SJB Urban

Community Precinct Master Plan
Tarneit North (Missen House)

Prepared for
Wyndham City Council

Issued
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We create amazing places

At SJB we believe that the future of the city is in generating a rich urban experience through the delivery of density and activity, facilitated by land uses, at various scales, designed for everyone.

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Introduction & Background

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1.1 Project Purpose

The Community Precinct Master Plan (CPMP) has been prepared to guide the delivery of the Active Open Space and Community Facility at Tarneit North (Missen House). The Master Plan concentrates on the facilities to be delivered by Council however seeks to maximise integration with proposed surrounding uses and infrastructure, including the adjacent Non-Government and Government Schools. These Facilities are referred to in the Precinct Structure Plans and Developer Contributions Plan as:

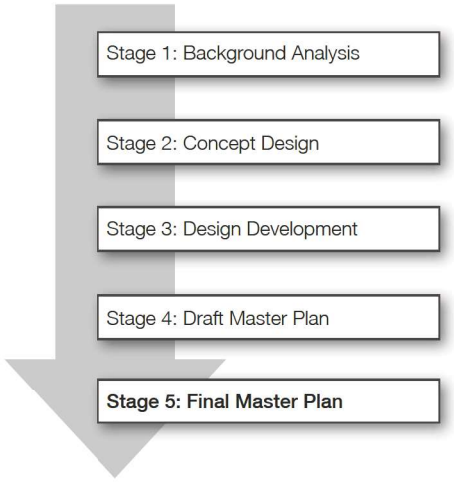
- Tarneit North - Level 1 Children's Centre (CO-89-01)
- Tarneit North - Sports Reserve (S-89-04)

1.2 Methodology

SJB Urban has worked in collaboration with Council officers, SJB Architects, Biosis (Ecology and Heritage Consultants), Insight Leisure Planning (Sport & Recreation Consultants) and Rider Levett Bucknall (Quantity Surveyors) to deliver Master Plans for Truganina and Tarneit North concurrently. The development of the Master Plans has been across five stages; Stage 1 Background Analysis, Stage 2 Concept Design, Stage 3 Design Development, Stage 4 Draft Master Plan and Stage 5 Final Master Plan. Consultation was undertaken in Stage 2 with the developers and community through drop-in sessions and an online survey. Additionally, feedback was sought on the Draft Master Plans in October 2018 during public exhibition.

1.3 Council Aims

These community precinct's will be locally accessible places for people moving into the growing areas of Tarneit North and Truganina. These are located in the south-eastern corner of their respective Precinct Structure Plans (PSP's) where many new homes are being built and a high proportion of families and first home buyers are starting their new lives. This community precinct will have an Early Years Learning Centre where families will have access to a range of services and supports. At this centre children will be able to attend their local kindergarten where they can transition into the schools next door. Families of all ages will also have access to sport and recreation in the large active open space reserve where they can join a team, go for a walk/run or have a kick around with friends.



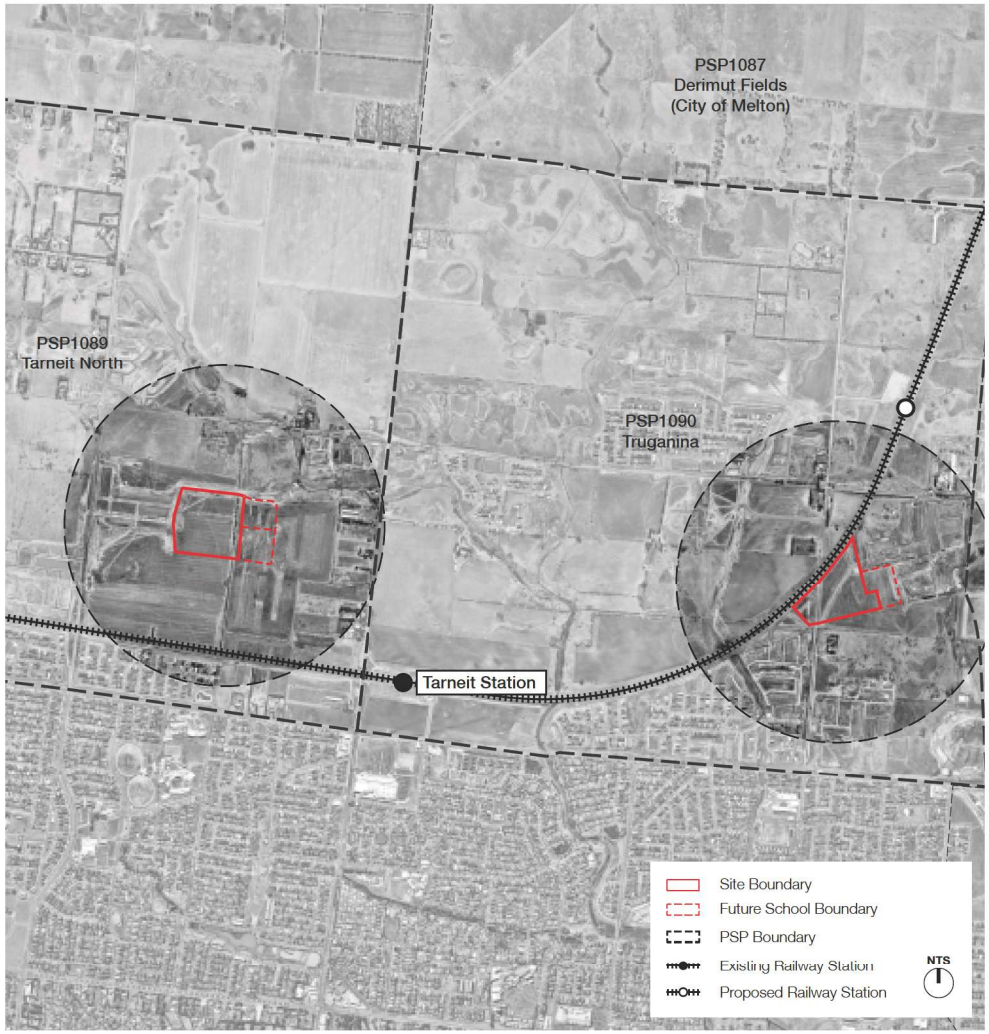


Figure 01: Site Context Aerial (source: Near Map)

1.4 Regional and Local History

Regional Context

The Kurung jang balluk clan of the Wurundjeri language group occupied the study area for tens of thousands of years prior to their dispossession by the British. At the time of writing, the Bunurong land Council and Yaluk-Ut Weelam are the RAP applicants for the Study Area. Their name refers to the red earth of their estate, which encompassed the area between the Werribee River and Kororoit Creek, and included parts of Wyndham, Mount Cottrell and Melton (Clark, 1990). They moved seasonally around their territory, curating the landscape and making use of its diverse resources. The economic activity of the Kurung hang balluk people focused on exploiting the plant resources of the area and ensuring the growth of a range of edible tuberous herbs (Bott, 2005).

European settlement of the area around Tarneit and Truganina began in 1803 when the Surveyor General of New South Wales, Charles Grimes, led a small party to explore the shores of Port Phillip Bay, including the mouth of the Werribee River, venturing into the inland plains of the western district for several kilometres (James, 1985). The land was described as “grassy” and “treeless”, with “bad stony soils” (James, 1985, p.4). The first official settlement occurred in 1849 on the site of the present township of Werribee. Pastoral settlement occurred from the 1850s to the 1890s, dominated by the Chirnside family who acquired several runs and owned approximately 85,000 acres freehold and 80,000 sheep by 1875. In the 1890s Chirnside’s Werribee Park was subdivided for farming and the Board of Works Metropolitan Farm was established, adding impetus to the transformation of the economy of the area from pastoralism to farming and resulting in a dramatic increase in the population.

Tarneit North

Tarneit began as a small farming community based around primary production and localised rural businesses. A parish plan from 1853 shows the entire area already subdivided into small blocks of land at this early date. Little specific information available about the history of Tarneit. William Leake an early farmer played a role in Tarneit’s development. Leake settled in the Tarneit area in 1854, he built a home on the west bank of Skeleton Creek and established a successful dairy farm, part of the large bluestone dairy is still standing today. Leake was also involved in the early establishment of the Truganina school and was second shire president in 1864.

Strategic Context

2

2.1 Plan Melbourne Metropolitan Planning Strategy 2017-2050

Plan Melbourne is the Metropolitan Planning Strategy that outlines the vision for Melbourne's growth over the next 35 years. The Strategy considers population, jobs, housing, transport, environment and community and liveability and is structured around 9 Principles, 7 Outcomes, 32 Directions and 90 Polices. The following are considered most relevant:

Direction 5.1 Create a city of 20-minute neighbourhoods

A 20-minute neighbourhood must:

- *be safe, accessible and well connected for pedestrians and cyclists to optimise active transport.*
- *offer high-quality public realm and open space.*
- *provide services and destinations that support local living.*
- *facilitate access to quality public transport that connects people to jobs and higher-order services.*
- *deliver housing/population at densities that make local services and transport viable.*
- *facilitate thriving local economies.*

Direction 5.3 Deliver social infrastructure to support strong communities

Policy 5.3.1 Facilitate a whole-of-government approach to the delivery of social infrastructure.

