Balwyn Park Concept Master Plan

Adopted 18 November 2013

BOROONDARA
City of Harmony

Prepared for

The City of Boroondara

Prepared by

Environment and Sustainable Living, City of Boroondara

In collaboration with

Internal Working Group (IWG)
made up of Council officers from the following departments:

- Communications and Engagement
- Community Planning and Development
- Environment and Sustainable Living
- Traffic and Transport
- Asset Management
- Family, Youth and Recreation
- Parks and Gardens
- Projects and Strategy
- Strategic Planning

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Appendix 1 - Balwyn Park Concept Master Plan (BPCMP)

1 Executive summary

The preparation of the Balwyn Park Concept Master Plan (BPCMP) is an outstanding action of the Balwyn Structure Plan 2009. In addition, the future use of the former Balwyn Bowls Club site (including the Bowls Club Pavilion and greens) requires resolution.

Following a review of the key issues and opportunities, open space trends and Council's plans/strategic documents, a number of key points have been identified including:

- Balwyn/Mont Albert has the lowest proportion of open space in Boroondara at 12sqm per person.
- Balwyn Park will require improvements to the quality and diversity of facilities to maximise opportunities for both structured and informal recreational use.
- Balwyn Park is primarily a sporting based park and has limited surplus space.
- National trends indicate an increase in unstructured recreation participation (up 11% from 2001 to 2010). Furthermore, Boroondara participation in physical activity is higher than the state and national average.
- There is a high number of young people in the north-east of the municipality; however, there are limited recreational opportunities in the area for young people.
- Buildings within open space should be shared where possible. Building uses should also relate to open space dependent activities for sport, leisure and passive recreation, and non-open space dependent facilities should be located outside of open space.
- The former Bowls Club site does not represent ideal open space as it is isolated from the main park area and the future use of the site needs to address potential crime and safety issues.
- Community based activities have been recommended to be consolidated into the Balwyn Community Centre (BCC).

Community consultation was undertaken in mid 2013 on two concept options for Balwyn Park. The consultation findings confirmed support for the option that proposed to relocate the Balwyn Tennis Club into the disused former Balwyn Bowls Club site. Utilising feedback received from the community a preferred BPCMP was developed. This report describes the BPCMP in further detail to assist in future planning, design and allocation of resources.

The BPCMP seeks to maintain existing sporting uses within the park whilst increasing appeal for other non-sporting uses in the peripheral areas (such as around the ovals) for unstructured recreation.

The overall number of buildings in the park will be reduced by relocating the tennis facility to the former Bowls Club site and demolishing the existing Tennis Clubhouse. Any additional space within the new Tennis Clubhouse is proposed to be made available to other community users to meet the increasing demand for building space.

The relocation of the tennis facility will create additional opportunities for unstructured recreation activities (where demand is increasing) on the prime parkland formerly occupied by the tennis courts. This space is proposed to include a hard surface activities space (suitable for young people), seating and tree planting. A new path along the eastern side of the Northern Oval will include a fitness trail which will also increase the opportunities for participation in unstructured recreation for all ages.

In general the open grassed areas (in particular north and east of the Northern Oval) are to be retained as much as possible to continue to provide much needed open space for unstructured recreation.

Vision:
"Balwyn Park is a popular sporting hub that encourages casual leisure and play. It is an inviting green haven within Balwyn Shopping Centre that attracts people outdoors."

Figure 1.1 Balwyn Bowling Club, March 1961 (Source: Boroondara Library Image Collection)

The BPCMP supports the existing sporting activities by increasing the number of cricket synthetic practice nets and tennis courts and potentially widening the Northern Oval for football and cricket (subject to feasibility).

Spectators have also been accommodated via the creation of a widened paved area west of the Northern Oval, additional shade tree planting and shelters throughout the park and the retention of valued open grassed areas around the perimeter of the park.

Entries, vistas and views through the park will be improved by:

- removal of screen planting (at Bowls Pavilion site and along Whitehorse Road)
- relocation of a fenced tennis facility
- removal of fencing within the park where appropriate.

The BPCMP priotises pedestrians by:

- new paths to form a circuit around the park
- converting the north-west internal road into a pedestrian promenade
- improving north-south access through the park (in particular along the identified Principle Pedestrian Network route)
- increasing access points into the park
- improved safety and movement around the Scout Hall and Sports Pavilion
- enhanced stair access to the Southern Oval
- installing a raised pedestrian crossing at the intersection of Whitehorse Road and Cherry Road to assist pedestrian access into the park.

The Whitehorse Road frontage will be improved to increase accessibility and to create a more welcoming interface by:

- entry improvements
- signage
- boulevard tree planting
- the removal of screening shrubs

The Whitehorse Road frontage will be further enhanced by the creation of a small feature entry plaza in the north-east corner of the park. The entry plaza will improve pedestrian access into the park and connections to the shopping centre and will also serve as a gateway and meeting place.

The BPCMP maintains the existing total number of car parks for Balwyn Park, with the inclusion of additional accessible car spaces. The Whitehorse Road car park is to be upgraded to meet current standards, maximise efficiency and allow for the space to be used at non-peak times for other activities (such as local markets).

The central access road will become a shared vehicular and pedestrian promenade. A roundabout and drop-off zone near the Scout Hall and Sports Pavilion will improve safety and circulation for both vehicles and pedestrians. An accessible car space will be located near the buildings. These changes will require the loss of four car spaces near the Sports Pavilion and the Scout Hall which will be offset with additional parking within the upgraded Whitehorse Road car park or along Cherry Road.

Cultural connections will be enhanced via the retention of existing elements of post-settlement heritage character (including the stone entry portal, ticket box, memorials and sections of stone walls) and by incorporating a new historic marker/s or interpretive feature within the park.

The general amenity of the park will be improved with enhanced park entrances, increased seating, new park shelters, retrofitting the existing toilets in the Sports Pavilion to extend public use, reduction of fencing and bollards (where not required), way finding, signage, lighting, bicycle parking, barbeques and picnic facilities, improved landscaping, garden bed planting and increased shade tree planting.

The BPCMP is supported strategically by existing Council plans as it maximises the amount of available public open space in a precinct where there is a shortage. In addition, it better addresses the trend toward less structured activity by returning the prime park land occupied by the existing Tennis Club, back to useable parkland. It also improves the diversity of unstructured facilities to cater for a variety of age groups.

The BPCMP is proposed to be implemented in stages over a number of years subject to further feasibility assessment, detailed design and allocation of funding via Council's annual budget process.

Figure 1.2 Football at Balwyn Park

2 Introduction

2.1 Purpose

The Balwyn Park Concept Master Plan (BPCMP) provides a long term guide to the future development of Balwyn Park and will ensure appropriate planning and allocation of resources.

The objectives of the BPCMP are to:

- ensure the park best meets the existing and future needs of the community
- provide for a variety of structured and unstructured activities
- resolve the future use of the former Balwyn Bowls Club.

2.2 Scope

To undertake investigation, analysis, design and consultation to develop a preferred master plan for Balwyn Park.

2.3 Project drivers

The preparation of a concept master plan for Balwyn Park is an outstanding action of the Balwyn Structure Plan 2009, which provides clear objectives, strategies and implementation plans to guide future development of the Balwyn Activity Centre.

In addition, since the closure of bowling at Balwyn Park, the future use of the former Balwyn Bowls Club site and building requires resolution. The former Balwyn Bowls Club Pavilion (Bowls Club Pavilion) currently is licensed on a seasonal basis to the Football and Cricket Clubs for use of the upper level and toilets whilst the lower level remains vacant. The bowling greens site is currently vacant and in a deteriorating condition. Surveillance and visibility of the greens is poor due to fencing, hedges and level changes.

Figure 2.1 View west of the former bowling greens and residential housing beyond

3 Background

3.1 Methodology

The methodology for preparation of the BPCMP is outlined in Figure 3.1.

1 Analysis, Issues and Opportunities Phase

- Undertake background studies, assessments and surveys
- Site inspection and analysis
- Review background information and other relevant Council plans and strategies
- Initial stakeholder consultation
- Council internal working group consultation
- Prepare Issues and Opportunities Paper

2 Preparation of Draft BPCMP Options

- Establish design objectives
- Develop draft BPCMP concept options
- Council internal working group consultation and input

3 Consultation on Draft BPCMP Options

- Councillor feedback and approval to commence consultation
- Prepare a consultation strategy
- Seek community feedback on draft BPCMP concept options
- Verify previous consultation findings regarding community needs and aspirations for the park
- Key stakeholder consultation
- Review feedback and summarise outcomes of consultation

4 Draft BPCMP Phase

- Develop preferred draft BPCMP
- Prepare preliminary costings and implementation strategy
- Council internal working group consultation and input
- Key stakeholder consultation
- Councillor feedback and approval to finalise BPCMP

5 Finalise BPCMP

- Amend the draft BPCMP following Councillor feedback
- Amend costings and implementation strategy as necessary
- Seek Council endorsement of final BPCMP

Figure 3.1 Project methodology

3.2 Municipal context

Balwyn Park is located within Balwyn Shopping Centre along Whitehorse Road.

Other amenities within 1km of the park include:

- Tram 109 along Whitehorse Road
- Bus 285 along Balwyn Road
- Balwyn Palace Cinema
- Fintona Girls School
- Balwyn Primary School
- Balwyn Church of Christ
- Balwyn Library
- Balwyn Community Centre (BCC)
- Balwyn Community Gardens of the BCC
- Maranoa Gardens and Beckett Park
- John August Reserve
- Chatham Primary School.

3.3 The site

Balwyn Park is located at 206A Whitehorse Road Balwyn (Melway 46 D8) with an approximate park area of 52,000 sqm.

The planning zone for the park is Public Park and Recreation Zone (PPRZ).

Existing key features within the park include:

- northern and southern ovals
- the Tennis Clubhouse and three courts
- district level playground
- Scout Hall
- Sports Pavilion
- former Bowls Club Pavilion and two bowling greens
- car park off Whitehorse Road
- access roads and paths
- gardens, trees and grassed areas.

Figure 3.2 Whitehorse Road in 1910 (Source: Boroondara Library Image Collection)

Figure 3.3 Municipal context plan showing amenities within 1km of Balwyn Activity Centre

3.4 Consultant investigations

The initial investigation and analysis stage has included background research and review, identification of key stakeholders and commissioning of consultants reports and investigations including:

- Arboricultural Assessment (existing trees) by Greenwood Consulting, September 2011
- Balwyn Access Plan by Council's Strategic Transport Planner, March 2013 (draft)
- Balwyn Activity Centre - Parking Precinct Plan Study and Strategy by Ratio Consultants, January 2013 (draft)
- Balwyn Park - Parking Analysis by Council's Traffic and Transport department (previously Engineering and Traffic), December 2012
- Feature and Level Survey (existing conditions) by Surf Coast Survey, July 2011
- Geotechnical Site Investigation Report and Soil Contamination Assessment (of former Bowls Club site) by HardRock Geotechnical and Environmental Assessment Services, November 2011
- Heritage Appraisal (existing features) by Lovell Chen, January 2012
- Preliminary Traffic and Parking Assessment (as part of the Balwyn Parking Precinct Study) by Ratio Consultants, April 2011
- Recreation and Community Needs Assessment by Thompson Berrill Landscape Design, October 2012.

3.5 Stakeholders

The BPCMP impacts a wide range of stakeholders within the City of Boroondara, Balwyn and the surrounding Boroondara community.

Key stakeholders

Key identified external stakeholders include but are not limited to:

- 1st Balwyn Scouts
- Balwyn Cricket Club
- Balwyn Park Tennis Club Inc
- Balwyn Football Club
- Balwyn Auskick
- Balwyn Junior Football Club
- Boroondara Hawks Junior Football Club
- Balwyn Traders Association and individual traders
- Fintona Girls School
- Balwyn High School
- Balwyn Church of Christ
- local residents
- community groups.

Internal Working Group

An Internal Working Group (IWG) was established for the BPCMP made up of key departments across Council including:

- Communications and Engagement
- Community Planning and Development
- Environment and Sustainable Living
- Traffic and Transport
- Asset Management
- Family Youth and Leisure
- Parks and Gardens
- Projects and Strategy
- Strategic Planning.

Figure 3.4 Existing conditions site plan

4 Master plan vision

4.1 Vision

Balwyn Park is a popular sporting hub that encourages casual leisure and play. It is an inviting green haven within Balwyn Shopping Centre that attracts people outdoors.

