



# KILSYTH RECREATION RESERVE

**BACKGROUND REPORT**

*Prepared by Hansen Partnership / October 2021*



A scenic landscape featuring a paved path leading through a grassy area with several trees. In the background, there are hills and a blue sky with white clouds. A semi-transparent geometric shape, consisting of a large triangle and a smaller rectangle, is overlaid on the left side of the image. The text is positioned within the rectangular part of this overlay.

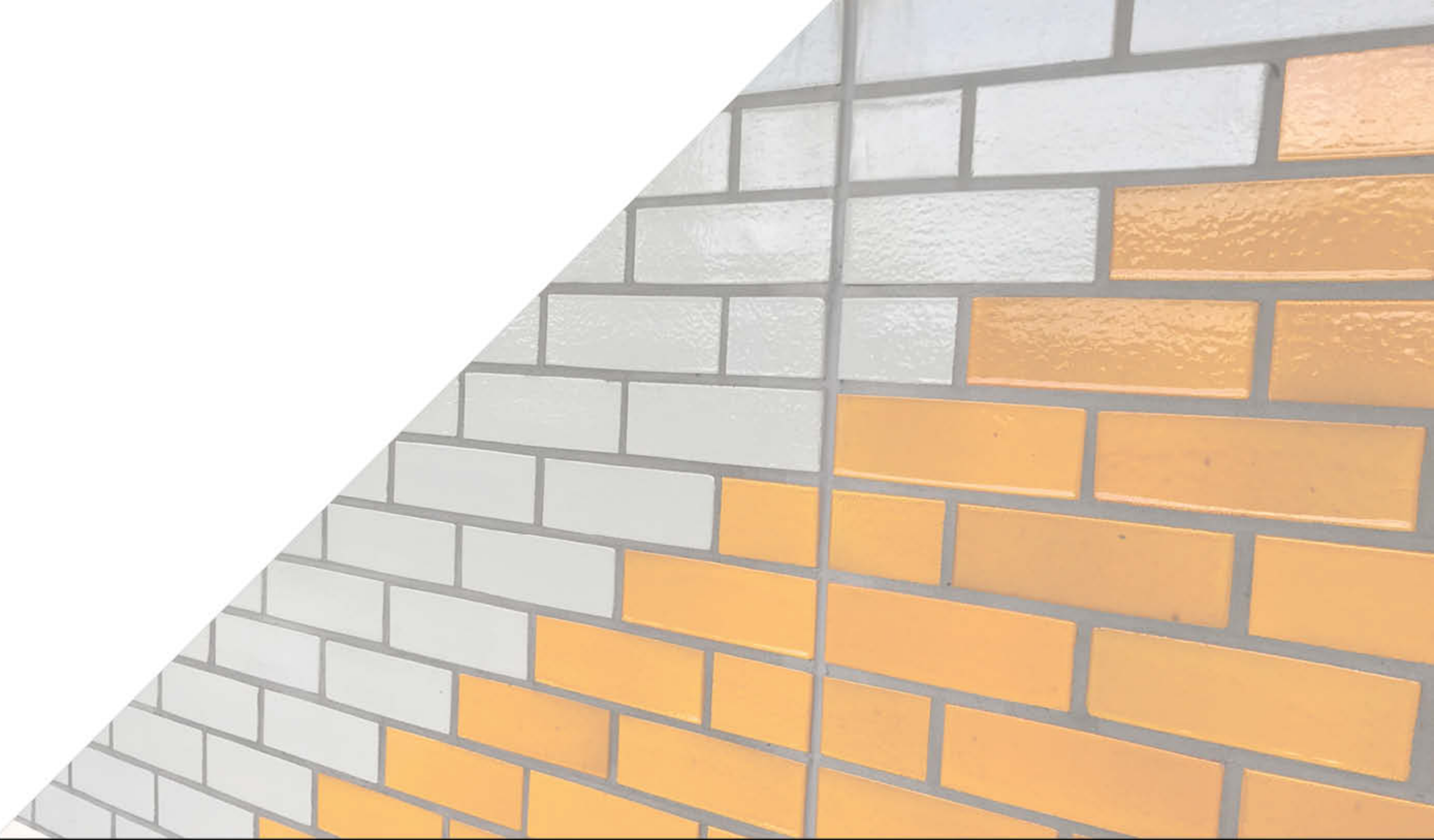
We acknowledge and respect Traditional Owners across Australia as the original custodians of our land and waters, their unique ability to care for country and deep spiritual connection to it. We honour Elders past, present and emerging whose knowledge and wisdom has and will ensure the continuation of cultures and traditional practices.

**ACKNOWLEDGMENT OF COUNTRY**

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# INTRODUCTION

# INTRODUCTION

## PURPOSE

Hansen Partnership has been engaged by the Yarra Ranges Council to undertake the preparation of a master plan for the Kilsyth Recreation Reserve at Kilsyth. This master plan will form part of the Council's overall Kilsyth Recreational Reserve strategy and provides a strategic vision for the functionality and public realm improvement within Kilsyth Recreation Reserve.

The master plan document will address a series of schematic principles and objectives outlined as follow:

- State the objectives for the provision of intergenerational active and passive recreation facilities at Kilsyth Recreation Reserve;
- Provide a strategic approach for the future provision of sport and recreation facilities at the site that responds to the identified needs of the surrounding communities into the future;
- Provide reference to determine the suitability and feasibility of any proposed works within Kilsyth Recreation Reserve and the surrounding area;
- Provide reference schematic plans, showing component layout, profile and estimated dimensions where appropriate;
- Provide estimated costs for construction and maintenance over a fifteen year period, and;
- To assist in the identification and assessment of future developments around the site.

## PROJECT PROCESS

The Kilsyth Reserve Master Plan will be a collaborative effort between a number of key stakeholders. The project will be led by the Recreation and Active Living Unit in collaboration with Hansen Partnership with additional input from the Council Project Team, Project Leadership Group (Council internal), Project Reference Group (external bodies and community members) and the External Reference Groups.