- *Growth areas require the facilities and services that bring communities together—schools, kindergartens, early years centres, parks and playgrounds—early in the development process and in the right locations.*
- *Future school development needs to be linked with local sports infrastructure to maximise the use and the benefits gained from co-location.*

Direction 5.4 Deliver local parks and green neighbourhoods in collaboration with communities

Policy 5.4.1 Develop a network of accessible, high-quality, local open spaces.



Figure 02: Plan Melbourne

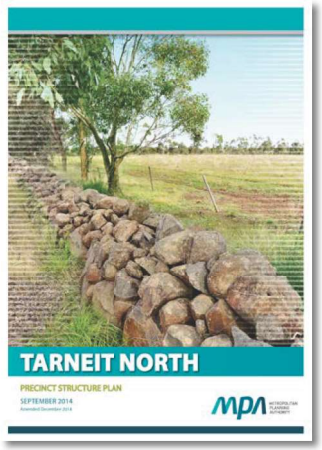


Figure 03: Tarneit North Precinct Structure Plan

2.2 Precinct Structure Plans (PSPs)

Precinct Structure Plans are long-term plans for urban development, describing how land is expected to be developed and how and where services are planned to support development. Generally, a PSP:

- *Sets out plans to guide the delivery of quality urban environments in accordance with the Victorian Government policies and guidelines.*
- *Enables the transition from non-urban land to urban land.*
- *Sets the vision for how land should be developed, illustrates the future urban structure and describes the outcomes to be achieved by the future development.*
- *Outlines projects required to ensure that the future community, visitors and workers within the area are provided with timely access to services and transport infrastructure necessary to support a quality, affordable lifestyle.*
- *Sets out objectives, requirements and guidelines for land use, development and subdivision.*
- *Provides Government agencies, the Council, developers, investors and local communities with certainty about future development.*
- *Addresses the requirements of the Environment Protection and Biodiversity Conservation Act.*

The Tarneit North Precinct Structure Plan (PSP), prepared by the Metropolitan Planning Authority (MPA) was introduced into the Wyndham Planning Scheme via Amendment C188 in November 2014. The PSP area is generally bound by Boundary Road to the north, Davis Road to the west, Leakes Road to the south and Derrimut Road to the east. The PSP applies to approximately 1,065 hectares of land and aims to deliver a minimum of 10,200 new homes and ultimately accommodate around 28,000 people. The PSP provides for four large Active Open Space Reserves to accommodate future demand for formal sports participation. The Tarneit North Master Plan relates to the 12.6-hectare Reserve (S-89-04) and 0.6-hectare Community Facility - Level 1 Children's Centre (CO-90-01) located adjacent to non-government and government primary schools between Fresco Way and Polly Parade.

The following Objectives, Requirements and Guidelines are considered relevant to the Tarneit North Community Precinct Master Plan:

Overall Objectives

- *Objective 01 - Recognise the history, heritage and character of the Werribee Plains in a new urban environment through the protection of natural waterway corridors, retention of significant vegetation, habitat and dry-stone walls, and the promotion of heritage.*
- *Objective 04 - Deliver an integrated network of local passive parks, active recreation reserves, and community infrastructure that meets the needs and aspirations of the new community.*
- *Objective 05 - Achieve a diversity of streetscape and open space outcomes to enhance local character and amenity.*
- *Objective 06 - Establish a landscape of connecting canopies along streets, parks and waterways.*
- *Objective 18 - Ensure that development staging is co-ordinated with the delivery of key local and state infrastructure.*

Image, Character & Heritage

- *Requirement 02 - Trees in parks and streets must be: suitable for local conditions; and planted in modified and improved soil as required to support tree longevity.*
- *Requirement 04 - Connector roads and access streets must be aligned to create views and direct connections to waterways and open space.*

Strategic Context

Open Space & Community Facilities

- *Requirement 23 - All public landscaped areas must be designed and constructed to enable practical maintenance and planted suitable to the local climate add soil conditions.*
- *Requirement 30 - Schools and community centres must be designed to front and be directly accessed from a public street with car parks located away from the main entry.*
- *Guideline 25 - Community facilities, schools, and sporting reserves which are co-located should be designed to maximise efficiencies through the sharing of car parking spaces and other complementary infrastructure.*

Biodiversity

- *Guideline 27 - Street trees and public open space landscaping should contribute to habitat for indigenous fauna species, in particular animals and birds that use trees as habitat.*

Transport & Movement

- *Requirement 44 - Any connector streets or access street abutting a school must be designed to achieve slow vehicle speeds and provide designated pedestrian crossing points as required by the responsible authority.*
- *Requirement 47 - Bus stop facilities must be designed as an integral part of town centres and activity generating land uses such as schools, sports fields and employment areas.*
- *Requirement 50 - Bicycle parking facilities are to be provided by development proponents in convenient locations at key destinations such as parks and activity centres.*
- *Requirement 52 - The alignment of off-road bicycle paths must be designed for cyclists travelling up to 30km/h.*

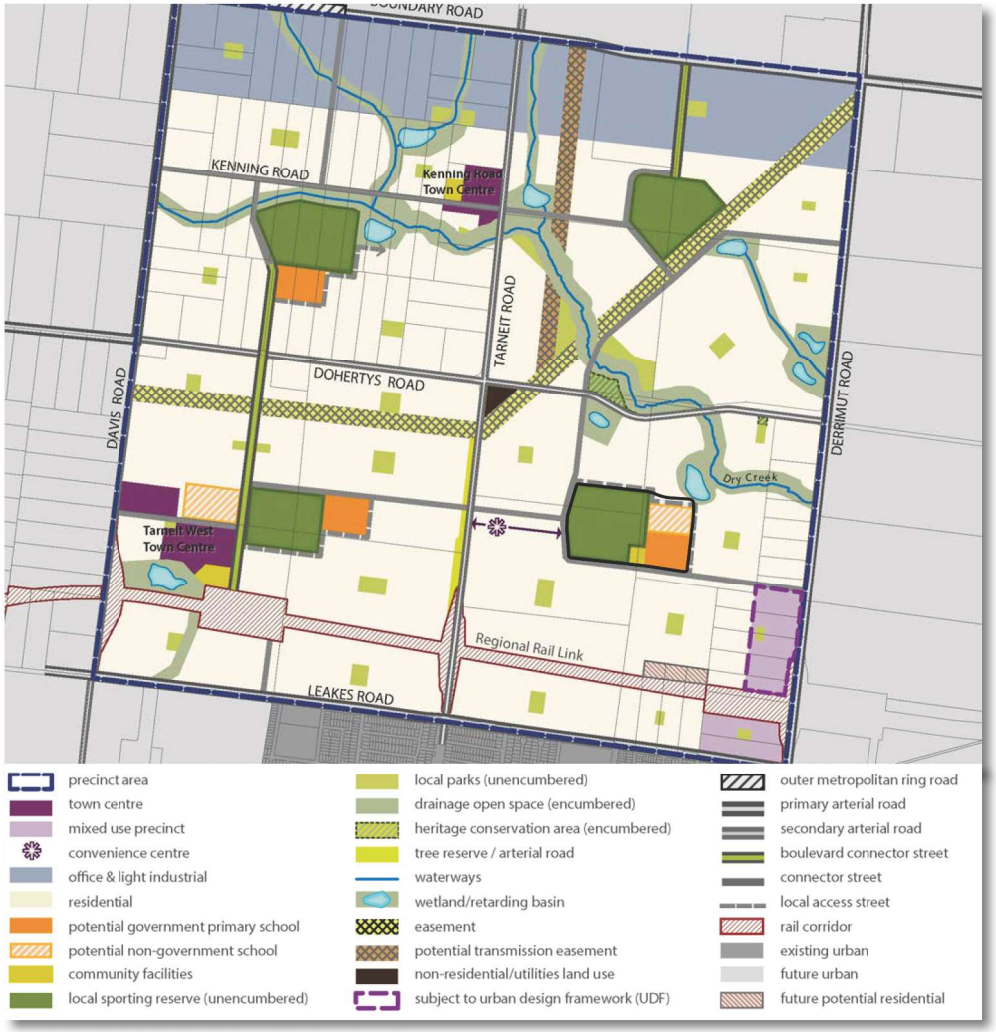


Figure 04: Tarneit North PSP Plan 2 - Future Urban Structure (P06)

Strategic Context



Figure 05: Tarneit North PSP Plan 3 - Image, Character & Heritage (P10)

- precinct area
- town centre
- local convenience centre
- primary walking catchment (town centre)
- potential government primary school
- potential non-government school
- community facilities
- local sports reserve (unencumbered)
- local parks (unencumbered)
- drainage open space (encumbered)
- heritage conservation area (encumbered)
- tree reserve / arterial road
- easement
- potential transmission easement
- heritage site
- view lines
- waterways
- wetland/retarding basin
- dry stone wall with potential for retention
- rail corridor



Figure 06: Tarneit North PSP Plan 4 - Open Space (P20)

- precinct area
- local sports reserve
- local sports reserve catchment (1000m)
- local parks
- local parks catchment (400m)
- drainage open space (encumbered)
- heritage conservation zone (encumbered)
- waterways
- wetland/retarding basin
- P NW-07 park ID - refer table 5
- heritage site
- community centre
- L2 community centre level