Figure 4.1 **View east from the former bowling greens towards the main park area**

4.2 Design objectives

The design principles which underpin the development of the BPCMP are to:

- positively contribute to the broader Balwyn precinct
- meet the existing and future needs of the community
- provide a variety of structured and unstructured activities
- maintain existing sporting character and uses
- promote optimum use of buildings and facilities by promoting appropriate shared community use
- maximise available open space
- improve continuity of open space
- improve pedestrian permeability, accessibility and connectivity throughout the park
- create welcoming and inviting spaces
- create a safe environment that minimises opportunity for crime
- improve the park interface with Whitehorse Road and the Balwyn Shopping Centre
- seek to protect and enhance significant environmental and historic features
- provide activities and play opportunities for children of all ages and abilities
- improve amenity by providing more shelter and shade for park users
- enhance the park to allow it to continue to host events and to provide the potential for new ones
- ensure any future development aspires to best practice in standards for Ecologically Sustainable Development (ESD).

5 Design investigations

5.1 Analysis issues and opportunities

Refer to BPCMP Background and Analysis Report for an outline of the strategic context and some issues or opportunities for Balwyn Park.

Public safety and open space design

The Safer Design Guidelines for Victoria prepared by the Department of Sustainability and Environment and Crime Prevention Victoria recommends that parks and open spaces are visible, have active frontages to at least three sides to provide natural surveillance, and avoid cut-off dead spaces or isolated pockets of land within a park that cannot be overlooked.

From a crime and public safety perspective the former bowling greens site is not ideal public open space as it is:

- isolated and located to the side of the park
- not directly on a destination route through the park
- has poor surveillance
- lower than the main park area
- enclosed on three sides by residential housing and has only one active edge.

To address potential crime and safety concerns, the bowling greens site needs to:

1. have a designated use which attracts people to the site and ensures the space is regularly utilised and activated

2. maximise visibility and natural surveillance

3. have controlled access into the site.

This will ensure that the former bowling greens site continues to benefit the local community and does not remain vacant and/or become an underutilised maintenance burden or safety hazard.

Restricted open space

Restricted spaces are places available on a club membership or fee paying basis only and not available for general public access. Examples of present and past restricted spaces at Balwyn Park are the Tennis Club and the former Bowls Club sites.

As a restricted space, the existing tennis facility is not ideally located along the eastern park edge as it excludes public access from a prime area of parkland. The eastern park edge has great potential to be open space for unstructured recreation due to its visibility, natural surveillance, high use and location along Cherry Road. This would provide easily accessible open space in an area where it is most needed.

In comparison, the former Bowls Club site is not suited to uncontrolled access due to the visibility, access and safety issues. This site is better suited to restricted space where both the use of the site and safety issues can be better managed.

Figure 4.2 **Diagram indicating park areas suitable for restricted or unrestricted use**

5.2 Initial design investigations

During the initial design investigations with the Internal Working Group (IWG), it was determined that some of the existing park elements should remain as is, with only slight improvements or modifications. This included both ovals, the Scout Hall and the playground due to prohibitive issues such as minimal community benefit and/or high costs associated with major change.

Other existing elements were identified as needing major improvements or offering considerable opportunities for the site. This included the location of the tennis courts, the former bowls club site, internal access roads and the Whitehorse Road frontage.

A number of site layout alternatives were considered with the IWG as part of the design investigations. This included a number of options to consolidate and/or relocate the existing site buildings.

Following analysis of various scenarios, it was apparent that two options were the most feasible and best achieved the design objectives.

- **Concept Option 1** proposed to retain the Balwyn Park Tennis Club in its current location, demolish the former Bowls Club Pavilion and find new community based activities to activate the former bowls site.
- **Concept Option 2** proposed to relocate the Balwyn Park Tennis Club to the former Bowls Club site, convert the existing tennis site to usable parkland and refurbish the former Bowls Pavilion for tennis and other shared community uses.

These two alternate concept options were developed further and presented to the local community for comment as part of an extensive community consultation process. The Section 5.3 provides a brief summary of each option. Refer to the BPCMP Options Analysis Report for further details.

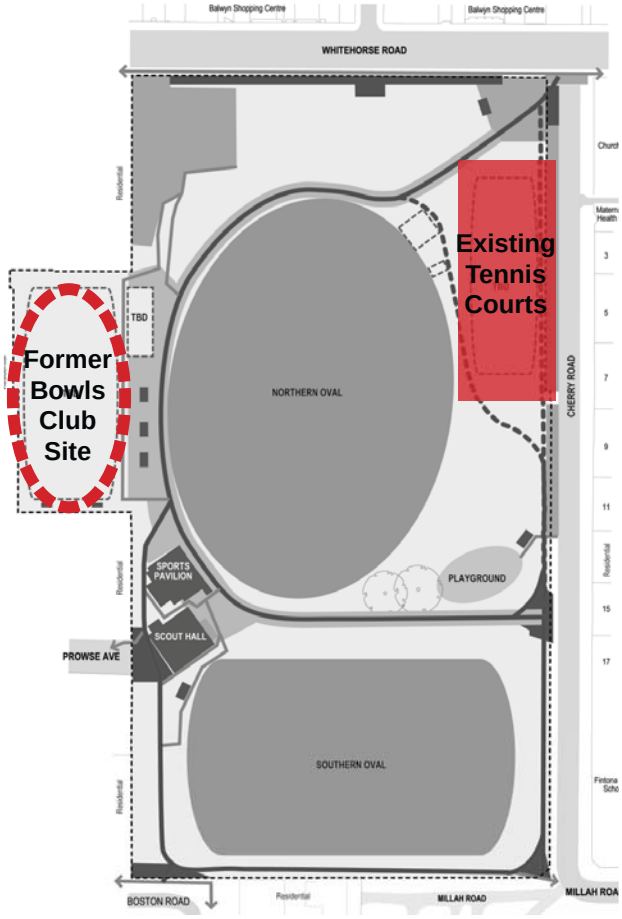

Figure 5.1 **Option 1 - retain tennis at current location**

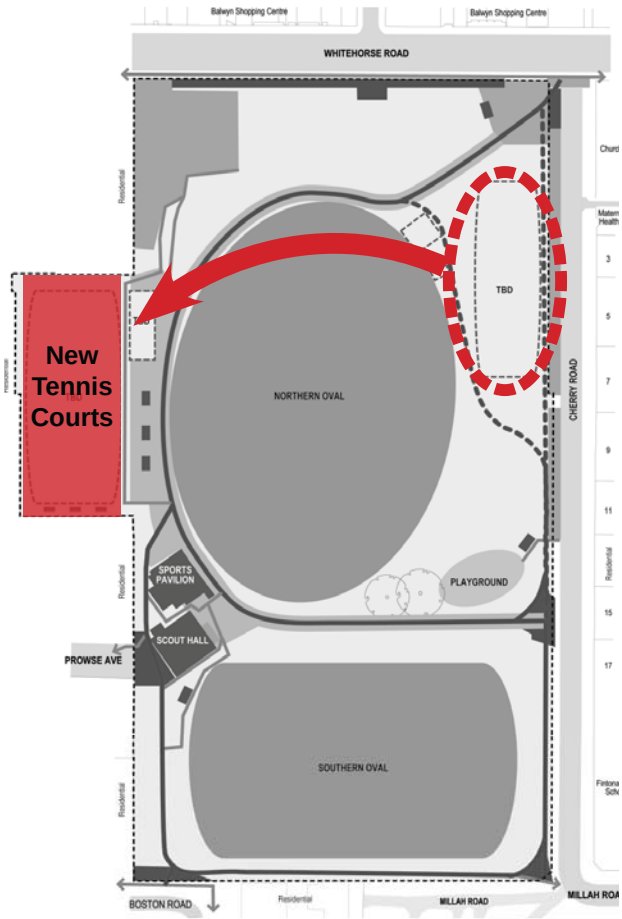

Figure 5.2 **Option 2 - relocate tennis to Bowls Club site**

5.3 Overview of Concept Option 1

Concept Option 1 proposed to retain the Balwyn Tennis Club at its current location and:

- demolish the former Bowls Club Pavilion and return the land to open space in the mid to long term
- utilise the former bowling greens site for community activities and
- build a new Tennis Clubhouse (to meet need and current standards) at existing location to the east of the northern oval.

Key advantages of Concept Option 1

- Balwyn Park Tennis Club retains its good street presence.
- Additional parkland is created by the demolition of the former Bowls Club Pavilion.
- Creation of a new community space on the former bowling greens for low impact sporting use, programmed and/or managed outdoor recreation eg community gardens, croquet, bocce, yoga, etc.

Key disadvantages of Concept Option 1

- Existing Tennis Clubhouse and court fences remain a physical and visual barrier to the eastern edge of Balwyn Park.
- Pedestrian access is very constrained into and around the existing Tennis Club site.
- No additional tennis courts - maintains existing three (3) tennis courts.
- No additional synthetic cricket practice nets - maintains two (2) nets.
- Uncontrolled public access to the former bowling greens site may attract undesirable behaviour due to poor surveillance and visibility.

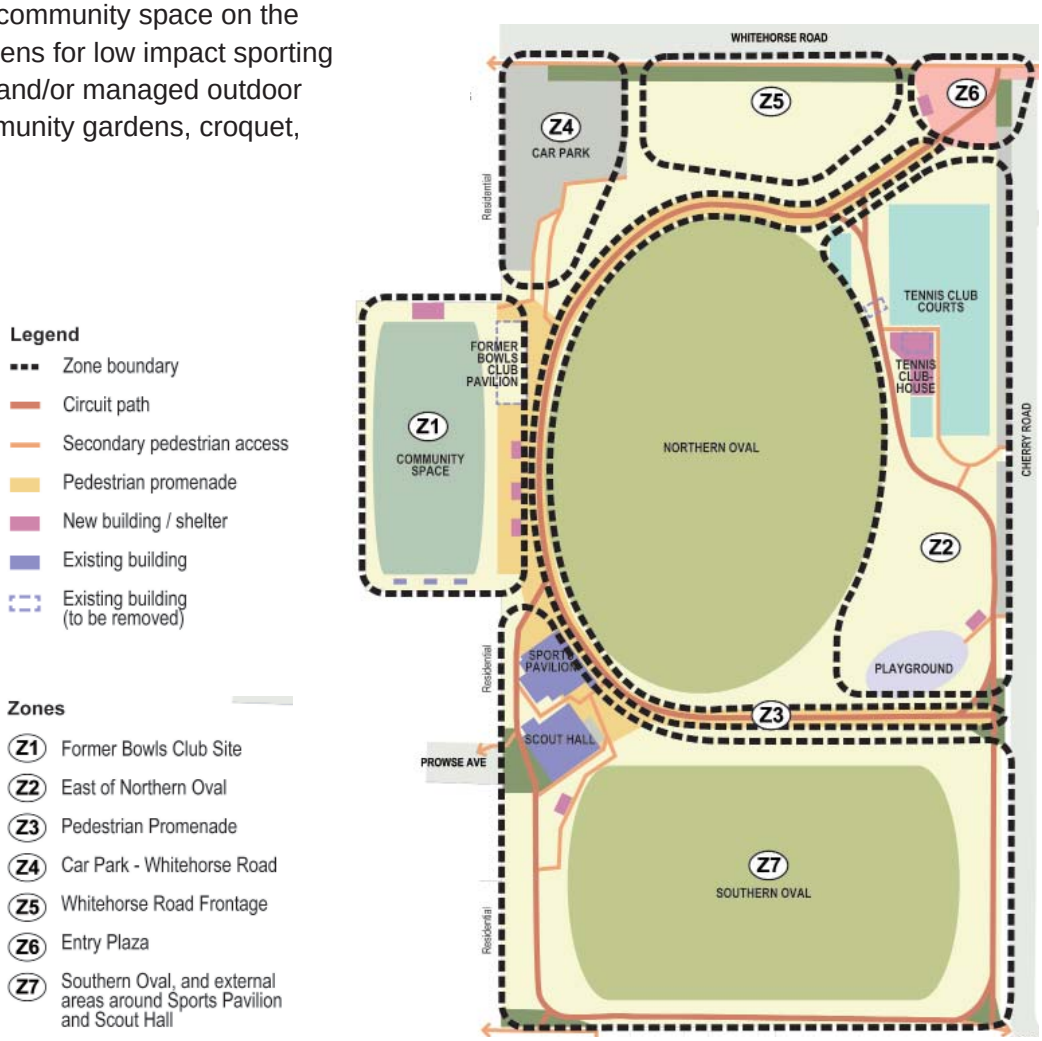

Figure 5.3 Diagram of Concept Option 1

5.4 Overview of Concept Option 2

Concept Option 2 proposed to relocate the Balwyn Tennis Club to the former Bowls Club site and:

- demolish the existing Balwyn Tennis Clubhouse, courts and rebound wall and convert to useable parkland
- convert the former bowling greens site into tennis courts
- refurbish the former Bowls Club Pavilion to accommodate the Balwyn Tennis Club and other community uses (such U3A, Fencing and/or a function or meeting rooms for hire).