The master plan process will be separated into two parts:

Part one of the master planning process involves the background review of the site. Relevant documents and strategies will be analysed to gain an understanding of the design frameworks and principles which may influence the final design outcome. Consultations with the various stakeholder groups and the community will be undertaken to collect and assemble information on the different priorities and aspirations. A thorough site investigation will be conducted in this stage to gain an in depth understanding of the existing site conditions as well as the potential issues and opportunities to be addressed in the initial concept. A set of design principles will be generated to inform the concept design.

Part two of the project comprises of the design process built on the evidence and information gained through the various analysis and consultation exercise. A master plan report will be prepared collating all the information obtained through the initial review process and the various consultations sessions, to succinctly summarise and present the design principles and outcomes for the Council review and adoption.

## BACKGROUND REVIEW

Project Inception

Background Analysis and Site Investigation

Development of Opportunities and Constraints

Establish Design Principles

Internal Consultation

Public Consultation



## MASTER PLAN REPORT

Draft Master Plan

Internal Consultation

Public Consultation

Final Master Plan

Adoption



## LOCATION

Kilsyth Recreation Reserve is situated within the Yarra Ranges, approximately 37km north-east of the Melbourne Central Business District in the suburb of Kilsyth located on the western boundary of the municipality. Kilsyth has a population of 10,891 based on 2016 census data.

Located to the east of the Maroondah Highway and to the south of Mt Dandenong Road the site abuts retail/commercial stores and is in close proximity to community services and educational facilities.

Located at 95 Colchester Road, Kilsyth Recreation Reserve is a Council owned parcel of land.



figure 1 Yarra Ranges municipality



## STUDY AREA

### Surrounding context:

Kilsyth Recreation Reserve is located to the east of Colchester Road in Kilsyth. The site is positioned to the south of the Kilsyth Town Centre that is accessed from Mt Dandenong Road. The town centre comprises of two shopping areas, separately owned and managed:

- Churinga Shopping Centre is located to the east with Woolworths, Aldi and specialty stores.
- Kilsyth Shopping Centre is located to the west, with Coles and a series of local specialty stores.

An allotment between these two sites at 532-542 Mt Dandenong Road is privately owned. Kilsyth Memorial Hall is also located to the north of the site and a third small strip of retail stores along Colchester Road and 7-Eleven on the corner of Mt Dandenong Road. The site is bound by low density residential areas to the west, south and east of the site, with Walmsley Retirement Village located to the south, accessed via Greeves Drive.

General local use and pedestrian movement is seen across the site especially through the connection from Greeves Drive and Colchester Road to the northern shopping centre precinct.

### Site Character:

The reserve is currently sports focused, with an oval and 7 tennis courts and associated clubrooms. The northern boundary is framed by the back walls of Kilsyth & Churinga Shopping Centres, with the low density residential properties to the south and east allowing extended views to the Dandenong Ranges to the south-east.

### Vegetation:

Site vegetation consists of a mix of both native and exotic species that align Colchester Road and pedestrian paths. Vegetation is also distributed in clustered formations around the sites boundaries. The existing lawns and oval are generally well kept and in good condition. Revegetation works have recently been completed to the south of the existing oval.

### Existing User Groups:

- Eastern Ranges Football Club
- AFL Outer East. The AFL Outer East runs its administration base from the new Kilsyth Centre of Excellence on the site.
- 7 tennis courts located on the reserve including clubrooms. The courts are no longer used by a Tennis Club as they have moved to a new facility. The courts are currently leased for limited use by a local tennis coach.



Figure 2 Subject Site





# 2

## BACKGROUND REVIEW







## Subject Site Overlays

There are no overlays that are applied to the Kilsyth Recreation Reserve subject site.

## Overlays adjacent to site boundaries

### Design and Development Overlay (DDO8)

The Design and Development Overlay Schedule 8 is applied to the land parcels south and east of the reserve. The purpose of the overlay is:

- To implement the objectives of the Shire of Yarra Ranges Housing Strategy 2009.
- To increase residential density and to provide for a range of housing types within the identified consolidation areas of neighbourhood centres and rural townships.
- To encourage the aggregation of existing lots allowing greater flexibility to design quality higher density residential development that complements the existing streetscape.
- To encourage higher built form on larger lots to protect the amenity of existing dwellings.
- To ensure new development is well articulated and upper storey elements are not bulky or visually obtrusive.
- To ensure that the design of new buildings provides an appropriate transition of scale and form to buildings on adjacent lots.
- To minimise the impact of driveways and parking areas in multi-unit developments.
- To ensure street frontages and open space provide sufficient room for canopy trees and vegetation.

The interface between the subject site and residential area affected by the DDO8 should be carefully considered in the masterplans outcomes. The masterplan and proposed development should ensure that it does not cause detrimental impacts to the land parcels to the south and east and adheres to an appropriate transition of scale and form and that new facilities are not intrusive.

Consider including landscaping that is of native and indigenous species to fit into the existing DDO8 character.

### Design and Development Overlay (DDO16)

The Design and Development Overlay Schedule 16 is the Kilsyth Town Centre. The character statement for the centre states that the town centre is disjointed, and generally unattractive to adjoining public spaces. It encourages that new development will contribute to the integration of the two supermarket sites and other commercial developments to form a single centre that provides strong links to the adjoining parklands and an attractive interface with surrounding streets.

The design objectives of the overlay is:

- To create a cohesive and attractive town centre.
- To encourage additional outdoor pedestrian activity in the town centre.
- To improve linkages between the town centre and the adjoining parkland.
- To protect and enhance the amenity of public places and residential areas within and adjoining the town centre.
- To provide safe and convenient on site car parking that has a minimal visual impact on public places.

The overlay will have an affect on the development and future connects from the reserve to the shopping centre. Future development of the Kilsyth Town Centre may change the existing layout to improve the amenity and function of the precinct. Its important to improve current access and integration between the reserve and town centre while strategically planning for future change.

### Significant Landscape Overlay Schedule 23 (SLO23)

The overlay is applied to the land parcels east of the Reserve and to the south. The purpose of the overlay is to:

- To identify significant landscapes.
- To conserve and enhance the character of significant landscapes.