Figure 07: Tarneit North PSP Plan 6 - Street Network (P28)

- arterial road (6 lane)
- arterial road (6 lane, 60kph)
- arterial road (4 lane)
- connector street
- local access street
- signalised intersection
- pedestrian signals
- government primary school
- potential non-government school
- community facilities



Figure 08: Tarneit North PSP Plan 7 - Public Transport & Path Network (P32)

- principal public transport network
- railway line & station under construction
- railway line & potential future station
- arterial road (bus capable)
- connector road (bus capable)
- on-road bike lane & shared path
- dedicated bike path (off-road)
- principal bike network (off-road)
- shared path (off-road)
- interim principal bike network
- shared pedestrian/cycle underpass
- transition point dedicated bike to shared path
- signalised intersections
- pedestrian signals
- outer metropolitan ring road

2.3 Wyndham Planning Scheme

Zoning

The subject site is currently zoned Urban Growth Zone – Schedule 10 (UGZ10), which refers to the Truganina PSP. The UGZ sets out a table of proposed uses and the applied zones. Relevant to the development of the Community Precinct is 2.4 Specific Provisions – Use and Development of Future Public Land which stipulates - *a permit is not required to use or develop land shown in the Truganina Precinct Structure Plan as public open space or community facilities provided the use or development is carried out generally in accordance with the Truganina Precinct Structure Plan and with the prior written consent of Wyndham City Council.*

Overlays

The subject site is affected by Development Contributions Overlay – Schedule 13 (DCP13). The Development Contributions Overlay relates to the Wyndham North Development Contributions Plan.



Figure 09: Tarneit North - Zoning UGZ13)

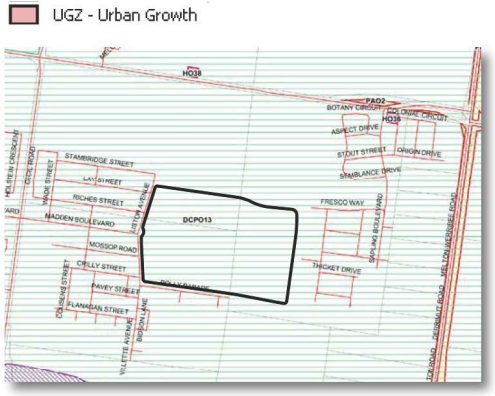


Figure 10: Tarneit North - Overlays (DCP13)

2.4 Wyndham 2040 Community Plan

The Wyndham 2040 Community Plan consists of the Wyndham 2040 Vision and Wyndham District Plans (East, West, Central and Hume). The Community Plan was developed in 2015 and is the result of extensive community consultation including surveys, workshops, forums and conversations. The themes of People and Community, Places and Spaces; Earning and Learning; and Leadership and Participation were utilised to capture these ideas and subsequently frame the 2040 Vision for Wyndham City. The following vision statements are considered relevant:

People and Community

- *Wyndham will be a family friendly city. Relationships between family members will be strong.*
- *The people of Wyndham will be connected to each other. Our communities will be welcoming. We will be known for listening to and learning from the diversity of all residents.*
- *Wyndham will celebrate culture and art. We will share stories that challenge and inspire.*
- *We will acknowledge the Aboriginal heritage of the land. The country beginnings of our towns and shire will be remembered.*
- *Wyndham residents will have opportunities to stay fit and healthy. Services for health will be easily accessed and delivered at a high standard. Community members will be confident and part of caring neighbourhoods.*

Places and Spaces

- *Our city will offer a diverse range of housing types and built environments that contribute to the quality of life of residents at all ages*
- *Our parks and open spaces will connect people with the outdoors and each other. They will be activated and inviting destinations for residents and visitors.*

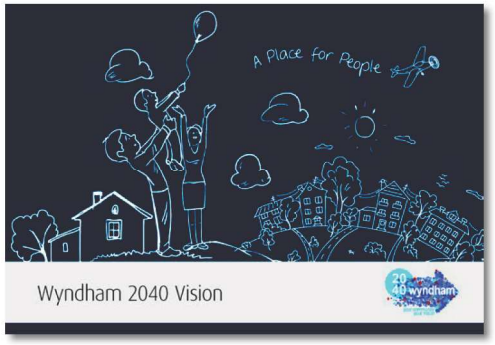


Figure 11: Wyndham 2040 Vision

Earning and Learning

- *Wyndham will be known for great schools and universities. There will be lots of ways for people to learn and gain employment.*
- *Residents will be able to share skills and build knowledge at community centres.*

Wyndham 2040 outlines the characteristics of achieving 'Places for People', which are broadly vibrant places where people can meet and connect with each or just relax and enjoy. The characteristics of these places include:

- *Neutral Ground – anyone can be there regardless of social status*
- *Social Connection – connect with each other*
- *Arts & Culture – creative spaces*
- *Good Design – at a human scale*
- *Accessible – free, publicly accessible, somewhere you can sit for a long time*
- *Low profile – modest and understated physical style*

2.5 Wyndham Open Space Strategy 2045

The Wyndham Open Space Strategy (WOSS), adopted in January 2016 provides the framework for the future planning, provision and management of council owned and managed open space in Wyndham. It seeks to address the needs of the existing community and future growth. The vision of the Wyndham Open Space Strategy states Wyndham will *"provide an accessible and well-connected open space network which contributes to the social interaction, health and wellbeing of our community and protection of our natural and cultural environment now and into the future"*. The Strategy provides the following principles:

Accessible and Equitable – *A network of fit for purpose open spaces that connects destinations and allows Wyndham residents to access, explore and enjoy their city regardless of location, age, ability or culture. It is important to ensure the equitable provision of open space opportunities across both genders commensurate with community demand.*

Health and Wellbeing – *An open space network that facilitates varied opportunities to engage in physical activity and social connectedness.*

Efficient – *Planning, development and management of a range of open space settings that support a balanced diversity of leisure activities and optimise land use efficiencies and functionality.*

Nature and Heritage – *Siting, development and management of open space in a way that respects and recognises local biodiversity, Indigenous and European heritage values and natural landscape characteristics.*

Sustainable and Adaptable – *planning, siting and development of open space that considers:*

- *whole of life asset management across all areas of design, construction, maintenance and disposal*
- *climate change and adverse effects on the environment*
- *Council's resource capacity in the future*
- *changing community needs over time, demographics, leisure participation and leisure trends.*



Figure 12: Wyndham Open Space Strategy 2045

Partnerships – *A collaborative approach with the community, schools, all levels of government, peak sporting associations, community organisations and the private sector in the planning, provision, development, communication and management of open space.*

Safety – *Siting, design and development of open space to maximise public safety, passive surveillance and security of assets.*

The WOSS separates open space into four distinct typologies; passive, active, conservation, landscape and amenity, and encumbered open spaces. The Tarneit North Community Precinct is to provide for both passive open space for informal and unstructured recreation and active open space for formal and structured sport. The WOSS identifies the difficulty in sharing community open space with adjacent schools and the use of school facilities by community. It is noted that the successful co-location and joint use of facilities relies on engagement with the Department of Education and Training in the planning and development stages.

2.6 Wyndham Sports Strategy 2045

The Wyndham Sports Strategy was adopted in November 2017. The Strategy provides a comprehensive demand analysis evidence base for the delivery of sport and active recreation facilities across Wyndham. The Strategy will be reviewed every five years to ensure community demand and forecasting is accurate. The vision of the Wyndham Sports Strategy states Wyndham will *"establish an integrated and sustainable sports facility network across the municipality which will benefit the physical, mental and social wellness of the whole community now and in 2045"*.

The Strategy classifies sports facilities into six categories; Urban Dry Land Outdoor Sports, Urban Dry Land Indoor Sports, Aquatic Facility Sports, Aquatic Outdoor Sports, Hard to Locate Sports and Dry Land Natural Setting Sports. Facilities are also categorised into Network, Municipal, Regional and District Sports. The Wyndham Community Precincts will deliver Active Open Space Reserves for Urban Dry Land Outdoor Sports – Cricket, Soccer, Softball (Tarneit North only) and Tennis. The following provides of the demand analysis for the sports relevant to the Tarneit North and Truganina Community Precinct Master Plans, undertaken to inform the Sports Strategy. Community demand is represented as the percentage of the Wyndham community with engage in sport and active recreation and the demand ratio of facilities.

Cricket (District Sport)

- Community demand 3.64% (demand ratio 1: 6,107)
- Predominately male (84%) with most females (15%) playing mixed or in the one women's and one girls team operating in Wyndham.
- Participation across all age groups, strongest demand between 18-50 years of age (55%), under 18 (33%) and over 50 years (11%).
- Currently supply 37 ovals in summer (booked out to capacity) and 7 ovals in winter.

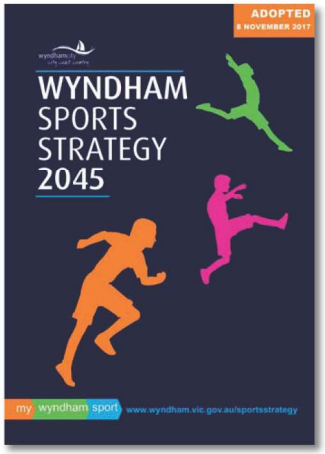


Figure 13: Wyndham Sports Strategy 2045

Soccer (District Sport)

- Community demand 4.66% (demand ratio 1: 5,743)
- Soccer has the second highest demand for outdoor active open space in Wyndham.
- Participation primarily in a club environment with demand across social, casual, free and lessons settings also required.
- Males (77%) participate in the sport more than females (23%).