Figure 5.4 Diagram of Concept Option 2

Key advantages of Concept Option 2

- The former Bowls Club Pavilion may be refurbished for the Balwyn Tennis Club and other community uses such as a function room, meeting rooms and/or a community space.
- Increase tennis courts from three (3) to four (4).
- Fenced tennis courts on the former bowling greens site will secure this area to deter undesirable behaviour in an area with limited surveillance and visibility.
- Relocating tennis will increase amount of useable parkland on the eastern park edge for unstructured recreational facilities such as a circuit path, picnic areas, shelter, seating, hard activities area and possible outdoor table tennis.
- Potential widening of the northern oval (subject to further investigation).
- Potential for the groundskeeper cabin to be relocated within the refurbished Bowls Pavilion to consolidate facilities.
- Increases synthetic cricket practice nets from two (2) existing to four (4).

Key disadvantages of Concept Option 2

- The Tennis Club may not have ideal street presence if relocated to the former Bowls Club site; however this could be partially addressed via signage along Whitehorse Road.
- New tennis courts may require noise retention barriers and baffled lighting to reduce impacts on adjacent residents.

6 Community consultation

6.1 Initial stakeholder consultation

Prior to the preparation of the draft concept options a number of key external stakeholders were consulted including the Balwyn Football and Cricket Clubs, 1st Balwyn Scouts, Balwyn Park Tennis Club Inc, Balwyn Traders Association, Fintona Girls School, Balwyn High School and Balwyn Church of Christ.

The concept options were also developed with input from the IWG.

6.2 Community consultation

Broader community consultation on the two draft concept options was undertaken between June and early August 2013.

During this period a number of opportunities were provided for the community to learn more and provide feedback through a range of methods including Council's 'Your Say' webpage, local media, a mail out to residents within 500m of the park, an online survey, key stakeholder meetings and an information session in the park.

The findings of the consultation indicated clear support to relocate the Tennis Club to the former Bowling Club site (Concept 2). The attribute 'most liked' by the community about Concept 2 was that it would increase useable parkland on the eastern edge of the park for unstructured activities. Ideas for this area supported by the community included a multi-purpose court, barbeques, seating, tables, shelter/s and an improved open grass area.

All suggested improvements that were common to both concepts were supported by the community, except the proposal to remove some sections of stone wall along Whitehorse Road.

Other items raised by a small percentage of respondents during consultation included:

- Improve building facilities for the Football and Cricket Clubs, in particular for social requirements.
- Provide an indoor community facility.
- Include facilities for the elderly community such as fitness equipment and walking paths.
- There is both support and opposition to the inclusion of a dog off-lead area within Balwyn Park.

Key decisions and changes resulting from community consultation are as follows:

- The Balwyn Park Tennis Club is to be relocated to the former Balwyn Park bowling club site.
- The current tennis club site (to the east of the northern oval) is to be returned to unrestricted open space and is to include additional opportunities for unstructured recreation.
- A historic marker or interpretive feature is proposed to be incorporated into the former Tennis Club site to acknowledge the former use of the site (once relocated).
- The removal of the existing stone walls along Whitehorse Road are to be minimised where possible.
- The central internal road south of the Northern Oval (southern road) is proposed to be a shared pedestrian and vehicular route.
- Inclusion of a new drop off zone will allow drivers to drop off/pick up near the Scout Hall and Sports Pavilion with some limited parking near the buildings.
- Additional seating is to be included along the eastern edge of the park overlooking the northern oval and views beyond.

The outcomes of the consultation were used to inform the development of the preferred Balwyn Park Concept Master Plan which is described in more detail following.

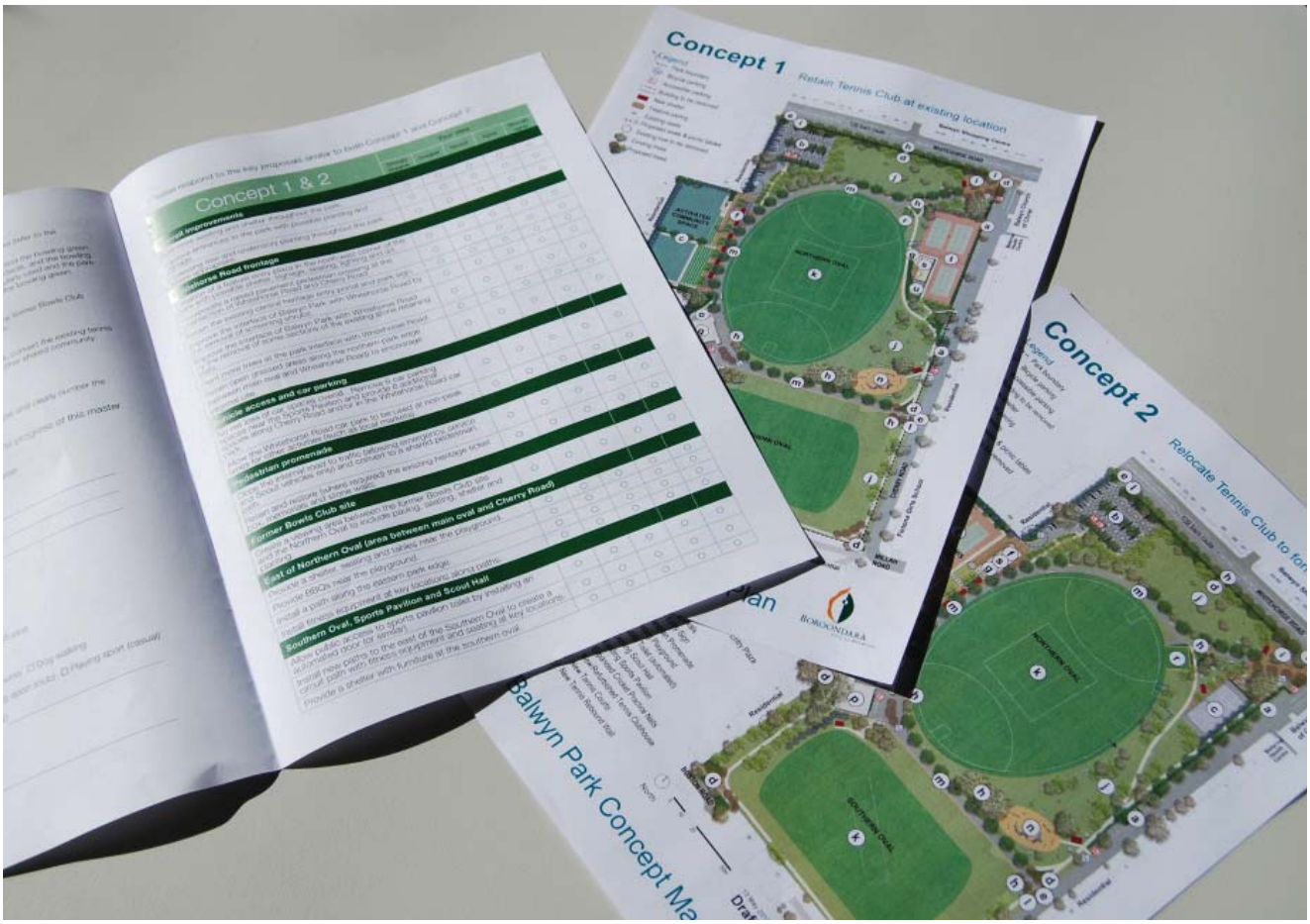

Figure 6.1 Community consultation survey and accompanying flyers

7 The Balwyn Park Concept Master Plan

7.1 Summary of design intent

The BPCMP is illustrated in Figure 7.1 and Appendix 1.

The design intent for the BPCMP is summarised as follows.

- Maintain existing sporting uses within the park whilst increasing appeal for other non-sporting uses in the peripheral areas such as around the ovals.
- Open spaces along the periphery of the park are to be retained and improved where possible, to allow for a variety of informal uses (such as dog walking, jogging, walking, picnics, etc) as well as periodic programmed events such as a 'festival in the park'.
- Reduce the overall number of buildings in the park by relocating the Tennis Clubhouse to the former Bowls Club site and incorporating the grounds keepers cabin within the new Tennis Clubhouse if possible.
- In response to increased community demand for building space within Boroondara, any additional space within the new Tennis Clubhouse is to be made available to other community groups/users.
- Open views and access into the former Bowls Club site by the removal of fencing and hedge planting.
- Create a widened and improved spectator viewing area between the former Bowls Club site and the northern oval to include seating and shelter.
- Improve amenity and environmental values by increasing tree and understory planting throughout the park.
- Create additional opportunities for unstructured recreation activities (where demand is increasing) in the area formerly occupied by the tennis courts.
- Retain the existing playground in the current location but improve surrounding facilities and functionality by installing a picnic shelter, seating, shade trees and barbecues.
- Establish a fitness trail along the eastern edge of the park to increase the opportunities for participation in unstructured recreation for all ages.
- Retain the grassed area east of the Northern Oval as a spectator viewing area to continue to provide much needed space for passive recreation.
- Improve sporting functionality by increasing the number of cricket synthetic practice nets and the number of tennis courts and potentially widening the Northern Oval (subject to feasibility).
- Enhance landscape and functionality around the Scout Hall and Sports Pavilion for improved access, spectator areas, drainage, seating, shelter, bicycle parking and planting.
- Improve amenity by retrofitting the existing public toilets in the Sports Pavilion to extend public use.
- Improve the function of southern oval by the incorporation of paths, improved stair access and additional tree planting.
- Retain heritage connections by keeping existing elements of post-settlement heritage character (including the entry portal, ticket box, memorials and sections of stone walls) and by incorporating historic marker or interpretation on the former Tennis Club site (once relocated).
- Create an accessible and useable park interface by improving the Whitehorse Road frontage including tree planting and the removal of screening shrubs and some sections of the existing stone walls near the entry plaza.
- Create a feature entry plaza in the north-east corner of the park as a meeting place, to improve access into the park and to better connect the park to the shopping centre.

- Enhance the park entrances with improved visibility, seating, feature planting, pedestrian accessibility and signage where appropriate
- Retain the open grassed area along the northern park edge to encourage informal use.
- Prioritise pedestrian access by converting the north-west internal road into a pedestrian promenade, creating a circuit path around the park, improving north-south access through the park (in particular along the identified Principle Pedestrian Network route), increasing access points into the park, improving access around buildings, and installing a raised pedestrian crossing at the intersection of Whitehorse Road and Cherry Road to assist pedestrian access into the park.
- Maintain the existing overall car parking capacity for Balwyn Park.
- Improve the Whitehorse Road car park to meet current standards, maximise efficiency and allow for the space to be used at non-peak times for other activities (such as local markets).
- Improve accessibility by retaining accessible parking spaces in the Whitehorse Road car park and providing new accessible parking spaces along Cherry Road (near playground and North-east Entry Plaza) and near the Scout Hall.
- General amenity improvements including lighting, reduction of fencing and bollards (where not required), way finding, signage; and increased seating, shelter, garden bed and tree planting.
- Incorporation of Ecologically Sustainable Development (ESD) initiatives where possible.

Key features of the BPCMP are described in more detail in the sections following.

Legend

- Park boundary
- High point with views
- Bicycle parking
- Accessible parking
- Building to be removed
- New shelter
- Feature paving
- Fitness station
- Existing seats
- Proposed seats and picnic table
- Existing tree - to be removed
- Existing trees
- Proposed trees

Location Key

- (a) Car Park - Cherry Road
- (b) Car Park - Whitehorse Road
- (c) Community Space
- (d) Entrance - Pedestrians
- (e) Entrance - Vehicles
- (f) Synthetic Cricket Practice Nets
- (g) Groundskeeper Cabin
- (h) Heritage Element
- (i) North-east Entry Plaza
- (j) Open Space
- (k) Ovals – Northern & Southern
- (l) Park Entry Sign
- (m) North-west Promenade
- (n) Central Promenade
- (o) Public Toilet (automated)
- (p) Scout Hall
- (q) Sports Pavilion
- (r) Playground
- (s) Tennis Courts
- (t) Tennis Rebound Wall
- (u) Community Facility and New Tennis Clubhouse (Former Bowls Club Pavilion)

Figure 7.1 Balwyn Park Concept Master Plan

7.2 Former Bowls Club site / Tennis Club relocation

The BPCMP proposes to redevelop the Bowls Club Pavilion to accommodate the Balwyn Park Tennis Club and to locate four new tennis courts on the former bowling greens.

