsibility of dog owners (removing faeces, filling in any holes which are dug and no dog access in the vicinity of playgrounds) should be reviewed by the Local Laws department and installed on site. • Restrict dog access to within 20m of existing play facilities.
	Graffiti is the largest vandalism issue – particularly graffiti to buildings and playgrounds. Physical damage to playgrounds and park furniture is a lesser issue.		• Maintain Council's existing policy of graffiti removal within 24 hours of graffiti being reported. • Consider lighting areas of the park which are commonly targeted for vandalism. This would however need to be balanced against the possible increased use of the park at night (which may not be desirable).
	Existing trees contain hollows which provide habitat for birds and marsupials. Existing heavily vegetated areas provide refuge for fauna.		• Retain trees with hollows, and if any are proposed for removal, then any wildlife should be collected and relocated prior to removal. • Retain and enhance heavily vegetated areas as a refuge for wildlife. • Establish new vegetated areas to act as additional refuge for wildlife.
	Park has been poorly maintained in the past.		• Increase proactive maintenance of park including regular mowing, pruning, mulching, rubbish removal, furniture maintenance and replacement, graffiti removal etc.

DESIGN OBJECTIVES	ISSUES		RECOMMENDED ACTIONS
12. Secondary Oval • Ensure that any oval meets the needs of the sporting clubs using the facility. • Provide for community use of oval outside of club use requirements.	Too small to be classified as a full size oval. Does not meet design standards for suburban grade senior playing facility.		• Investigate using Secondary Oval for dedicated junior match play.
	Safety issue of balls landing on road.		• Investigate need for safety fencing, but introduce only as last resort.
	Junior sport have adequate numbers but do not have a dedicated oval to play on.		• Investigate using Secondary Oval for dedicated junior match play.
	Irregular fence location and alignment and safety issues related to proximity of retaining wall to playing surface.		• Protect mature trees along oval boundary. • Assess safety issues with existing retaining wall and determine action.
	Old Harriers Pavilion has difficulty meeting user needs.		• Rationalise car park design to minimise vehicle/pedestrian conflict. • Investigate opportunities to renovate / relocate Old Harriers Pavilion.
13. Main Oval • Ensure that any oval meets the needs of the sporting clubs using the facility. • Provide for community use of oval outside of club use requirements.	Bluestone gutter around perimeter of oval is considered a safety hazard by sporting clubs.		• Seek additional information in relation to accident history and determine action.

Concept Design Options

Three Concept Plans were prepared for Victoria Park and presented to the WG for discussion purposes. These concepts were based on development intensity and comprised the following options:

Minimum Development Concept Plan

Medium Development Concept plan

Maximum Development Concept Plan

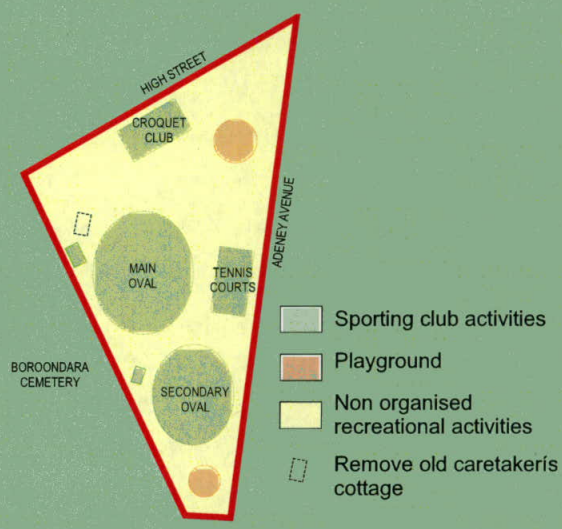
A copy of each option along with a brief description of the key features is included as Appendix 1 to this report. An overview of each option is included below.

Victoria Park is unique in that it houses and supports a great diversity of activities and user groups within a relatively conflict free environment. The WG therefore agreed that the maintenance of appropriate existing land-uses should be a main component of any design proposal for the park, and consequently a number of design features remained consistent for each option.

Concept Design Option – Key Similarities

The design features which have remained consistent include:

Land-use

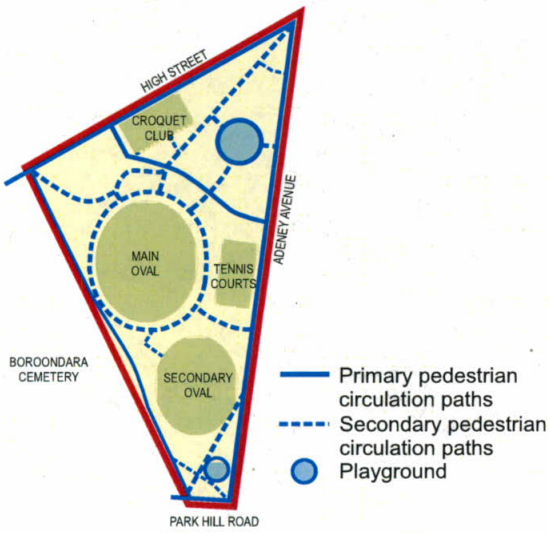


- Maintain and enhance the areas currently used by the existing sporting clubs.
- Maintain and enhance existing non organized recreational opportunities.
- Intensification of existing land-use in the form of a Regional Playground in the north eastern woodland area subject to it fitting into the site and not impacting on casual park spaces.
- Discontinue the use of the Old Caretakers Cottage as a private residence. It should be noted that this will reduce surveillance of the park.

Vehicle Access and Circulation

- Widen existing entry road to provide two way access and egress from High Street.
- Improve vehicle access road to Main Pavilion entry.
- Provide traffic calming measures to reduce vehicle speeds and delineate pedestrian separation areas.
- Provide entry treatments to highlight main vehicle entry and exit points.

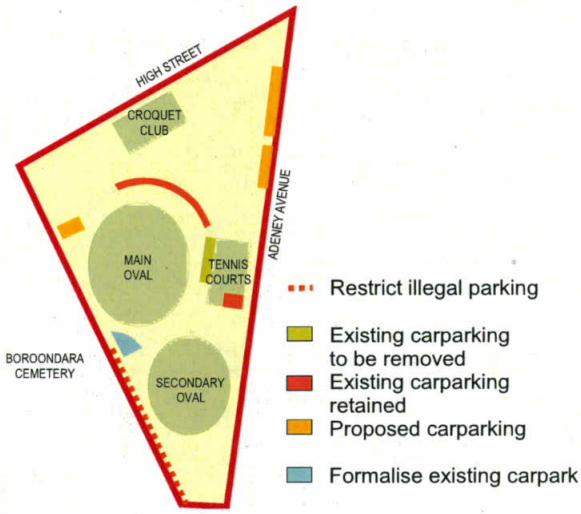
Pedestrian Access and Circulation



- Provide a continuous circulation path for walkers and joggers.
- Reduce pedestrian / vehicle conflict by providing a separate pedestrian path along the perimeter of the Main Oval.
- Establishment of a clearly defined path hierarchy.

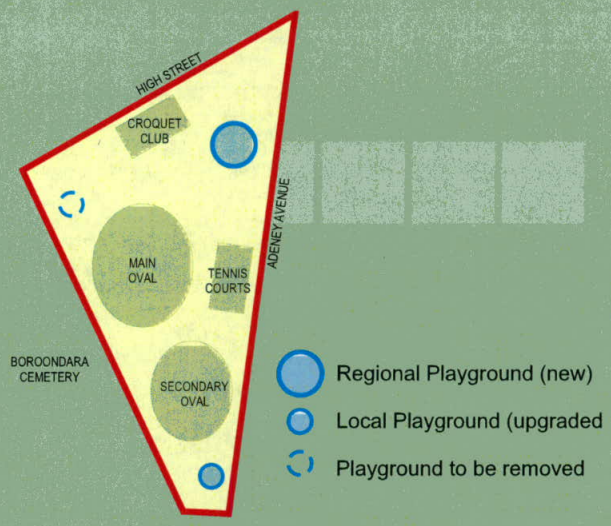
Car parking

- Maintain existing parking capacity where possible.
- Provide additional parking facilities immediately adjacent to the Main Pavilion.
- Formalize Secondary Oval car park.
- Restrict informal parking along Parkhill entry road.



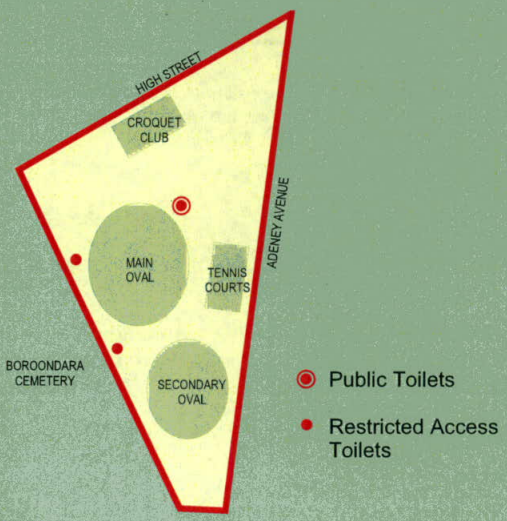
- Provide additional parking facilities in Adeney Avenue consistent with site needs and other park features such as paths and planting etc.

Playgrounds



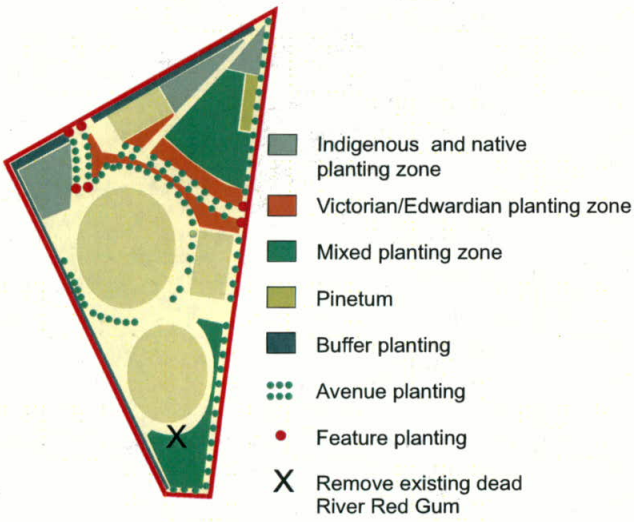
- Provide a Regional Playground in the north eastern woodland area as proposed in the Playground Strategy.
- Provide a local playground in the southern corner of the park.
- Remove existing swing set in the north western woodland area.

Toilets



- Provide a new centrally placed public toilet facility.
- Provide additional club based public toilet facilities to the old Harriers Club pavilion to service game day activities (restricted public access).
- Restrict public access to existing toilet at rear of Main Pavilion.

Planting



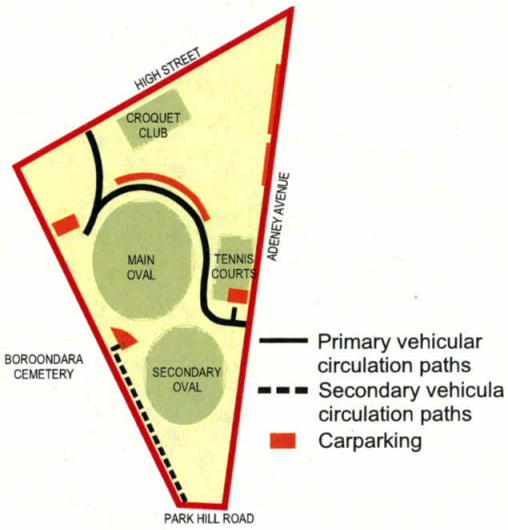
- Provide a mix of indigenous, Australian native and exotic plant species which reflect both modern and historic references.
- Develop a planting strategy to define and delineate landscape management zones.
- Provide distinctive feature and avenue plantings to highlight specific features and unify the overall landscape theme of the park.
- Modify existing and create new planting areas to provide better spatial definition.
- Avoid long duration activity areas under existing River Red Gums to reduce risk associated with limb drop.
- Remove and re-use the existing dead River Red Gum as a sculptural or interpretive feature.

Concept Plan Options – Key Differences

Key differences between each design option relate to the following issues.

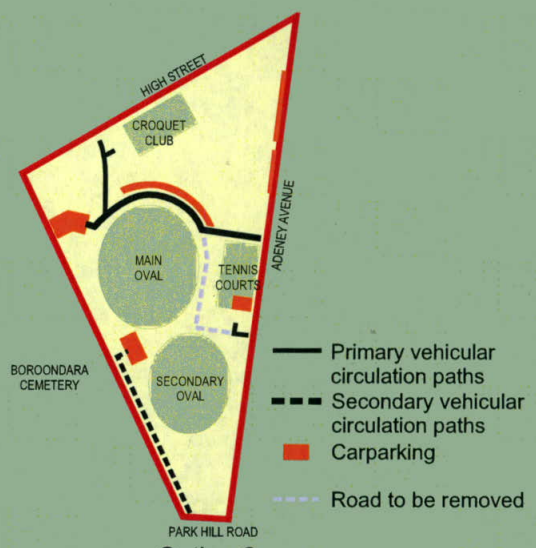
Vehicle Access and Circulation.

Option 1 maintains the existing road layout, removes parking abutting the tennis court fence and reverses the direction of traffic flow to provide a one way exit road to Adeney Avenue. Additional car parking is also proposed at the old Caretakers Cottage site behind the main oval pavilion. Whilst this option provides a minor improvement to traffic flow, it does not address congestion or sight line issues around the tennis courts, does not improve access to the Main Pavilion and generally maintains existing weaknesses in relation to vehicle access and circulation.



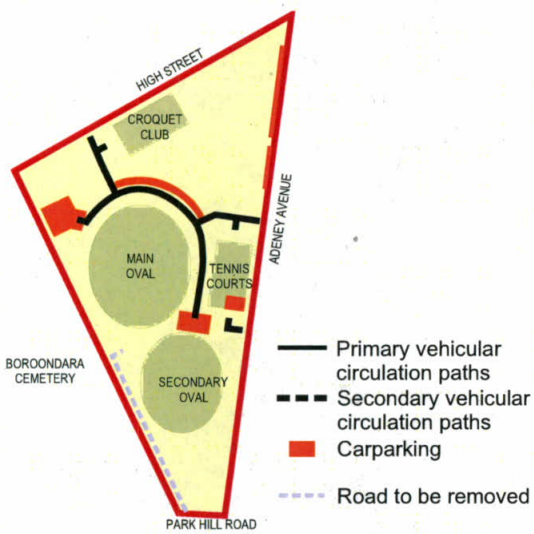
Option 1

Option 2 modifies the existing road layout by removing the access road along the western boundary of the tennis courts and providing a new access road to Adeney Avenue along the northern boundary of the tennis courts.

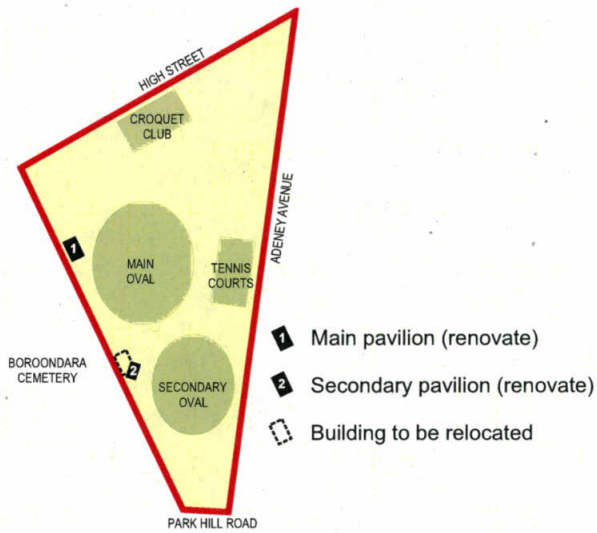


Option 2

This option provides direct two way access and egress to the park (with traffic control if necessary via a removable bollard or boom gate), eliminates congestion and sight line issues around the tennis courts and improves pedestrian and vehicle separation by removing approximately 90 linear metres of unnecessary road and returning this area to useable park space. This option also proposes additional car parking facilities to the old caretaker's cottage site and improves access and circulation to the Main Pavilion. The car park adjacent to the old Harriers Pavilion (located to the North West of the Secondary Oval) is to be formalised within the existing footprint. Disabled accessible parking is provided adjacent to the Croquet Club and access to the Kew Tennis Club car park is maintained via a direct link to Adeney Avenue.



Option 3



Option 1

Option 3 includes the features described in Option 2 with the exception of the road reduction. In this option the road abutting the western tennis court boundary is maintained to provide access to a new pavilion car park to service the Secondary Oval. The Parkhill entry road is converted to a pedestrian only path as vehicle access to the Old Harriers Pavilion is no longer required under this scheme. This option includes the re-alignment of the main entry road to eliminate the 60 degree angle turn where it meets the internal road and provides additional car parking space abutting the Main Oval.

Pavilions

Option 1 includes the refurbishment of both the Main and Secondary Pavilions within the existing building footprint. Refurbishment of the Main Pavilion includes the following:

- reallocated area for visitor facilities by reducing gymnasium area and providing better storage facilities;
- restricted public access to rear toilets for improved safety;
- general internal renovation and modernisation;
- new façade to improve external appearance;
- under cover seating along full length of pavilion; and
- designated visitor undercover seating area.

Refurbishment of the Secondary Pavilion includes the following:

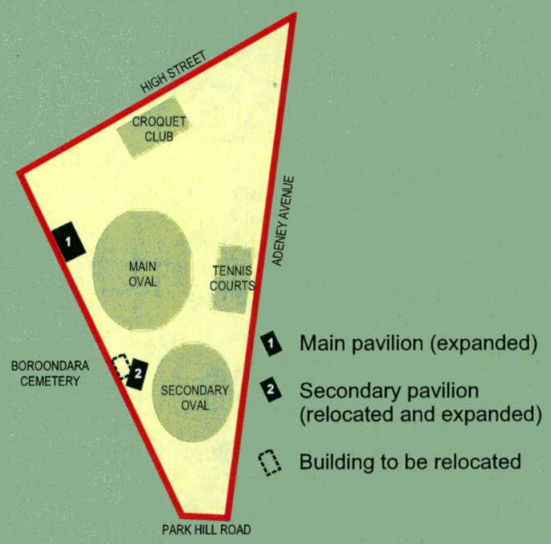
- relocate existing Harriers Club Pavilion to better relate to the Secondary Oval;
- renovate existing footprint in keeping with heritage theme;
- provide game day toilet and shower facilities;
- provide covered verandah/spectator viewing area; and
- provide separate visitor viewing area adjacent to building.

Whilst a definite cosmetic improvement this option does not address important spatial and functional problems with the existing facilities.

Option 2 includes the refurbishment and extension to the Main and Secondary Pavilions including an extension to the existing building footprints of both buildings. Refurbishment of the Main Pavilion includes the following:

- additional storage area;
- designated gymnasium space (not a formal gym);
- adequate visitor facilities;
- safer access to rear toilets;
- improved functional layout;

- general internal renovation and modernisation;
- new façade to improve external appearance;
- under cover seating along full length of pavilion; and
- provide visitor undercover seating area.



Option 2

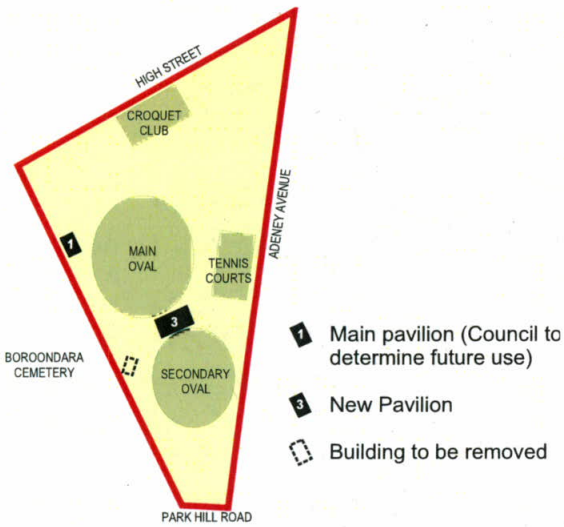
Refurbishment of the Secondary Pavilion includes the following:

- relocate existing Harriers Club Pavilion to better relate to the Secondary Oval;
- extend and renovate building to blend a contemporary design with the existing heritage theme;
- provide game day toilet and shower facilities; and
- investigate secondary use opportunities for pavilion (i.e. Kew Band).

This Option meets all the requirements of the sporting associations, makes good use of existing infrastructural elements and does not significantly alter the existing character and functional relationships within the park.

Option 3 includes relocating club activities from the existing pavilions and providing a new multi purpose facility to replace both the Main and Secondary Pavilions in a centrally located position between the Secondary and Main Ovals. Construction of the Multi Purpose Pavilion includes the following:

- central location with direct access to Secondary and Main Ovals;
- reduced dimension of Secondary Oval in order to accommodate the proposed building envelope and parking / vehicle circulation requirements;
- modern layout and design;
- storage area;
- scoreboard;
- designated gymnasium;
- designated visitor facilities and seating area;
- designated function facilities for commercial and/or public usage;
- safe and accessible public toilets;
- relocate existing and provide additional cricket nets;
- under cover seating along full length of pavilion; and
- relocate old Harriers Pavilion to alternate venue.