Tennis (District Sport)

- Community demand 4.26% (demand ratio 1: 4,301)
- Third highest participation base.
- Club competition (44%), social (25%) and casual no fee (19%) highest engagement.
- Equal participation by men (50%) and women (50%).
- Junior (50%), 15-50 (37%) 50+ (12%).

Softball (Regional Sport)

- Community demand 0.50% (demand ratio 1: 35,053)
- Predominantly accessed through club-based competition and play.
- Both males and females participate in the sport.
- Representation by residents under 18 (28%), 18 – 50 (58%) and over 50 (14%) years of age.
- Werribee Softball Association (current provider) - 10 x softball clubs.
- Current facilities in Wyndham; Presidents Park, Werribee (primary) and Lawrie Emmins Reserve, Laverton North.

The demand assessment undertaken as part of the Sports Strategy resulted in the following recommendations relevant to each site:

- *Recommendation # 14 Softball: Review the location of softball at Lawrie Emmins with the possibility of relocation to Tarneit to improve accessibility to facilities in the north of Wyndham.*
- *Recommendation #24 Hockey: Establish a pitch in Truganina to support hockey demand in the north of Wyndham.*
- *Recommendation # 38 & 39 Cricket: Master Plans for reserve (S89-04 & S90-04) to include a cricket oval overlay.*
- *Recommendation # 49 Soccer: Master Plans (S89-04 & S90-04) to include three soccer pitches.*
- *Recommendation # 58 Tennis: Consider provision of 6 tennis courts at each site (Tarneit North and Truganina).*

The Wyndham Sports Strategy recommends that the Active Open Space Reserve in Tarneit North be developed to *Category B District* standard recreation reserve. Category B venues are described as *"…primarily attract Wyndham residents…and are capable of hosting junior and senior levels of competition and training for local sporting associations, clubs and schools".* Based on the Sport Strategy recommendations, the following sports facilities are to be provided at Tarneit North; Soccer x 3 fields, Cricket x 1 over (overlay with soccer), Tennis x 6 courts (with scope for future expansion) and Softball x 4 diamond (NB: existing softball club to be relocated from Lawrie Emmins Reserve).

Across Wyndham as a whole community satisfaction with current sports infrastructure is high. Parks, Gardens and Open Space were rated as the third most important aspect of local government service provision by residents. The Sports Strategy notes that access to parks gardens and open spaces are important to the whole community. Furthermore, the secondary uses of active open space for informal recreation, health and wellbeing will be important to balance with the primary function of sport. The demand analysis results identified walking as the activity with the highest participation demand percentage - 30.79%, followed by jogging (8.4%) and cycling (8.3%). The Sports Strategy recommends including (where feasible) a shared trail loop with distance markers (Recommendation 59 - Page 85).

The Strategy is underpinned by four Principles that require consideration in Master Plans; Best Value, Maximise Participation, Social Impact and Sustainable Partnerships. The Master Plan responds to the Principles in the following ways:

Principles & Master Plan Response
Best Value - *Provide a legacy of facilities that are accessible, equitable and responsive to the Wyndham community's wellbeing, environment and economy.*
· Provide facilities that reflect identified community needs. · Maximise opportunities for multi-use of facilities and infrastructure. · Open space design which promotes accessibility, inclusiveness and diversity in participation opportunities.
Maximise Participation - *Enable Council to address the access needs of growth activities and diversity of sporting opportunities in our locally diverse and globally connected community.*
· Provide for sports with growth needs – i.e. soccer, cricket, tennis and softball. · Provide for activities that reflect community interests. · Maximise multi-use options. · Cater for both formal sport and informal recreational use. · Provide lighting to maximise opportunities for use of facilities. · Provide an integrated path network.
Social Impact - *Ensure sports infrastructure inclusively connects residents and facilitates the development of community capacity and social leadership.*
· Provide facilities for use by sporting clubs and community groups. · Provide facilities for social gathering and intergenerational use.
Sustainable Partnerships - *Develop strong partnerships between Council, the community and industry regarding the capital development of facilities.*
· Plan facilities having regard to existing Developer Funding Contributions. · Provide Master Plans that could support possible external funding applications. · Maximise opportunities for shared use and partnerships with adjacent schools.

Table 01: Sports Strategy Principles

2.7 Wyndham Sports Facility Capital Development Guide

The Sports Facility Capital Development Guide was adopted in September 2015. The Guide informs the planning of all new sports facilities. The primary aim is to "*provide flexible and sustainable active open space for the Wyndham community*". Relevant underpinning Principles include:

- *Maximise the flexibility of facilities through inclusive design which promotes active leisure by the whole community including people of varying ages, interests, gender, identities, abilities and cultures.*
- *Ensure facilities are fit for purpose and sustainably enhance the community's resources.*
- *Support local access to local communities to increase community connectedness.*
- *Provide safe, supportive and respectful environments to participate, free from discrimination and fear of violence.*
- *Maximise the principles of Environmental Sustainable Design to conserve and enhance the communities future resource needs.*
- *Ensure facilities are aesthetically responsive to their local community to increase community connectedness.*
- *Ensure equitable community participation in recreation and leisure pursuits.*

A matrix of sports facilities is utilised to classify facilities. The matrix is based on the level of sport (including level of competition and participation or catchment) and infrastructure needs (including scale, state classification and maintenance requirements) of the sport. The facilities to be provided at Tarneit North (Soccer, Cricket, Tennis and Softball) are all classified as Category B.

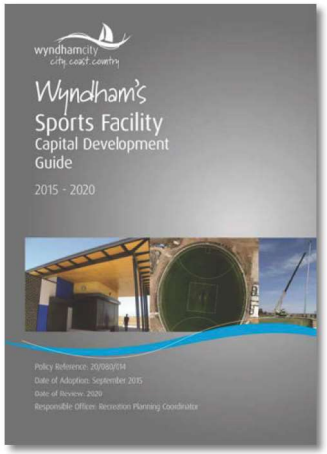


Figure 14: Wyndham Sports Facility Capital Development Guide

The Facility Development Standards component (Tables 3.3 – 3.7) of the Sports Facility Capital Development Guide contains guidelines for Category B sports to determine the provision for playing surface areas, pavilions/clubrooms and associated supporting infrastructure for Oval Sports (Australian Rules & Cricket); Rectangular Pitch Sports (Soccer, Hockey, Lacrosse, Rugby League and Rugby Union); Tennis; Outdoor Netball and Volleyball; and Other Sports (softball, baseball, athletics, golf, cycle sports, skate and archery). Guidelines relevant to the proposed scope of sport facilities are summarised Table 02.

Sport Facility	Key Design Considerations
Cricket	· Sites with a minimum of 2 ovals preferred. · Preferred size (when sharing with AFL) is 165x x 135m, plus 4m boundary. However, when not sharing with AFL a 70m diameter or 55m diameter is preferred respectively for Seniors and Juniors. · Synthetic central wicket (i.e. not turf wicket). · Cricket practice nets – 4 pitches in total (3 lockable, 1 open to public at all times).
Soccer	· Minimum 2 fields, preference for 3 fields for soccer venues. · Size 105m x 68m preferred, plus boundary/buffer minimum 3m. · Training standard lighting to be provided to two pitches (100 lux).
Tennis	· Minimum 6 courts and no more than 16 courts. A minimum of 4 courts will be constructed in the first stage of all new facility developments. · Council's standard for provision will be acrylic or a similar hard-court surface. · Court size as per Tennis Victoria official requirements.
Softball	· Specific standards have not been identified. · Size in accordance with Softball Victoria standards, i.e. Outfield recommended size 91.44m.
Sports Pavilion	· Co-location / multi-use buildings preferred. · Refer to Development Guide for detailed design facility considerations and room sizes.
Car Parking	· Sealed car parking for 100 cars (cricket/AFL). · Sealed car parking for a minimum of 60 up to 90 cars at a 3 pitch soccer facility. · Sealed car parking for 30 cars (for tennis courts). · Provision for bus drop off and turn around.
Other Infrastructure	· Consideration to be given to a range of ancillary infrastructure, including but not limited to: · Fencing – field and reserve. · Player & coaches shelters/benches. · Goal posts/nets. · Scoreboards. · Bicycle parking. · Community multi-age play space. · BBX/picnic facilities (where appropriate). · Pedestrian network.