Any additional space within the new building (beyond the Tennis Club's requirements) is proposed to be used to accommodate a diverse range of community needs and activities. This could include a function room for hire, meeting rooms and/or a community space. The intention of shared space within the Tennis Clubhouse is to optimise the use of the building whilst catering for an increasing demand for building space from community users and groups within Boroondara.

It is anticipated that the new tennis facilities (clubhouse building and four courts) will significantly improve the Tennis Club's ability to attract new membership. New signage will also seek to address the loss of street presence along Cherry Road.

Figure 7.3 illustrates a potential concept for the former Bowls Club Site. This concept is indicative only and the final design and use of this space will be subject to further investigation, consultation and design.

Figure 7.2 **Example of new tennis facility (Source: Yuba City Racquet and Health Club, California)**

Former Bowls Club Pavilion site - new Community Facility and Tennis Clubhouse

Structural advice received in August 2013 has recommended demolition and replacement of the former Bowls Pavilion due to the extensive building maintenance required (rather than refurbishing the Bowls Pavilion).

The new building is to consider the following:

- ensure the appearance and function of the eastern and southern building facades contribute positively to the amenity of the broader park
- any upper level verandas should capitalise on views east and west
- shade protection for west facing windows and/or viewing deck
- improved access from northern oval
- relocation of groundskeeper cabin within the Tennis Clubhouse (if feasible) to consolidate buildings and improve access
- Tennis Club to have improved signage as former bowls club site is not directly visible from the street
- maintain service/emergency vehicle access to building and tennis courts from Whitehorse Road carpark
- enhanced visitor arrival to building (both in appearance and accessibility)
- any additional building space is to be made available for other community uses subject to feasibility.

Tennis courts

Increasing the number of courts from three to four will improve the viability of the tennis club as it will allow more flexibility, such as running multiple tennis matches at the same time or allow casual use while other courts are used for coaching sessions.

The relocated tennis courts would be designed in accordance with guidelines outlined in The Code of Practice for Private Tennis Court Development, Revision 1, 1999 including offsets and baffled lighting to ensure acceptable/minimal light spill into neighboring properties. In addition, any potential impacts on neighbouring residents from noise associated with tennis are proposed to be ameliorated by the installation of noise retention barriers (sound barriers) along residential boundaries (refer example in Figure 7.4) where required.

It is proposed to retain and repair the three original bowls club shelters along the south boundary of former bowling greens for use by future tennis spectators. It is also proposed to provide additional seating to allow outdoor viewing of courts.

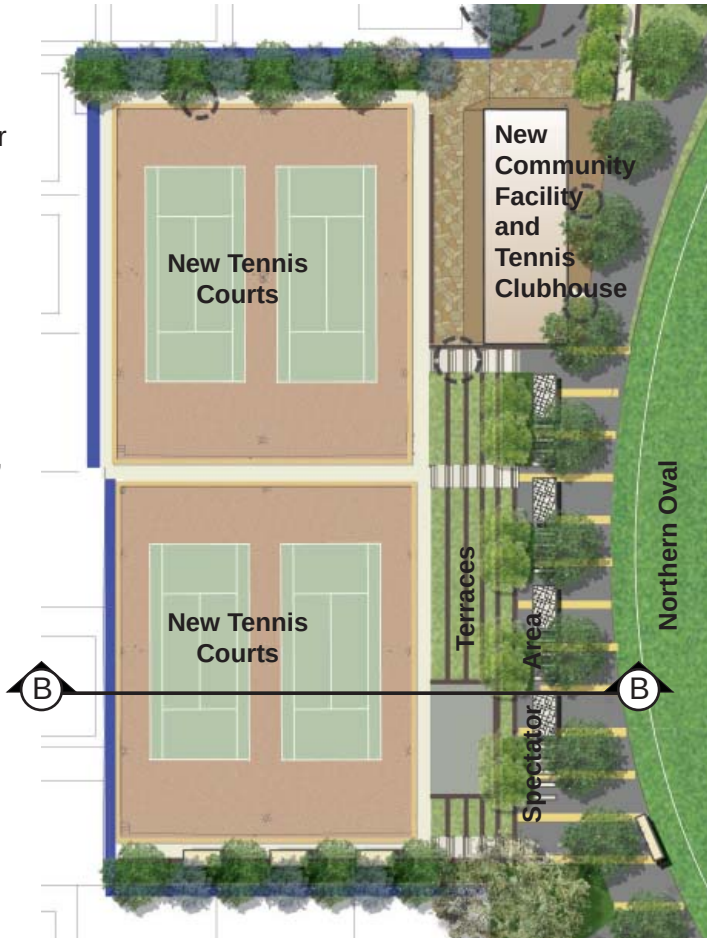

Figure 7.3 **Concept plan of former Bowls Club site (possible schematic design)**

Figure 7.4 **Example of sound barriers (Source: kokosystems.co.uk)**

Interface between former bowling greens site and Northern Oval

The bowling greens fence and hedges at the upper level of the former bowling greens are to be removed to improve access, views and surveillance into the lower area.

Terraced walls are proposed to deal with the changes in levels between the former bowling greens and Northern Oval (subject to further detailed design).

At the top level a widened feature paved area is proposed to overlook the northern oval to be used by general park users and spectators on match days. This space will include shade structures, garden beds, trees, seating and feature paving.

A new rebound wall is to be considered for incorporation into the base of the terraces if it can be demonstrated that it will be well utilised and is feasible at this location.

Figures 7.5 **Example of linear shade structures and seating (Source: 1000x Landscape Architecture by Braun Publishing).**

Figures 7.6 **Example of feature pavement at Victoria Park which references the former football club**

Figure 7.7 View of existing bowling greens interface with Northern Oval

Figure 7.8 Reference image of terracing

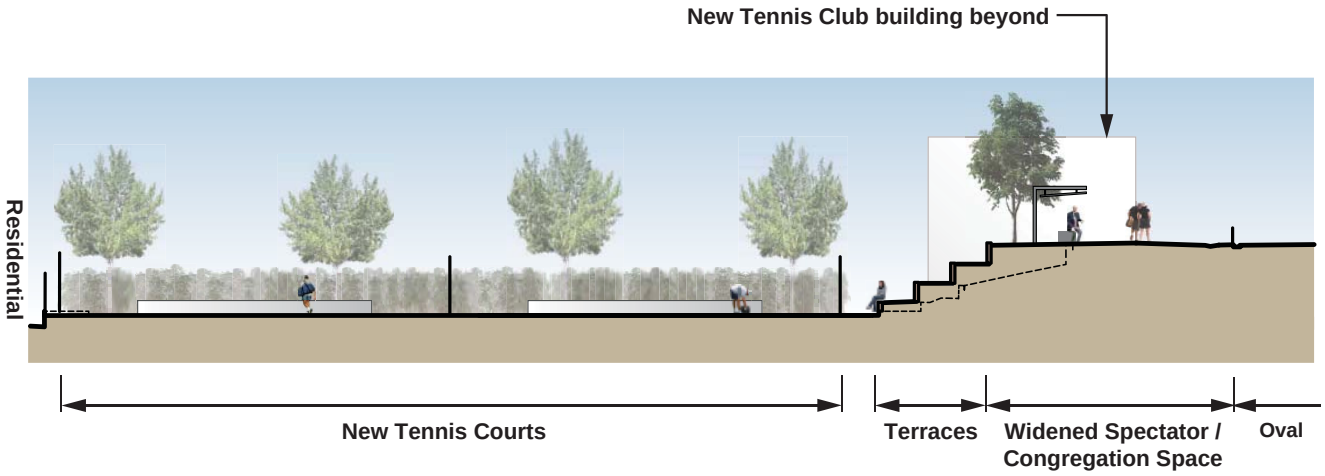

Figure 7.9 Typical Section B-B of relocated Tennis Courts

7.3 East of Northern Oval

The BPCMP addresses the trend towards less structured activity by returning the prime park space currently occupied by the Tennis Club, back to useable parkland.

Relocating tennis also solves other issues within Balwyn Park including opening views longitudinally through the park that are currently blocked by the tennis facilities. It also allows additional space for potentially widening the Northern Oval (subject to further feasibility assessment) and a new path which will form part of a circuit.

Hard surface activities area

Moving the Tennis Club creates an important opportunity for unstructured recreation activities on the area formerly occupied by the tennis courts. Part of the existing tennis courts are proposed to be converted to a hard activities area to provide space for informal sport and play suitable for young people. The hard activities area may include facilities such as a rebound wall, basketball/netball hoops, outdoor table tennis, seating and shelter.

These facilities will increase opportunities for unstructured activity for younger people within Balwyn. This is considered a suitable location for these activities as there is good natural surveillance and some of the existing tennis courts may be readily converted to a hard activity space.

Figure 7.15 illustrates a potential concept for the park area between the Northern Oval and Cherry Road. This concept is indicative only and the final design and use of this space will be subject to further investigation, consultation and design.

Figures 7.10 and 7.11 View of the existing tennis facility from Cherry Road showing the physical and visual barrier created by the tennis facility and fences

Figure 7.12 Box Hill Gardens hard surface activities space

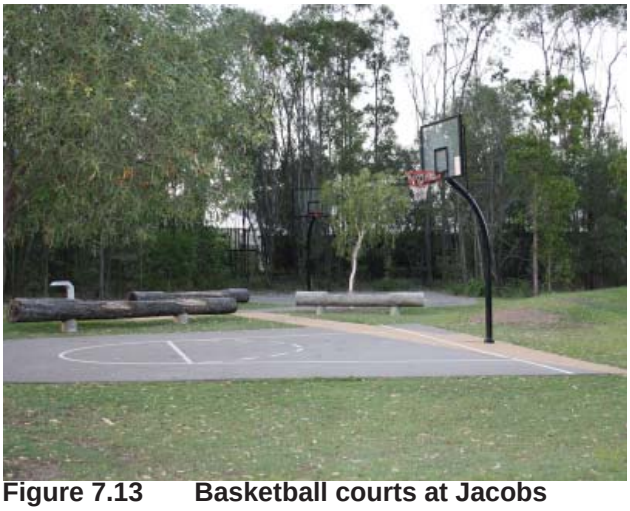

Figure 7.13 Basketball courts at Jacobs Ridge Estate (Soure: myormeau.com.au)

Figure 7.14 Debney Park multi-purpose court integrated with play elements

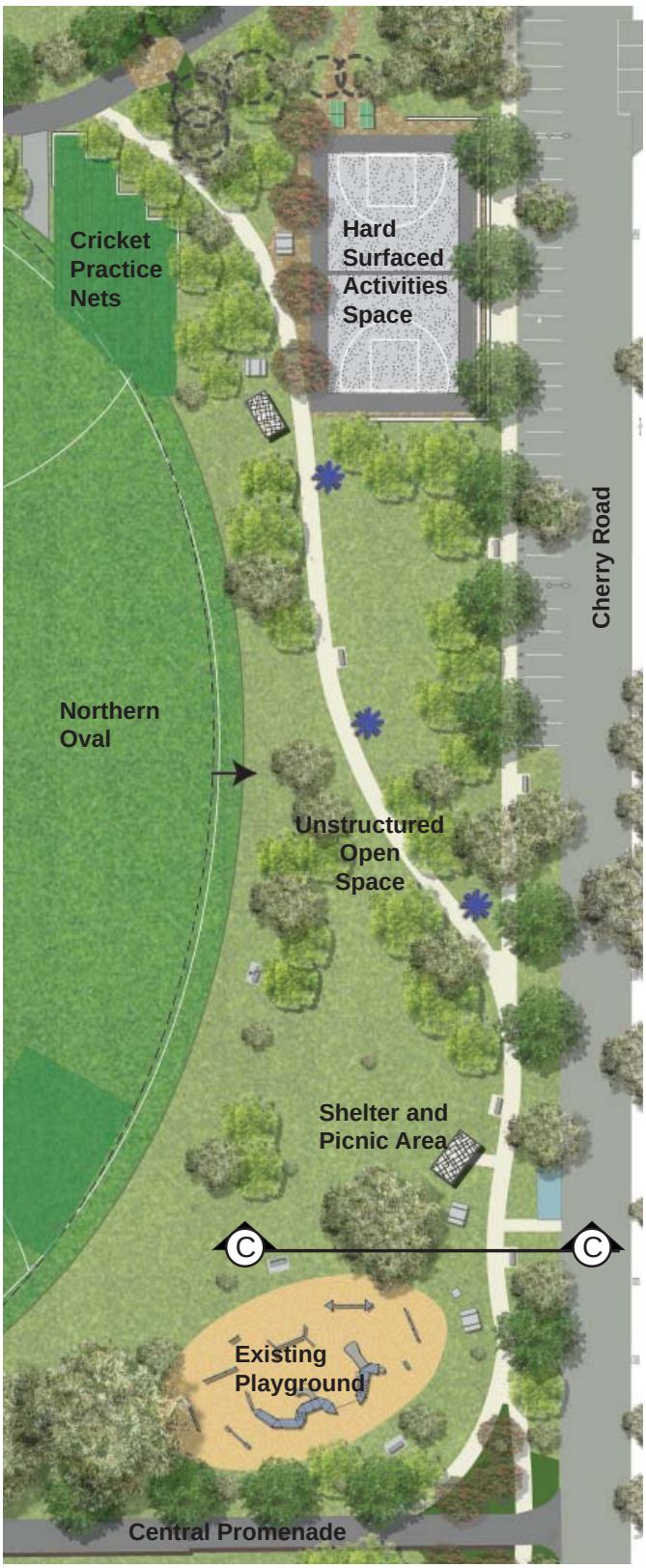

Figure 7.15 Concept plan of eastern park edge (possible schematic design) (refer to legend on page 26)

Playground and open grassed area

The existing grass area to the east of the Northern Oval is currently valued as a spectator viewing area as well as providing much needed open space for passive recreation (refer Figure 7.17). It is therefore proposed to retain this open grassed area for unstructured recreation.