Schedule 23 to the overlay is committed to preserving the unique areas of the Yarra Ranges Shire. Within the Kilsyth / Mooroolbark Area residential development has occurred over a 60 year period resulting in a sense of openness and well established gardens. The mature trees which occur widely in these areas link them to the treed backdrop of the Dandenongs Ranges.

Although the SLO23 does not directly affect Kilsyth Recreation Reserve the masterplan should be respectful to the significant character of the surrounding area to and celebrate the openness and established character.

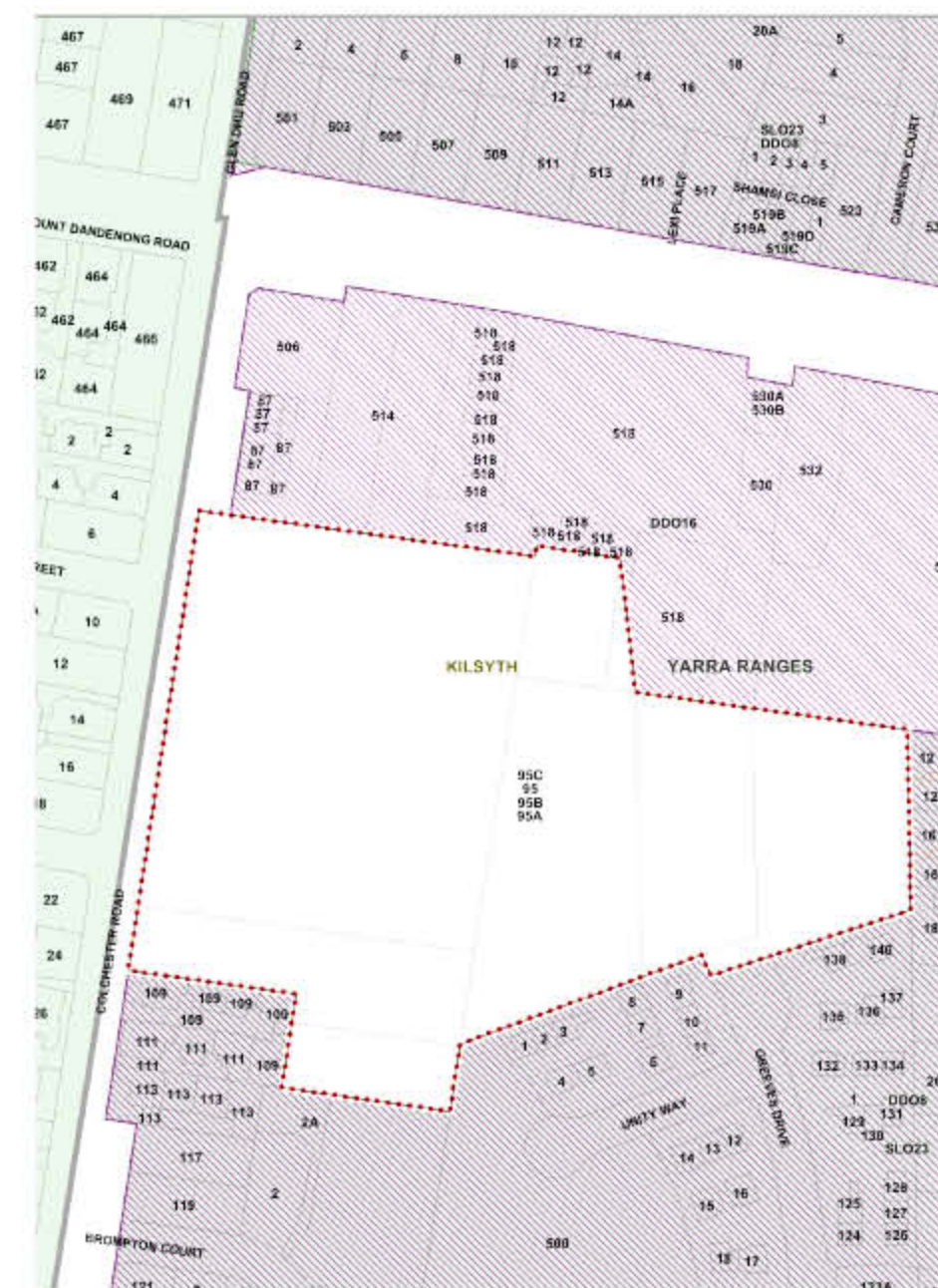


figure 4 Planning Overlay



## STRATEGIC POLICIES & DOCUMENTS

The following relevant documents have been reviewed to provide an understanding of the site and the broader context of Yarra Ranges strategic future. The documents consist of both strategies and policies that guide development, natural resources management and safety within the municipality and the wider metropolitan region that are applicable to the Kilsyth Recreation Reserve.

### Yarra Ranges Council Plan 2017-2021

The Yarra Ranges Council Plan is an overarching document providing summary and projections for the future population, demographic, environmental, commercial and industrial factors to be taken into consideration when planning and developing within the municipality. This includes an extensive public consultation conducted in 2016 to identify key visions and objectives to be delivered by 2036.

The document has identified the social, financial and environmental challenges to be addressed in the delivery of Council's vision and has proposed five principles moving forward to accomplish these Council goals.

#### Connected and Healthy Communities

- *Communities are safe, resilient, healthy, inclusive and socially well connected. Quality services are accessible to everyone.*

#### Quality Infrastructure and Livable Places

- *Quality facilities and infrastructure meets current and future needs. Places are well planned and hubs of activity that foster wellbeing, creativity and innovation.*

#### Protected and Enhanced Natural Environment

- *A healthier environment for future generations.*

#### Vibrant Economy, Agriculture and Tourism

- *Our tourism, agriculture, health, manufacturing and other industries are leading and dynamic. Strong investment and attraction underpin sustainable economic growth and job creation.*

#### High Performing Organisation

- *An innovative, responsive organisation that listens and delivers quality, value for money services to our community.*

Kilsyth Recreation Reserve is an existing sporting reserve that is used by the local community. The Council plan has a number of aims that it wants to achieve by the year 2021 including to create quality facilities and infrastructure that meets current and future needs. As part of this principle the Recreation Reserve has already under gone infrastructure works to create the Kilsyth Centre of Excellence. This centre replaced the old football club rooms on the site and is primarily the base for elite levels of Australian Rules, specialising in delivering education programs, coach and player development programs, an AFL Youth Girls Academy, as well as provide an administrative base for the AFL Yarra Ranges and AFL Outer East.