Table 02: Sports Facility Guide Summary

2.8 Wyndham Reconciliation Action Plan 2017 - 2019

The Reconciliation Action Plan (RAP) was adopted by Council in December 2017. The RAP identifies how Council will respect, build relationships and create opportunities with Aboriginal and Torres Strait Islander peoples. The RAP will lead the way in developing processes and structures that pay respect to their peoples, cultures and lands. The vision for Reconciliation that guides the policy is "*diverse communities, connected through stories; living with respect for the land, sharing resources fairly*". The RAP is centred around the themes of Relationships, Respect and Opportunities. The following actions are considered most relevant:

2. Respect – Strengthen awareness, acknowledgement and engagement with Traditional Owners across all our business.

- *Explore opportunities for incorporating Aboriginal place-names, languages, design features and cultural heritage information in a wide-range of existing infrastructure and future developments.*

4. Respect – Integrate Reconciliation priorities and Aboriginal community engagement into all our planning.

- *Ensure that strategic planning and service coordination is informed by current Aboriginal and Torres Strait Islander population data for Wyndham City to support improved outcomes in health, education and employment.*

5. Respect – Support education for Reconciliation

- *Promote education by and about Aboriginal people and cultures in early years.*
- *Promote ongoing learning about Aboriginal cultures, histories and politics.*



Figure 15: Wyndham Reconciliation Action Plan (2017)

2.9 Community Assets and Needs Assessment (August 2017)

The Community Assets and Needs Assessment forms the first stage of the development of a Service Plan for the Community Facilities at Tarneit North. The Assessment is completed by the Service Planning, Partnering and Reform Team at Wyndham City Council. The Assessment establishes the drivers for the establishment of the Community Precincts including rapid population growth and service and infrastructure shortfalls. The Community Profile provides an overview of the rate of population growth across Wyndham City and Tarneit North. Key socioeconomic and demographic data is summarised as follows:

- Wyndham's population increased by more than 55,000 people in the period between 2011 and 2016 (largest population increase in Victoria).
- Significant development occurring in the immediate proximity in the next two-four years, with full build out anticipated in the next five-ten years.

A temporary facility has been installed at Goddard Reserve, Tarneit in response to the shortfall of facilities. The service will transition to the completed facility at Tarneit North. Partner Service Provider (Bestchance) will commence operation at the temporary facility.

The Community Assets and Needs Assessment outlines the brief for Integrated Family Centres to be delivered at Tarneit North. Integrated Family Centres are defined as *service hubs for the local community by bringing together a range of services, usually under one roof, where practitioners work in a multi-agency way to deliver integrated support to children and families*". The provision of integrated services is a crucial driver behind the functional relationship plan for the IFC and Master Plan response.

There is an identified shortfall in the provision of facilities in the short term across the suburbs of Tarneit, Truganina and Williams Landing. By 2031 the capacity of Kindergarten facilities is likely to exceed demand. In response to this Kindergarten facilities need to be designed with flexibility and adaptability for broader community uses in the longer term.

2.10 Demographics

Tarneit is a rapidly expanding multicultural suburb located in Central Wyndham. Over the next 20 years, the population of Tarneit is forecast to grow exponentially. A larger proportion of its population were born overseas compared to Wyndham, and a significant proportion of these residents were from non-English speaking countries. The following table provides a snap-shot of key population characteristics for each suburb, along with an indication of how these have influenced the Master Plans.

Population	Approx 35,134 people. Approx 14% of the total Wynhdam population.
Population Forecast (2041)	115,763 people (an increase of around 229% between 2018 and 2041).
Median Age	30 years *(Wyndham 32 years)*. High portion of children, particularly 0-9 years (22%).
Cultural Diversity	50% born overseas - Wyndham average is 42%. High proportion from Indian sub-continent.
Households	Couples with children approx. 53% of family types. average household size is 3.4 people *(Wyndham average 3.1 people)*.
SEIFA	Tarneit less disadvantaged than the municipality overall.

Table 03: Tarneit North Suburb Profile (City of Wyndham)

The recreation planning implications are summarised as follows:

- Rapid population growth will drive demand for access to additional facilities.
- The population profile of each suburb is relatively young. Younger age groups generally have higher levels of participation in organised sports.
- Demand for junior sport options will be significant associated with the high proportion of children, as well as reinforcing the importance of access to quality play spaces.
- Cultural diversity can influence sport and recreation demands. In particular contributing to strong demand for cricket and soccer participation – as these reflect popular sports in countries of origin.
- The high proportion of couple families with dependents will contribute to future sport and recreation demand, in particular providing opportunities for junior sport, active recreation (all ages), informal play and social gathering (for families and children) will be important.
- Walkability and informal open space will be important to providing accessible, free to use participation opportunities for residents with limited disposable incomes.
- There will also be demand for physical activity opportunities by older adults as well as younger residents. Quality walking paths, landscape amenity (including safety and security) and functional access to playing fields will be required for active recreation, play and physical activity.
- Pavilion design and management servicing the sport facilities should consider opportunities for community use beyond tenant sporting clubs (i.e. access to social rooms for community use or programming).
- Opportunities for social gathering and use of open space for cultural activities may also need to be considered.

2.11 Sporting Bodies - Background Reports

Sport and Recreation Victoria

Sport and Recreation Victoria (SRV) has a number of strategies to inform Government priorities in relation to sport and recreation as well as planning guides to support infrastructure development. *Active Victoria – A Strategic Framework for Sport and Recreation in Victoria 2017-2021* sets out future priorities to support increasing participation in physical activities based on six key directions:

- Meeting demand;
- Broader and more inclusive participation;
- Additional focus on active recreation;
- Build system resilience and capacity;
- Connect investment in events, high performance and infrastructure; and
- Work together for shared outcomes.

The proposed Master Plans respond to these priorities by supporting provision of infrastructure that responds to identified community needs in Wyndham for formal sports (i.e. cricket, tennis, softball and soccer) as well as opportunities for informal recreation, play and multi-use community spaces.

SRV has also developed *Design for Everyone: A Guide to Sport and Recreation Settings*. The document provides a resource to assist the planning, design and development of inclusive sport and recreation facilities, including consideration of Universal Design and Female Friendly Facilities. The proposed Master Plan responds to key planning principles by maximising flexibility, multi-use, safety and effective functional relationships to ensure the built environment is usable to as many people as possible whilst remaining fit for purpose (i.e. formal sporting use).

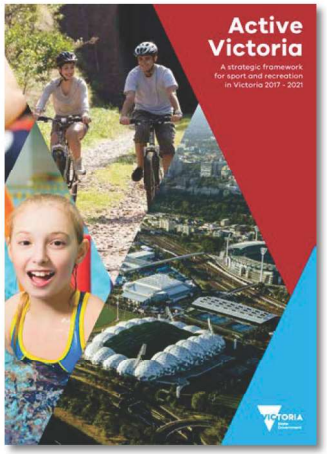


Figure 16: Sport & Recreation Victoira - Active Victoria

Future detailed designs may need to consider specific technical requirements outlined in sub-sections of the *Design for Everyone: A Guide to Sport and Recreation Settings* in relation to the following infrastructure components:

- Approaches, onsite roadways and pedestrian crossings.
- Tracks, pathways, ramps and stairs.
- Car parking and associated infrastructure.
- Kitchens.
- Spectator and viewing areas.
- Catering for assistance animals.
- Landscape design.
- Signage and wayfinding.
- Lighting and contrasts.
- Toilets and change rooms.
- Buildings.

Tennis Victoria

Tennis Australia developed the *Tennis 2020 Facility Development and Management Framework for Australian Tennis* in 2008 and updated in 2012. The framework outlined Tennis Australia' initial vision and approach to nurturing and advancing the prospects of tennis and its facilities in partnership with key stakeholders. Increasing tennis participation remains a key objective.

The report outlines a hierarchy definition for future facility provision. Local facilities are considered to have 4 or more courts and service a catchment of around 15,000 people in a 15km radius; District facilities usually include 8+ courts and service a population of around 50,000 within a 15km radius. The proposed facilities at Tarneit North will be considered Local. Two of the proposed courts are proposed to provide a netball overlay.

The *National Tennis Facility Planning and Development Guide (2013) seeks* to provide guidance to tennis club operators, organisations and local councils regarding tennis facility development projects. The purpose of the Guide is not to provide detailed technical information, but to provide a common process and approach to tennis facility development. Key considerations relevant to the Master Plan include:

- The optimum tennis court orientation is north-south.
- 6 courts require an enclosed area approximately 0.38ha.
- Where possible, consider future growth when planning and designing court and facility layout.
- Floodlighting is an essential element to any tennis facility – recommended lux levels to the Principle Playing Area are 250 lux for Recreational use; and 350 lux for Club competition standard.
- The preferred height for court fencing is 3.6m.
- There may be opportunities for Council to pursue support funding through the Tennis Australia National Court Rebate Scheme.

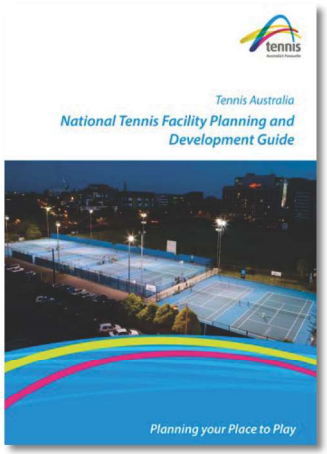


Figure 17: Tennis Australia - Facility Planning Guide

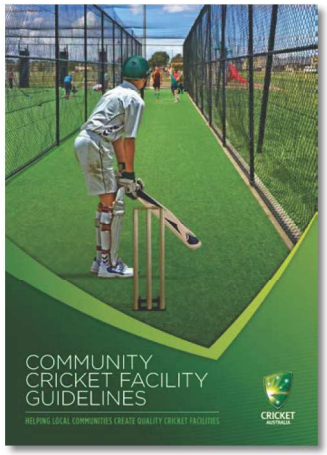


Figure 18: Cricket Australia - Community Cricket Guidelines

Strategic Context

Cricket Victoria

The *Victorian Cricket Infrastructure Strategy (2018)* identifies key future venue planning and development priorities for the 2018 to 2028 period. A key objective of the strategy is to increase participation and activation of existing facilities. Six major trends have been identified impacting participation:

- Increased demand for shorter/modified versions of the game.
- Increasing female participation.
- Changing junior competition formats.
- Increasing demand for cricket 12 months of the year.
- Increased levels of casual or social cricket.
- More flexible programming.