The existing district playground is to be retained in the park, as this provides an important function to support the municipal sport and recreation uses at Balwyn Park. The current location of the playground is considered appropriate as it is central and visible from both ovals and affords good views over the park. However there is an opportunity to improve the playground to incorporate custom features that provide opportunities for more imaginative and creative play.

Additional shade trees, seating, barbeque/s and a shelter are proposed near the playground to capitalise on views and improve the functioning and the amenity of the space.

Figure 7.16 **Opportunity to use open space for community gathering and events (Source: Carnival of Cultures)**

Figure 7.17 **Existing grass slope near the playground being used for informal use and by spectators on game days**

Historic marker or interpretation

A historic marker or interpretive feature is proposed to be incorporated into the former Tennis Club site to acknowledge the former use of the site (once tennis is relocated).

Figure 7.18 **Example of interpretive feature at Box Hill Gardens (found object from the former tennis site)**

Paths and fitness trail

The eastern edge of the park is to include a new path which will form part of the overall circuit path.

A path is also proposed adjacent to Cherry Road to accommodate desire lines and improve connections with the broader footpath network.

Fitness equipment stations are proposed to be located along the path to increase unstructured recreation opportunities and to cater for a diverse range of age groups (also refer to Section 7.8 'Fitness Trail').

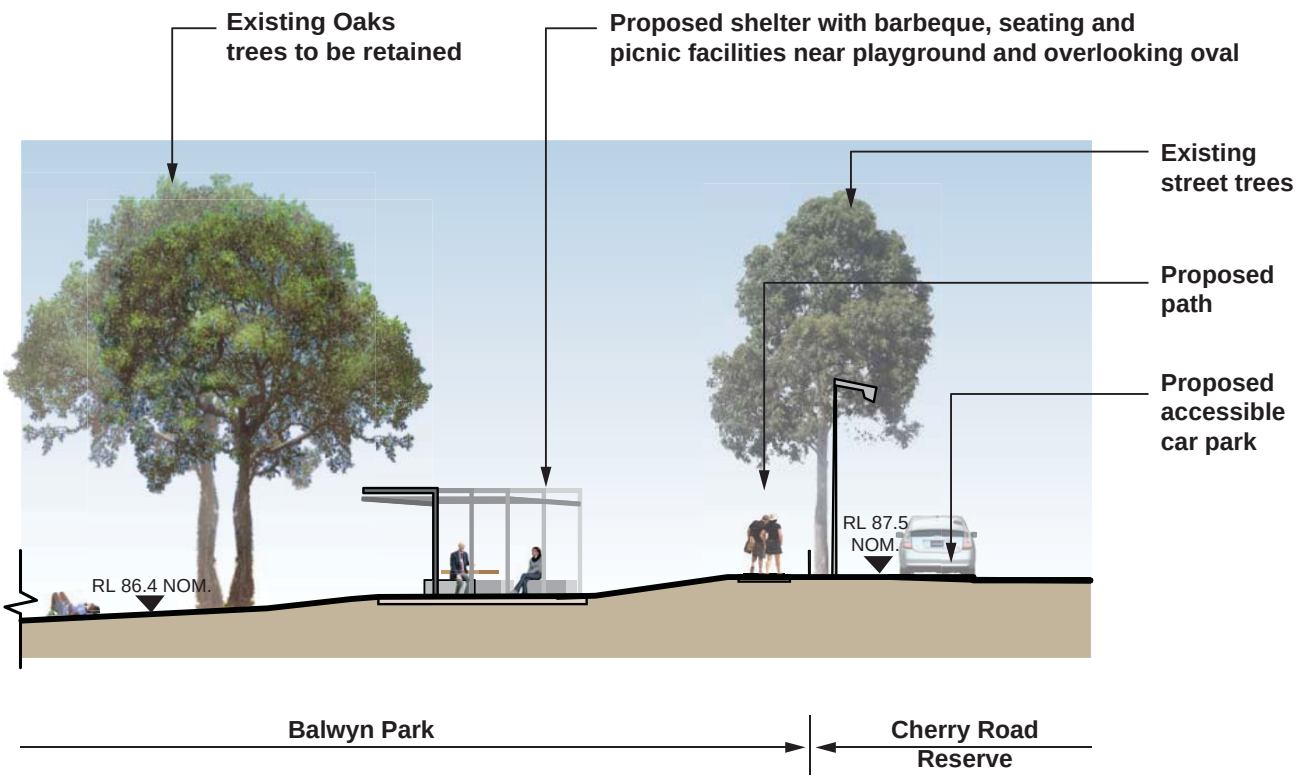

Figure 7.19 **Typical Section C-C of Eastern Park Edge)**

Memorial plaque and drinking fountain

The memorial plaque and drinking fountain near the playground are to be retained with improvements to planting and the surrounding layout.

Cricket practice nets

Relocating the tennis facility creates more space to allow the number of synthetic cricket practice nets to increase from two to four (at the same location), with possible added storage cabinet for protective netting at the turf practice wickets.

Red Gums

The pair of River Red Gums near the playground may pre-date the use of the site as a public park (refer Figures 7.20 and 7.21). These trees are to be retained as they are of considerable enivronmental and aesthetic value and are of local heritage significance.

Yellow Gums

The Yellow Gums near Cherry Road are of environmental and aesthetic value to the park and are of heritage interest. The trees represent an uncommon planting selection within a road reserve of the pre-war era and are also proposed to be retained by the BPCMP where possible.

Figure 7.20 **Existing pair River Red Gums near the playground**

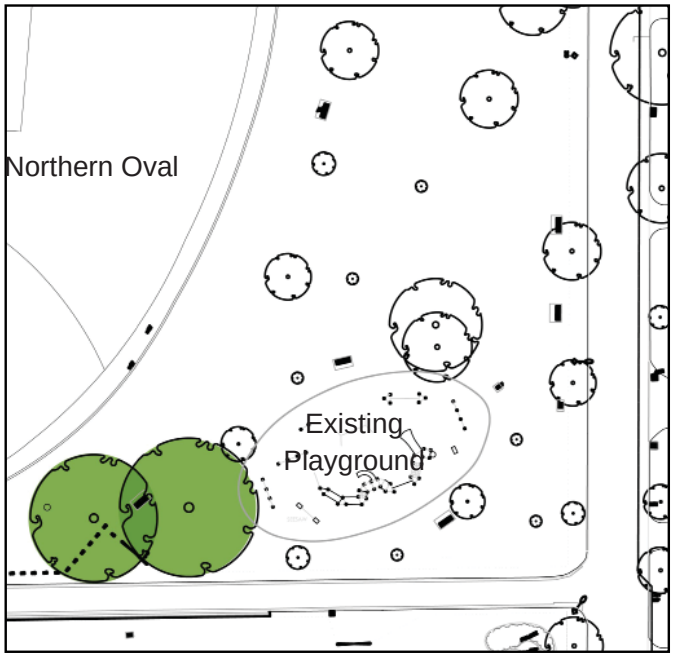

Figure 7.21 **Diagram showing location of existing River Red Gums to be retained**

7.4 Whitehorse Road frontage

Balwyn Park has a major frontage to Whitehorse Road and a strong relationship with the Balwyn Shopping Centre. This frontage is proposed to better address both the centre and the park.

Access and views into Balwyn Park will be improved by removing the tall planting which currently acts as a visual barrier into the site. The tall screen planting will be replaced by low garden bed planting.

A boulevard of large trees is to be planted along the park frontage to provide shade, amenity and other environmental benefits. These tree species will be selected to have 'clean' trunks to allow views between the trees in and out of the park.

The park area between the Northern Oval and Whitehorse Road is to maintain its parkland character which currently provides visual relief and contrast to the adjacent Balwyn Shopping Centre. The flat open grassed areas are to be retained as space for unstructured recreation and will include some additional deciduous shade tree planting.

Additional tree planting is also proposed to the east of the Whitehorse Road car park to filter views towards vehicles and to form a backdrop to the grassed areas.

Heritage elements - stone walls

The Whitehorse Road stone entry portal and the stone retaining walls are of heritage 'interest' (but not of significance) and contribute to the character of the park. The BPCMP proposes to retain the entry portal and some sections of the stone retaining walls along Whitehorse Road for historic and aesthetic interest. Some sections of the retaining walls will need to be removed to achieve a balance between retaining features of heritage interest and improving views, access and creating an inviting park interface. However, consistent with consultation feedback, removal of walls will be minimised where possible.

The installation of handrails to the stairs at the Whitehorse Road entry portal is to be investigated to improve accessibility.

Figure 7.22 Whitehorse Road entry portal

Figure 7.23 Existing interface of Balwyn Park with Whitehorse Road

7.5 Entry Plaza

The north-east corner of the park will be activated by creating an inviting entrance with an open paved plaza, retaining walls, shelter, bicycle parking and seating. A new integrated park sign and/or public art feature is also proposed in this space subject to detailed design.

Emergency vehicle access from the Entry Plaza will be maintained via removable bollards, gate or similar.

A raised pedestrian crossing at the intersection of Cherry Road and Whitehorse Road will help link the shopping centre and the park and prioritise pedestrian access. It will also allow the plaza treatment to potentially be extended across Cherry Road.

Figure 7.28 and 7.29 illustrates a potential concept design for the Entry Plaza. This concept is indicative only and the final design and use of this space will be subject to further investigation, consultation and design.

Heritage elements - ticket box

The BPCMP proposes to retain the existing stone ticket box and entry piers as elements of heritage significance and to continue to provide aesthetic value to the park.

Figure 7.24 Existing ticket box and entry piers to be retained

Figure 7.25 Existing view of north-east corner of Balwyn Park at the intersection of Cherry Road

Figure 7.26 Example of park plaza (Source: Acropolis, 1000x Landscape Architecture by Braun Publishing)

Figure 7.27 Example of open space entry (Source: Aurora by MDGLA)

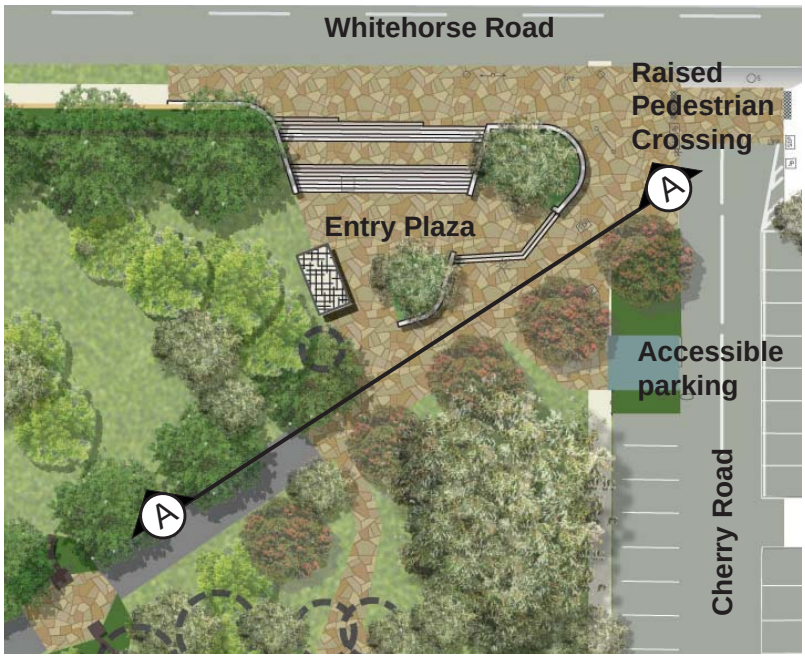

Figure 7.28 Concept Plan of the Entry Plaza (possible schematic design)