Although the facility was built by the Yarra Ranges Council, the centre has received financial assistance from the Australian Government through the Community Development Grants Programme, the Victorian Government through the Growing Suburbs Fund, and Australian Football League.

The reserve provides services for organised sports that should have facilities strengthened across the whole site to promote healthy communities within the municipality and create development that is inclusive and keeps residents socially connected.

## Landscape & environment

### Environment Strategy 2015 -2025

The Environmental Strategy recognises the importance and significance of the both the natural and urban environment of the Yarra Ranges. The document acknowledges the importance of a healthy environment on the local communities and the challenge posed by climate change.

The strategy outlines the following visions:

#### Our Place, Our Healthy Landscapes

- *The importance of habitat and natural ecosystems on biodiversity.*

#### Thriving Communities

- *The contribution environment has to the health of the local communities and economy.*

#### My Home

- *The cultural identity and social value of the environment on the local communities.*

The strategy proposes the following six goals to delivery the visions of this document:

1. Protection of iconic places and their natural character.
2. Preserving and improving the quality of water and waterways.
3. Protecting and enhancing the natural habitats and ecosystems.
4. Creating environmentally sustainable activities to boost local economies.
5. Building resilience to climate change and extreme weather events.
6. Enhancing social awareness of environmental protection.

The existing vegetation that exists on Kilsyth Recreation Reserve should be enhanced and more vegetation added where possible to help achieve the goals of the strategy.

## Recreation & open space

### Recreation and Open Space Strategy: Strategic Framework 2013 -2023

The Recreation an Open Space Plan is an overarching framework which informs and guide the development of recreation and open spaces within the Yarra Ranges municipality. Extensive public consultations and analysis was undertaken by Council in order to assess the quality of the open spaces within the municipality and their capacity to accommodate existing uses as well as projected future demands. This document clearly identifies the importance of recreation and open space through the lens of social, environmental and economical benefits, as well as affirming Council's commitment to delivering and maintaining these spaces for the local communities.

The document identifies a set of criteria used to assess the statue and characteristic of open spaces based on their size, catchment and use, informing the design requirements and outcomes.

Kilsyth Recreation Reserve is located within **Precinct E: Kilsyth and Montrose** as part of the action sheet that relates to the Recreation and Open Space Strategy. The action plan identifies that the recreation opportunities in Kilsyth are good however could be improved. Kilsyth currently has 6 major sports reserves and facilities across the suburb. The oval at Kilsyth Recreation Reserve is included in the list however with initiatives to boost healthy activity and infrastructure provisions should be made to improve facilities to align with the documents vision.

*"Recreation and Open Space Strategy  
- plans for an active and healthy Yarra  
Ranges future providing quality and  
diverse sport and recreation facilities,  
parks and community spaces. Aims to activate our  
community spaces and support local sport and  
recreation clubs while protecting the environment  
and developing effective community and  
organisational partnerships".*

*- Yarra Ranges Council - Our key strategies to achieve our objectives 'Council Plan 2017-2021*



## Recreation and Open Space Strategy: Strategic Policy 2013 -2023

This Policy provides a vision for Yarra Ranges Council's Recreation and Open Space Strategy which seeks 'To have a healthy and active Yarra Ranges community and environment'. The target is to increase physical activity levels in Yarra Ranges by 15% in 5 years. Key outcomes and recommendations include:

- Planning for an active and healthy Yarra Ranges future;
- Quality and diverse sports and recreation facilities, parks and community spaces;
- Activate our community spaces;
- Supporting the development of connected community;
- Protecting Yarra Ranges environment;
- Supporting the sustainability of local sport and recreation clubs, and;
- Develop effective community and organisational partnerships.

## Recreation and Open Space Strategy: Implementation Plan 2013 -2023

This report provides a prioritised action plan that will inform Yarra Ranges Council's future investment into recreation facilities, services and open spaces.

Kilsyth Recreation Reserve falls within **Precinct E - Kilsyth and Montrose** which seeks to implement the Kilsyth Recreation Reserve Master Plan and to develop a business case for a new sports training facility with Eastern Ranges (TAC) Football Club as a 'Medium' term priority. Of relevance, it also provides an 'Ongoing' priority to:

- Improving the quality and diversity of recreation opportunities at local social recreation parks.

## Transport

### Integrated Transport Strategy (2020-2040)

Yarra Ranges Council has developed an Integrated Transport Strategy. In this process, an online map was released to allow the community to pin comments across the municipality to assist Council in understanding the current issues and opportunities. Pedestrian orientated design should be used to connect the reserve to the surrounding shopping precinct and pedestrian network.

'Connected', the Council's Integrated Transport Strategy is the key strategic document that guides transport planning and decision making over the next two decades.

'Connected' outlines the most pressing challenges and the big moves required to make getting around in Yarra Ranges more convenient, safer and more sustainable.

## Social & cultural

### Health and Wellbeing Plan 2021-2025

This document outlines the significance of a healthy community and outline priorities to advocate for these policies and programs. There are a number of mental and physical health issues identified in the Yarra Ranges Council which are discussed and addressed in this document.

The relevant health priority of this document is outlined in **Section 4: Increase Active Living**

*'People in Yarra Ranges have capacity to walk and be physically active through accessible footpaths, trails, parks, play spaces and an inclusive culture that supports participation in all forms of physical activity.'*

Key goals aimed to be achieved under Section 4 includes:

- Universal access to footpaths and trails;
- Accessible and inclusive parks, recreation facilities and playspaces;
- Active residents through walking and physical activities;
- Culture change supports participation of woman, trans-gender and gender diverse community members in sport and recreation, and;
- Active modes of travel support employment, education and social connection.