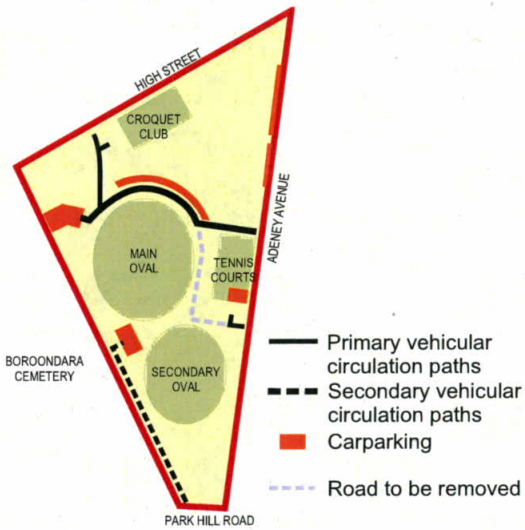


Option 3

Working Group - Interim Review

Vehicle Access and Circulation

Option 2 recommendations for vehicle access and circulation were favoured by the WG. It was generally agreed that the access and circulation features of Option 1 did not adequately address inherent problems with the site, and therefore should not form the basis of any future design. The removal of the existing road along the western boundary of the tennis courts proposed in Option 2 and returning this area to useable parkland was considered a positive feature of the design.



Option 2

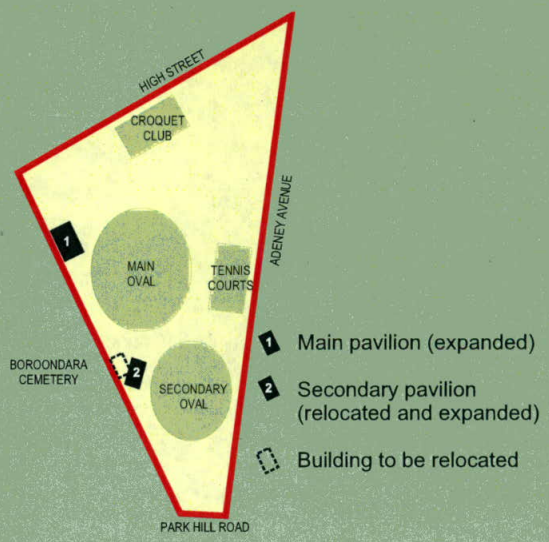
Pavilions

Options 1 and 2 were well supported. Option 1 maintains the existing building footprints and therefore does not adequately address existing problems in relation to lack of space for storage, umpires change facilities and gymnasium equipment.

Option 2 represents an affordable scheme which best meets the requirements of the sporting clubs with minimal impact on other (existing) users of the park. The relocation and refurbishment of the old Harriers Pavilion was widely supported by both junior and senior sporting representatives. In order to progress this concept, it was agreed to undertake a building assessment to determine the feasibility of renovating and/or relocating the existing old Harriers Pavilion (refer Further Investigations section of this report).

Option 3 was discussed at length at the meeting. There was considerable interest and support for this option, although the reduction in size of the Secondary Oval to a junior sized facility was vigorously opposed. A modification of the Option 3 model was discussed which involved repositioning the proposed pavilion to the existing car park area abutting the old Harriers Pavilion. Once again, in order to progress this option, it was agreed to carry out further investigation to determine the feasibility of providing a multi-purpose clubhouse facility in this location (refer Further Investigations section of this report).

Subject to the findings of the Further Investigations Option 2 was the favoured option in relation to pavilion location, including the refurbishment and extension of the Main Pavilion and the relocation, refurbishment and extension of the Secondary Pavilion.



Option 2

Old Harriers Pavilion

Further Investigation – Feasibility Analysis

Review of Old Harriers Pavilion (Option 2)

Council's Projects and Strategy section undertook a Condition Review of the Old Harriers Pavilion in April 2005 to assess the feasibility of renovating and relocating the existing building (a copy of this report is provided in Volume 2 Attachment 8).

The report concluded that 'changes to community expectations, building regulatory environment and construction standards all suggest that the current pavilion offers limited scope for renewal as a sport pavilion and even less if moved.

The building is capable of being rehabilitated as a useful community facility, provided the usage remains within the constraint of the current footprint'.

Therefore, relocating the existing old Harriers Pavilion as proposed in Option 2 is not considered a feasible option.

Review of Multi Purpose Pavilion (Option 3)

Council's Engineering and Traffic section were engaged to complete a Preliminary Road Feasibility Analysis in early 2006 to assess the feasibility of locating a multi-purpose pavilion between the two ovals. A copy of the report is included in Volume 2 Attachment 9.

Two proposed locations were identified. The first was the area immediately east of the existing scoreboard (behind the Main Oval practice nets) and the second was the area currently occupied by the informal car park adjacent to the Secondary Oval (as shown in Option 3). Each option included a multi purpose pavilion, access road and provision for twenty on site car parking spaces.

The report identified a number of significant issues in relation to the proposed multi-purpose facility. These include:

- impact on trees;
- reduction in viewing areas;
- loss of vehicle access via existing Adeney Avenue access road;
- impact on playing dimensions of Secondary Oval; and
- impact on Secondary Oval practice nets.

In addition, the provision of new internal access roads, car parking facilities, fencing and retaining walls required to service any multi purpose pavilion would attract additional costs in the order of $285,000 - $360,000 (depending on which location was selected).

Therefore, the multi purpose pavilion as proposed in Option 3 is not considered a feasible option. The main weaknesses of this option include the high construction costs particularly when road and parking infrastructure costs are considered, cost / benefit ratio analysis, loss of visual permeability and concerns relating to the impact this proposal may have on the existing character of the park.

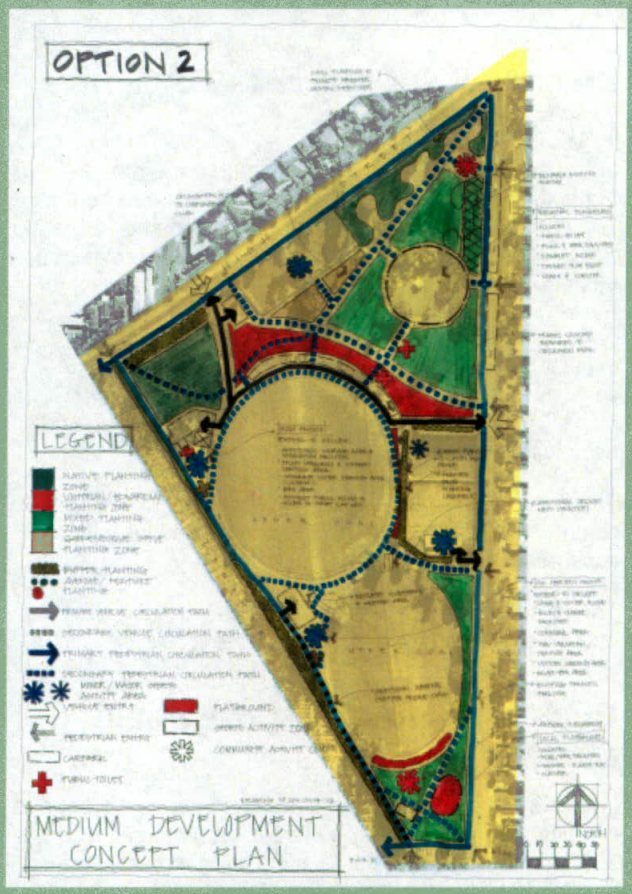
Preferred Concept Plan

Whilst some aspects of Option 3 were supported, the high construction costs, loss of amenity and reduction in size of the Secondary Oval meant that this option was not favoured by the sporting clubs. Therefore Option 3 did not meet the requirements of the main user group it was designed to support.

Option 1 was supported by some members of the WG, but the inability of this option to address inherent site weaknesses does not present a sustainable option for the long term planning, development and management of the park.

Option 2 with its middle ground approach to park usage was the favoured option by the WG. This concept addresses inherent opportunities and constraints of the site within a framework that does not significantly alter the existing character of the park. Whilst the review of the old Harriers Pavilion has indicated that the relocation of the existing building is not possible, this option still represents good value for money incorporating re-use of existing facilities (where appropriate), and directly addresses site weaknesses such as vehicle access and circulation issues and the provision of sporting pavilions that meet the needs of the existing clubs. Once modified to accommodate the Building Condition Report's recommendation against relocating the

old Harriers Pavilion, this option will support best practice and sustainable development criteria and provide a long term solution to inherent problems of the site.



Draft Concept Master Plan (Preliminary)

Using the design objectives established in Part 4 and the key features established in the Preferred Concept Plan, a Preliminary Draft Concept Master Plan (PDCMP) was prepared and presented to the WG in September 2005 (a copy of this plan is proved in Appendix 2 of this report).

Working Group Review

The PDCMP was well received by the WG as an accurate representation of the objectives and issues developed following the analysis phase of the masterplan process. The WG was satisfied with the overall direction of the plan and with the manner in which sensitive and often competing issues had been considered.

Whilst the vast majority of initiatives proposed in the PDCMP were widely supported, vehicle access and circulation issues remained an area of concern for some members of the local community. Council received a number of submissions from members of the community expressing concern over the proposed modifications to the vehicle access to Adeney Avenue. These concerns were reiterated at the WG meeting held in September 2005.

The issues raised by the community in relation to vehicle access and circulation are summarised as:

- Ability for vehicles to safely enter/exit High Street and Adeney Avenue access points.
- Conflict between vehicles and pedestrians.
- Inefficient circulation for vehicles within internal roadways.
- Through traffic travelling between Adeney Avenue and High Street.
- Potential for conflict between buses and pedestrians.

The key objection raised by the community relates to the proposed removal of the existing access road along the western boundary of the tennis courts, and the provision of a new two way access road to Adeney Avenue along the northern boundary of the courts.

In response to these concerns the WG requested that Council revisit the vehicle access and circulation issues to investigate other options to better meet the needs and aspirations of those local residents who expressed concerns at the WG meeting.

Review of Vehicle Access and Circulation

Council's Traffic and Drainage section were requested to undertake a Traffic Assessment of Victoria Park in September 2005 (a copy of the findings of this assessment are provied in Volume 2 Attachment 10).

The assessment was intended to review the existing vehicle access and circulation arrangements in response to concerns raised by the community, and to investigate a number of alternative access arrangements for Victoria Park.

Response To Community Concerns

A summary of the Traffic Assessments findings in relation to the issues identified by the community is included below.

Ability for vehicles to safely enter/exit High St and Adeney Ave access points

Site observations indicate that motorists travel in the opposite direction along the one way link road from Adeney Avenue, potentially creating a hazardous situation. In addition, the potential for conflict between vehicles travelling adjacent to the tennis courts with tennis players/ visitors is considered significant. Other concerns related to the blind corner which currently exists for motorists travelling around the south west corner of the tennis courts.

The discontinuance of this link road and creation of a two way link road to the north of the tennis courts will remove the illegal movements and hence confusion for motorists in this area.

A separate pathway will be provided adjacent to the link roadway to separate vehicle and pedestrian movements in this area.

Additional works include widening the existing roadway connecting the main car park with High Street.

At present vehicles entering from High Street are required to undertake a u-turn manoeuvre at the eastern end of the main car park to exit from the High Street access. In the event that all spaces are occupied, vehicles would be required to undertake a hazardous 3 point turn in the access aisle potentially conflicting with other vehicles/pedestrians.

The provision of a new link road to Adeney Avenue negates the need for motorists to undertake this hazardous manoeuvre.

Conflict between vehicles and pedestrians

Congestion and safety issues abutting the tennis court boundary will be improved by removing the one way access road to Adeney Avenue. This will also improve vehicle access to the Main Pavilion entry.

To reduce the vehicle speeds within the main car parking areas, it is proposed to convert the existing speed humps to a raised flat top style of speed hump. This will provide an opportunity to provide for a distinctive pavement treatment at these locations which will signify pedestrian walkway areas between the car park and the Main Oval.

This is considered a safer arrangement than what occurs at present, that is, pedestrians currently walk along the internal park roadways due to a lack of seperate pathways.

Entry treatments will be provided to highlight main vehicle entry and exit points.

Additional separated pedestrian entry paths along Adeney Avenue will be installed to reduce the need/desire for pedestrians to use the vehicle circulation road.

Pedestrian / vehicle conflict will be reduced by providing a separated pedestrian path along the perimeter of the Main Oval.

Inefficient circulation for vehicles within internal roadways

The provision of a new circulation road to Adeney Avenue north of the tennis courts will eliminate congestion and the potential for conflict involving vehicular traffic.

This new access road improves pedestrian and vehicle separation by removing approximately 90 linear metres of unnecessary road and returning this area to useable park space.

Through traffic travelling between Adeney Avenue and High Street

To minimise the potential for through traffic to travel within the internal park roadways, it is proposed to install flat top speed humps, and if necessary consideration would be given to installing a lockable bollard at the Adeney Ave access.

Fully landscaped garden beds are also proposed within the parking bays around the perimeter of the oval to reduce the visual presence of the roadway.

Feedback received from the public meeting indicates that extensive queuing occurs along Adeney Avenue from High Street during the school drop off/pick up time periods. If confirmed from surveys, it is recommended that a lockable bollard be used at the Adeney Avenue access during the weekday periods to address this issue.

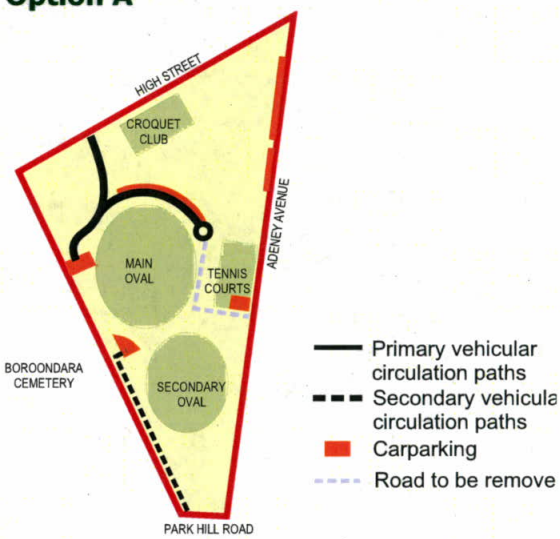
Potential for conflict between buses and pedestrians

At present buses enter Victoria Park via High Street to drop off players associated with sporting events held at the park. Officers are concerned with the ability for buses to safely manouevre along the internal roadways to exit in a forward manner, and the potential for conflict between other vehicles and people in the area.

To address this issue, it is proposed to convert a section of the kerbside area along the west side of Adeney Avenue to a 'Bus zone, 9 am to 5 pm, Saturday and Sunday'. This strategy will result in the allocation of a designated area on Adeney Avenue, thus negating the need for buses to enter the internal roadways of the park.

Investigation of Alternative Access Arrangements

Option A



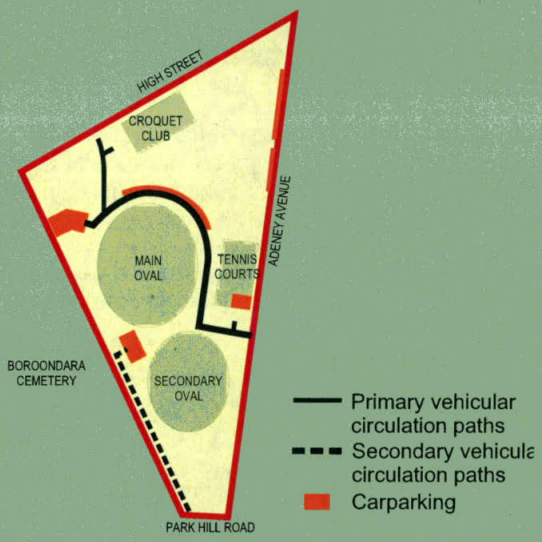
Option A

This involves deletion of any access roadway to Adeney Avenue, resulting in all access provided via High Street.

This option will result in a concentration of all vehicle movements at the High Street access point, which may increase the potential for an accident at this location.

Option B

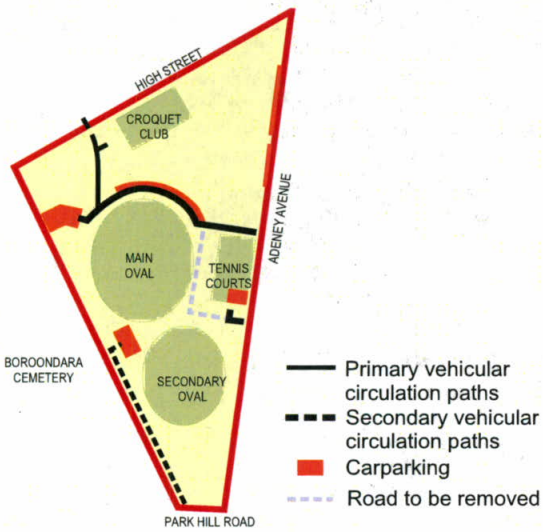
This option involves maintaining all existing roads within Victoria Park. All existing safety issues regarding pedestrian/vehicle conflict along the one way roadway and adjacent to the tennis courts would remain with this option.



Option B

Option C

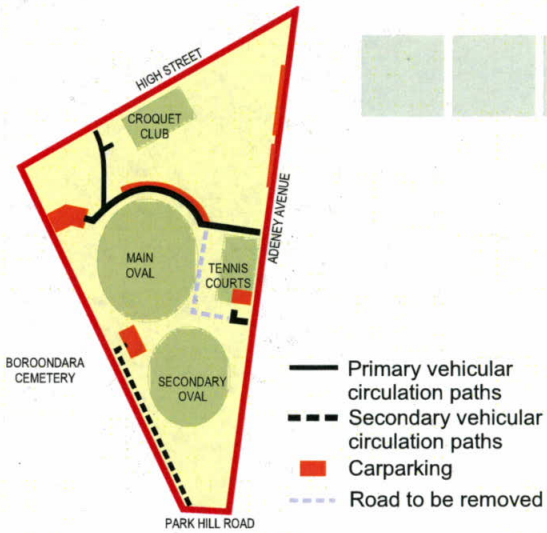
This option involves providing a one way link road (west to east) on the north side of the tennis courts for the new road layout described in Option 2. While this option may retain a number of the concerns associated with vehicles travelling the wrong way along the one-way access road, the issue of the potential for conflict between tennis players and vehicles will be removed given the deletion of the access road along the western and southern boundaries of the tennis courts.



Option C

Option D

This option involves providing a two way access road as proposed in Option 2 (and shown in detail in the Preliminary DCMP in Appendix 2).



Option D

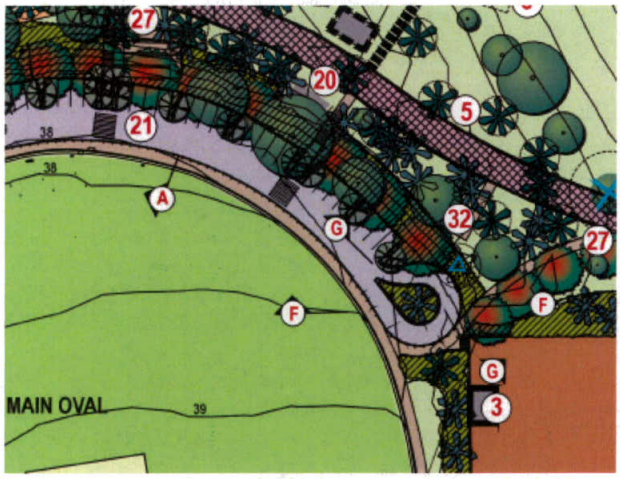
This option is most favoured as it eliminates the issues associated with pedestrian/vehicle conflict along the western and southern boundaries of the tennis club, provides additional access options for visitors to the park and reduces the potential for conflict at High Street.

Recommendations

Council's Traffic and Drainage section are confident that the proposed vehicle access and circulation system with access from Adeney Avenue shown in the PDCMP (see Appendix 2) provides a safe, efficient and equitable circulation system for all park users.

The concerns raised by some members of the community in relation to safety and the potential for motorists to use the access road as a short cut between Adeney Avenue and High Street are acknowledged. These concerns have been addressed in the PDCMP by providing traffic calming measures in the form of an indirect road alignment, and the provision of raised platforms to slow traffic movement through the park. Such measures have been successfully implemented throughout many of Melbourne's parks and gardens providing a safe environment for all park users. In the event that the traffic calming measures proposed do not slow traffic and deter unwarranted vehicle movement, a boom gate or removable bollard would be installed at the Adeney Avenue intersection to physically stop through traffic outside of club use requirements.

Nevertheless, in view of the community sentiment in relation to the proposed through road to Adeney Avenue, and the WG's request to investigate an alternative scheme which restricts vehicle access to Adeney Avenue, it was recommended that Option A be investigated.



Investigation of Option A - No Vehicle Access to Adeney Avenue

Following the WG's request, council officers prepared a second option to the PDCMP which removes all vehicle access to Adeney Avenue.

This was achieved by replacing the proposed through access road to Adeney Avenue with a new roundabout at the north western corner of the tennis courts. Under this scheme all access and egress to the site is provided via High Street. This scheme may also require the relocation of a mature Phoenix Canariensis palm tree as part of the initial earthworks to construct the new roundabout.

As previously advised, this option will result in a concentration of all vehicle movements at the High Street access point. In addition, it is anticipated that some traffic congestion may occur in the Main Car Park particularly during peak usage periods (i.e. during the football season, where up to four consecutive matches may be played on Saturdays).

Council's Traffic and Drainage engineers have reviewed the scheme and are satisfied that it meets the minimum requirements for access and safety as set out in the Australian and New Zealand Standard for Parking Facilities (AS/NZ 2890.1:2004). Therefore this option is considered appropriate.