The Western Metro Region (including Wyndham) is cricket's fastest growing participation Region across Victoria. 645 additional players (approximately 60 more teams) registered between the 2014/15 and 2015/16 seasons, 200 more than any other Region across the State during the same period. Growth in membership was experienced across all traditional player categories (introductory, junior and senior) as well as 74 additional female players, taking total female participation figures to just over 200. Wyndham (2,294), Brimbank (1,612), and Hobsons Bay (1,026) were the largest participating areas across the Region following the 2016/17 season. When applying Cricket's National provision ratio average of 1:3,300 the West Metro Region will require access to an estimated 100 plus additional cricket grounds by 2031.

The rise of mid-season cricket or 'winter cricket' is expanding and more pronounced across western Metropolitan Melbourne, due mainly to the high proportion of subcontinent residents. This is increasing demand for access to facilities that can be used year-round. The Master Plans responds to this challenge by providing synthetic cricket pitches between soccer fields to enable them to remain uncovered and available year-round. Furthermore, the location, siting and size of playing fields and cricket practice nets are consistent with the *Cricket Australia Community Facility Cricket Guidelines.*

Football Federation Victoria (Soccer)

The State Football Facilities Strategy 2026 (released August 2018) identified the following four goals:

- More pitches.
- Increase the carrying capacity of existing pitches.
- Facilities suitable for all levels of the game.
- Facility development opportunities.

The Strategy notes that demand is exceeding the supply of pitches in most LGAs particularly in the Melbourne metropolitan area. If the game continues to grow as projected, 420 additional pitches will be desirable by 2026 – based on a 5% projected increase in player registrations. This equates to an average of 40 additional pitches in each of the 8 Melbourne metro regions. The report suggests that 13 additional pitches will be required in Wyndham by 2026, inclusive of lighting and appropriate support facilities (i.e. female friendly pavilion facilities). The proposed playing field and facility provision in Tarneit North (3 pitches) will help contribute to meeting current and projected demand.

Softball Victoria

Softball Victoria's Strategic Plan 2014 – 2018 is currently under review, however key directions in the previous plan are likely to remain relevant, in particular an ongoing objective to increase participation and support sustainable clubs. A sport facility demand assessment or facility provision recommendations have not been included in the previous Strategic Plan.

The Master Plan for Tarneit North will support broader objectives for increasing participation through additional playing field provision and access to multi-use, female friendly pavilion facilities. Proposed playing fields are designed to meet senior adult international standard size for slow pitch formats which requires the largest playing field, thereby making them suitable for all other age and game formats.



Figure 19: Football Federation Victoria - State Football Facilities Strategy



Figure 20: Softball Victoria Strategic Plan

Site and Content Analysis

3

3.1 Site & Context Analysis

Site Description

The site is located in the southeast portion of the Tarneit North Precinct Structure Plan. East of Tarneit Road, south of Dohertys Road, west of Derrimut Road and north of Leakes Road. The site is approximately 13.2 hectares, currently vacant and cleared of significant vegetation.

Property ID	DCP Item	Area (Ha)	Developer
89-SE-20	S-89-04	1.088	Dacland – Rothwell West
89-SE-21	S-89-04	6.4568	Corcoris – Emerald Park
89-SE-22	S-89-04	5.1345	Corcoris – Emerald Park
89-SE-20	CO-89-01	0.2808	Dacland – Rothwell West
89-SE-21	CO-89-01	0.3192	Corcoris – Emerald Park

Table 04: Current Land Ownership

Land Uses

Major land uses in the vicinity of the site include; the proposed Tarneit Major Town Centre (MTC) (approximately 800 metres south east) and proposed Tarneit West Town Centre (approximately 1.4 kilometres south west). A Local Convenience Centre is to be located on the corner of Tarneit Road and Madden Boulevard.

The Tarneit North Community Facility is one of three proposed for the PSP area. A Level 2 Facility is to be located in the Kenning Road Local Town Centre and a Level 3 Facility is proposed within the Tarneit West Town Centre. The site is adjacent to a future Government School and Non-Government School (Catholic Education). It is estimated that the Catholic School is approximately 11 years away from development.

Access and Movement

Tarneit Railway Station is located near the intersection of Leakes and Derrimut Roads, approximately 1.2km south east of the subject site. The Deer Park- West Werribee Railway Line forms part of the Regional Rail Link and is serviced by V/Line Melbourne - Geelong and Melbourne – Warrnambool (via Colac & Geelong) services. A potential future train station is nominated at Tarneit West (approximately 1.8 kilometres south west). The Community Centre and part of the sports reserve are within the primary walking catchment of the proposed Tarneit Town Centre.

The site has three street frontages, Liston Avenue to the west, Fresco Way to the north and Polly Parade to the South. Madden Boulevard provides access to Tarneit Road to the west. Liston Avenue, Polly Parade and Madden Avenue are bus capable connector roads providing connections to the Tarneit and Tarneit West Town Centres.

A north-south shared path is proposed through the site, connecting to the Dry Creek paths to the north east and off-road principal bicycle network along the railway corridor to the south.

Biodiversity & Cultural Heritage

The Biodiversity Assessment undertaken by Biosis in May 2018 reviews the relevant biodiversity documentation for the Tarneit North site and provides advice on the biodiversity values and opportunities and constraints that may affect the development. The Assessment determined that no conversation areas will be impacted by the proposed Community Precinct. The subject site does however contain habitat values which have associated HCOs (Habitat Conservation Obligations). Habitat area types include; Growling Grass Frog, Golden Sun Moth, Spiny Rice-flower and native vegetation.

The Cultural Heritage Due Diligence Assessment undertaken by Biosis in May 2018 reviews the cultural heritage requirements for the Tarneit North Community Precinct development. The Dry Creek corridor and associated wetland/retarding basins are located to the north east of the site. The Missen House site is located approximately 500 metres north of the site on Dohertys Road along the Dry Creek corridor. The site is affected by Heritage Overlay Schedule 38 (HO38) and is a proposed heritage conservation area as per the Precinct Structure Plan. It includes the surrounding dry-stone wall which is nominated for potential retention.

3.2 Opportunities and Constraints

Constraints

- Risk of land not being ready for 2019 delivery timeframes, due to developer movements.
- 22 Victorian Aboriginal Heritage Register (VAHR) sites have been identified in the Cultural Heritage Due Diligence Assessment.

Opportunities

- Maximise the benefits of co-location of Active Recreation, Community Facilities and adjacent Schools.
- Opportunity to utilise water from adjacent stormwater quality treatment assets (RBWL6 associated with Dry Creek) to irrigate open spaces.
- Integrate bus services/stops with the each of the facilities in the Precinct (Active Recreation, Community Facility and Schools).
- Ensure a safe and convenient connection between the community facilities and the Tarneit Road/ Madden Boulevard Local Convenience Centre.
- Provide an integrated and direct shared path connection through the site connecting surrounding cycle infrastructure (Dry Creek and railway corridor paths) and ensure bicycle storage facilities are provided in key locations.
- Opportunities to incorporate Indigenous cultural heritage and local history (Missen House) in the detailed design and development of the Precinct.

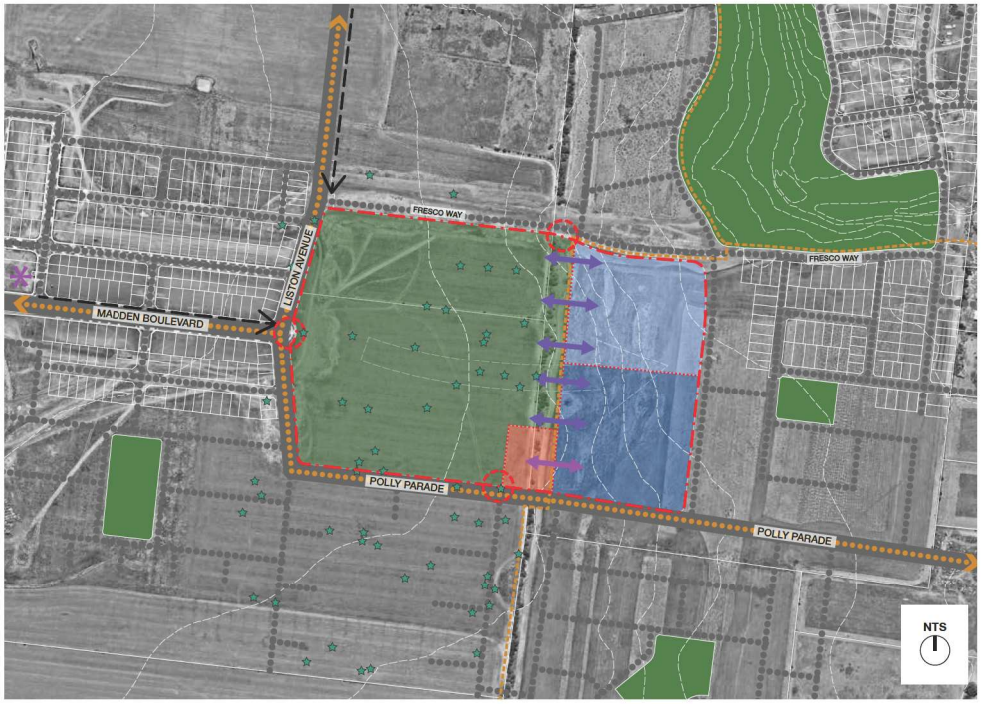


Figure 21: Site Opportunities and Constraints



Master Plan

4

4.1 Principles

Following the review of the strategic background documents and initial workshops with Council officers, six (6) design principles were identifies that reflect the visions and desires for the Community Precinct. The principles are as follows:

- Integrated Activities and Services
- Equitable and Accessible
- Flexible, Multipurpose & Adaptable
- Local Identity
- Design Quality
- Sustainability



Integrated Activities & Services	· A local destination that maximises opportunities to engage in social, cultural, learning and recreation activities. · Compatible services, facilities and land uses are co-located and well connected, working together to meet broad community needs.
Equitable and Accessible	· Inclusive, welcoming spaces invite people to spend time and interact. A safe and welcoming environment accessible to all. · A well-connected and legible environment that provides for intuitive wayfinding with a clear hierarchy of pathways and spaces, direct connections and clear sightlines. · A range of viable transport choices are provided for including; walking, cycling, public transport and private vehicles. The modal hierarchy puts pedestrians as the highest priority.
Flexible, Multipurpose and Adaptable	· Multiple uses are accommodated recognising the need to provide for a diverse range of experiences. · Provide for active (organised, casual, social) and passive activities (walking, siting, meeting). · Enable individuals and groups to participate in social interactions, recreation and play. · Designed to allow for the maximum use of spaces where individual 'ownership' of spaces is temporary to ensure all-of-community ownership is retained. · Designed to maximise flexibility able to respond and adapt to changing community needs over the day, across the years and through the generations. · Facilities are functional and fit for purpose maximising the opportunities for connections between the indoor and outdoor spaces.
Local Identity	· Locally relevant and belonging to the community. A sense of place, identity and belonging will be developed with community input and inspiration. · Respect and respond to indigenous and non-indigenous cultural heritage and local history. · Incorporation of locally-specific design elements such as materials, planting and signage will enhance the distinctiveness of place.
Design Quality	· Visually appealing and engaging responding to site orientation, climatic conditions and typography. · Resilient, robust and durable materials to minimise maintenance over time. · Incorporate CPTED principles (Crime Prevention Through Environmental Design) into the design of all elements of the Precinct. · Water sensitive urban design should be incorporated into the building design and landscape to capture and use this precious resource for the benefit of the environment including the principles of reduce, reuse and recycle.
Sustainability	· Integrated approach to social, cultural, economic, and environmental success and performance of the precinct.

Table 05: Master Plan Principles

4.2 Design Development

During Stage 2 of the Master Plan process, community input was sought on both the Tarneit North and Truganina Precincts. Two drop-in sessions were held at Tarneit Community Learning Centre (Saturday 23 June and Wednesday 27 June). Additionally, community were provided an opportunity to provide feedback through an online survey through The Loop website. The drop-in sessions and survey sought to capture the preferred activities and services to be provided and look and feel for the Precinct and feedback on 2 x concept options for each Precinct. A total of 29 online survey responses were completed. 6.9% of respondents selected Tarneit North as the Precinct they would visit and use, an additional 24.1% selected both Tarneit North and Truganina.

These comments were then taken aboard, considered and assisted in the design development. Considerations raised during this phase include; multi-functionality and provision of additional sporting facilities, mand for multi-purpose community spaces, night-time uses and safety. The Master Plan has responded to the community feedback in the following ways:

- Inclusion of multi-functional courts that allow for tennis and netball use
- Catering for night-time use of sporting facilities, providing lighting to the soccer and cricket overlay
- Supporting high levels of walking and running through the provision of a clear network of paths
- Providing spaces for informal socializing, relaxation and informal play
- Designing to avoid blind-spots and ensuring clear sightlines between key uses and buildings
- Considering the future expansion of the Integrated Family Centre to provide additional community facilities

The detailed design process and operation of facilities can address the following:

- Landscaping
- Universal access
- IT and Wi-Fi access
- Maintenance
- Programs such as playgroups and after school hours care
- Staggered start/finish times to deal with peak traffic and car parking

Feedback included suggested additional facilities, outside the project brief and scope for the Precincts; including football, rugby, synthetic running track, fitness and swimming centre, library. These submissions can be considered in wider recreation and community planning for the municipality.

Mode of Transport

How people will travel to and from the Precinct

- *55.2% Private Transport*
- *20.7% Walk*
- *17.2% Public Transport*
- *6.9% Cycle*

Visit Frequency

How often people will visit the Precinct

- *41.1% Weekly*
- *24.1% Everyday*
- *24.1% Monthly*
- *10.3% Fortnightly*

Activities & Services

What activities and services will people utilise (in order)

- *Walking & Running*
- *Socialising & Hangout*
- *BBQ & Picnic*
- *Relaxation*
- *Play*
- *Kindergarten*
- *Soccer*
- *Tennis*
- *After School Programs*
- *Cricket*
- *Meetings*
- *Youth Programs*
- *Maternal & Child Health*
- *Community & Health Services*
- *Adult Education & Training*

Source: The Loop - Survey Report (Community Precinct Master Plan - Tarneit North & Truganina)

4.3 Master Plan

The following provides a summary of the key elements of the Tarneit North Master Plan:

Integrated Family Centre

- Located to maximise the benefits of co-location with the P-9 Government School.
- Polly Parade frontage ensures the Centre has a sense of address and visibility.

Active Recreation & Pavilion

- Direct connection between pavilion and both soccer fields, softball fields and tennis courts.
- Mix of soft and hard landscaping amenity and furniture surrounding the Pavilion.

Passive Recreation & Play

- Multi-use oval to the north of the site provides for social and informal active recreation opportunities.
- Distribution of passive and active recreation opportunities across the site.
- 2 x tennis courts multi-use with netball overlay.

Access

- Bus drop off and zone and turning circle to the Pavilion.
- Potential for two or more pedestrian access points along the shared boundary with the future Government and Non-Government Schools.

Movement

- A network of pathways through the site, connecting to adjoining residential streetscapes, cycling routes and the adjacent Schools.
- Safe raised pedestrian crossings provided for across the car park connecting the IFC and soccer fields.

Master Plan



Figure 22: Master Plan

- Site Boundary
- 3.5m Shared Path (Sealed)
- 2.5m Path (Gravel)
- P Pavilion
- IFC Integrated Family Centre
- Floodlights
- Players Shelters
- Shelter and Seating
- BBQ Shelter and Seating

1. Shared Path connections integrated with on road cycle paths.
2. Open lawn area providing for social cricket and informal play. Long term future softball expansion (diamond #4).
3. Mix of hard and soft landscaping amenity for spectators and general community gatherings surrounding Pavilion.
4. Raised pedestrian crossing across car park to provide enhanced connection between Active Recreation and Integrated Family Centre.
5. Landscape design to respond to proximity of playground and car park to ensure safety.
6. Integrated Family Centre Floor Plan allows for direct connections to P9 School Administration Building.
7. Potential access point to future Government School.

Master Plan



Figure 23: Master Plan - Site Access

NTS



Figure 24: Master Plan - Movement

NTS

Master Plan



Figure 25: Master Plan - Visual Connections

NTS



Figure 26: Master Plan - Functional Relationships

NTS

4.5 Spatial Requirements

Facility	GFA sqm	Inclusions
Kindergarten & Flexible Early Years	509 sqm (internal) 990 sqm (external)	· Kindergarten Rooms (x2) · Flexible EY Room (x1) · Internal Storage · External Storage · Childrens Toilets · Staff Toilets · External Covered (1/3)
Maternal and Child Health	54 sqm	· Consulting Suites (x3)
Common Areas & Shared Facilities	424 sqm	· Foyer & Cirulation · Reception · Informal Breakout Spaces · Kitchen · Administrtaion · IT Room · Storage · Toilets · WC / Shower (DDA)
Flexible Community Room (Future Expansion)	295 sqm	· Community Room · Internal Storage · Community Lounge

Table 06: Spatial Requirements - Integrated Family Centre

Facility	Quantity	Requirements
Softball	x3	· x 2 junior and x 1 senior · Future expansion x 1 (4)
Soccer Fields	x 3	· Future upgrade - stand-alone soccer from turf to synthetic and flood lighting installed
Cricket Overlay	x 1	
Tennis Courts	x 6	· x 1 multi-use (netball overlay)
Cricket Nets	x 4	· x 3 locked · x 1 unlocked · consider at least one bay supporting softabll use as batting cage
Pavilion	1,210 sqm	· Change Rooms · Showers & Toilets · Referees Room · Community Area · First Aid · Kitchen / Kiosk · Internal Storage · External Storage · Pavilion Toilet · Public Toilet · Service Yard (Bin Storage) · Internal Circulation

Table 07: Spatial Requirements - Active Recreation & Pavilion

4.4 Functional Relationships

The siting of the Integrated Family Centre at the site boundary seeks to maximise co-location benefits with the potential adjacent Government P-9 School. The design of the facility can further facilitate integration through opportunities for direct physical connections. Ongoing collaboration with the Department of Education and Training (DET) in the master planning of the adjacent site is necessary to achieve this.