### Child and Youth Strategy 2014-2024

This strategy outlines Council's approach for promoting positive outcomes for children and young people aged 0-25 years and their families in Yarra Ranges. A key outcomes proposed by this strategy is the insurance of adequate infrastructure in place to meet the needs of children, young people and their family.

Kilsyth Recreation Reserve plays a key role in the future of active sports and recreation within Yarra Ranges that will continue to promote positive outcomes for children and youth into the future. Opportunities for enhancing the existing facilities and how new facilities can be added will be explored and within the master plan process.



## Yarra Ranges Community Safety Plan and Action Plan 2013 - 2018

The Yarra Ranges Community Safety Plan and Action Plan outlines the Council's commitment to improve public safety through a combination of education, building awareness, and collaboration with the community. Safety concerns associated with poor urban designs has been identified to discourage active living and community connectedness, directly correlating with the drop in community health and well-being.

It is important to make our community spaces safe for individuals, families and groups to encourage active community participation and social connection. Kilsyth Recreation Reserve will address any current safety issues or unwanted behaviour within the reserve to create a welcoming place that is free from risk.

## Connecting Young People - Strategic Action Plan 2016-2019

This strategy creates a three year vision to deliver on key outcomes and goals focused on young people. One of the core priorities is health, with the objective to improve young people's access to cultural, social and recreational activities. The strategic action is to advocate for, and influence consideration of young people in the creation of spaces and services that are youth friendly.

## Yarra Ranges Public Toilets Management Plan 2018-2028

This document outlines the management of public toilets across the municipality. The documents outlines the toilet facilities within the EFL/AFL Centre of Excellence will be publically accessible, replacing the old toilet block, which will be demolished.

*"Research into participation in physical activity shows growth in non-organised activities compared to traditional club-based or organised sport. This research highlights the importance of investing resources and infrastructure for passive recreation".*  
-Department of Sport & Recreation, Benefits of physical activity,

Government of Western Australia (2008).



## LOCAL DEMOGRAPHIC

The following demographic information have been taken from the 2016 Census Data for the Kilsyth (3137) local area, as well as forecast projections (2021-2041) from the Forecast ID website.

### Population

|                                     |        |
|-------------------------------------|--------|
| Total population 2016:              | 10,891 |
| Total population (projection) 2021: | 10,127 |
| Total population (projection) 2041: | 11,825 |

### Age Structure

The following table from Forecast ID details the projected shifts in the local demographic age groups (5 year groups) from 2016 to 2041.

| Kilsyth - Total persons | 2016   |       | 2021   |       | 2041   |       | between 2016 and 2041 |
|-------------------------|--------|-------|--------|-------|--------|-------|-----------------------|
| Age group (years)       | Number | %     | Number | %     | Number | %     | Number                |
| 0 to 4                  | 644    | 6.7   | 724    | 7.1   | 774    | 6.5   | +131                  |
| 5 to 9                  | 585    | 6.1   | 605    | 6.0   | 691    | 5.8   | +106                  |
| 10 to 14                | 499    | 5.2   | 537    | 5.3   | 609    | 5.1   | +109                  |
| 15 to 19                | 462    | 4.8   | 484    | 4.8   | 560    | 4.7   | +98                   |
| 20 to 24                | 605    | 6.3   | 546    | 5.4   | 624    | 5.3   | +19                   |
| 25 to 29                | 692    | 7.2   | 700    | 6.9   | 761    | 6.4   | +69                   |
| 30 to 34                | 787    | 8.2   | 743    | 7.3   | 818    | 6.9   | +31                   |
| 35 to 39                | 600    | 6.3   | 683    | 6.7   | 732    | 6.2   | +132                  |
| 40 to 44                | 564    | 5.9   | 566    | 5.6   | 649    | 5.5   | +84                   |
| 45 to 49                | 550    | 5.8   | 569    | 5.6   | 637    | 5.4   | +86                   |
| 50 to 54                | 564    | 5.9   | 559    | 5.5   | 629    | 5.3   | +65                   |
| 55 to 59                | 583    | 6.1   | 547    | 5.4   | 601    | 5.1   | +18                   |
| 60 to 64                | 503    | 5.3   | 536    | 5.3   | 548    | 4.6   | +45                   |
| 65 to 69                | 518    | 5.4   | 502    | 5.0   | 551    | 4.7   | +34                   |
| 70 to 74                | 464    | 4.9   | 536    | 5.3   | 588    | 5.0   | +124                  |
| 75 to 79                | 336    | 3.5   | 471    | 4.6   | 604    | 5.1   | +267                  |
| 80 to 84                | 211    | 2.2   | 326    | 3.2   | 578    | 4.9   | +366                  |
| 85 and over             | 392    | 4.1   | 494    | 4.9   | 873    | 7.4   | +481                  |
| Total persons           | 9,559  | 100.0 | 10,127 | 100.0 | 11,825 | 100.0 | +2,265                |

figure 5 ID age structure forecast

### Household Types

The following chart from Forecast ID details the projected shift in household types within Kilsyth from 2016 to 2041.