Council officers presented Option A to the WG meeting held in May 2006. Following considerable discussion, a vote was held between WG members, and it was agreed to adopt Option A as the WG's preferred option.

It should be noted that once implemented, the vehicle access & circulation patterns will be monitored, and if congestion and/or safety issues arise, Council may consider implementation of Option D.

Part 5: Draft Concept Master Plan - Public Consultation and Additional Studies

Public consultation on the Draft Concept Master Plan (as shown in Appendix 3 of this report) was undertaken in April 2007. The DCMP and questionnaire was mailed out to local residents who lived within (approximately) 500 metres of the park. It was also displayed at Council offices, local libraries, on the Council website and on site. A copy of the questionnaire is provided Volume 2, Attachment 11.

Questionnaire Results

Some 127 responses were received from 1127 questionnaires mailed out. The results of this consultation are laid out in Attachment 12 of Volume 2 of the report. Overall the response was overwhelmingly positive to the features proposed by the Draft Concept Master Plan. The items less strongly agreed with were reviewed and some minor changes proposed to the Working Group for discussion at WG meeting 10 and again at WG meeting 11. These issues that the questionnaire results flagged plus the additional information/studies (see below) resulted in some changes to the Draft Concept Master Plan to arrive at the Final Concept Master Plan. These changes included; retention of the Red Gum Stag (south end of the park), path alignments, public toilet location revision, additional managed tree zone around tree 110, additional tree information for the caretakers residence, parking area revisions etc. A full list of these changes is provided in Voume 2 Attachment 21.

Additional Studies/Information

A number of additional studies were undertaken after the Draft Concept Master Plan was publicly consulted in response to feedback received and to further refine the CMP. These studies included; a review of the public toilet location, Red Gum Arboricultural Assessment (tree 110), additional traffic report, Parks and Garden Department review of the tree removals proposed in the 2004 Arboricultural assessment and arboricultural assessment of the trees in the yard of the caretakers cottage. Also additional information was sought on the retention of the dead Red Gum stag and on the tree impacts related to the additional cricket practice nets.

Proposed Public Toilet Location

After the public consultation on the Draft Concept Master Plan a study by a public toilet expert was commissioned to review the proposed location for the public toilet next to the historic carriageway (A copy of the study report is provided in Volume 2 Attachment 13). The report found

that the location was not optimal and an alternate location proposed to the immediate north of the tennis courts. This location was proposed because the location was more open and it's proximity to Adeney Avenue would provide increased passive surveilance. This new location was rejected at Working Group meeting 10 after comment on the flooding common in this area of the park. At Working Group 11 meeting a new location was resolved to the southern end of the main car park. This location will be accessible from the main car park and will be highly visible from a large area of the park. It also locates the toilet well clear of surrounding residential properties. The toilet is proposed to only be open during daylight hours. Anzen Consulting (authors of the initial report) have supported this new location.

Big Red Gum

The dead Red Gum stag in the south end of the park was shown on the Draft CMP to be removed. Community feedback on the removal of this tree was mixed. A decision was made to review an existing arboricultural assessment of this tree to see if retention was a feasible option and what the design implications are. The Arborist report (provided in Volume 2 Attachment 15) recommends that if it is to be retained it needs to be supported or it may fall in the future. It was proposed to the WG that this tree be retained and made more of a feature by setting it in a large garden bed of low indigenous planting which would exclude access from beneath the tree should it fall. This would retain an existing landmark in the park and provide obvious justification for the proposed name of the adjacent playground of 'Big Red Gum Playground'. The WG supported this modification to the CMP.

River Red Gum (Tree 110)

This tree (No. 110 in the original Arborist report) is located next to a proposed access road to the new Main Pavilion car park. It has a very strong lean toward the proposed road in a busy part of the park. An additioanl arborist assessment was commissioned to assess the condition of this tree in more detail. The arborist report (refer to Volume 2 Attachment 14) identified that this tree is hazardous and recommended complete removal or substantial weight reduction. As this tree may be a remnant Red Gum it is important to retain and therefore the substantial weight reduction will need to be undertaken. The weight reduction will need to be undertaken to reduce its height by approx. 20 to 25%. The report states 'The pruning recommended is relatively severe but a significant amount of weight and leverage has to be removed to reduce the load on the decay-weakened lower trunk.' It also states 'The pruning will greatly reduce the risk of whole tree failure but will not eliminate it. Parking cars on the road to the east and south east of the Red Gum within the distance from the trunk of the height of the tree should not be allowed.' As a result the roads and paths in the risk zone around the tree have been redesigned to create a managed risk zone similar to that proposed for around the Big Red Gum.

Additional Traffic Report

As a result of feedback at a meeting with winter sporting group representatives during the consultation period another traffic report was commissioned based on the car park design (as publicly consulted) and used parking data collected on a busy football season Sunday (refer Volume 2 Attachment 16). As a result of this additional study the following changes were made to the Concept Master Plan:

- New pedestrian path from the Regional Playground through to High Street to allow great use of on-street parking on High Street.
- A drop off layby has been added to the entry drive off High Street. This will allow drivers to use the first roundabout to turn back down the drive and drop off/pick up without having to negotiate the whole main car park.
- The study has identified that sufficient parking capacity is available when the park side parallel parking on the surrounding roads is combined with the on site parking. As a result the 90 degree parking proposed by the CMP along Adeney Avenue may not be necessary. It is proposed that parking demand will be monitored and a decision made then as to whether the 90 degree parking is required after the regional playground is constructed.

Parks and Gardens Review of the 2004 Arboricultural Assessment & Arboricultural Assessment of Trees in Yard of Caretakers Cottage

Parks and Gardens carried out a review of the tree removals proposed by the Draft CMP which were based on recommendations from an arboricultural assessment undertaken in 2004. This review assessed trees on their current health and condition (refer Volume 2, Attachment 17).

The trees located in the Caretakers Residence yard were not included in the 2004 arboricultural assessment. An arboricultural assessment of these 17 trees was commissioned (refer Volume 2 Attachment 18). The Draft CMP proposed the removal of 4 trees on design grounds and 17 on the arborist's recommendation. The final CMP proposes the removal of 2 trees on design grounds and 33 on the revised arborist's recommendation (16 of the 33 trees are located in the yard of the Caretakers Cottage). The arborist recommendation that these 33 trees should be removed is on the basis of poor health of the individual tree or the risk it could pose to park users or that the tree species is classified as a weed. The trees proposed to be removed on design grounds (2 of) are not considered significant and their removal allows space for the extension of the Main Pavilion and room for the access drive to the Main Pavilion car park. These changes to tree removal numbers were discussed with and approved by the Working Group.

Secondary Oval Cricket Nets

The Draft Concept Master Plan indicated the duplication of the two cricket nets to the Secondary Oval. This required the removal of a Poplar tree. After further discussion with Parks and Gardens it was considered desirable to retain this tree. The possibility of retaining this tree was investigated and it was found that it could be retained by placing the cricket nets on the south side of of the existing nets. This would require the proposed pavilion for the Secondary Oval to be placed closer to the entry drive but adequate sight lines and separation from the entry drive can be provided.

Department of Sustainability and Environment Comment

As Victoria Park is Crown land, DSE were asked to provide comment on the Draft CMP. The feedback received was:

- The key theme should be the use of indigenous and native vegetation
- Incorporating Water Sensitive Urban Design (WSUD) into the various stages of the works as as feasibility and budget allows.
- The City of Boroondara will need approval from DSE for the removal of tree species native to Victoria if a certain number of trees of a minimum size are proposed to be removed.

Corresponding changes were made and the revised CMP sent to DSE for further comment.

DSE have confirmed that Council has provided sufficient information to them for their comment and input to the Master Plan process. They have requested that Council provide DSE with a copy of the adopted CMP.

The tree removals proposed by the CMP do not require a permit from DSE.

Conclusion

The final CMP includes all of the above mentioned modifications adopted by the Working Group. A full list of the final changes made to the CMP are found in Volume 2, Attachment 21. All of these refinements are not significant changes and are in keeping with the intent of the draft CMP that was issued for consultation. Further consultation on these changes is therefore not considered necessary.

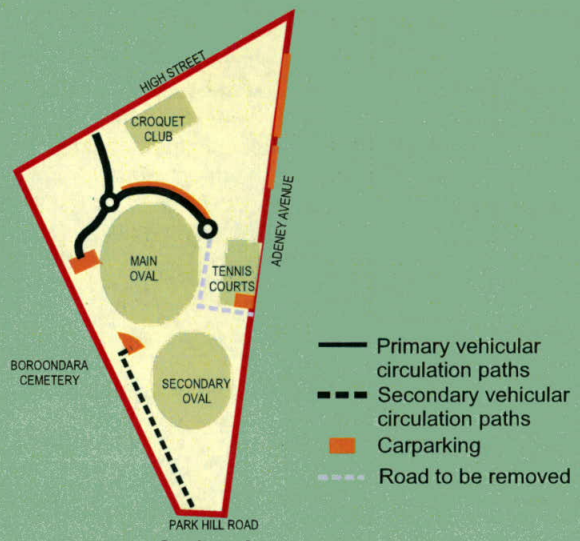
Part 6: Final Concept Master Plan

Key Features

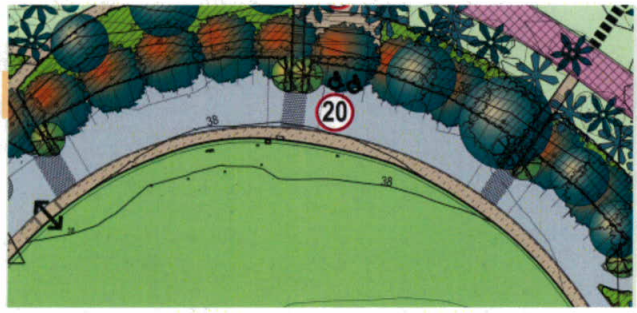
A copy of the final CMP is included as Appendix 4. Key features of the plan are described below.

Vehicle Access and Circulation

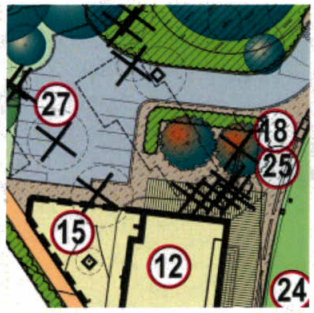
- Improve vehicle access road to Main Pavilion entry.
- Reduce congestion and safety issues abutting tennis court boundary by removing one way access road to Adeney Avenue.
- Provide a new roundabout at the north western corner of the tennis courts and provide a single entry / egress point to the Main Oval car park from High Street.
- Provide new roundabout at end of entry drive to facilitate vehicle access to main oval car park and main pavilion car park. This roundabout will also allow vehicles to drop off passengers in the entry road and exist the park with out entering either of these car parks.
- Widen existing roadway to provide improved two way access and egress from High Street.
- Provide direct access to Kew Tennis Club entry from Adeney Avenue.
- Provide traffic calming measures to reduce vehicle speeds and delineate shared pedestrian/ vehicle areas.
- Provide entry treatments to highlight main vehicle entry and exit points.



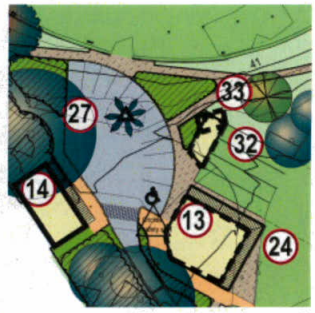
Option A



Main oval car park



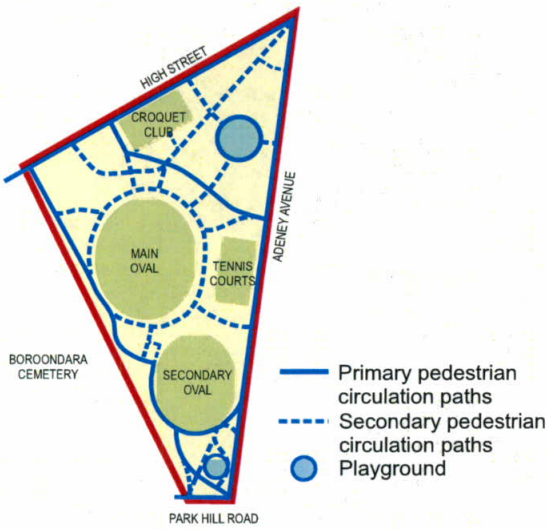
Main pavilion car park



Secondary oval car park

Pedestrian Access and Circulation

- Modify existing path network to provide:
  - ◇ a continuous circulation path for walkers and joggers (min. 2 m wide where constraints allow);
  - ◇ direct pedestrian access to key features of the park;
  - ◇ greater diversity through additional internal circulation opportunities; and
  - ◇ disabled access wherever possible.
- Reduce pedestrian / vehicle conflict by providing a separated pedestrian path along the perimeter of the Main Oval.
- Identify significant features and provide interpretive material at key locations along path network.



Car parking

- Maintain (where possible) existing parking numbers around Main Oval.
- Provide additional parking immediately adjacent to the Main Pavilion.
- Formalise Secondary Oval Car park.
- Restrict informal car parking along Parkhill access road.
- Provide disabled accessible parking to Croquet Club (ensure that spaces provided outside of the batsman's sight lines, that is in line with the cricket pitch).

Playgrounds

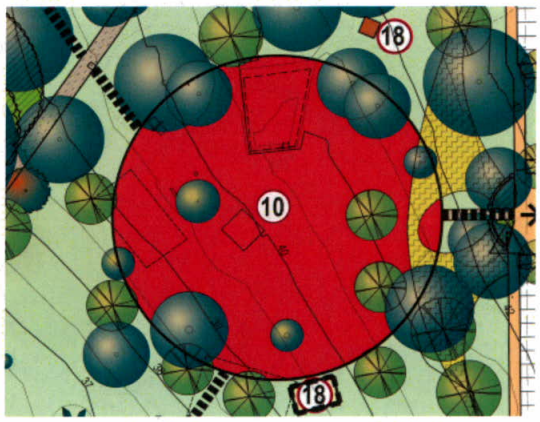
Regional Playground

Provide Regional Playground in north eastern woodland area as proposed in the Playground Strategy.

Relocate existing play equipment to the Big Red Gum Playground (where appropriate).

Additional facilities to be provided as part of the playground include:

- 90 degrees car parking along Adeney Avenue (if demand warrents);
- Public toilet;
- Picnic and bbq facilities (bbq facilites to be designed with the aim to cater for the heavy demand in the summer months):
- Disabled access and path;
- Shade and shelter; and
- Associated landscaping.



Big Red Gum Playground

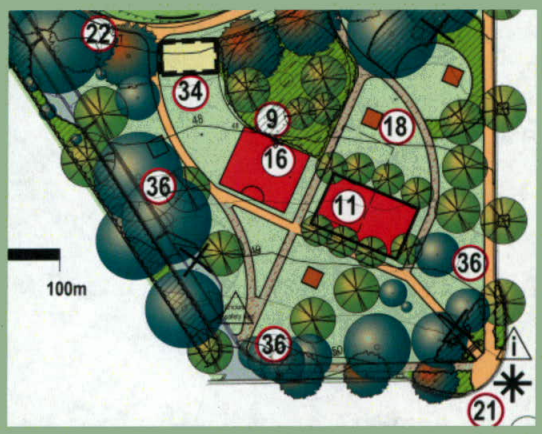
(refer to plan portion over the page)

Provide local level playground to cater for toddlers.

Existing dead Red Gum to be retained with an enlarged managed risk zone planted with low shrubs, accent plants and ground covers plus some Red Gums to eventually replace the dead tree.

Additional facilities to be provided as part of the playground include:

- new and relocated play equipment;
- picnic and BBQ facilities;
- basketball half court;
- shade and shelter; and
- associated landscaping.



Main Oval

Main Pavilion

- Renovate existing building (number 12 in on the following page) to provide:
  - ◇ additional storage area;
  - ◇ designated gymnasium;
  - ◇ adequate visitor facilities;
  - ◇ safer access to rear toilets;
  - ◇ improved functional layout;
  - ◇ general internal renovation and modernisation;
  - ◇ new façade to improve external appearance;
  - ◇ under cover seating along full length of pavilion; and
  - ◇ provide designated visitor undercover seating area.

Heritage Features - Gates

Heritage Features - Carriage Drive

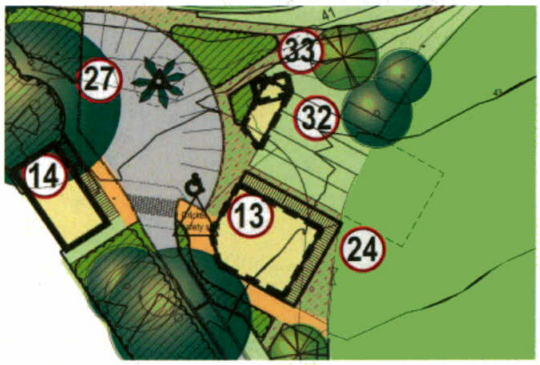
Heritage Features - Cemetery Wall

Heritage Features - Victoria Park Tennis Pavilion

Secondary Oval

New Secondary Pavilion

Construct new Second Pavilion (number 13 in plan below) immediately adjacent to the Secondary Oval in keeping with Council's Pavilion Policy requirements for use by the Junior Football and Cricket Clubs.

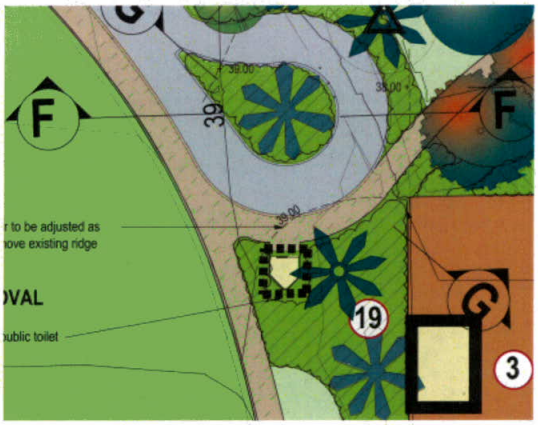


Old Harriers Pavilion

Renovate existing old Harriers Club Pavilion (number 14 in plan above) for community use in keeping with existing heritage theme.

Investigate other community use opportunities for the pavilion where a small venue is suitable.

Public Toilets



- Restrict public access to Main Pavilion toilets to game days only and hand over day to day maintenance responsibility to club users.
- Provide a new public toilet facility (number 19 in plan above) within the park that services both sporting based spectator use as well as other park users.
- Provide internal toilets to new Secondary Pavilion.

Heritage Values

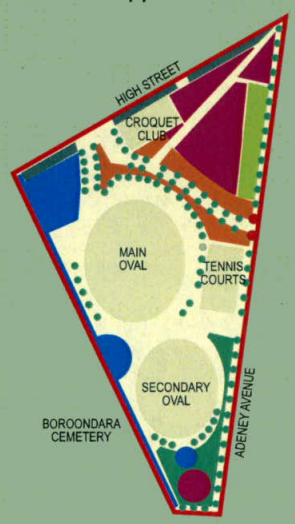
- Maintain and enhance existing heritage features as identified in the Heritage report. These include:
  - ◇ park layout and design as representation of the Victorian / Edwardian era;
  - ◇ historic uses such as tennis, football and cricket; and
  - ◇ historic features such as old Harriers Pavilion and the Victoria Park tennis shelter and bluestone kerbing etc.
- Ensure all new and renewal works utilise contemporary design solutions which value and protect heritage features but do not simply replicate the past.
- Restore the historic gateway on High Street.

Furniture and Facilities

Develop a contemporary suite of furniture for Victoria Park consistent with a neutral design theme. Note: this is beyond the scope of the Master Plan, but will be completed as part of the detailed design stage of the project.

Planting

- Protect plant diversity by progressively removing inappropriate plantings and weed species and providing a mix of native, indigenous and exotic plant species which reflect both modern and historic references.
- Develop a planting strategy to define and delineate landscape management zones which reflect the following characteristics.
  - ◇ Indigenous and Native Planting Zone.
  - ◇ Victorian / Edwardian Planting Zone.
  - ◇ Mixed Planting Zone.
  - ◇ Pinetum.
  - ◇ Buffer Planting.
- Provide distinctive feature and avenue plantings to highlight specific features and unify the overall landscape theme of the park.
- Modify existing and create new planting areas to provide better spatial definition.
- Avoid locating long duration activity areas under existing River Red Gums to reduce risk associated with limb drop.
- Provide increased refuge and habitat for native fauna. Part of this strategy is to include installing a variety of nesting boxes to increase nesting opportunities for native birds and animals.
- Refer to Appendix 6 - Planting Zones for more details.



- Indigenous and native planting zone
- Victorian/Edwardian planting zone
- Mixed planting zone
- Pinetum
- Buffer planting
- Avenue planting
- Feature planting

Water Sustainable Urban Design (WSUD)

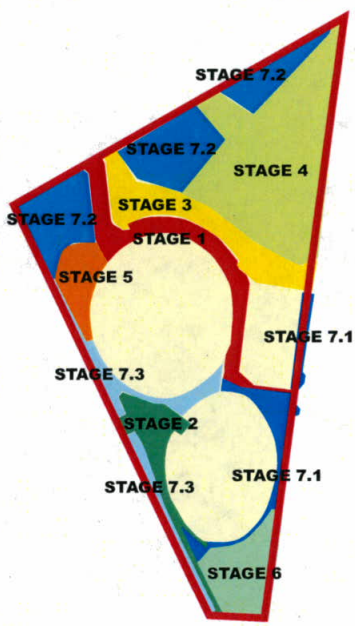
Water Sensitive Urban Design (WSUD) aims to improve the quality of stormwater before it enters local creeks and rivers. WSUD treats water quality by filtering stormwater through planted areas before it is drained to the stormwater system. This filtering process removes suspended solids and nutrients such as nitrogen and phosphorus from the stormwater. By incorporating WSUD into streetscapes, reserves, car parks and other areas Council will be making an important contribution to improving the quality of water entering the Yarra River and Port Phillip Bay. Collecting stormwater runoff in planted areas also helps to reduce the watering requirements of the plants. The plants receive irrigation from the runoff, which reduces the amount that the plants need to be watered. WSUD elements are to be investigated and implemented in each stage as appropriate.