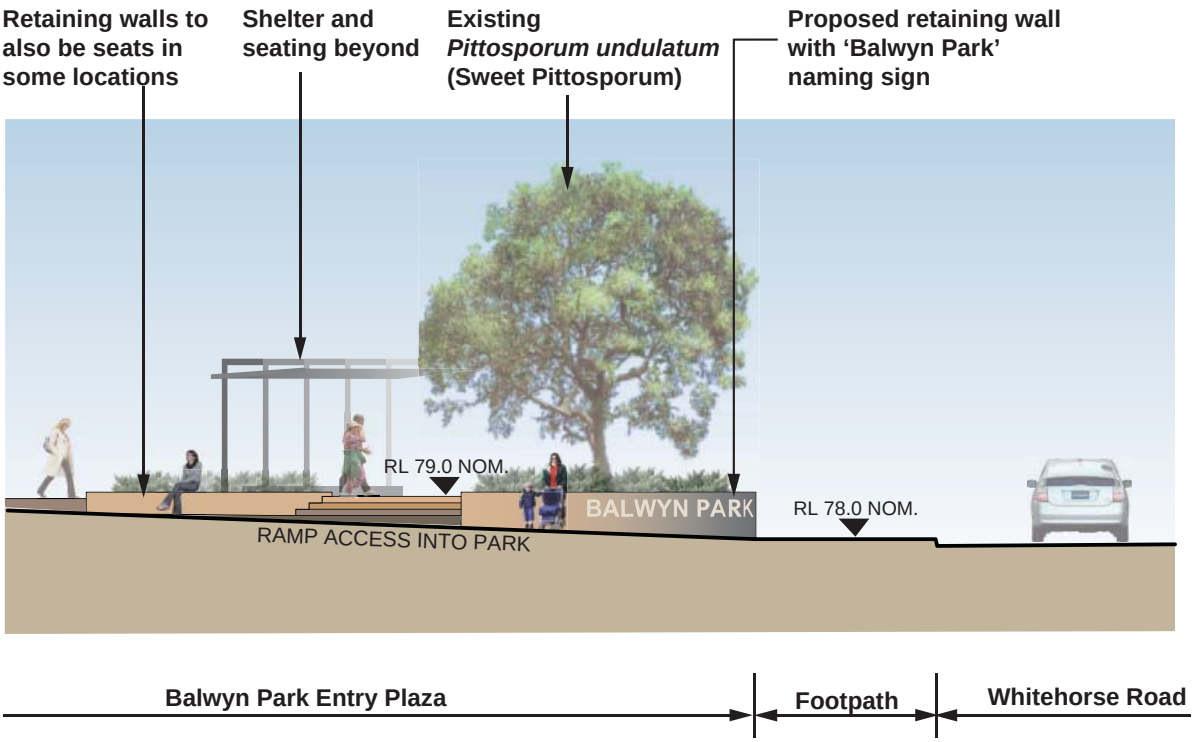

Figure 7.29 Typical Section A-A of Entry Plaza

7.6 Internal traffic and parking

Overall it is proposed that there is no net loss of car parking, which is in accordance with the recommendations of the Structure Plan.

Four internal parking spaces are proposed to be removed near the existing Sports Pavilion and Scout Hall to allow space for vehicle turning and a drop off zone and to improve safety and access. Any loss in car parking within the park will be offset by additional parking along Cherry Road and/or within the reconfigured Whitehorse Road car park (subject to detailed design).

North-west internal road (North-west Promenade)

In order to prioritise pedestrian access, the north-west internal road is to be converted into a pedestrian promenade with restricted emergency/service/maintenance vehicle access only.

It is proposed to reduce the extent and amount of fencing and bollards (where not required) along the northern internal road to reduce clutter and improve pedestrian permeability.

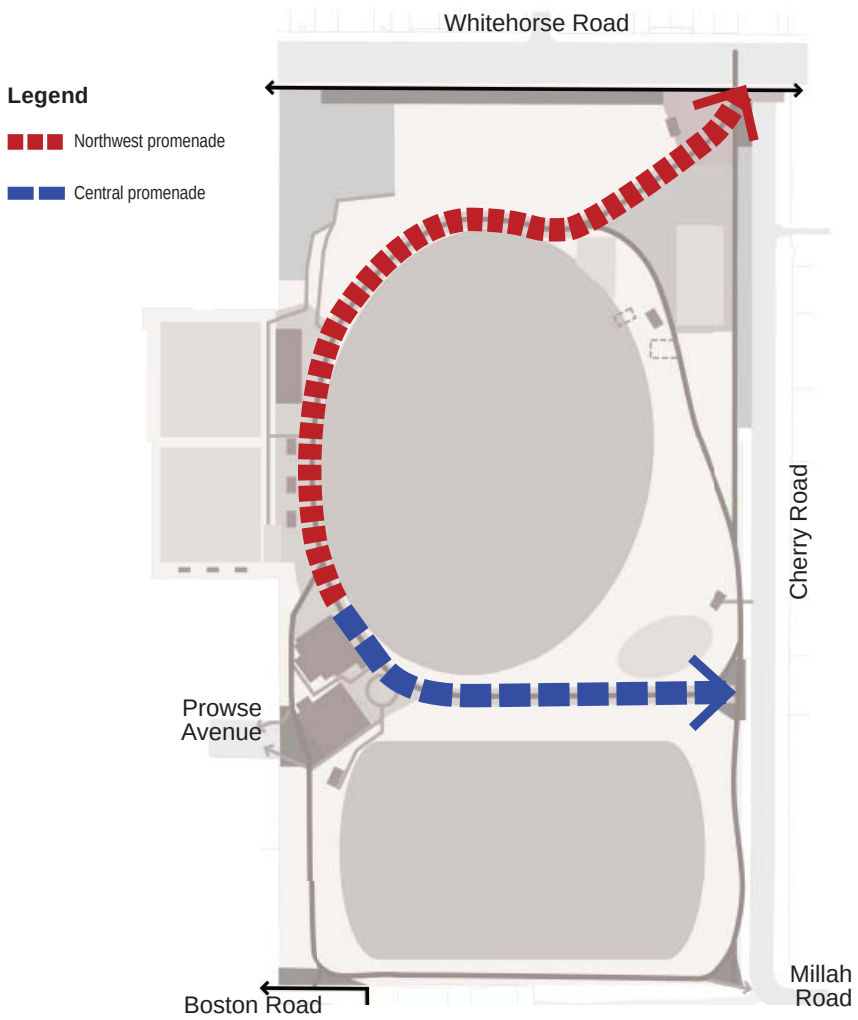

Figure 7.30 Diagram of internal park roads

Central internal road (Central Promenade)

The central internal road will be a shared pedestrian and vehicular space and will form part of a pedestrian promenade. A new drop off zone and provision for vehicular turning will improve access, movement and safety for both pedestrians and vehicles

Figure 7.32 illustrates a potential concept for the drop off zone and vehicle turning area. This concept is indicative only and the final design and use of this space will be subject to further investigation, consultation and design.

Accessible car parking

Two accessible car parking spaces will be provided along Cherry Road and one accessible car bay near the Scout Hall. These spaces are in addition to the two existing accessible spaces within the Whitehorse Road car park.

Figure 7.31 Example pedestrian promenade (Source: www.sydney.com)

Figure 7.32 Schematic concept design of possible vehicle turning and drop off

Whitehorse Road car park

The Whitehorse Road car park is to remain in its current position but will undergo a transformation by re-designing the layout to meet current standards and to increase the number of parking spaces.

A pattern or markings are proposed to be applied to the surface of the car park to enliven the space and allow it to become a multi-use space when not acting as a car park (i.e. the surface is available for other uses when not being used as a car park).

There are also opportunities to close off sections of the car park at non-peak times to allow it to be used for other activities requiring hard paving such as markets or festivals.

Tennis Club signage is to be installed at the Whitehorse Road entry to provide a visual cue to the new location of the club.

Although no changes are proposed to the total number of car spaces within Balwyn Park, in the long term (potentially beyond the life of the BPCMP) it would be desirable to remove and/or reduce the Whitehorse Road car park to maximise useable public open space. This would be dependent on the future need for car parking and/or whether car parking could be accommodated elsewhere within the Balwyn precinct.

Figure 7.33 **Plan of the Whitehorse Road car park (possible schematic design)**

Figure 7.34 **View of existing car park looking north toward Whitehorse Road**

Future redesign of the Whitehorse Road car park is to be in accordance with the Boroondara Open Space Design and Management Guidelines and is to consider the following.

- Safe pedestrian access and circulation to, around and through the car park.
- Capture of stormwater runoff for treatment and/or reuse where feasible.
- Provision of additional planting within the car park for improved aesthetics, environmental values and shade. Additional tree planting to be selected to provide shade and to have clear trunks to maintain view lines.
- Bicycle parking.

Figure 7.33 illustrates a potential concept for the Whitehorse Road car park. This concept is indicative only and the final design will be subject to further investigation, consultation and design.

Figure 7.35 Enliven the car park with a simple pattern or markings (Source: 1000x Landscape Architecture by Braun Publishing)

Figure 7.36 Image of creative surface patterns to enliven the car park (Source: bonitaluna.blogspot.com.au)

Figure 7.37 Bayswater Market on paved car park

7.7 Cherry Road

A raised pedestrian crossing at the intersection of Cherry Road and Whitehorse Road will help link the shopping centre and the park and prioritise pedestrian access.

Two new accessible parking spaces along Cherry Road are to be located near the playground and North-east Entry Plaza opposite the Church.

Fencing along Cherry Road at the park interface is to be reviewed to consider incorporation of breaks in the fence to improve pedestrian access.

Additional street tree planting along Cherry Road is to match the existing *Lophostemon confertus* (Queensland Box Brush).

Figure 7.38 Example of a raised pedestrian crossing at Glenferrie Road

7.8 Paths

Improved pedestrian access has been a priority of the BPCMP with key initiatives described following.

Circuit path and promenade

Establishing a continuous path around the park will improve pedestrian access and create a circuit for continuous exercise. This will be achieved by:

- adding paths along the eastern boundary of the park (east of both ovals)
- creating a promenade by converting the north-west internal road into a pedestrian accessway and the central internal road into a shared vehicular and pedestrian zone (refer Section 7.6)
- widening the existing path west of the Southern Oval
- widening the existing path south of the Southern Oval if possible.

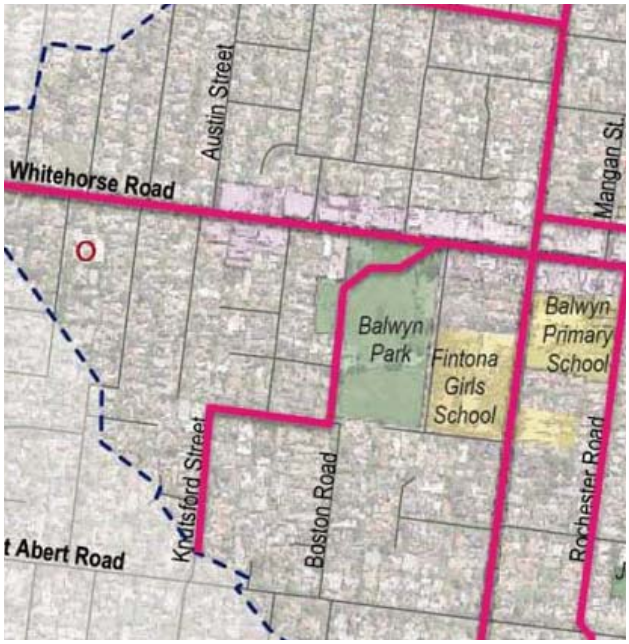

Figure 7.39 Principal Pedestrian Network (Source: Balwyn Access Plan, June 2013)

Principal Pedestrian Network route

The Balwyn Access Plan, June 2013 identifies a Principal Pedestrian Network (priority walking route) connection between the north-east with the south-west corner of the park (refer Figure 7.39). It is therefore recommended that this route is prioritised for improvements to ensure it is safe, welcoming and has adequate seating, shade, lighting, signage and path widths.

Path improvements to the west of the Southern Oval are discussed in Section 7.9.