| Kilsyth                         | 2016   |      | 2021   |      | 2041   |      | Change between 2016 and 2041 |
|---------------------------------|--------|------|--------|------|--------|------|------------------------------|
| Type                            | Number | %    | Number | %    | Number | %    | Number                       |
| Couple families with dependents | 1,092  | 29.2 | 1,169  | 29.2 | 1,353  | 28.2 | +261                         |
| Couples without dependents      | 1,005  | 26.8 | 1,067  | 26.7 | 1,261  | 26.3 | +256                         |
| Group households                | 77     | 2.1  | 76     | 1.9  | 83     | 1.7  | +6                           |
| Lone person households          | 1,031  | 27.5 | 1,132  | 28.3 | 1,464  | 30.5 | +433                         |
| One parent family               | 443    | 11.8 | 460    | 11.5 | 527    | 11.0 | +84                          |
| Other families                  | 96     | 2.6  | 95     | 2.4  | 107    | 2.2  | +11                          |

figure 6 ID household type forecast

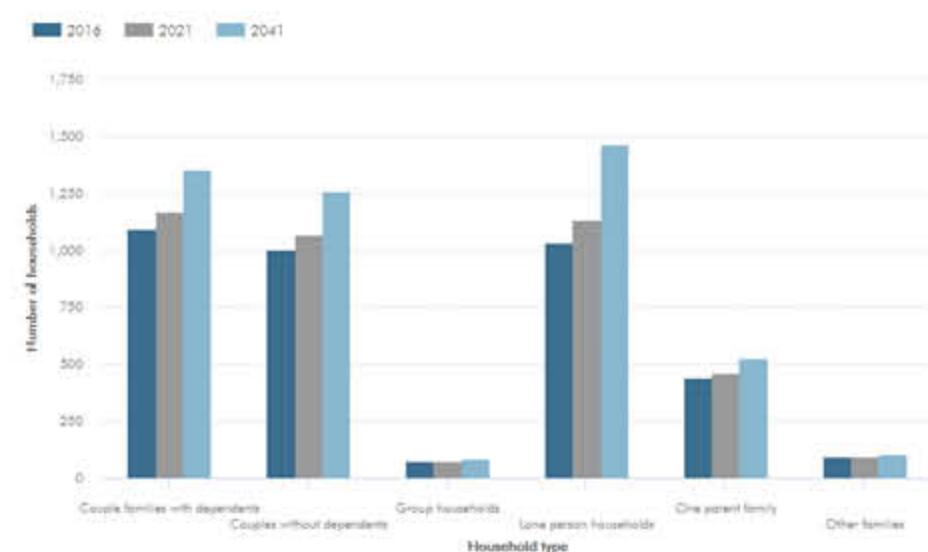


figure 7 ID household type forecast chart

### Net Migration by Age

The following chart from Forecast ID details the projected increase in certain age groups through migration patterns from 2016 to 2041.

Key migration projection as noted:

- Generally consistent migration profile across the 2016-2031 period
- Gain of young adults (18-29 years)
- Loss of families (0-14 years and 30-44 years), as existing areas mature and age
- Small gain of empty-nesters and retirees (65-84 years)
- Gain of frail aged persons (85+ years)

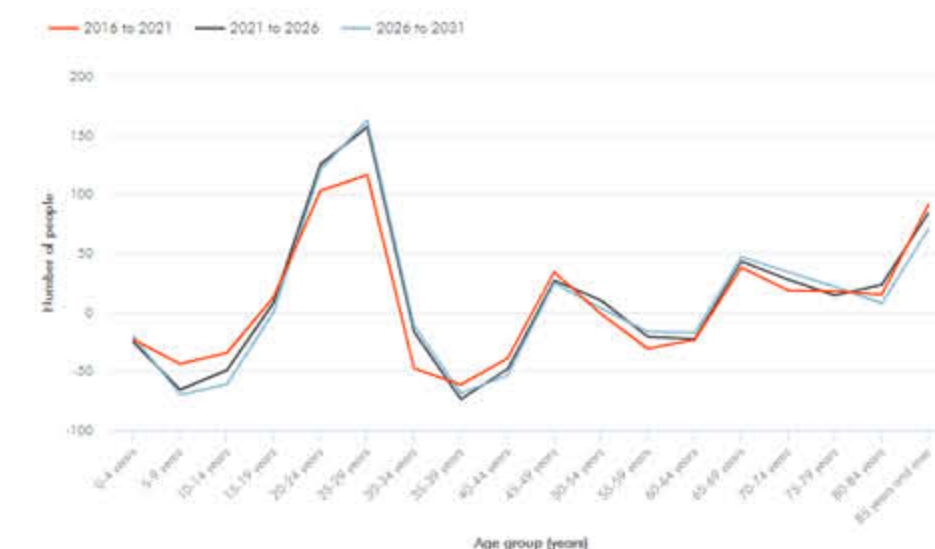


figure 8 ID age migration forecast





# 3

## SITE ANALYSIS



# SITE ANALYSIS

Site analysis provides an overview of Kilsyth Recreation Reserve's existing condition.

The analysis provides an overall review of the existing facilities, use and function. The following descriptions explore the existing topography of the site, natural elements, build form and other notable features and have been defined under the following sub-headings:

- *Entry;*
- *Existing buildings and infrastructure;*
- *Vegetation;*
- *Topography;*
- *Furniture;*
- *The oval.*

The Site Analysis Plan reviews how the parkland functions including its existing physical features and highlights points of interest and conflict.

The Issues and Opportunity Plan further explores the reserve and surrounding context to highlight key constraints and opportunities that the masterplan will need to address.

The site analysis findings provides a solid foundation of background knowledge that will assist in the developing the design principles for the site and the final master plan.





# SITE ANALYSIS

## EXISTING CONDITIONS

### Entry

Currently there are six entries into Kilsyth Recreation Reserve, with vehicle entry and exit only available from Colchester Road to the west. Entry signage is limited to the northern most entry on Colchester Road.

There are three entry locations along the northern boundary including:

- An entry from the Kilsyth Memorial Hall. A pedestrian path is located along the eastern side of Kilsyth Memorial Hall, extending between Mt Dandenong Road and Kilsyth Recreation Reserve.
- An entry from the shopping precinct adjacent to the Coles loading bay. A ramped/ elevated pedestrian access path is located along the western side of Aldi Supermarket, providing access to the Kilsyth Shopping precinct.
- An entry from the Woolworths/Aldi loading bay (to the east of the buildings).

A pedestrian entry is located to the south of the reserve at Greeves Drive that provides a connection from the residential area to the reserve and shops to the north.

The existing footpath from the Coles loading bay entry and the back of the Churinga Shopping Centre are not public thoroughfares, and are owned by the Churinga Owner.