Other

- Provide informal seating along eastern boundary of Main Oval.
- Provide informal gathering areas (nodes) at key locations.
- Relocate existing scoreboard to open views between ovals.
- Provide new scoreboard with additional storage capacity for users of Secondary Oval.
- Highlight pedestrian entry points.
- Develop a lighting strategy for the Park. Investigate select feature lighting including buildings and select trees/palms. The lighting strategy would also consider improvements to night time safety.
- Develope a signage strategy for the Park. This would include heritage interpretation, information and safety signage.

Implementation

Staged Implementation Program



A seven staged implementation plan has been prepared to implement the proposed works (Refer above).

This plan will form the basis for staging and prioritising works over a number of years and funding the proposals contained in the Master Plan through Council's annual capital works program.

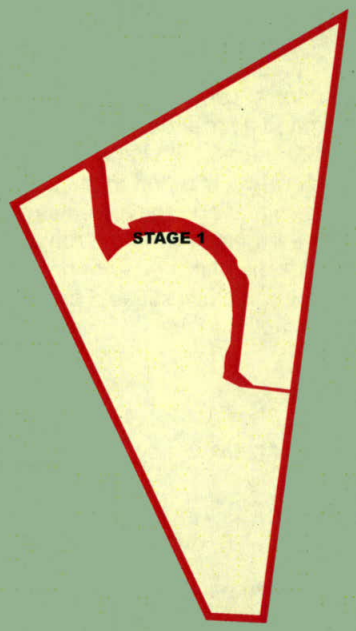
The works required to implement the recommendations of the Master Plan have been grouped into logically associated stages. These stages have been determined based on the following criteria:

- need to address existing safety issues as a priority;
- need to provide basic infrastructure prior to constructing any new facilities; and
- desire to provide an equitable distribution of funding to cater for all users of the park.

Preliminary Cost Estimate

A brief summary of the works contained in each stage is included below. An itemised breakdown of costs for the entire project is included in Appendix 5.

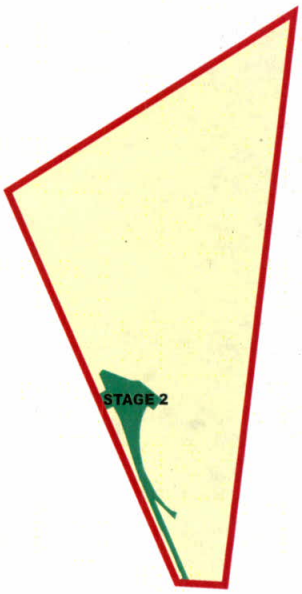
Stage 1: Main Entry Road



- Construct new entry road and car park improvements including removal of the existing road to Adeney Avenue and construction of a new roundabout at the north western corner of the tennis courts.
- Construct pedestrian path around oval perimeter and install park furniture.
- Install feature landscape works to road edge and to western boundary of tennis courts including semi advanced tree and palm planting.
- Construct traffic calming devices and entry treatment to highlight main vehicle entry and exit point at High Street.
- Create a managed risk zone around the River Red Gum 110. Garden bed with trees, low shrubs and ground cover plants to deter park users from using the tree fall zone.

Estimated Cost: $472,833

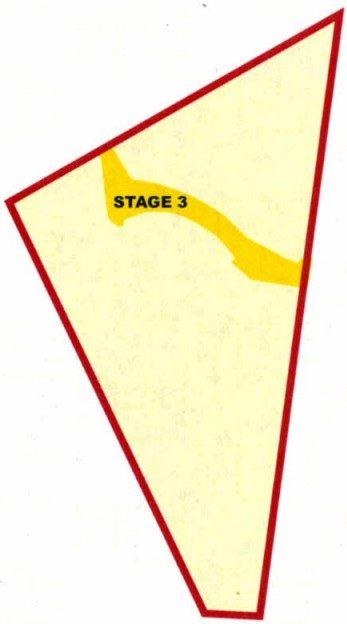
Stage 2: Secondary Pavilion Precinct



- Renovate old Harriers Pavilion.
- Construct new Secondary Pavilion adjacent to oval perimeter incorporating separated change rooms and toilets. Note toilets to be accessible to the public during sporting events.
- Formalise existing car park to alleviate congestion and provide better circulation.
- Construct new pedestrian paths.
- New pedestrian circuit path link to be constructed alongside the drive for greater pedestrain safety.
- Construct two additional cricket nets, storage shed and scoreboard.
- Associated landscaping.

Estimated Cost: $1,006,195

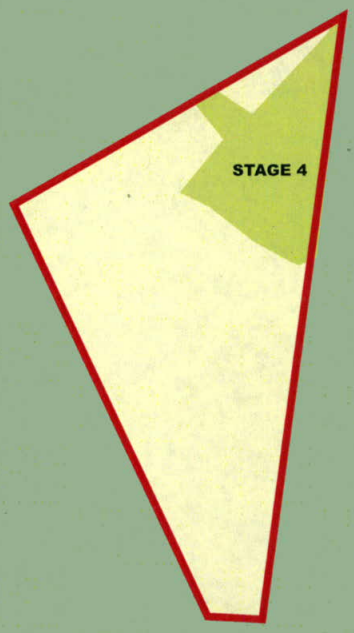
Stage 3: Historic Carriageway



- Construct pedestrian entry plaza's at Adeney Avenue and High Street pedestrian entry points.
- Construct disabled access ramp and associated pedestrian paths to connect the Main Oval car park with the Croquet Club and recreational space at the base of the embankment.
- Install feature planting to embankment and historic carriageway.
- Construct pedestrian paths and associated landscaping.

Estimated Cost: $436,077

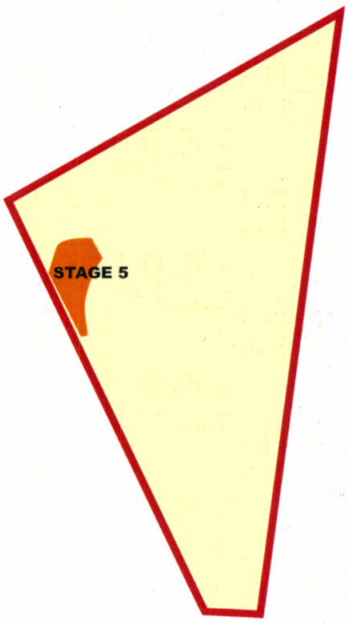
Stage 4: Regional Playground



- Design and construct new Regional Playground in consultation with the local community.
- Construct new public toilet to service both organised sport spectators and recreational park users.
- Construct new 90 degree car parking on park side of Adeney Avenue to service playground as parking demand necessitates. If existing parking supply is adequate to cater for Regional Playground users without impacting on parking for residents, then 90 degree parking would not be installed.
- Install bus parking for people with special needs to access the playgound.
- Install street tree planting to Adeney Avenue.
- Install shade, shelter, picnic and bbq facilities.
- Construct new pedestrian paths, entry features and viewing areas.
- Install feature tree and understorey planting including indigenous, native and exotic trees and feature gravel paving to highlight existing Pinetum.

Estimated Cost: $1,286,620

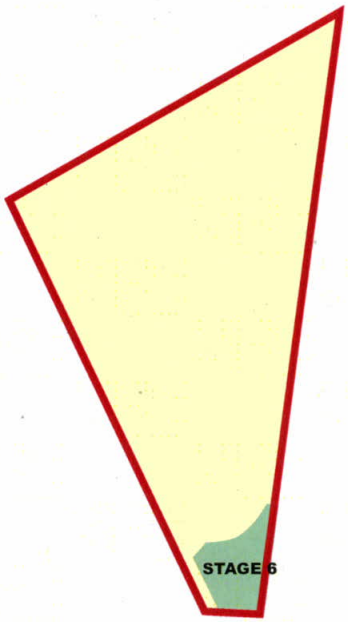
Stage 5: Main Pavilion



- Remove existing caretakers cottage and construct new road and car park to service Main Pavilion.
- Renovate Main Pavilion including extension to building footprint.
- Construct new public outdoor function area including new picnic and bbq facilities, paving, furniture, seating walls and associated feature landscaping. This area is to be accessible to the public outside of sporting club use requirements.
- Construct pedestrian path around oval perimeter and install park furniture.

Estimated Cost: $1,292,766

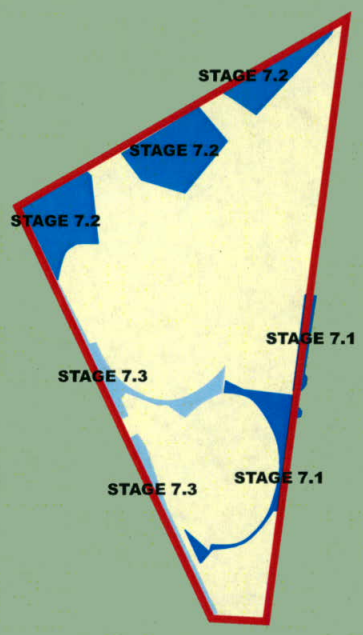
Stage 6: Big Red Gum Playground



- Construct new Local Playground and associated picnic and bbq facilities.
- Construct new pedestrian paths and entry feature.
- Construct new picnic shelter and basketball half court.
- Retain existing dead River Red Gum with an enlarged manage risk zone around it planted out with trees, low shrubs and ground cover plants to deter park users from using the potential tree fall zone.
- Install new garden beds and tree planting to park area and new street trees to Adeney Avenue.

Estimated Cost: $459,518

Stage 7: Planting



- Install tree and shrub planting to perimeter of Secondary Oval and eastern boundary of the tennis courts, including street tree planting to Adeney Avenue.
- Install High Street perimeter planting including the Eucalypt Forest and area surrounding the existing Croquet Club.
- Install indigenous infill planting to base of cemetery wall.
- Install garden beds and tree planting throughout remainder of park.

Estimated Cost: $518,124

Funding

The following table outlines the funding requirements to implement the recommendations of the VPCMP.

DESCRIPTION OF WORKS	FUNDING TYPE	RESPONSIBLE DEPARTMENT	AMOUNT ($)
Stage 1 Main Entry Road	Capital Works	L&D, P&S	$472,833
Stage 2 Secondary Pavilion Precinct	Capital Works	L&D, P&S, L&C	$1,006,195
Stage 3 Historic Carriageway	Capital Works	L&D, P&G, P&S	$436,077
Stage 4 Regional Playground	Capital Works	L&D, P&G, P&S	$1,286,620
Stage 5 Main Pavilion	Capital Works	L&D, P&G, P&S	$1,292,766
Stage 6 Big Redgum Playground	Capital Works	L&D, P&S, P&G	$459,518
Stage 7 Planting	Capital Works	L&D, P&G	$518,124
TOTAL			**$5,472,133**

It should be noted that the plan will be progressively implemented over a number of years, and that funding will be prioritised on a city wide basis. Therefore, the implementation of any aspect of the plan is entirely dependent on Council's budget allocations on a year by year basis, and it may be some years before various components of the plan are implemented.

It is envisaged that this plan will cover a ten year time period, at the end of which the plan will be reviewed.

The following stages are recommended to be considered as priorities over the next 1-5 years.

PRIORITY STAGES 1-5 YEARS	
Stage 1 Main Entry Road	$472,833
Stage 2 Secondary Pavilion Precinct	$1,006,195
Stage 3 Historic Carriageway	$436,077
TOTAL	**$1,915,105**

Ongoing Works and Management

Whilst it is envisaged that Stages 1-6 will be implemented in chronological order, a range of other works should be implemented on an ongoing, incremental basis. These works include the following:

- Management of existing trees (pruning and removal as tree health and risk necessitates)
- Stage 7 Works including tree and garden planting.
- Furniture Upgrade.
- Turf improvement.
- Lighting.
- Signage.
- Graffiti removal and general maintenance.

Design and/or implementation of separate components of the VPCMP may be brought forward as opportunities for state government funding becomes available. Stage 4 Regional Playground will be designed and documented ahead of schedule following a successful Sport and Recreation Victoria grant.

Special Features, Regional Playground and Building Plans

In line with the Master Plan recommendations and Staged Implementation Plan, and as funds become available, detailed feature, playground or building plans will be prepared. Many of the proposals (other than planting works) will require planning permits under the COB Planning Scheme. They also may require permits from Heritage Victoria, if the features (or park) has been registered on the State Heritage Register. During consideration of these planning permits, the community will again be consulted, giving stakeholders and members of the public the opportunity to comment on the detailed design proposals.

Conclusion

Victoria Park is an important area of public open space within the City of Boroondara that is much loved by the local community it serves. It provides the community with a diverse range of experiences ranging from the provision of sporting and fitness opportunities, formal and informal community recreation and leisure activities, cultural heritage values, and habitat for plant and animal species.

Key findings from the Victoria Park Concept Master Plan (VPCMP) include the following:

- the existing mix of sporting and non sporting based uses appears to reflect community needs and therefore should be largely retained in its existing form;
- young families and children are dominant user groups which should be better catered for in the future;
- there is a strong desire for improved playgrounds and better picnic and bbq facilities;
- the existing heritage features and indigenous, native and exotic vegetation are significant elements of the park which must be maintained and improved over time;
- park maintenance must be increased to better maintain the park for all users; and
- vehicle and pedestrian access and circulation within the park is an important local issue which should not be under stated.

In developing the VPCMP Council has endeavoured to provide design initiatives which respond to local issues and community sentiment in a way that is both functional and safe. The VPCMP includes a range of new initiatives for the benefit of the entire community. Some of these initiatives are summarised below.

The existing access road to the Main Car Park is to be modified by removing the one way access road to Adeney Avenue, and replacing it with a new roundabout at the north western corner of the tennis courts. These modifications are designed to reduce congestion and safety issues and to improve vehicle access and circulation throughout the park. Once installed, all access and egress to the Main Car Park will be provided from High Street. The advantages of this option are that it:

- enables a 135 metre reduction in road length resulting in approximately 900 square metres of land area being returned to useable open space;
- eliminates existing congestion caused by sub-standard parking dimensions and an awkward turning arrangement required for motorists to legally exit the park via High Street;
- eliminates safety hazards associated with the existing blind corner along the south west boundary of the tennis club; and
- provides a safer access route through the park which meets contemporary design standards.

Once installed, the new access arrangements will continue to be monitored to ensure that they are suitable for all park users.

Other key features of the VPCMP include:

- parking is to be prohibited around the perimeter fence of the Main Oval;
- the layout and design of both the Main and Secondary Car Parks is to be improved in keeping with contemporary design standards;
- pedestrian links are to be improved to encourage greater use of the existing on-street car parking facilities;
- vehicle barriers in the form of bollards or post and rail fencing is to be incorporated to prevent informal car parking along the Adeney Avenue and Park Hill Road nature strips, and along the grassed verge abutting the internal access road from Park Hill Road;
- parking controls to be reviewed for the Secondary Oval Pavilion car park after the new Secondary Pavilion and associated car park works have been completed.
- all significant vegetation including the existing remnant River Redgums will be protected and more than 185 new trees and palms planted creating natural shade, habitat for native birds and animals and adding to the distinctive woodland character of the park;
- better paths including improved disabled access and the construction of a circuit path to provide opportunities for people to walk, run and cycle around the perimeter of the park;
- two new playgrounds incorporating picnic and barbecue facilities to cater for families and children of all ages and abilities. The playgrounds will be imaginatively designed to encourage interaction, exercise, learning, fun and movement;
- improved sporting facilities including renovated Main Pavilion, new pavilion adjacent to the Secondary Oval, two additional cricket practice nets, covered outdoor seating areas and separate outdoor function space;
- the existing scoreboard is to be relocated to create better views and vistas, particularly the long view from Park Hill Road through to the Main Oval;
- all existing heritage buildings are to be renovated and maintained for community use; and
- all existing furniture, lighting and signage will be upgraded and replaced (as appropriate) with a new suite of contemporary design furniture furniture, lighting and signage.

Finally, the VPCMP establishes a clear framework to ensure that all future work that is undertaken in the park is appropriate and coordinated to ensure the sustainable development and management of the park for future generations.

Appendix 1: Landscape Concept Plans - Three Options

Appendix 2: Preliminary Draft Concept Master Plan (PDCMP)

Appendix 3: Draft Concept Master Plan

Appendix 4: Final Concept Master Plan

Appendix 5: Preliminary Opinion of Probable Costs

VICTORIA PARK
MASTER PLAN
PRELIMINARY OPINION OF PROBABLE COST
Sep-07
Rev C

Please note figures approximate only and based on the Concept Master Plan level of information available. Opinion of probable cost anticipated to need amendment when design documentation prepared. Opinion does not attempt to take inflation over the duration of the construction period into account.

Description of Works - Stage	Amount ($)
Stage 1 Main Entry Road	$472,833
Stage 2 Secondary Pavilion Precinct	$1,006,195
Stage 3 Historic Carriageway	$436,077
Stage 4 Regional Playground	$1,286,620
Stage 5 Main Pavilion	$1,292,766
Stage 6 Big Redgum Playground	$459,518
Stage 7 Planting	$518,124
TOTAL	**$5,472,133**

Note: *Rates exclude gst; individual rates for each item are not shown in order to protect Council's tendering process.*

	DESCRIPTION	UNIT	Stages combined	Draft Concept Master Plan AMOUNT
1	**GENERAL CONDITIONS**			
	Works to include securing and protecting the site at all times, setting out of works, liaison with Superintendent, allowance for site and traffic management, identification of underground services, preparation of environmental and safety plans as required and all other costs that in the opinion of the tenderer are necessary for the completion of the works but are not included in the scheduled items below	item	1	$50,000
				$50,000

2	DEMOLITION & EARTHWORKS	UNIT	Stages combined	AMOUNT
	Demolition of the following existing items, including sawcutting where required. All debris to be removed from site and appropriately disposed of.			
a	Asphalt footpaths	sqm	94	$3,572
b	Asphalt Road Pavement (including raised pedestrian ways)	sqm	1437	$35,925
c	Kerb channel - concrete	lin. m	537	$8,055
d	Kerb channel - blue stone - blue stone to be stock piled	lin. m	130	$3,900
e	Remove side entry pit	No	4	$400
f	Post and rail timber fence	lin. m	260	$2,600
g	Post and wire fence	lin. m	126	$1,260
h	Tree removal and stump grinding	No	33	$13,200
i	Removal of existing garden beds - clean topsoil to be stockpiled for later use.	sqm	550	$27,500
j	Excavation & disposal on site of surplus material to allow for 300mm depth topsoil to all garden beds.	m^3	603	$36,180
k	Excavation and removal of fill - roads	m^3	963.5	$57,810
l	Existing playground equipment / structure	prov	2	$2,000
m	Existing playground surfaces - Contractor to stockpile on site for reuse	sqm	802	$8,020
n	Strip grass for paths and compact sub-base. Contractor to stockpile topsoil on site for reuse.	sqm	1930	$88,780
o	Concrete pads	sqm	59	$2,124
p	Structures - Coaches Box	prov	3	$600
q	Structures - Scoreboard but maintain storage shed	prov	1	$200
r	Structures - Shelters	prov	1	$200
s	Structures - Caretakers	prov	1	$20,000
t	Structures - Groundsmans shed extension excavation	prov	1	$8,000
u	Remove & relocate existing Electricity Pole	No	2	$15,000
v	Contractor to remove existing turf and dispose of off site	sqm	180	$1,800
				$337,126
3	**REMOVAL AND REINSTATEMENT OF EXISTING PARK FURNITURE**			
	Remove and store existing furniture and reinstate with appropriate footings & fixings as required:			
a	Bins / Recycle Bins	No	3	$900
b	Seats	No	2	$600
c	Signage	No	5	$500
d	Bollards	No	20	$6,000
				$8,000

4	**NEW FURNITURE**			
	Include for all fixings, excavation and installation of footings and concrete slabs as specified			
a	Install City of Boroondara specified bins	No	5	$1,500
b	Install City of Boroondara seating	No	7	$2,100
c	Install City of Boroondara bike rails	No	5	$1,000
d	Install City of Boroondara Drinking Fountains	No	2	$700
e	Supply and install BBQ	No	5	$20,000
f	Supply and install powder coated balustrade to stairs and ramps	lin. m	120	$12,000
g	Supply and install picnic setting	No	7	$17,500
				$54,800
5	**FENCING**	**UNIT**	**Stages combined**	**AMOUNT**
	Include excavation and installation of footing as specified.			
a	Supply & Install cricket nets as specified	lin. m	35	$2,660
b	Supply & install post & rail fencing / bollards as specified	lin. m	800	$88,000
				$90,660
6	**TOILET BLOCK**			
	Include for all services connections, footings and structural requirments.			
a	Supply & install automated toilet. Toilet include facilities for baby change and sharps disposal. Cost to include all services connections and certification	item	1	$120,000
				$120,000
7	**PAVING WORKS INCLUDING NEW / REWORKED BASE**			
	Supply & install the following pavements:			
a	Vehicular grade reinforced coloured concrete paving 100mm thick with joints and tooled grid	sqm	140.25	$17,531
b	Coloured concrete paving 75mm thick with joints and tooled grid	sqm	1175	$117,500
c	Concrete paving 75mm thick with joints and tooled grid	sqm	147	$12,789
d	Asphalt to realigned road & car parks	sqm	2211	$154,770
e	New kerb ramps with tactile pavers	No	18	$12,600
f	New concrete kerbing	lin.m	919.5	$114,938
g	Line marking	item	3	$3,300
h	Feature banding (granitic area)	lin.m	500	$32,500
i	Primary path - asphalt paving with bluestone edging	sqm	1545	$247,200
j	Secondary path - asphalt paving with no edge (unless pre-existing)	sqm	1672	$125,400
k	Bluestone feature paving to entry points	sqm	120	$27,600
				$866,128