Figure 7.40 Reference image of a promenade

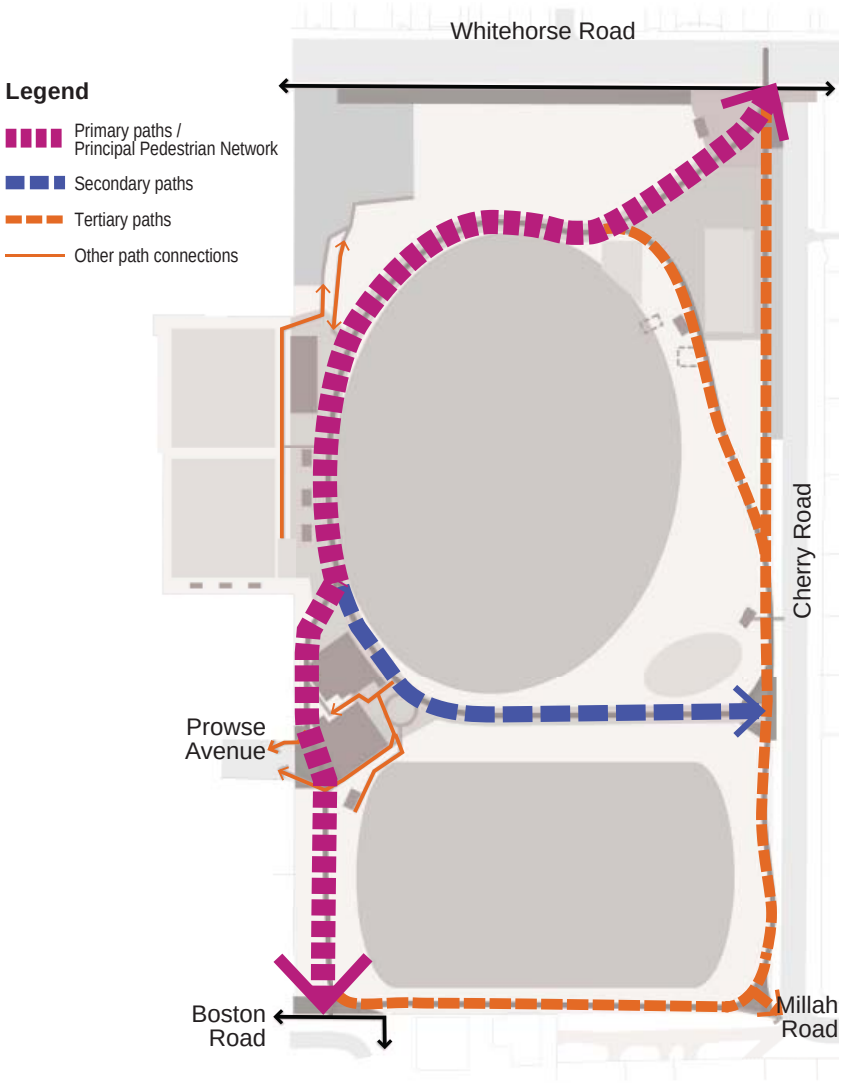

Figure 7.41 Diagram of proposed internal park path hierarchy

Figure 7.42 Reference image of mixed use promenade

Pedestrian way finding and signage

It is recommended that way finding signage be considered (in conjunction with a broader way finding strategy for the Balwyn Activity Centre) to help foster and encourage greater pedestrian movement and access (in particular along the identified Principle Pedestrian Network route).

Where appropriate improvements to signage at park entrances are to be investigated.

Fitness trail

Fitness equipment stations are proposed along the circuit path on the eastern park edge (or extended along other path areas as appropriate).

A fitness trail will increase the diversity of opportunities for participation in unstructured recreational activities. It will also cater to a diverse range of age groups and will encourage elderly people to participate in physical activity which is particularly important given the forecast ageing demographic.

Figure 7.43 **Moonee Valley Council way finding signage**

Figures 7.44 and 7.45 **Hyde Park fitness equipment (Source: www.democraticunderground.com)**

7.9 Southern Oval, Sports Pavilion and Scouts Hall

Sports Pavilion

The BPCMP proposes to retain the existing Sports Pavilion in current location with the following recommendations:

- Convert the existing public toilets on the northern side of the Sports Pavilion to automated public toilets to allow extended opening hours.
- Enhance the building surrounds for improved access, spectator areas, seating, shelter, bicycle parking and planting.
- Any building upgrades to be in accordance with Council Policy.

Scout Hall

The Scout Hall is to be retained in existing location with improvements to drainage, access and circulation around Scouts Hall and Prowse Avenue (as described following) and the inclusion of bicycle parking.

Southern oval

The BPCMP recommends the following at the Southern Oval:

- the oval is to be retained in it's current location with no net gain / loss in oval size
- widen and improve the stairs connecting the Scout Hall and Sports Pavilion to the southern oval
- add a shelter on the north-west corner of the Southern Oval
- improve drainage to the north-west end of the oval
- improve the existing concrete retaining wall (refer Figure 7.47) by increasing the off-set from the Scout Hall (where feasible) to enhance safety, visibility, access and drainage.

Figure 7.46 **Existing public toilets in the Sports Pavilion proposed to have automated doors to extend hours of use**

Figure 7.47 **Exisiting concrete retaining wall south of the Scout Hall**

Pedestrian access west of the Southern Oval

It is proposed to review and modify the landscape and pedestrian access to the west of the Southern Oval to improve walkability, safety and amenity.

Pedestrian access from Boston Road to the rear of Sports Pavilion forms part of the Principle Pedestrian Network route which is an identified strategic walking route for Balwyn. Given this it is proposed to widen this path to at least two (2) meters to improve accessibility.

Subject to further investigation and detailed design path improvements are to include lighting, widening of access ways and improvements to connecting paths (including uneven path connection to Prowse Avenue), drainage, way finding, seating and landscaping.

Stone memorial

The stone memorial east of the Sports Pavilion (refer Figure 7.49) is to be retained as it has social and historical interest for its association with a local figure connected to the Football Club in its formative years.

Figure 7.48 Path along western edge of the Sports Pavilion

Figure 7.49 Stone memorial associated with the football club

7.10 Planting and existing vegetation

Existing vegetation

Existing trees to be retained or removed in accordance with the Arboricultural Assessment 2011:

- 150 existing trees were assessed in the park, with 143 to be retained
- 7 existing trees are recommended for removal due to poor health and/or structure.

Other existing vegetation to be amended includes:

- 6 trees of 'low retention value' to be removed north of 'hard activities area' to allow for improved access and visibility.
- 2 trees of 'low retention value' to be removed near Scout Hall to allow for retaining wall improvements and widening of stairs to the southern oval.
- 2 trees with trunk diameter less than 15cm to be removed east of former Bowls Club Pavilion for improved access and widening of the pedestrian promenade.
- Screening shrubs to be removed along the former Bowls Club site and along the Whitehorse Road frontage.

Proposed planting

The BPCMP proposes the following.

- Any new planting is to reflect the existing botanical character of the park by providing a mix of indigenous, native and exotic tree and understory planting.
- Additional tree planting throughout the park to provide shade, amenity and environmental values. However in some of the open grassed areas additional tree planting needs to be balanced with maintaining vistas and open areas of grass to allow for informal activities (such as kicking a ball).
- Establishment of a boulevard of large trees along the Whitehorse Road frontage on the upper level of the retaining walls. Tree species are to be selected to have clean-trunks to allow clear visibility between trees into/out of the park. Existing tall planting along the frontage is to be replaced with low garden bed planting to improve views into the park.
- Additional planting within the Whitehorse Road car park to improve amenity and environmental values. Car park tree planting to be selected to provide shade and to have clear trunks to maintain views for safety. Views towards existing residential fencing (west of the car park) are to be screened via the planting of evergreen shrubs such as the *Callistemon sp* (Bottlebrush).
- The area between the Northern Oval and Whitehorse Road is to maintain its parkland character. The flat open grassed areas will feature some additional deciduous shade tree planting. Additional tree planting to the east of the Whitehorse Road car park will filter views to vehicles and will form an attractive backdrop to the grassed areas.
- Removal of the existing tall hedge between the Northern Oval and the former bowling greens (refer Figure 7.50) to open up views and improve passive surveillance.

- Planting of large shade trees along the Principal Pedestrian Network route and the southern internal road to provide shade, amenity and to reinforce these routes. Tree species around the Northern Oval are to complement the existing *Corymbia maculata* (Spotted Gums).
- New tree planting to the eastern edge of the park is to include additional *Eucalyptus Leucoxylon* (Yellow Gums) which are indigenous to Boroondara and will match the existing Yellow Gums in this part of the park.
- Additional street tree planting along Cherry Road is to match the existing *Lophostemon confertus* (Queensland Box Brush).
- Additional feature low planting around heritage elements and at park entrances is to be provided where appropriate.
- In general plant species are to be selected to be drought tolerant, hardy and to have low maintenance requirements. It is also recommended that indigenous plant species are increased where possible to improve biodiversity.

Figure 7.50 **Existing planting along Whitehorse Road acts as a physical and visual barrier**

Figure 7.51 **Existing tall hedge between northern oval and bowling greens**

7.11 Ecologically Sustainable Development

Ecologically Sustainable Development (ESD) is described as development that meets the needs of the present without compromising the ability of the future generations to meet their own needs. ESD is a commitment to site specific design to achieve enhanced environmentally sustainable outcomes, economic objectives, and community health and well being. This can be achieved in Balwyn Park by:

- increased planting of indigenous vegetation to improve biodiversity
- increased tree planting to provide shade, amenity and improved environmental outcomes
- applying Water Sensitive Urban Design (WSUD) principles where feasible such as incorporation of permeable paving, drought tolerant planting, rain water tanks and raingardens (biofiltration systems)
- encouraging sustainable modes of transport through the creation of improved path networks, a raised pedestrian crossing across Cherry Road, and bicycle parking infrastructure to meet anticipated use levels
- selecting drought tolerant plant species which are hardy and have low maintenance requirements
- consider alternative power source for lighting
- using sustainable materials, including materials that are durable, low maintenance, locally sourced, recyclable, refurbished or rapidly renewable (in addition to re-use of on-site material, such as stone and soil).

Specific ESD measures will be considered in the future design and development of staged works and will be guided by the Sustainable Building Policy and the Boroondara Open Space Strategy Design and Management Guidelines.

Figure 7.52 Reference image of bicycle parking

8 Master Plan Action Schedule

Once endorsed, the BPCMP recommended actions will be progressively implemented over a number of years, with works being dependent on the Council's budget allocations on an annual basis. The BPCMP does not represent a commitment to implement all recommendations of the plan, which will be reviewed at regular intervals and may be subject to change.

The Recommended Action Schedule (refer Schedule 8.1) outlines the recommendations of the BPCMP via zones (refer Figure 8.1). These recommendations are limited to actions that require capital works funding and excludes on-going maintenance and management issues.

To drive the implementation of the BPCMP a 'lead' Council department has been nominated against each recommended action. Whilst the lead department will be responsible for project scoping/initiation, initial coordination of actions within the zones, and for Council annual reporting, a collaborative and coordinated approach across Council will be required during the implementation phase of the BPCMP to ensure optimal outcomes for the park. This nominated lead department may be subject to change over the life of the BPCMP.

Indicative timing for implementation of each recommendation has been divided into 'short term (1-3 years), medium term (3-7 years) and long term (7-10 years).

A collaborative and coordinated approach across Council will be required during the implementation phase of the BPCMP to ensure optimal outcomes for the park.