Figure 27 demonstrates the desired organisational adjacencies or functional relationships. This diagram is intended to guide the detailed design phase of the project. The ability to deliver seamless services is a key driver behind the project and design of the IFC should maximise integration and the sharing of facilities between Kindergarten, Early Years and Maternal & Child Health.

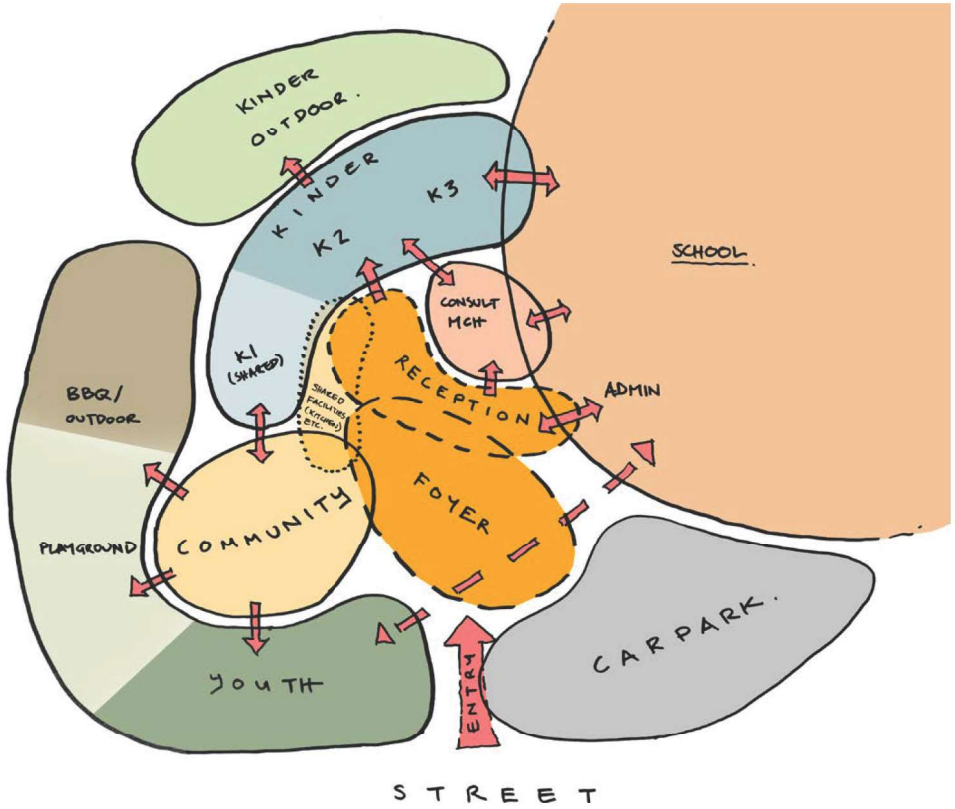


Figure 27: Integrated Family Centre - Functional Relationship Diagram

4.6 Visualisations



Figure 28: Visualisation View Locations



Figure 29: View 1 - Looking east towards to the Pavilion (artists impression)



Figure 30: View 2 - Looking north-west towards to the Pavilion from the play area (artists impression)



Figure 31: View 3 - Looking north-east to the entrance to the Integrated Family Centre (artists impression)

4.7 Precedents



Figure 32: Foley Park, Glebe, NSW (ASPECT Studios)



Figure 33: Dandenong Regional Park, Dandenong, VIC (ASPECT Studios)



Figure 34: Lizard Log Park, Western Sydney, NSW (McGregor Coxall)



Figure 35: Gordon Street Pavilion, Heyfield, VIC (Katz Architecture)



Figure 36: Ian Potter Children's WILD PLAY, Centennial Park, NSW (ASPECT Studios)



Figure 37: Civic Park, Warragul, VIC (Fitzgerald Frisby Landscape Architecture)



Figure 38: Civic Park, Warragul, VIC (Fitzgerald Frisby Landscape Architecture)



Figure 39: Multi-Purpose Area, Box Hill Gardens, VIC (ASPECT Studios)



Figure 40: Tidlangga Playspace, North Adelaide, SA (City of Adelaide)



Figure 41: Boorai Centre, Ocean Grove, VIC (Perkins Architects)



Figure 42: Harbour Family and Children's Centre, Docklands, VIC (HASSELL)



Figure 43: Arena Children's Centre, Officer, VIC (Cohen Leigh)



Figure 44: Tidlangga Playscape, North Adelaide (City of Adelaide)



Figure 45: Margaret Cribb Early Learning Centre, UQ, QLD (DWP)



Figure 46: Return to Royal Park, Parkville, VIC (City of Melbourne)



Figure 47: Laurimar community Activity Centre, Epping, VIC (Croxon Ramsay)



Figure 48: Valley Reserve, Mt Waverley, VIC (Sparc)



Figure 49: Hazel Glen Child and Family Centre, Doreen, VIC (Brand Architects)



Figure 50: Roterbrohallen Sports Hall Sollentuna, Sweden (Arkietker)



Figure 51: Lizard Log Park, Western Sydney, NSW (McGregor Coxall)



Figure 52: Kwinana Outdoor Youth Space, Kwinana, WA (Convic)



Figure 53: Darling Quarter, NSW (ASPECT Studios)



Figure 54: Haslop Reserve, SA (ASPECT Studios)

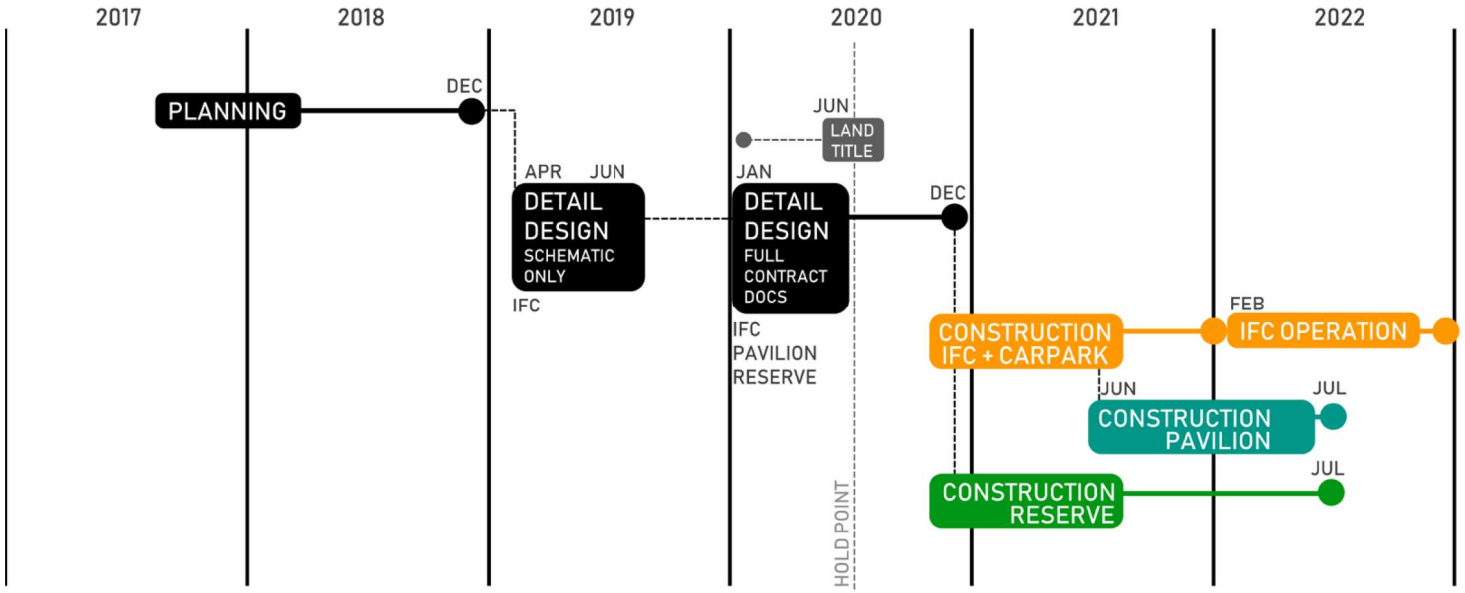


Figure 55: Dendy Park Pavilion, Brighton, VIC (CohenLeigh Architects)

Implementation Plan

5

5.1 Development Programme



5.2 Implementation Challenges

- Primary constraint is the IFC commencing operation in Term 1 of 2022.
- In consultation with the land developer the indicative month that the land will be transferred to Wyndham City and a title received is June 2020.
- Detail design will commence prior to transfer of land and will require acquiring a license for access to site from the developer.
- Land for both Active Open Space and Integrated Family Centre is split across two developers.

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