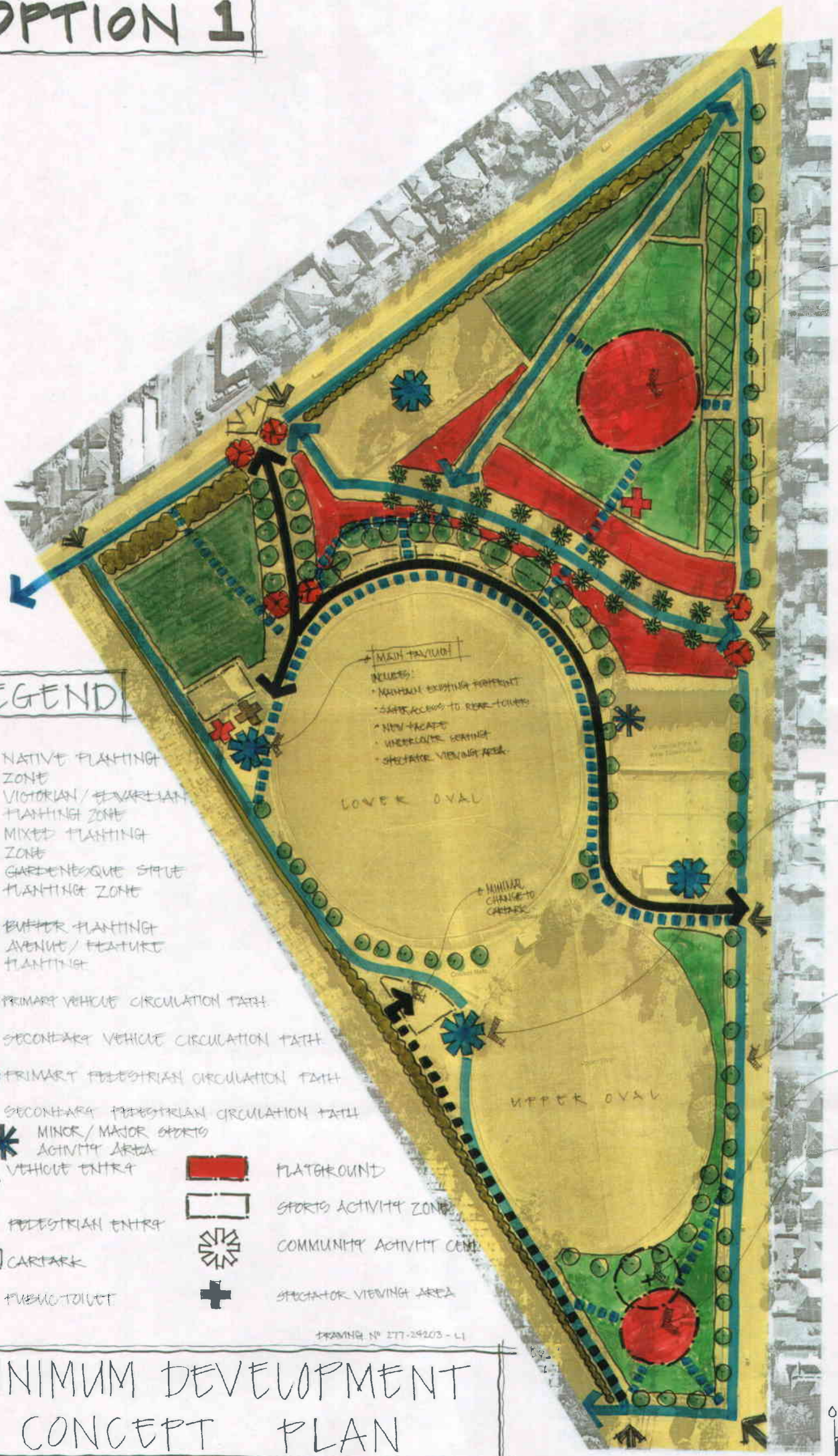
8	WALLS, STRUCTURES, FEATURES, EDGES	UNIT	Stages combined	AMOUNT
	Include for all excavation, reinforcing, footings, concrete slab & form work as required			
a	Boulder Retaining Wall - stone sourced from site demolished stock where possible	lin. m	65.0	$9,750
b	Concrete stairs	sets	3.0	$45,000
c	Concrete ramp @ 150mm thick	m^3	124.0	$31,000
d	Coaches Box	item	4.0	$30,000
e	Picnic shelter	No	5.0	$75,000
f	Entry feature Structure	No	6.0	$90,000
g	Refuse collection point	No	1.0	$1,000
h	Scoreboard & Associated Building	No	1.0	$60,000
				$341,750
9	**SERVICES & SERVICE PITS**			
a	Removal of existing Telstra pits and supply and install new Telstra pits, ensuring flush junction with new paving works.	No	4	$2,000
b	Adjust pits where appropriate to ensure flush junction with installed surface	No	11	$1,650
c	Tapping point and tap	No	2	$8,000
d	Conduits for electrical and other service provision	lin.m	90	$6,750
e	Provision of 3 Phase Power to Main Pavilion	item	1	$5,000
				$23,400
10	**RENOVATION/EXTENSION OF EXISTING BUILDINGS**			
a	Structures - Main Pavilion	item	1	$750,000
b	Structures - Secondary Pavilion	item	1	$300,000
c	Structures - Golf Practice Facility	item	1	$7,000
d	Structures - Historic Gates on High Street	Item	1	$30,000
e	Structures - Groundsmans shed extension	Item	1	$100,000
f	Structures - Historic building (14)	item	1	$75,000
				$1,262,000
11	**SEMI ADVANCED STREET TREE PLANTING IN PLANTING BEDS**			
	All trees to be supplied by the Principal. Installation works to include - collection of tree from Council Depot, preparation of tree holes, backfilling and topsoiling, mulching, stakes (or guys as appropriate) and associated works as per details.			
a	Advanced tree planting in pavement	No	37	$3,700
b	Advanced palm planting in garden bed / turf	No	40	$4,000
c	Advanced tree planting in garden bed / turf	No	110	$11,000
d	Contractor to provide Length of 1.6mm gauge steel edging (Greeline Formboss product or similar) with 5mm wide rounded top edge * 75mm high.	lin. m	718	$15,796
e	Relocation of mature Phoenix canariensis	No	1	$7,500
				$41,996
12	**SHRUB & ORNAMENTAL GRASS PLANTING SUPPLY & INSTALL**			
a	Garden bed preparation including including cultivation of subgrade & application of gypsum as required	sqm	8500	$51,000
b	100mm mulch	sqm	8970	$89,700
c	300mm imported good quality topsoil	sqm	4337	$169,143
d	Shrub and groundcover planting (70mm tubestock @ 6/m2)	sqm	6458	$187,282
e	Shrub and groundcover planting (150mm stock @ 4/m2)	sqm	2295	$89,505
				$586,630

		UNIT	Stages combined	AMOUNT
13	**TURF**			
a	Ensure 150mm cultivation of sub-grade and 50mm depth topsoil.	sqm	1418	$11,344
b	Hydroseeding as specified	sqm	1418	$3,545
				$14,889
14	**PLAYGROUND EQUIPMENT**			
	Supply & install specified playground equipment that complies with AS 4685, include for footings, fixings and surfaces as per manufacturer's specification, and includes all shade provision			
a	Regional Playground - design, supply and install	prov	1	$400,000
b	Local Playground - design supply and install	prov	1	$110,000
c	Basketball Half Court	prov	1	$22,000
				$532,000
15	**RAISED PLANTERS**			
	Supply & install all materials, workmanship and labour			
a	600mm High rendered masonry seating wall	lin.m	48	$15,840
b	Topsoil	sqm	50	$2,000
				$17,840
16	**GRANITIC SURFACES**			
	Supply & install as specified include for site preparation			
a	Contractor to supply and install 40mm depth stabilised granitic gravel on 75mm depth cement stabilised wet mix FCR. Subgrade to be compacted.	sqm	553	$30,415
				$30,415
17	**SIGNAGE**			
a	Provide all materials and workmanship to supply and deliver Information Sign including posts.	No	4	$14,000
				$14,000
18	**MAINTENANCE PERIOD**			
a	Defects Liability Period	weeks	234	$49,374
b	Hard landscaping maintenance	weeks	234	$49,374
				$98,748
	TOTAL SCHEDULED WORKS			***$4,490,382***
19	**PROVISIONAL ITEMS**			
	Approx. 20% Contingency	item		$898,076
				$898,076

20	ITEMS SUPPLIED BY THE PRINCIPAL	UNIT	Stages combined	AMOUNT
a	Trees	No	157	$31,400
b	Palms	No	40	$8,000
c	Bins	No	5	$9,000
d	Seats	No	7	$10,500
e	Drinking fountains	No	2	$3,000
f	Nesting boxes	No	15	$525
g	Bike Rails	No	5	$3,750
h	Picnic Settings	No	7	$17,500
	Total items supplied by Principal			$83,675
	GRAND TOTAL			$5,472,133

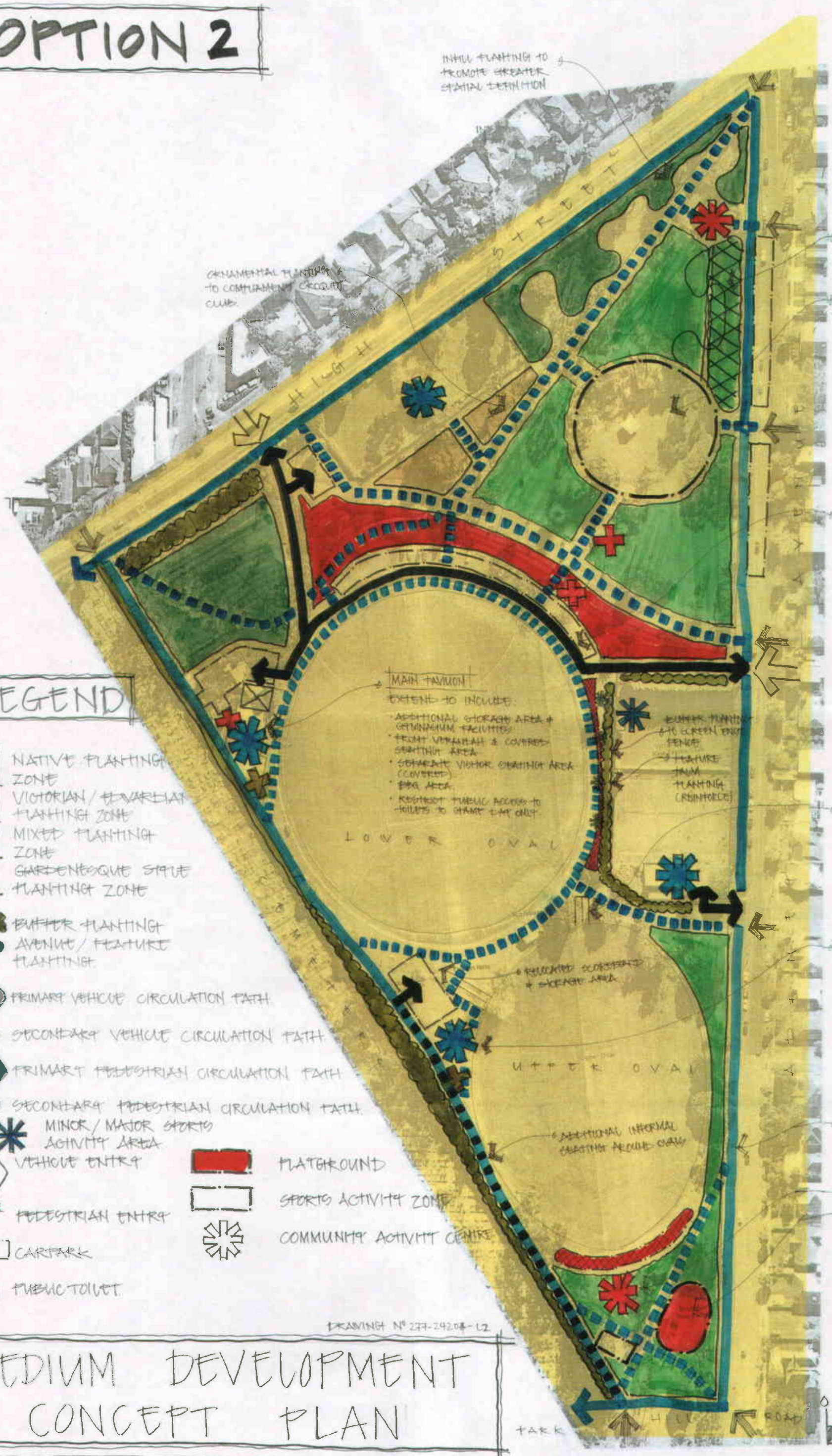
Appendix 6: Planting Zones

OPTION 1



MINIMUM DEVELOPMENT CONCEPT PLAN

OPTION 2



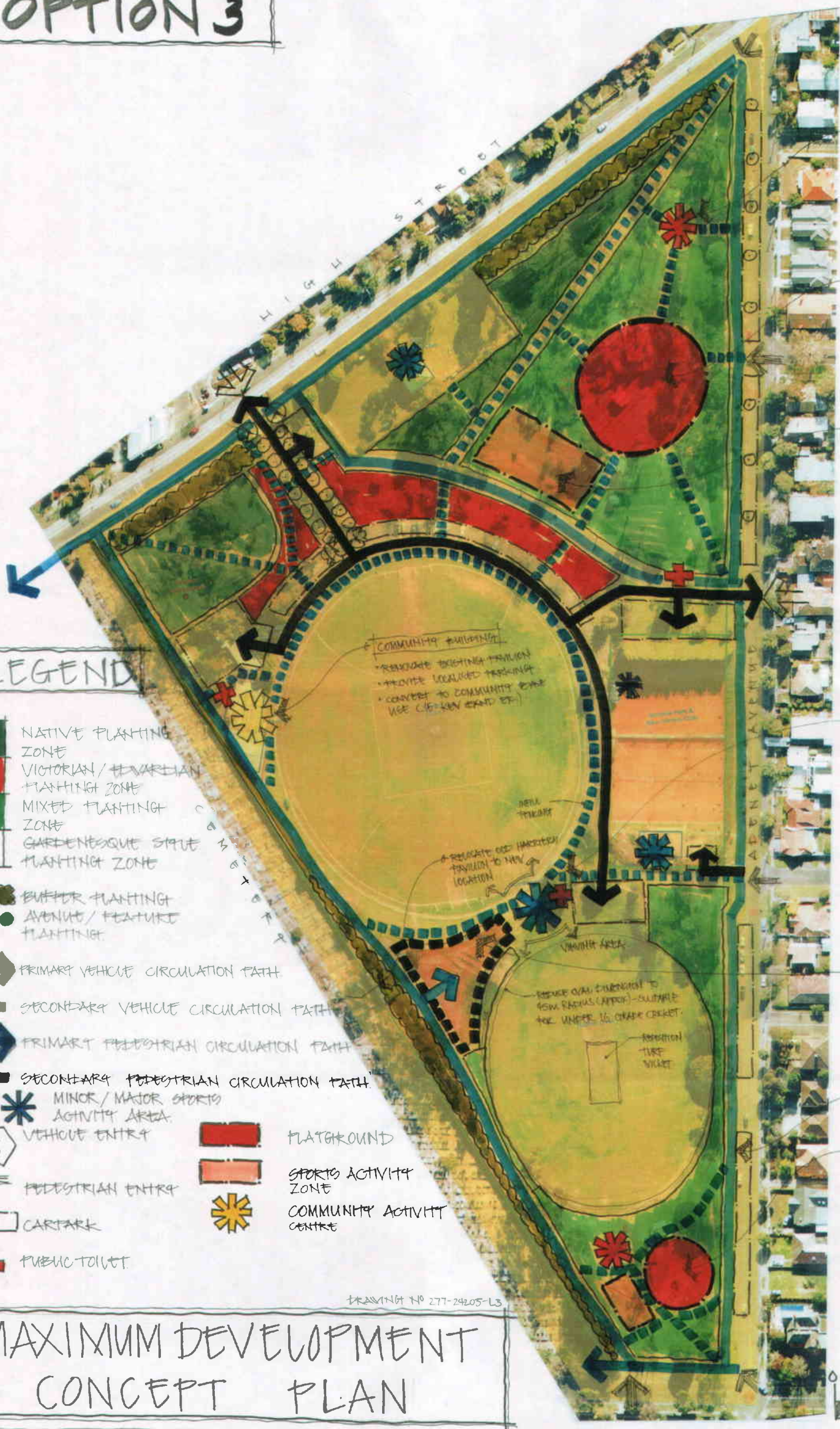
LEGEND

- NATIVE PLANTING ZONE
- VICTORIAN / EDWARDIAN PLANTING ZONE
- MIXED PLANTING ZONE
- GARDENESQUE STYLE PLANTING ZONE
- BUFFER PLANTING
- AVENUE / FEATURE PLANTING
- PRIMARY VEHICLE CIRCULATION PATH
- SECONDARY VEHICLE CIRCULATION PATH
- PRIMARY PEDESTRIAN CIRCULATION PATH
- SECONDARY PEDESTRIAN CIRCULATION PATH
- MINOR / MAJOR SPORTS ACTIVITY AREA
- VEHICLE ENTRY
- PEDESTRIAN ENTRY
- CARPARK
- PUBLIC TOILET
- PLAYGROUND
- SPORTS ACTIVITY ZONE
- COMMUNITY ACTIVITY CENTRE

DRAWING Nº 277-29204-L2

MEDIUM DEVELOPMENT CONCEPT PLAN

OPTION 3



LEGEND

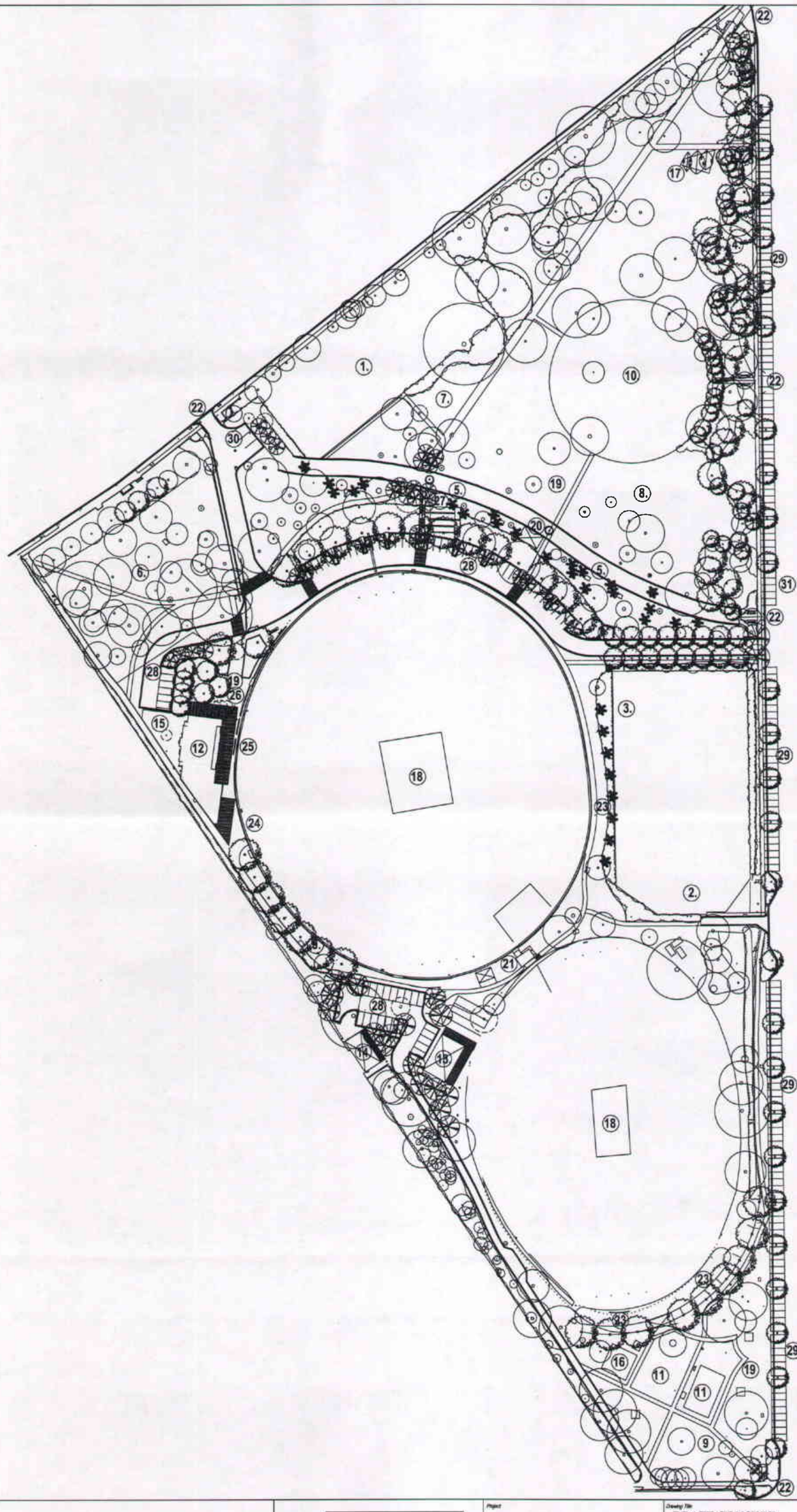
- NATIVE PLANTING ZONE
- VICTORIAN/EDWARDIAN PLANTING ZONE
- MIXED PLANTING ZONE
- GARDENESQUE STYLE PLANTING ZONE
- BUFFER PLANTING
- AVENUE/FEATURE PLANTING
- PRIMARY VEHICLE CIRCULATION PATH
- SECONDARY VEHICLE CIRCULATION PATH
- PRIMARY PEDESTRIAN CIRCULATION PATH
- SECONDARY PEDESTRIAN CIRCULATION PATH
- MINOR/MAJOR SPORTS ACTIVITY AREA
- VEHICLE ENTRY
- PEDESTRIAN ENTRY
- CARPARK
- PUBLIC TOILET
- PLAYGROUND
- SPORTS ACTIVITY ZONE
- COMMUNITY ACTIVITY CENTRE

DRAWING No 277-24205-L3

MAXIMUM DEVELOPMENT CONCEPT PLAN

DRAFT MASTERPLAN

Victoria Park



MASTERPLAN FEATURES

1. VEHICLE ACCESS AND CIRCULATION
- Improve vehicle access road to main pavilion entry.
- Reduce congestion and safety issues abutting tennis court boundary by removing one way access road to Adeney Avenue.
- Provide a new circulation road to Adeney Avenue north of the tennis courts.
- Widen existing road carriageway to provide two way access and egress from High Street.
- Provide direct access to Kew Tennis Club entry from Adeney Avenue.
- Provide traffic calming measures to reduce vehicle speeds and delineate shared pedestrian/ vehicle areas.
- Provide entry Treatments to highlight main vehicle entry and exit points.