## Existing buildings and infrastructure

There are several existing buildings and infrastructure found within the Reserve including:

- EFL/AFL Centre of Excellence to the north west of the Reserve;
- Public toilet to the south west of the Reserve near the souther entry from Colchester Road;
- Storage shed to the south west of the Reserve near the public toilet;
- Overhead lighting for the oval (two to the north and two to the south);
- Electrical substation to the east of the oval;
- Telecommunication tower to the east of the oval;
- Tennis clubhouse to the east of the oval along the northern boundary of the Reserve, and;
- Seven existing tennis courts.





## Vegetation

The vegetation at Kilsyth Recreation Reserve is predominantly scattered across the site.

- An established row of large mature trees (native & exotic) and under plantings are located along the Colchester Road frontage. These trees are causing issues with the existing public footpath along Colchester Road.
- Revegetation works have recently been undertaken to the south of the oval on an existing embankment adjacent to the southern boundary.
- Large mature trees are present along the southern boundary, at the Reserve's interface with Walmsley Retirement Community.
- Mixed, mostly native tree species are scattered around the existing tennis courts, predominantly to the north, south and east.
- There are a number of other establish trees to the west, but overall, the site is relatively open.
- Canopy trees within the surrounding residential properties, particularly to the south contribute to the setting of the reserve, with distant views to the Dandenong Ranges providing a picturesque broader landscape setting to the south-east.





## Topography & site access

The levels at Kilsyth Recreation Reserve fall to the south.

Due to the grading works for the oval and tennis courts, there are steeper grades to the north and south towards property boundaries.

To the east portion of the open space reserve, rock embankments have been utilised to address level changes to facilitate the tennis courts to the rear of the shopping centre (Aldi Supermarket).

An existing north-south orientated concrete footpath through the centre of the reserve provides local access to the local shops from Greeves Drive. In place, the footpath grades are greater than 1:14 and as such, restrict access for all.

A gravel vehicular access road is located to the oval surrounds (to the south, east and west), with a gravel pedestrian path extending along the northern side of the existing tennis club rooms. The combination of the internal access roads and pathways provides residents along Colchester Road an opportunity to utilise the reserve for access to the local shops.

There is an electrical substation and telecommunication tower on site to the east of the oval. Vehicle access to these location are required for maintenance and repairs.

There are two existing accessible parking bays adjacent to the AFL clubhouse at the northern entry from Colchester Road.





## Furniture

Kilsyth Recreation Reserve includes limited furniture for visitors and pedestrians. There are three bench seats along the north south pedestrian path from the shops to Greeves Drive. There is also seating in the tennis court area that is not accessible for the general public.

The undercover frontage to the Kilsyth Centre of Excellence pavilion incorporates a concrete bench that doubles as a sitting area for spectators. There is also a bike rack at the centre.

The sports oval incorporates lights for extended use and training.

Signage is limited.





## The Oval

The oval is located on a north south axis that complies with current standards of football oval development. The oval measures approximately 145 metres in length and 127 metres in width. This size is not compliant with the AFL preferred facility guidelines for a regional facility and also not compliant with TAC Cup standards.

The oval has run off areas that are then framed with a chain mesh fence at approximately 1.2 metres in height. There are four floodlights around the oval allowing for night training and games when required.

The oval is almost entirely surrounded with a gravel road and car parking for spectators. One of the unique features of the reserve is the distant view of the Dandenongs that are a backdrop to the oval.





# SITE ANALYSIS

## Legend

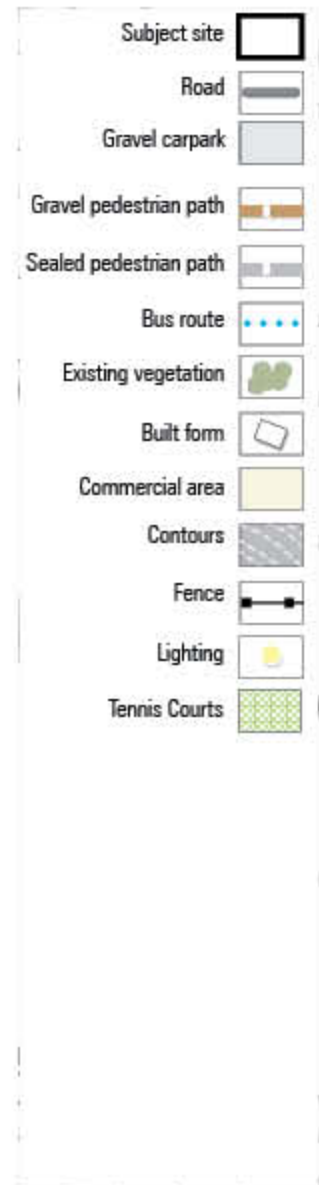
|                        |  |
|------------------------|--|
| Subject site           |  |
| Primary entrance       |  |
| Secondary entrance     |  |
| Unsealed gravel road   |  |
| Gravel pedestrian path |  |
| Sealed pedestrian path |  |
| Gravel carpark         |  |
| Road                   |  |
| Bus route              |  |
| Existing vegetation    |  |
| Significant vegetation |  |
| Built form             |  |
| Residential interface  |  |
| Commercial area        |  |
| High point/Low point   |  |
| Steep embankment       |  |
| Contours               |  |
| Fence                  |  |
| Lighting               |  |
| Seating                |  |
| Physical barrier       |  |
| Tennis courts          |  |
| Long distance views    |  |
| Accessible car park    |  |
| Existing coaches box   |  |





# ISSUES & OPPORTUNITIES

## Legend





## OPPORTUNITIES

- 1 Investigate options to upgrade the oval to meet TAC standards and improve drainage
- 2 Opportunity to update LED lights to oval
- 3 Review and potentially upgrade existing access treatments through the reserve to improve user experience
- 5 Opportunity to review/remove the old visitors change rooms / storage building
- 6 Replant understorey and beautify frontage onto Colchester Road
- 7 Opportunity to create entry point that highlights views to the Dandenongs
- 10 Create a stronger pedestrian connection to the north
- 11 Explore options for new facilities/activity centre with links to the sports pavilion and/or Kilsyth Memorial Hall
- 12 Opportunity for a secondary spectator area / perimeter seating
- 13 Explore opportunities to activate the shopping precinct and to provide formal pedestrian links to the reserve
- 15 Explore new designs for carparking layout and location
- 16 Create a vegetation buffer between residents and the reserve & incorporate more trees and planting in general
- 17 Explore options for new land use (tennis courts area) that benefit the sporting and local community
- 18 Retain & strengthen north south connection from residential area to shopping precinct. Promote access for all.