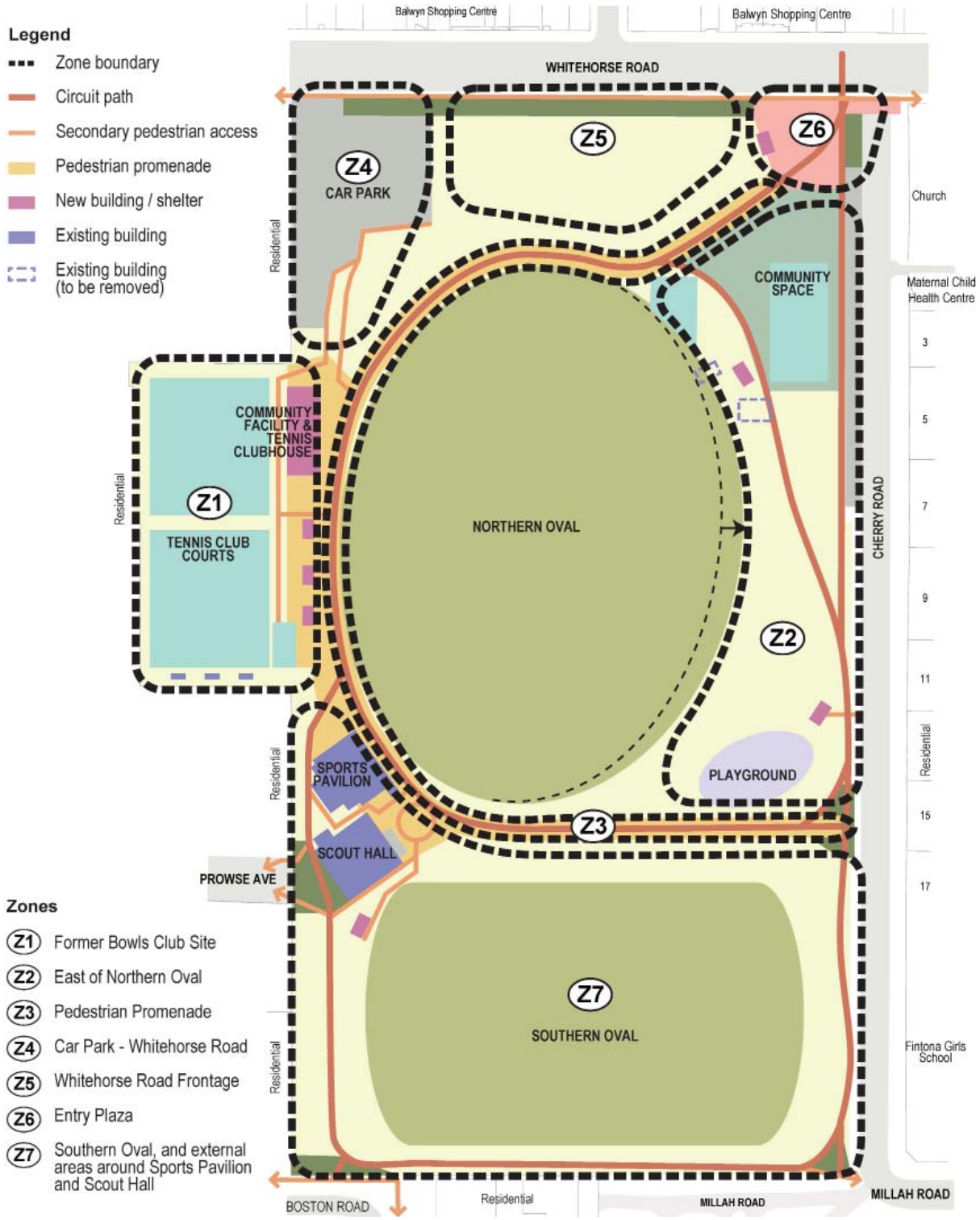

Figure 8.1 BPCMP zone diagram

	Recommended Action	Council Lead / Responsibility	*Indicative Implementation
Z1	**Former Bowls Club Site**		
1	Relocate the Balwyn Park Tennis Club to the former Balwyn Bowls Club site. Any additional building space to be made available for other shared community uses. Incorporate the groundskeeper cabin into the building if feasible. Construct four new tennis courts on the bowling green including baffled lighting and noise retention barriers as required.	Projects and Strategy	Short - Medium
2	Improve safety and surveillance by removal of the fencing and hedge (separating the former bowling greens and the park). Improve terraces down to court and pedestrian access.	Environment and Sustainable Living	Medium
3	Create a spectator area between the former bowling greens and the northern oval with paving, seating, shelter and planting.	Environment and Sustainable Living	Medium
Z2	**East of Northern Oval**		
4	Demolish the existing Tennis Clubhouse and tennis courts (north-east of park edge) and convert to parkland.	Projects and Strategy	Medium
5	Landscape the demolished tennis site to include furniture, shelter, planting and activities aimed at youth such as a hard activities area, and possibly outdoor table tennis table/s and rebound wall.	Environment and Sustainable Living	Medium - Long
6	Include accessible car space along Cherry Road near the playground.	Environment and Sustainable Living / Traffic and Transport	Short - Medium
7	Install path connections along the eastern park edge. Locate fitness equipment at key locations where appropriate.	Environment and Sustainable Living	Medium - Long
8	Increase shade tree planting and seating.	Environment and Sustainable Living / Parks and Gardens	Short - Long
9	Improve area near the existing playground to include shelter, seating and barbecue/s.	Environment and Sustainable Living	Medium - Long
10	Increase synthetic cricket practice nets from 2 to 4 no.	Parks and Gardens	Medium

* Implementation actions are subject to successful budget bids and work programs.

Short: 1-3 years, Medium: 3-7 years, Long: 7-10 years

Schedule 8.1 BPCMP Recommended Action Schedule

	Recommended Action	Council Lead / Responsibility	*Indicative Implementation
Z3	**Pedestrian Promenade**		
11	Convert the north-west internal road into a pedestrian promenade. Limit vehicle access to service, emergency and maintenance vehicles only. Include additional seating, lighting, trees and garden bed planting as required. Remove/consolidate fencing and bollards where not required.	Environment and Sustainable Living	Short - Medium
12	Create a drop-off zone along the central internal road. Include an accessible car parking space and limit/reduce parking.	Environment and Sustainable Living / Traffic and Transport	Medium - Long
13	Retain and enhance existing heritage ticket box and adjacent stone walls. Retain memorials near Sports Pavilion and playground.	Environment and Sustainable Living	Short - Medium
14	Improve central park entrance off Cherry Road (near playground) with feature garden bed/s and signage.	Environment and Sustainable Living / Parks and Gardens	Medium
Z4	**Car Park - Whitehorse Road**		
15	Reconfigure car park to meet standards and maximise efficiency with minimal paving expansion. Review opportunities to allow the car park to be shared with other uses at non-peak times. Reconfigured car park to consider WSUD infrastructure, feature line marking, entrance signage, Tennis Club signage, improved pedestrian accesses, bicycle parking, shade tree planting, garden bed planting and additional lighting as required.	Environment and Sustainable Living	Medium - Long
Z5	**Whitehorse Road Frontage**		
16	Retain the existing central heritage entry portal, park sign and most sections of stone walls. Enhance the central entry portal with feature planting.	Environment and Sustainable Living	Short - Long
17	Improve the park interface with Whitehorse Road, including removal of screening hedges and replacement with low planting.	Environment and Sustainable Living	Medium - Long
18	Create a boulevard of tree planting along northern park edge.	Environment and Sustainable Living / Parks and Gardens	Medium - Long

	Recommended Action	Council Lead / Responsibility	*Indicative Implementation
Z6	**Entry Plaza**		
19	Create a feature entry plaza at the north-east corner of the park which may include shelter, lighting, signage, bicycle parking, furniture and public art where appropriate. Limit vehicle access to service/emergency vehicles only.	Environment and Sustainable Living	Medium - Long
20	Incorporate a raised pedestrian crossing at the intersection of Cherry Road and Whitehorse Road.	Environment and Sustainable Living	Medium - Long
21	Include accessible car space along Cherry Road near Whitehorse Road.	Environment and Sustainable Living / Traffic and Transport	Medium
Z7	**Southern Oval, Sports Pavilion and Scout Hall (external works)**		
22	Provide improved public toilet access, such as installing automate door/s or similar to the existing toilet in the Sports Pavilion.	Environment and Sustainable Living	Medium
23	Improve access and amenity to the southern oval by improving the oval stair access, retaining wall and drainage near the Scout Hall. Provide helter with furniture at the southern oval.	Environment and Sustainable Living	Medium
24	Widen existing path to west of Southern Oval to a min of 2m and improve associated landscaping including a review of way finding, seating and lighting.	Environment and Sustainable Living	Medium
25	Improve safety, lighting and park entrances at Prowse Avenue, Boston Road and Millah Road including feature garden bed/s, signage and seating where appropriate.	Environment and Sustainable Living	Medium
26	Improve pedestrian walkability by widening the existing path to the south of the Southern Oval if possible.	Environment and Sustainable Living	Medium
27	Install new path to the east of the Southern Oval to form part of the circuit path. Include seating at key locations and consider additional pedestrian lighting as necessary.	Environment and Sustainable Living	Medium

9 References

9.1 Definitions

BPCMP: An acronym for Balwyn Park Concept Master Plan.

Concept Master Plan: A long term guide to the future development of a site and to ensure appropriate planning and allocation of resources. They are often a means of implementing the objectives, strategies and outcomes identified in a structure planning process. Master plans are also undertaken when there are issue or opportunities within a place that need to be resolved to meet the changing needs of the community. Master plans ensure that the short and long-term interests and needs of the community are appropriately addressed. Master plans do not represent a commitment to implement all components of the plan, which will be reviewed at regular intervals and may be subject to change. Implementation of master plan recommendations are considered annually as part of the budget process, in conjunction with all Council Plan and Budget priorities.

Council: Indicates reference to the City of Boroondara as a geographical area and also refers to the entity which has the authority to make decisions on behalf of the Boroondara community.

ESD: An acronym for Ecologically Sustainable Development.

IWG: An acronym for Internal Working Group.

Municipal Open Space: Primarily caters to residents of Boroondara but will also provide facilities that are used by residents from other municipalities.

Open Space: 'Open Space' is defined as, but not limited to, gardens, parks, sports grounds, road reserves, bush reserves, major leisure facilities and crown land reserves owned or managed by Council.

Principle Pedestrian Network (PPN): Utilising methodology developed by the Department of Transport, Planning and Local Infrastructure (DTPLI), the PPN is an identified strategic walking route to key destinations. The methodology for determining the PPN includes count and questionnaire surveys, site observations and geographic information system (GIS) modelling.

Raingarden (or bioretention system): a constructed vegetation system that filters and treats polluted stormwater through a vegetated filter media prior to reuse or release to a receiving water body (eg waterway, drain, groundwater).

Restricted Space: Places that are available on a club membership or fee paying basis only and not available for general public use.

Structure Plan: A broad, long-term plan to guide major changes in land use, built form and public space. Structure Plans provide clear direction about preferred locations for development and the protection of certain types of land and ensure that our activity centres meet changing community needs.

Unstructured recreation: The activity is not organised by a club or other group and participation is initiated by individuals eg walking, multi purpose courts, running, fitness equipment, cycling, dog walking, etc. Unstructured facilities do not require any membership of a club, or require the payment of fees to use them.

Water Sensitive Urban Design (WSUD): WSUD is a sustainable way of managing urban water to reduce the environmental impact of development and to protect the natural hydrological regime.

9.2 Related documents

Council Policies and Strategies

Council background policies and strategies relevant to BPCMP includes:

- Arts and Cultural Strategy 2008-2013
- Balwyn Access Plan, draft 2012
- Balwyn Activity Centre - Parking Precinct Plan Study and Strategy draft 2013
- Balwyn Park - Parking Analysis 2012
- Balwyn Shopping Centre Concept Master Plan Draft 2010
- Balwyn Structure Plan 2011 (Structure Plan)
- Boroondara Sports Strategy 2006 (Vol. 1 and Vol. 2)
- City of Boroondara Parking Management Policy 2008
- City of Boroondara Public Health and Wellbeing 2010
- City of Boroondara Road Safety Strategy 2007-2012
- Community Engagement Policy and Guidelines
- Development and Funding of Sportsground Pavilions Policy 2003
- Leisure Facilities Strategy Plan 1997
- Leisure Participation Trends Analysis Project 2008
- North East Precinct Project (NEPP) 2010
- Playgrounds Development Strategy 2005 (Vol. 1 and Vol. 2) Positive Ageing Strategy Creating an Age Friendly Boroondara 2009-2014
- Social Infrastructure Assessment 2007
- Young People's Strategy 2009-2014 *Stepping Up and Stepping Out*

10 Appendices

Appendix 1 - Balwyn Park Concept Master Plan (BPCMP)

BOROONDARA
City of Harmony

Legend

Contours at 200mm intervals

- Park boundary
- High point with views
- Bicycle parking
- Accessible parking
- Building to be removed
- New shelter
- Feature paving
- Fitness station
- Existing seats
- Proposed seats and picnic table
- Existing tree - to be removed
- Existing trees
- Proposed trees

Location Key

- (a) Car Park - Cherry Road
- (b) Car Park - Whitehorse Road
- (c) Community Space
- (d) Entrance - Pedestrians
- (e) Entrance - Vehicles
- (f) Synthetic Cricket Practice Nets
- (g) Groundskeeper Cabin
- (h) Heritage Element
- (i) North-east Entry Plaza
- (j) Open Space
- (k) Ovals – Northern & Southern
- (l) Park Entry Sign
- (m) North-west Promenade
- (n) Central Promenade
- (o) Public Toilet (automated)
- (p) Scout Hall
- (q) Sports Pavilion
- (r) Playground
- (s) Tennis Courts
- (t) Tennis Rebound Wall
- (u) Community Facility and New Tennis Clubhouse (Former Bowls Club Pavilion)

Scale shown 1:500 @ A1 and 1:1000 @A3

0 10 20 50m

Balwyn Park Concept Master Plan

18 November 2013

Drawing: 100033_MP_60_3