2. PEDESTRIAN ACCESS AND CIRCULATION
- Modify existing path network to provide:
  - a continuous circulation path for walkers and joggers;
  - direct pedestrian access to key features of the park;
  - greater diversity through additional internal circulation opportunities;
  - disabled access wherever possible.
- Reduce pedestrian / vehicle conflict by providing a separated pedestrian path along the perimeter of the Lower Oval.
- Identify significant features and provide interpretive signage at key locations along path network.

3. CARPARKING
- Maintain existing parking numbers around Main Oval.
- Provide additional parking immediately adjacent to the Main Pavilion.
- Formalise Upper Oval Carpark.
- Restrict informal carparking along Park Hill Access Road.
- Provide disabled accessible parking to Croquet Club.

4. MAIN PAVILION
- Renovate existing building to provide:
  - additional storage area;
  - designated gymnasium;
  - adequate visitor facilities;
  - safer access to rear toilets;
  - improved functional layout;
  - general internal renovation and modernisation; and
  - new façade to improve external appearance
  - under cover seating along full length of pavilion.
- Provide designated visitor undercover seating area.

5. SECOND PAVILION
- Relocate existing Harriers Club Pavilion and to better relate to the Upper Oval.
- Extend and renovate building in keeping with existing heritage theme.
- Provide game day toilet and shower facilities.
- Investigate secondary use opportunities for pavilion (i.e. Kew Band).

6. TOILETS
- Restrict public access to Main Pavilion toilets to game days only and handover day to day maintenance responsibility to club users.
- Provide new public toilet facility within park.
- Provide internal toilets to new Upper Oval Clubhouse.

7. REGIONAL PLAYGROUND
- Provide Regional Playground in north eastern woodland area as proposed in the Playground Strategy.
- Additional facilities to be provided as part of the playground include:
  - carparking along Adeney Avenue;
  - public toilet;
  - picnic and bbq facilities;
  - disabled access and path;
  - shade and shelter;
  - associated landscaping;

8. PLANTING
- Provide a mix of native and exotic plant species which reflect both modern and historic references.
- Develop a planting strategy to define and delineate landscape management zones which reflect the following characteristics.
  - Native Planting Zone.
  - Mixed Planting Zone.
  - Victorian / Edwardian Planting Zone
  - Gardenesque Style Planting Zone
- Provide distinctive feature and avenue plantings to highlight specific features and unify the overall landscape theme of the park.
- Modify existing and create new planting areas to provide better spatial definition.
- Avoid long duration activity areas under existing River Red Gums to reduce risk associated with limb drop.

9. OTHER
- Provide informal seating along eastern boundary of Lower Oval.
- Provide informal gathering areas (nodes) at key locations.
- Relocate existing scoreboard to open up views between ovals.
- Provide new scoreboard with additional storage capacity for users of Upper Oval.
- Highlight pedestrian entry points.

LEGEND

- Existing tree to be retained
- Existing tree to be removed
- Proposed evergreen tree (not palm)
- Proposed palm tree
- Proposed deciduous tree
- Proposed shrub and understorey planting
- Buffer Planting
- Feature Planting
- Grassed area
- Granitic sand area
- Seating Wall
- Retaining Wall
- Circuit Path
- Internal Circulation Path
- Pedestrian crossings
- Entry Sign
- Interpretive Signage
- Proposed carpark planting outstands

KEY

1. Kew Croquet Club
2. Kew Tennis Club
3. Victoria Park Tennis Club
4. Existing Pinetum
5. Palm Promenade
6. The Eucalypt Forest
7. The Croquet Garden
8. The Children's Woodland
9. The Big Redgum
10. Adventure Playground
11. Children's Playground
12. Primary Sports Pavilion
13. Secondary Sports Pavilion
14. Multi Purpose Building
15. Proposed Gym/visitor facilities
16. Basketball Half Court
17. Youth Space
18. Organised Sport Playing Fields
19. Picnic/BBQ facilities
20. Proposed Toilet
21. New Scoreboard
22. Entry Feature
23. Raised Viewing Area
24. Visitor Viewing Area
25. Home Viewing Area
26. Outdoor Function Area
27. Disabled Access Path
28. Proposed Carpark
29. 90 degree on-street carparking
30. Disabled Parking
31. Bus Parking

NOTES

1. This plan is based on Feature and Level Survey Plan (Dwg xx) by xx Pty Ltd of 6 April 2000.
2. This plan is to be read in conjunction with the explanatory notes.

NORTH

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Project: VICTORIA PARK
Corner High St and Adeney Ave
Kew

Drawing Title: DRAFT CONCEPT MASTER PLAN

Client: Boroondara City Council
Strategic Planning

PRELIMINARY

Scale: 1:800 (A1)	Date: 20.04.2005	Project No.: xxx
Drawn: AJH	Approved: Adam Hall	Original Sheet Size: A1
Drawing No.: 24203-SK01	Revision: P1	Sheet No.: 1
AutoCAD file: xxx.dwg		

Victoria Park DRAFT CONCEPT MASTER PLAN

LOCATION KEY

1 Kew Croquet Club (Historic Building)
2 Kew Tennis Club (Historic Building)
3 Victoria Park Tennis Club (Historic Building)
4 Existing Pinetum
5 Palm Promenade
6 The Eucalypt Forest
7 The Croquet Garden
8 The Children's Woodland
9 The Big Redgum
10 Regional Playground
11 Big Redgum Playground
12 Main Pavilion
13 Secondary Pavilion (New)
14 Existing Historic Building
15 Proposed Gym / Visitor facilities
16 Basketball Half Court
17 Youth space
18 Organised Sport Playing Fields
19 Picnic / BBQ facilities
20 Proposed Toilet
21 Existing Carpark
22 Main Pedestrian Entry
23 Raised Viewing Area
24 Visitor Viewing Area
25 Home Viewing Area
26 Outdoor Function Area
27 Disabled Access Path
28 Proposed Carpark
29 90 degree on-street carparking
30 Entry Plaza / Forecourt
31 Bus Parking
32 Golf Practice Facility
33 Possible Future Parking
34 Cricket Nets (New & Existing)
35 Storage Shed & Scoreboard (New)
36 Refuse Storage Area
37 Shelter

LEGEND

- Existing tree to be retained
- Existing tree to be removed (Arborist recommendation)
- Existing tree to be removed (Design intent)
- Existing tree to be relocated
- Existing palm tree
- Proposed palm tree
- Proposed exotic tree
- Proposed native tree
- Tree Protection Zone
- Existing building
- Proposed building extension
- Existing building / feature to be removed
- Existing shrub and understorey planting
- Proposed / Infill shrub and understorey planting
- Grassed area
- Granitic sand area
- Primary path (Circuit path)
- Secondary path / pedestrian paving
- Indicative path location
- Historic carriageway
- Play space
- Pedestrian crossings
- Information sign
- Proposed Coaches Box
- Emergency / maintenance vehicle access
- Entry feature
- Section line indicator
- Interpretive marker of historic carriageway kerb
- New kerb
- Existing contour (1.0m interval)
- Picnic/BBQ facilities

MASTERPLAN FEATURES

VEHICLE ACCESS AND CIRCULATION

- Improve vehicle access road to main pavilion entry.
- Reduce congestion and safety issues abutting tennis court boundary by removing one way access road to Adeney Avenue.
- Provide a new roundabout at the north western corner of the tennis courts and provide a single entry/egress point to Main Oval carpark from High Street.
- Widen existing roadway to provide two way access and egress from High Street.
- Provide direct access to Kew Tennis Club entry from Adeney Avenue.
- Provide traffic calming measures to reduce vehicle speeds and delineate shared pedestrian / vehicle areas.
- Provide entry treatments to highlight main vehicle entry and exit points.

PEDESTRIAN ACCESS AND CIRCULATION

Modify existing path network to provide:
  - a continuous circulation path for walkers and joggers;
  - direct pedestrian access to key features of the park;
  - greater diversity through additional internal circulation opportunities; and
  - disabled access wherever possible.
- Reduce pedestrian / vehicle conflict by providing a separated pedestrian path along the perimeter of the Main Oval.
- Identify significant features and provide interpretive material at key locations along path network.

CARPARKING

- Maintain (where possible) existing parking numbers around Main Oval.
- Provide additional parking immediately adjacent to the Main Pavilion.
- Formalise Upper Oval Carpark.
- Restrict informal carparking along Parkhill access road.
- Provide disabled accessible parking to Croquet Club.

MAIN PAVILION

- Renovate existing building to provide:
- additional storage area;
- designated gymnasium;
- adequate visitor facilities;
- safer access to rear toilets;
- improved functional layout;
- general internal renovation and modernisation;
- façade treatment to improve external appearance;
- under cover seating along full length of pavilion; and
- provide designated visitor undercover seating area.

SECONDARY PAVILION

- Construct new Second Pavilion immediately adjacent to the Oval in keeping with Council's Pavilion Policy requirements for use by Junior Football and Cricket Clubs
- Renovate existing old Harriers Club Pavilion for community use in keeping with existing heritage theme.
- Investigate other community use opportunities for the pavilion (eg. Kew Band).

TOILETS

- Restrict public access to Main Pavilion toilets to game days only and hand over day to day maintenance responsibility to club users.
- Provide new public toilet facility within park.
- Provide internal toilets to new Secondary Pavilion.

REGIONAL PLAYGROUND

- Provide Regional Playground in north eastern woodland area as proposed in the draft Playground Strategy.
- Relocate existing play equipment to the Big Redgum Playground (as appropriate).
- Additional facilities to be provided as part of the playground include:
  - carparking along Adeney Avenue;
  - public toilet;
  - picnic and bbq facilities;
  - disabled access and path;
  - shade and shelter; and
  - associated landscaping.

BIG REDGUM PLAYGROUND

- Provide local level playground to cater for toddlers.
- Existing redgum to be removed and incorporated into interpretive/artistic feature.
- Additional facilities to be provided as part of the playground include:
  - new and relocated play equipment;
  - picnic and BBQ facilities;
  - basketball half court;
  - shade and shelter; and
  - associated landscaping.

PLANTING

- Provide a mix of native and exotic plant species which reflect both modern and historic references.
- Develop a planting strategy to define and delineate landscape management zones which reflect the following characteristics (See Dwg 24203 L08)
  - Native Planting Zone.
  - Mixed Planting Zone.
  - Victorian / Edwardian Planting Zone.
  - Gardenesque Style Planting Zone.
- Provide distinctive feature and avenue plantings to highlight specific features and unify the overall landscape theme of the park.
- Modify existing and create new planting areas to provide better spatial definition.
- Avoid locating long duration activity areas under existing River Red Gums to reduce risk associated with limb drop.

OTHER

- Provide informal seating along eastern boundary of Main Oval.
- Provide informal gathering areas (nodes) at key locations.
- Relocate existing scoreboard to open views between ovals.
- Provide new scoreboard with additional storage capacity for users of Upper Oval.
- Highlight pedestrian entry points.

NOTES

1. Highlighted text denotes differences between Options 1 & 2.
2. Total number of trees to be removed as per Arborist's recommendation = 26
3. Total number of trees to be removed due to design implications = 3
4. Total number of new trees and palms to be planted = 214
5. This plan is based on Feature and Level Survey Plan (Dwg 1833001 Rev A dated 24 June 2003) by Max Braid Surveyors.

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REVISIONS:

No.	Description:	Designed:	Checked:	Date:
D	Revision to graphics	FCO	AH	17.5.06
C	Revision to Working Group issue	AH/FCO	AH	30.6.06
B	Working Group issue	AH	AH	30.6.05
A	Working Group issue	AH	AH	29.6.05

A1 SCALE: 1:750
A3 SCALE: 1:1500
STATUS: PRELIMINARY
SHEET: 2 of 9
FILE PATH: L:\landscape\Projects\Victoria Park Concept Master Plan\Drawings\Corel\Masterplan Render\LCC01 Masterplan.cdr

PROJECT: **VICTORIA PARK**
Corner High Street & Adeney Ave, Kew
DRAFT CONCEPT MASTER PLAN

DRAWING TITLE: **Overall Layout Plan**

REV: D
DRAWING NO. 24203 LCC02

Victoria Park CONCEPT MASTER PLAN

LOCATION KEY

1. Kew Croquet Club (Historic Building)
2. Kew Tennis Club (Historic Building)
3. Victoria Park Tennis Club (Historic Building)
4. Existing Pinetum
5. Palm Promenade
6. The Eucalypt Forest
7. The Croquet Garden
8. The Children's Woodland
9. The Big Red Gum
10. Regional Playground
11. Big Red Gum Playground
12. Main Pavilion
13. Secondary Pavilion
14. Harriers Pavilion (Historic Building)
15. Proposed Gym / Visitor facilities
16. Basketball Half Court
17. Organised Sport Playing Fields
18. Picnic / BBQ facilities
19. Proposed Toilet
20. Existing Car Park
21. Main Pedestrian Entry
22. Raised Viewing Area
23. Visitor Viewing Area
24. Home Viewing Area
25. Outdoor Function Area
26. Disabled Access Path
27. Proposed Car Park
28. 90 degree on-street car parking (if required)
29. Entry Plaza / Forecourt
30. Bus Parking
31. Pedestrain crossing point
32. Cricket Nets (New & Existing) plus roller enclusure
33. Storage Shed & Scoreboard
34. Shelter
35. Historic gates to be restored
36. Bollards/barriers to control vehicle access to park
37. Remove top story of existing scoreboard building and extend lower level for Groundsmen

LEGEND

- Existing tree to be retained
- Existing tree to be removed (Arborist recommendation)
- Existing tree to be removed (Design intent)
- Existing palm to be relocated
- Existing palm tree
- Proposed palm tree
- Proposed exotic tree
- Proposed indigenous or native tree
- Existing building
- Proposed building / extension
- Existing building / feature to be removed
- Existing shrub and understorey planting
- Proposed / Infill shrub and understorey planting
- Grassed area
- Granitic sand area
- Primary path (Circuit path)
- Secondary path / pedestrian paving
- Indicative path location
- Historic carriageway
- Play space
- Pedestrian crossing point
- Information sign
- Proposed Coaches Box
- Emergency / maintenance vehicle access
- Entry feature
- Section line indicator
- Existing contour (1.0m interval)
- Disability parking
- Cricket safety sign (temporary signs to advise park users of cricket game in progress)

MASTERPLAN FEATURES

VEHICLE ACCESS AND CIRCULATION

- Improve vehicle access road to main pavilion entry.
- Reduce congestion and safety issues abutting tennis court boundary by removing one way access road to Adeney Avenue.
- Provide a new roundabout at the north western corner of the tennis courts and provide a single entry/egress point to Main Oval carpark from High Street.
- Widen existing roadway to provide two way access and egress from High Street.
- Provide direct access to Kew Tennis Club entry from Adeney Avenue.
- Provide traffic calming measures to reduce vehicle speeds and delineate shared pedestrian / vehicle areas.

PEDESTRIAN ACCESS AND CIRCULATION

- Modify existing path network to provide:
  - a continuous circulation path for walkers and joggers;
  - direct pedestrian access to key features of the park;
  - greater diversity through additional internal circulation opportunities; and
  - disabled access wherever possible.
- Reduce pedestrian / vehicle conflict by providing a separated pedestrian path along the perimeter of the Main Oval.
- Identify significant features and provide interpretive material at key locations along path network.

CAR PARKING

- Provide additional parking immediately adjacent to the Main Pavilion.
- Formalise Secondary Oval Carpark.
- Restrict informal carparking along Parkhill access road.
- Provide disabled accessible parking to Croquet Club.

MAIN PAVILION

- Renovate existing building to provide:
  - additional storage area;
  - designated gymnasium;
  - adequate visitor facilities;
  - safer access to rear toilets;
  - improved functional layout;
  - general internal renovation and modernisation;
  - façade treatment to improve external appearance;
  - under cover seating along full length of pavilion; and
  - provide designated visitor undercover seating area.

SECONDARY PAVILION

- Construct new Second Pavilion immediately adjacent to the Oval in keeping with Council's Pavilion Policy requirements for use by Junior Football and Cricket Clubs
- Renovate existing old Harriers Club Pavilion for community use in keeping with existing heritage theme.
- Investigate other community use opportunities for the secondary pavilion.

TOILETS

- Restrict public access to Main Pavilion toilets to game days only and hand over day to day maintenance responsibility to club users.
- Provide new public toilet facility within park.
- Provide internal toilets to new Secondary Pavilion.

REGIONAL PLAYGROUND

- Provide Regional Playground in north eastern woodland area as proposed in the Playground Strategy.
- Relocate existing play equipment to the Big Red Gum Playground (as appropriate).
- Additional facilities to be provided as part of the Regional Playground include:
  - 90 degree car parking along Adeney Avenue (if demand requires after Regional Playground is constructed);
  - public toilet;
  - picnic and bbq facilities;
  - disabled access and path;
  - shade and shelter; and
  - associated landscaping.

BIG RED GUM PLAYGROUND

- Provide local level playground to cater for toddler level.
- Existing dead Red Gum to be retained with larger exclusion zone around it.
- Additional facilities to be provided as part of the playground include:
  - new and relocated play equipment;
  - picnic and BBQ facilities;
  - basketball half court;
  - shade and shelter; and
  - associated landscaping.
- Relocate playground equipment from the Eucalypt Forest to the Big Red Gum playground area (as appropriate).

PLANTING

- Provide a mix of indigenous, native and exotic plant species which reflect both modern and historic references.
- Develop a planting strategy to define and delineate landscape management zones which reflect the following characteristics
  - Indigenous and Native Planting Zone.
  - Mixed Planting Zone.
  - Victorian / Edwardian Planting Zone.
- Provide distinctive feature and avenue plantings to highlight specific features and unify the overall landscape theme of the park.
- Modify existing and create new planting areas to provide better spatial definiton.
- Avoid locating long duration activity areas under existing River Red Gums to reduce risk associated with limb drop.

OTHER

- Provide informal seating along eastern boundary of Main Oval.
- Provide informal gathering areas (nodes) at key locations.
- Relocate existing scoreboard to open views between ovals.
- Provide new scoreboard with additional storage capacity for users of Main Oval.
- Enlarge the existing Curators shed to provide additional storage capacity.
- Highlight pedestrian entry points.
- Provide cycle racks.

NOTES

1. Total number of trees to be removed for weed, health or risk issue = 33
2. Total number of trees to be removed due to design implications = 2.
3. Total number of new trees and palms to be planted = 185 approximately (subject to detail design)
4. This plan is based on Feature and Level Survey Plan (Dwg 1833001 Rev A dated 24 June 2003) by Max Braid Surveyors.

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REVISIONS:

No.	Description:	Designed:	Checked:	Date
G	Revision for Council adoption	AC	MB	31.10.07
F	Final Concept Master Plan for WG	AC	MB	25.9.07
E	Revision to tree removals on new advice	AC	AC	21.5.07
D	Revision to graphics	FCO	AH	17.5.06
C	Revision to Working Group issue	AH/FCO	AH	30.6.06
B	Working Group issue	AH	AH	30.8.05
A	Working Group issue	AH	AH	29.6.05

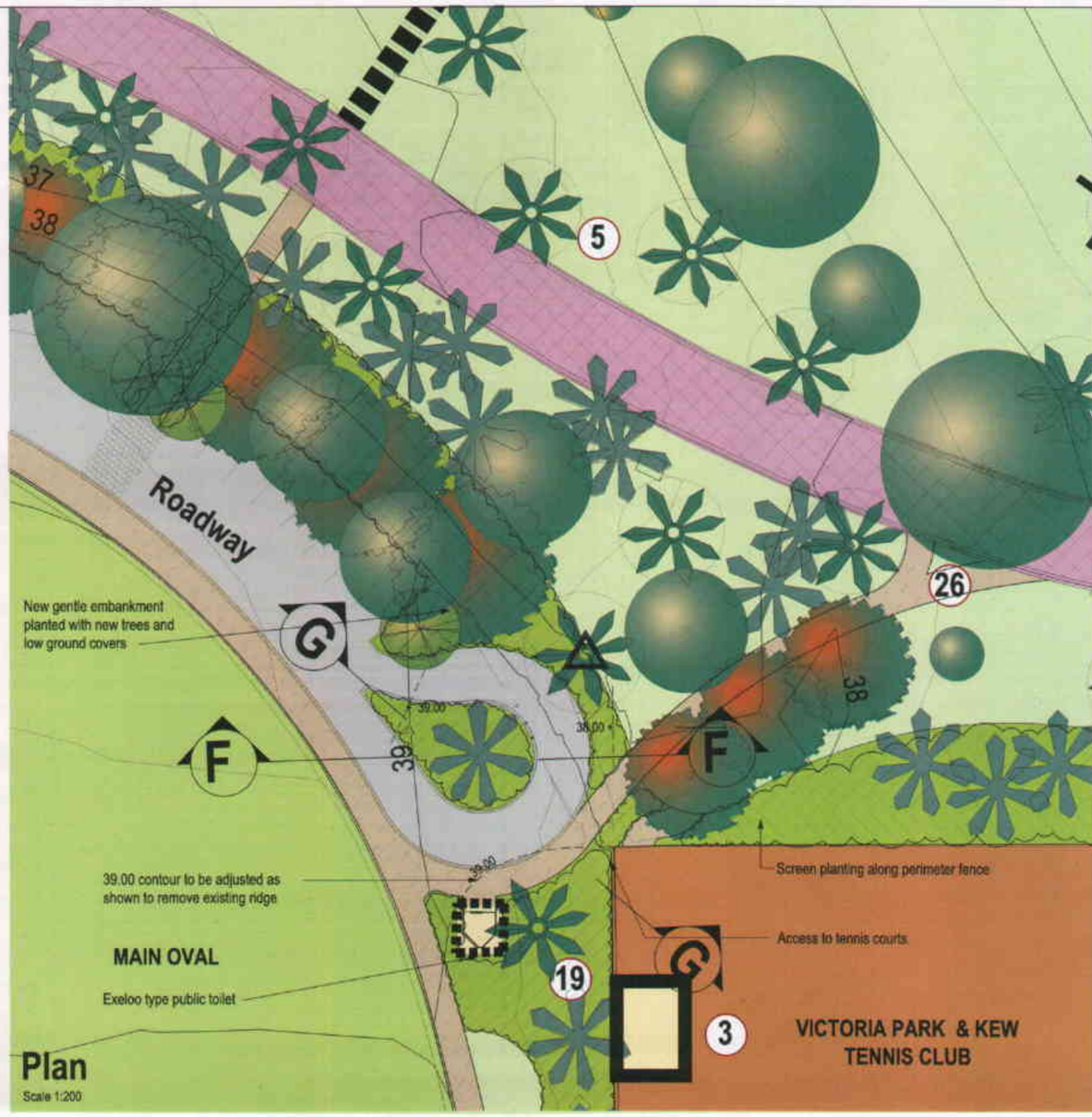
A1 SCALE: 1:750
A3 SCALE: 1:1500
STATUS: DRAFT
SHEET: LCC01
FILE PATH: L:\Landscape\Projects\Victoria Park Concept Master Plan\Drawings\AutoCad\FINAL MASTER PLAN....dwg

PROJECT: **VICTORIA PARK**
Corner High Street & Adeney Ave, Kew
CONCEPT MASTER PLAN

DRAWING TITLE: **Overall Layout Plan**

REV: G
DRAWING NO: 24203 LCC01

Victoria Park CONCEPT MASTER PLAN



Plan
Scale 1:200

MASTERPLAN FEATURES

VEHICLE ACCESS AND CIRCULATION

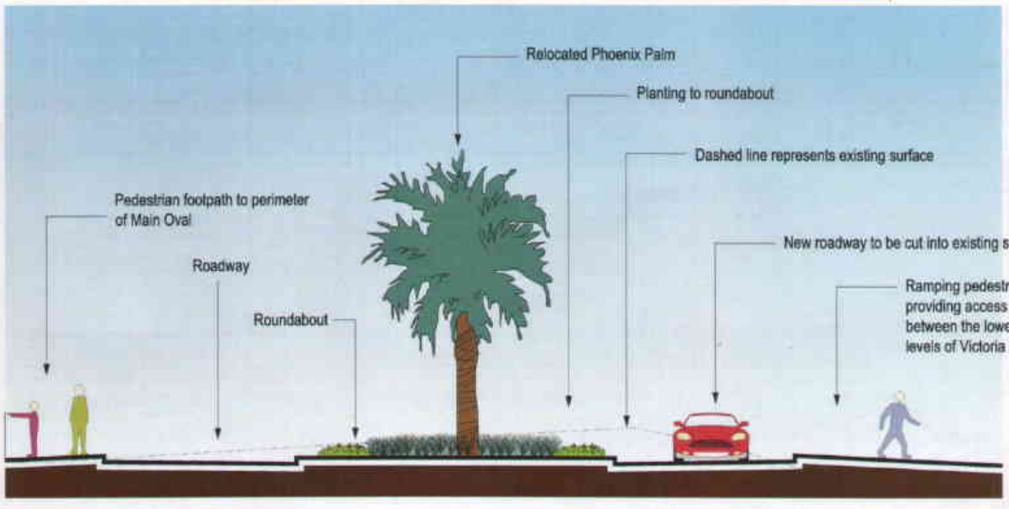
- Improve vehicle access road to main pavilion entry.
- Reduce congestion and safety issues abutting tennis court boundary by removing one way access road to Adeney Avenue.
- Provide vehicle round-a-bout adjacent to the north western boundary of the tennis courts
- Widen existing roadway to provide two way access and egress from High Street.
- Provide direct access to Kew Tennis Club entry from Adeney Avenue.
- Provide traffic calming measures to reduce vehicle speeds and delineate shared pedestrian / vehicle areas.
- Provide entry treatments to highlight main vehicle entry and exit points.
- Install barriers to prevent cars and motor cycles from entering the historic carriageway.

LEGEND

- Existing tree to be retained
- Existing tree to be removed (Arborist recommendation)
- Existing tree to be removed (Design intent)
- Existing tree to be relocated
- Existing palm tree
- Proposed palm tree
- Proposed exotic tree
- Proposed native tree
- Existing building
- Proposed building / extension
- Existing building / feature to be removed
- Existing shrub and understorey planting
- Proposed shrub and understorey planting
- Grassed area
- Granitic sand area
- Primary path (Circuit path)
- Secondary path / pedestrian paving
- Indicative path location
- Historic carriageway / Play space
- Pedestrian crossings
- Information sign
- Proposed Coaches Box
- Emergency / maintenance vehicle access
- Entry feature
- Section line indicator
- Existing contour (1.0m interval)

NOTES

1. This plan is based on Feature and Level Survey Plan (Dwg 1833001 Rev A dated 24 June 2003) by Max Braid Surveyors.



Section F
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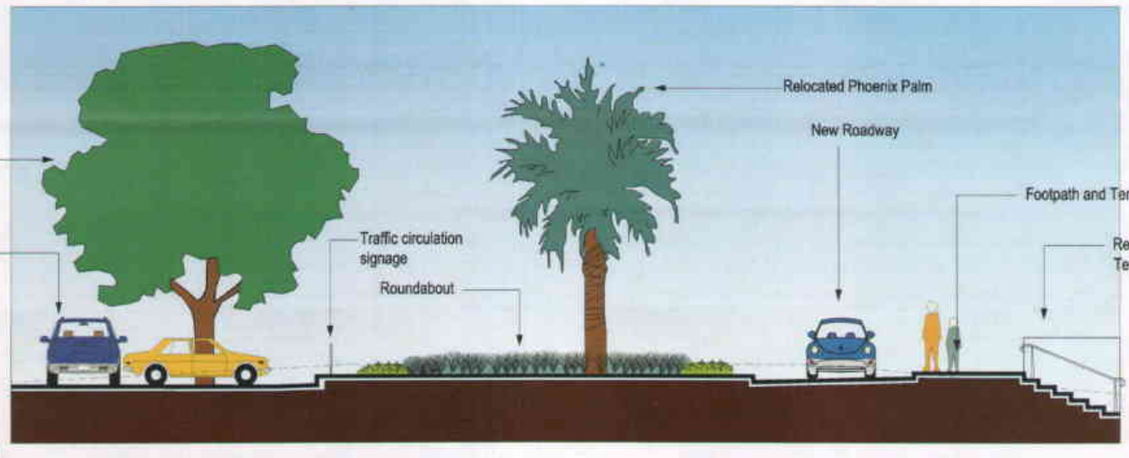

Section G
Scale 1:75

BOROONDARA
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REVISIONS:

No.	Description	Designed	Checked	Date
E	Revision for Council adoption	AC	MB	31.10.07
D	Revision for final WG meeting	AC	MB	20.9.07
C	Revision to graphics	FCO	AH	17.5.06
B	Revision to Working Group issue	AH/MB/FCO	AH	30.3.06
A	Working Group issue	AH/MB/FCO	AH	30.3.06

A1 SCALE: 1:200
A3 SCALE: 1:400
STATUS: DRAFT
SHEET: LCC04
FILE PATH: L:\landscape\Projects\Victoria Park Concept Master Plan\Drawings\AutoCad\FINAL MASTER PLAN .dwg

PROJECT: **VICTORIA PARK**
Corner High Street & Adeney Ave, Kew
CONCEPT MASTER PLAN

DRAWING TITLE: **Roadway Details**

REV: E
DRAWING NO: 24203 LCC04

Victoria Park CONCEPT MASTER PLAN

Plan
Scale 1:200

MASTERPLAN FEATURES

MAIN PAVILION

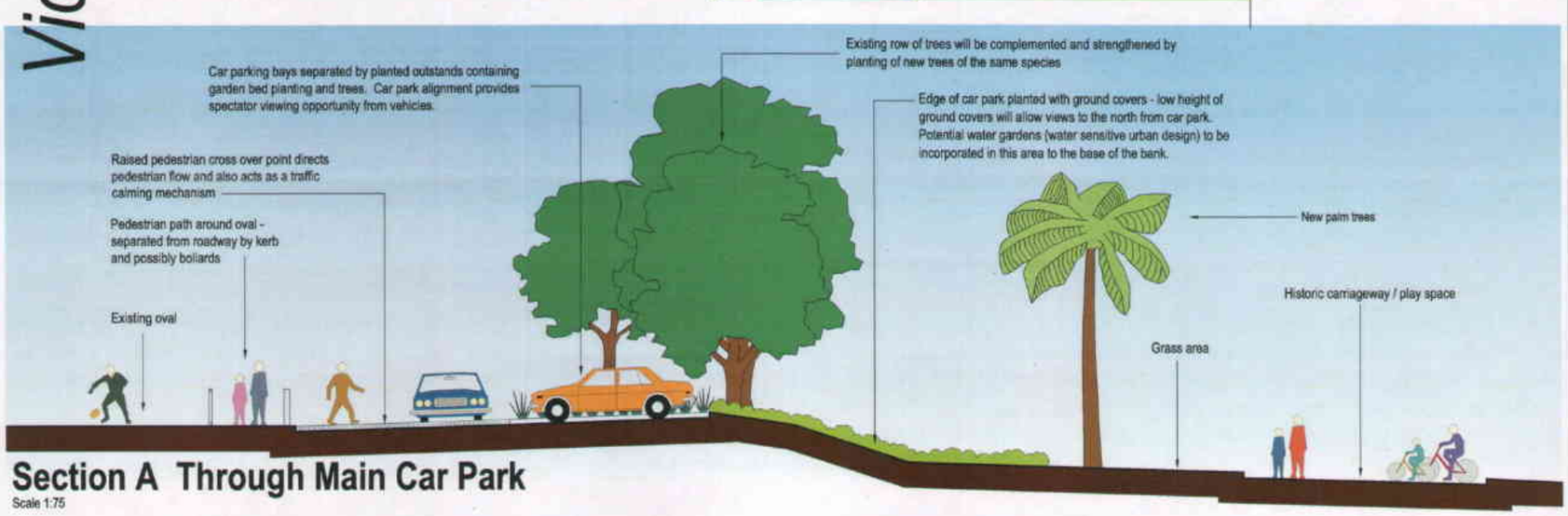
- Renovate existing building to provide:
  - additional storage area;
  - designated gymnasium;
  - adequate visitor facilities;
  - safer access to rear toilets;
  - improved functional layout;
  - general internal renovation and modernisation;
  - new façade to improve external appearance;
  - under cover seating along full length of pavilion; and
  - provide designated visitor undercover seating area.

LEGEND

- Existing tree to be retained
- Existing tree to be removed (Arborist recommendation)
- Existing tree to be removed (Design intent)
- Existing palm to be relocated
- Existing palm tree
- Proposed palm tree
- Proposed exotic tree
- Proposed native tree
- Existing building
- Proposed building / extension
- Existing building / feature to be removed
- Existing shrub and understorey planting
- Proposed / Infill shrub and understorey planting
- Grassed area
- Granitic sand area
- Primary path (Circuit path)
- Secondary path / pedestrian paving
- Historic carriageway / Play space
- Pedestrian crossing point
- Information sign
- Proposed Coaches Box
- Emergency / maintenance vehicle access
- Entry feature
- Section line indicator
- Existing contour (1.0m interval)

NOTES

1. This plan is based on Feature and Level Survey Plan Dwg 1833001 Rev A dated 24 June 2003) by Max Braid Surveyors.



Section A Through Main Car Park
Scale 1:75

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REVISIONS:

No.	Description:	Designed:	Checked:	Date:
G	Revision for Council adoption	AC	MB	31.10.07
F	Revisions for final WG	AC	MB	25.9.07
E	Tree retained, parking changed	AC	AC	22.8.07
D	Revision to graphics	FCO	AH	17.5.06
C	Revision to Working Group issue	AH/FCO	AH	30.6.06
B	Working Group issue	AH	AH	30.8.05
A	Working Group issue	AH	AH	29.6.05

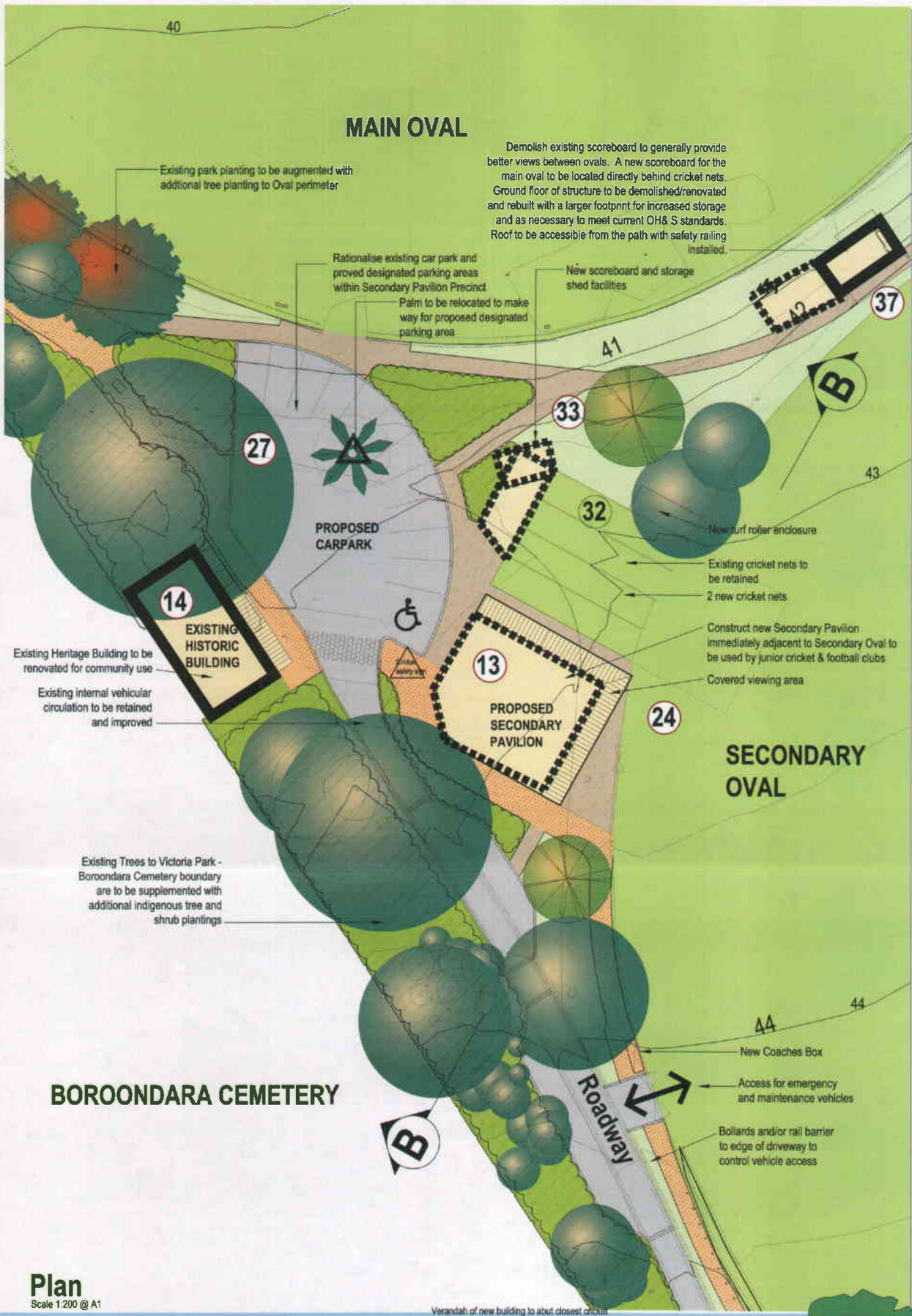
A1 SCALE: 1:200
A3 SCALE: 1:400
STATUS: DRAFT
SHEET: LCC05
FILE PATH: L:\Landscape\Projects\Victoria Park Concept Master Plan\Drawings\AutoCad\FINAL MASTER PLAN.dwg

PROJECT: **VICTORIA PARK**
Corner High Street & Adaney Ave, Kew
CONCEPT MASTER PLAN

DRAWING TITLE: **Main Pavilion Precinct**

REV: G
DRAWING NO: 24203 LCC05

Victoria Park CONCEPT MASTER PLAN



Plan
Scale 1:200 @ A1

MASTERPLAN FEATURES

SECONDARY PAVILION

- Construct new Second Pavilion immediately adjacent to the Oval in keeping with Council's Pavilion Policy requirements for use by Junior Football and Cricket Clubs
- Renovate existing old Harriers Club Pavilion for community use in keeping with existing heritage theme.
- Investigate other community use opportunities for the Harriers Pavilion.

LEGEND

- Existing tree to be retained
- Existing tree to be removed (Arborist recommendation)
- Existing tree to be removed (Design intent)
- Existing palm to be relocated
- Existing palm tree
- Proposed palm tree
- Proposed exotic tree
- Proposed native tree
- Existing building
- Proposed building / extension
- Existing building / feature to be removed
- Existing shrub and understorey planting
- Proposed / Infill shrub and understorey planting
- Grassed area
- Granitic sand area
- Primary path (Circuit path)
- Secondary path / pedestrian paving
- Historic carriageway / Play space
- Pedestrian crossing point
- Information sign
- Proposed Coaches Box
- Emergency / maintenance vehicle access
- Entry feature
- Section line indicator
- Existing contour (1.0m interval)
- Cricket safety sign (temporary signs to advise park users of cricket game in progress) given short boundary on south-western side of Secondary Oval.

NOTES

1. This plan is based on Feature and Level Survey Plan (Dwg 1833001 Rev A dated 24 June 2003) by Max Braid Surveyors.

Section B
Scale 1:150

BOROONDARA City of Harmony

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REVISIONS:

No.	Description:	Designed:	Checked:	Date:
G	Revision for Council adoption	AC	MB	31.10.07
F	Revised for final WG meeting	AC	MB	25.9.07
E	Carpark, cricket nets and pavilion location revised	AC	AC	22.8.07
D	Revision to graphics	FCO	AH	17.5.06
C	Revision to Working Group issue	AH/FCO	AH	30.3.06
B	Working Group issue	AH	AH	30.8.05
A	Working Group issue	AH	AH	29.6.05

A1 SCALE: 1:200
A3 SCALE: 1:400
STATUS: DRAFT
SHEET: LCC06
FILE PATH: L:\landscape\Projects\Victoria Park Concept Master Plan\Drawings\AutoCad\FINAL MASTER PLAN..dwg

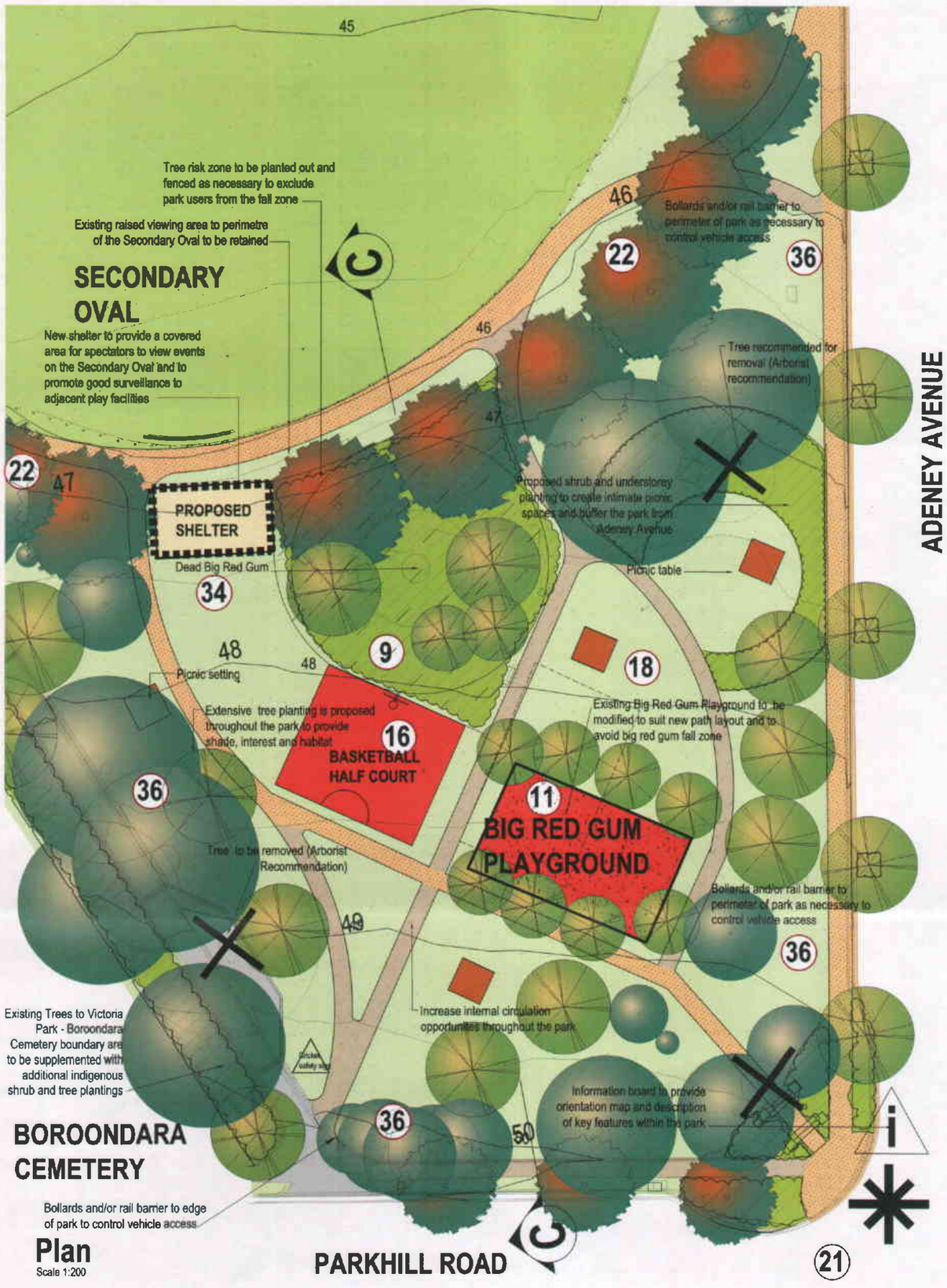
PROJECT: **VICTORIA PARK**
Corner High Street & Adeney Ave, Kew
CONCEPT MASTERPLAN

DRAWING TITLE: **Secondary Pavilion Precinct**

REV: G
DRAWING NO: 24203 LCC06

CONCEPT MASTER PLAN

Victoria Park



Plan

Scale 1:200

MASTERPLAN FEATURES

BIG RED GUM PLAYGROUND

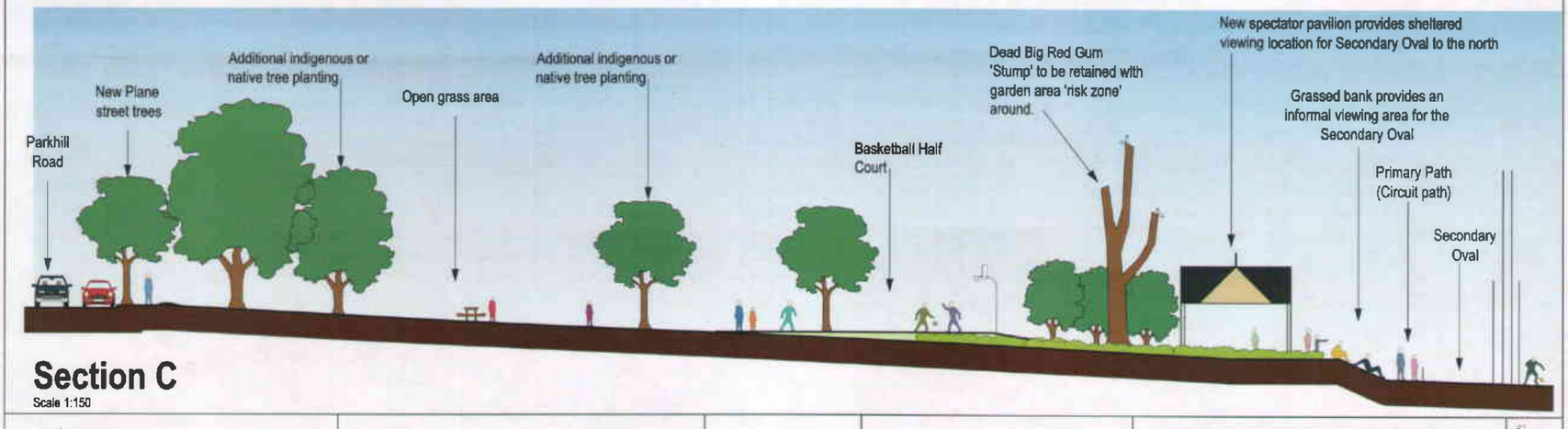
- Provide local level playground to cater for toddler level.
- Existing dead Red Gum to be retained and a larger garden area created around it to reduce the level of use in the risk zone.
- Additional facilities to be provided as part of the playground include:
  - new and relocated play equipment;
  - picnic and BBQ facilities;
  - basketball half court;
  - shade and shelter; and
- associated landscaping.

LEGEND

- Existing tree to be retained
- Existing tree to be removed (Arborist recommendation)
- Existing tree to be removed (Design intent)
- Existing palm to be relocated
- Existing palm tree
- Proposed palm tree
- Proposed exotic tree
- Proposed native tree
- Existing building
- Proposed building / extension
- Existing building / feature to be removed
- Existing shrub and understorey planting
- Proposed / Infill shrub and understorey planting
- Grassed area
- Granitic sand area
- Primary path (Circuit path)
- Secondary path / pedestrian paving
- Historic carriageway / Play space
- Pedestrian crossing point
- Section line indicator
- Existing contour (1.0m interval)
- Cricket safety sign (temporary signs to advise park users of cricket game in progress) given short boundary on south-western side

NOTES

1. This plan is based on Feature and Level Survey Plan (Dwg 1833001 Rev A dated 24 June 2003) by Max Braid Surveyors.



Section C

Scale 1:150

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REVISIONS:

No	Description	Designed:	Checked:	Date:
G	Revision for Council adoption	AC	MB	31.10.07
F	Revised for final WG meeting	AC	MB	25.9.07
E	Red Gum now retained, paths changed	AC	AC	22.8.07
D	Revision to graphics	FCO	AH	17.5.06
C	Revision to Working Group issue	AH/FCO	AH	30.3.06
B	Working Group issue	AH	AH	30.8.05
A	Working Group issue	AH	AH	29.8.05

A1 SCALE: 1:200
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STATUS: DRAFT
SHEET: LCC07
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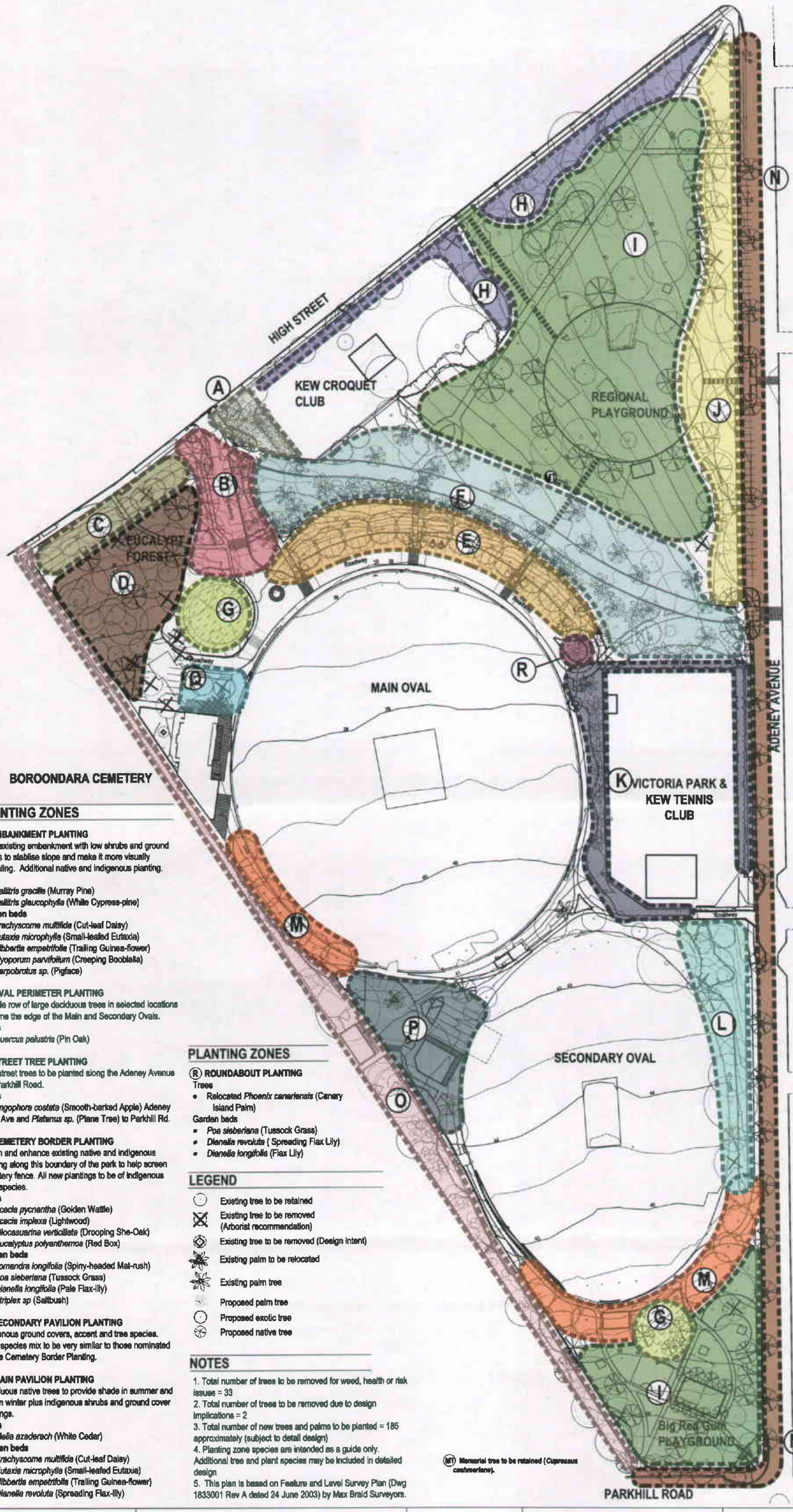
PROJECT: **VICTORIA PARK**
Corner High Street & Adeney Ave, Kew
CONCEPT MASTERPLAN

DRAWING TITLE: **Big Red Gum Precinct**

REV: G

DRAWING NO: 24203 LCC07

Victoria Park CONCEPT MASTER PLAN



PLANTING ZONES

(L) EMBANKMENT PLANTING
Plant existing embankment with low shrubs and ground covers to stablise slope and make it more visually appealing. Additional native and indigenous planting.
Trees
- *Callitris gracilis* (Murray Pine)
- *Callitris glaucophylla* (White Cypress-pine)

Garden beds
- *Brachyscome multifida* (Cut-leaf Daisy)
- *Eutaxia microphylla* (Small-leafed Eutaxia)
- *Hibbertia empetrifolia* (Trailing Guinea-flower)
- *Myoporum parvifolium* (Creeping Boobialla)
- *Carpobrotus sp.* (Pigface)

(M) OVAL PERIMETER PLANTING
Provide row of large deciduous trees in selected locations to frame the edge of the Main and Secondary Ovals.
Trees
- *Quercus palustris* (Pin Oak)

(N) STREET TREE PLANTING
New street trees to be planted along the Adeney Avenue and Parkhill Road.
Trees
- *Angophora costata* (Smooth-barked Apple) Adeney Ave and *Platanus sp.* (Plane Tree) to Parkhill Rd.

(O) CEMETERY BORDER PLANTING
Retain and enhance existing native and indigenous planting along this boundary of the park to help screen cemetery fence. All new plantings to be of indigenous plant species.
Trees
- *Acacia pycnantha* (Golden Wattle)
- *Acacia implexa* (Lightwood)
- *Allocasuarina verticillate* (Drooping She-Oak)
- *Eucalyptus polyanthemos* (Red Box)

Garden beds
- *Lomandra longifolia* (Spiny-headed Mat-rush)
- *Poa sieberiana* (Tussock Grass)
- *Dianella longifolia* (Pale Flax-lily)
- *Atriplex sp* (Saltbush)

(P) SECONDARY PAVILION PLANTING
Indigenous ground covers, accent and tree species. Plant species mix to be very similar to those nominated for the Cemetery Border Planting.

(Q) MAIN PAVILION PLANTING
Deciduous native trees to provide shade in summer and light in winter plus indigenous shrubs and ground cover plantings.
Trees
- *Melia azaderach* (White Cedar)

Garden beds
- *Brachyscome multifida* (Cut-leaf Daisy)
- *Eutaxia microphylla* (Small-leafed Eutaxia)
- *Hibbertia empetrifolia* (Trailing Guinea-flower)
- *Dianella revoluta* (Spreading Flax-lily)

PLANTING ZONES

(R) ROUNDABOUT PLANTING
Trees
- Relocated *Phoenix canariensis* (Canary Island Palm)

Garden beds
- *Poa sieberiana* (Tussock Grass)
- *Dianella revoluta* (Spreading Flax Lily)
- *Dianella longifolia* (Flax Lily)

LEGEND

- Existing tree to be retained
- Existing tree to be removed (Arborist recommendation)
- Existing tree to be removed (Design intent)
- Existing palm to be relocated
- Existing palm tree
- Proposed palm tree
- Proposed exotic tree
- Proposed native tree

NOTES

1. Total number of trees to be removed for weed, health or risk issues = 33
2. Total number of trees to be removed due to design implications = 2
3. Total number of new trees and palms to be planted = 185 approximately (subject to detail design)
4. Planting zone species are intended as a guide only. Additional tree and plant species may be included in detailed design
5. This plan is based on Feature and Level Survey Plan (Dwg 1833001 Rev A dated 24 June 2003) by Max Braid Surveyors.

(MT) Memorial tree to be retained (*Cupressus cashmeriana*).

PLANTING ZONES

(A) ENTRY PLAZA
Palm trees set in a paved plaza with feature garden beds of striking Victorian/Edwardian planting.
Trees
- *Livistona australis (Cabbage Tree Palm)*
- *Phoenix canariensis* (Canary Island Palm)
- *Washintonia robusta* (Mexican Fan Palm)
- *Trachycarpus fortunei* (Chinese Windmill Palm)
- *Archontopheonix cunninghamiana* (Bangalow Palm)

Garden beds
- *Strelitzia reginae* (Bird of Paradise)
- *Kniphofia species* (Red Hot Poker)
- *Canna species* (Indian Shot Plant)

(B) MAIN ENTRY DRIVE
Retain existing planting character on west side of entry drive and strengthen entry experience by creating the same planting on the east side.
Trees
- *Corymbia citoridora* (Lemon Scented Gum)

Garden beds
- *Agapanthus species* (African Blue Lily)
- *Phormium tenax* (Flax)

(C) PEPPERCORNS
Retain and strengthen the existing row of Peppercorns by replacing missing trees.
Trees
- *Schinus areira* (Peppercorn)

(D) INDIGENOUS WOODLAND
Informal spacing of indigenous trees in lawn, with selected indigenous planting beneath certain trees.
Trees
- *Eucalyptus camaldulensis (River Red Gum)*
- *Eucalyptus melliodora* (Yellow Box)
- *Eucalyptus leucoxylon* (Yellow Gum)
- *Eucalyptus viminalis* (Manna Gum)
- *Eucalyptus ovata* (Swamp Gum)

Garden beds
- *Themeda triandra* (Kangaroo Grass)
- *Poa sieberiana* (Tussock Grass)
- *Dianella revoluta* (Spreading Flax-lily)
- *Poa labillardieri* (Common Tussock Grass)

(E) CAR PARK PLANTING
Strengthen arc of existing deciduous trees as a framing edge to the main oval and plant enbankment with low ground covers to allow views beneath trees.
Trees
- *Quercus palustris* (Pin Oak)
- *Tristaniopsis laurina* (Water Gum)

Garden beds
- *Correa reflexa prostrate*
- *Eutaxia microphylla* (Small-leafed Eutaxia)
- *Hibbertia empetrifolia* (Trailing Guinea-flower)
- *Dianella revoluta* (Spreading Flax-lily)

(F) CARRIAGEWAY
Maintain and enhance existing corridor of palm trees within and on both sides of the historic carriageway.
Trees
- *Livistona australis (Cabbage Tree Palm)*
- *Phoenix canariensis* (Canary Island Palm)
- *Washintonia robusta* (Mexican Fan Palm)
- *Trachycarpus fortunei* (Chinese Windmill Palm)
- *Archontopheonix cunninghamiana* (Bangalow Palm)
- *Stenocarpus sinuatus* (Firewheel Tree)

(G) MANAGED TREE RISK ZONES
Indigenous ground covers, accent and tree species. Plant species mix to be very similar to those nominated above for Indigenous Woodland.

(H) SCREEN PLANTING
Maintain and enhance existing mix of native and exotic trees and plants along this boundary of the park.
Trees
- *Angophora costata* (Smooth-barked Apple)
- *Ficus rubignosa* (Port Jackson Fig)
- *Cedrus deodara* (Deodar Cedar)
- *Corymbia ficifolia* (Red Flowering Gum)

Garden beds
- *Agapanthus species* (African Blue Lily)
- *Indigofera australis* (Austral Indigo)
- Correa glabra (Rock Correa)

(I) PLAYSPACE WOODLAND
Maintain and enhance existing mix of native, indigenous and exotic trees in a lawn setting. Garden bed planting beneath selected trees such as Red Gums.
Trees
- *Eucalyptus melliodora (Yellow Box)*
- *Allocasuarina verticillata* (Drooping She-oak)
- *Brachychiton populneus* (Kurrajong)
- *Eucalyptus leucoxylon* (Yellow Gum/White Ironbark)
- *Ficus macrophylla* (Moreton Bay Fig)

Garden beds
- *Themeda triandra* (Kangaroo Grass)
- *Poa sieberiana* (Tussock Grass)
- *Dianella revoluta* (Spreading Flax-lily)

(J) PINETUM
Retain and enhance existing mix of pine trees by adding additional pine tree species and pockets of garden bed planting or mulch beneath the trees.
Trees
- *Araucaria cunninghamii* (Hoop Pine)
- *Pinus canariensis* (Canary Island Pine)
- *Pinus pinea* (Stone Pine)
- *Pinus halepensis* (Aleppo Pine)
- *Pinus pinaster* (Maritime Pine)
- *Agathus robusta (Queensland Kauri)*
- *Callitris glaucophylla* (White Cypress Pine)
- *Callitris gracilis* (Murray Pine)
- *Wollemia Nobilis* (Wollemi Pine)

Garden beds
- *Correa reflexa* (Native Fuchsia)
- *Lomandra longifolia* (Spiny Headed Mat Rush)
- *Dianella revoluta* (Spreading Flax-lily)
- *Atriplex species* (Salt Bush)

(K) TENNIS COURT PERIMETER PLANTING
Provide additional screen planting to the perimeter of the tennis courts and feature palm tree planting along the western boundary as a backdrop to the main oval.
Trees
- *Phoenix canariensis* (Canary Island Palm)
- *Livistona australis* (Cabbage Tree Palm)

Garden beds
- *Photinia species* (Photinia)
- Various flowering perennials on western side

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A1 SCALE: 1:750
A3 SCALE: 1:1500
STATUS: DRAFT
SHEET: LCC08
FILE PATH: L:\landscape\Projects\Victoria Park Concept Master Plan\Drawings\AutoCad\FINAL MASTER PLAN...dwg

PROJECT: **VICTORIA PARK**
Corner High Street & Adeney Ave, Kew
CONCEPT MASTER PLAN

DRAWING TITLE: **Planting Zones**

REV: E
DRAWING NO: 24203 LCC08