- 19 Opportunity to open up and highlight entry from shopping precinct
- 20 Continue to work with Kilsyth Shopping Centre management to improve linkages between the town centre & the reserve
- 21 Retain and enhance views to the Dandenongs
- 22 Investigate options to provide alternate storage area, timekeepers room and location for scoreboard if relocated from the old scout hall building
- 23 Opportunity to review fencing along Colchester Road and remove old toilet block (now integrated in new pavilion)
- 24 Opportunity to incorporate wayfinding signage measures at pedestrian entries
- 25 Increase activation of the site through exploring placemaking activities
- 26 Review access and parking through the reserve in general
- 27 Increase opportunities for passive surveillance & CPTED principles
- 28 Improve site drainage & WSUD opportunities

## ISSUES

- 1 Constraints with the site size and orientation to fit a larger oval
- 2 Existing light poles may obstruct extension of oval
- 3 Sloping land restricts the movement of pedestrians, vehicles and extension of facilities
- 4 Pinch point between oval and residential fencing
- 5 Pinch point between existing building & oval creating safety issues
- 6 Existing mature trees are lifting the public footpath & require monitoring
- 8 Operations area restricting where the larger oval can be placed
- 9 New clubrooms and facilities restricting where the larger oval can be placed
- 11 Any proposals within this site would be subject to approval by council
- 14 Telecommunications tower to be maintained, vehicle access to tower must be retained
- 18 Steep grades along existing path
- 29 Existing drainage culvert would increase difficulty for circular path around oval





4

## CONSULTATION AND ENGAGEMENT







# CONSULTATION AND ENGAGEMENT

## PURPOSE OF ENGAGEMENT

In order to develop a vision and direction for the future development of Kilsyth Recreation Reserve, Hansen and Council sought to engage with the local community and stakeholder groups to seek insight into the wants, needs, the general perception of the existing conditions at the Reserve, as well as identifying the features and characters which are considered valuable and significant.

The consultation process provided a platform for the community and stakeholders to voice their concerns, identify issues to be addressed and opportunities for the future development and activation of the Reserve.

Consultation and engagement with the local community, stakeholders and user groups is an important part of the design process as the knowledge, experience and information gathered can assist in guiding the design initiatives and inform future design decisions.

## METHODOLOGY

The community consultation process for the Kilsyth Reserve Master Plan took place from 10th of October to 24th of November 2019.

A number of different forms of community engagement processes were utilised as part of the consultation programme including:

- Council internal workshop;
- Council Project Reference Group (PRG) workshop;
- AFL Outer East;
- Kilsyth Community Action Group;
- Local user group and stakeholders engagement;
- Direct mailing;
- Online survey, and;
- Community drop-in session on site.

The results of the questionnaire, combined with the feedback gathered during the consultation sessions will inform the development of the concept plan for the Park.

## BULLETIN AND QUESTIONNAIRE

A project bulletin and questionnaire were circulated, in both print (on site) and online format, to provide a medium for the dissemination of project related information and seek feedback from the community on the proposed objectives and direction of future developments at the Reserve.

The questionnaire was available in a digital format accessible from Council's

website; and was also distributed on site during the consultation session. The questionnaire included a series of questions addressing desired activities and programs, frequency of use, mode of transportation, age groups of users, and opportunity to voice any other ideas or concerns. The results were collated and tabulated to identify the most prominent issues, concerns and opportunities to be accommodated in future design interventions.

The surveys were available for completion online from the 25th of October to 24th of November 2019.

## COUNCIL INTERNAL WORKSHOP

An internal workshop was undertaken at Yarra Ranges Council on the 24th of July 2019, with Council staff providing the project team with feedback on existing opportunities and issues to assist with the background review. This session was organised and run by the Council, with the comments collated and emailed to Hansen Partnership for reference during the background review process.

Key feedback from this session was also provided at the initial project inception meeting with the project team from Hansen Partnership.

## COUNCIL (PRG) WORKSHOP

A PRG consultation workshop was held at Yarra Ranges Council on the 21st of November. The primary focus of the consultation session was to present the findings from the initial site analysis to the various Council officers to identify and address any opportunities and constraints. This session provided further clarity on Council's concerns and potential directions for the future development of the park.

The internal stakeholder was attended by representatives from the following departments:

- Local ward Councillor;
- Recreation and Active Living;
- Water Sensitive Urban Design;
- Traffic;
- Bush Management;
- Major Project;
- Parks Management, and;
- Aged Care.

## COMMUNITY DROP-IN SESSION

A community drop-in session was open to the public and took place at the two shopping centres north of Kilsyth Reserve on the Saturday, 16th of November

between 10am and 1pm. The drop-in session was hosted by Council and included Hansen representatives to provide assistance and compiling feedback from the Community. The drop-in session ran two simultaneous sessions at the Kilsyth Shopping Centre in front of Coles and Woolworths. Print out of the plans were prepared to provide a basis for discussion, which were recorded and tabulated for reference during the design phase.

The comments and feedbacks collected during the drop-in session were added to the total responses received.

## STAKEHOLDER ENGAGEMENT

Individual stakeholders and user groups currently located at Kilsyth Recreation Reserve were directly contacted by email in August 2019, and asked to provide feedback to help assist with our understanding of the current and future needs, as well as issues as observed by regular users of the Reserve.

Information was sent out to the following stakeholder and user groups:

- Churinga Shopping Centre Management/Owner;
- Eastern Ranges Football Club;
- Montrose Football Club (Junior and Girls);
- AFL Outer East;
- Kilsyth Tennis Courts;
- Kilsyth Memorial Hall, and;
- Axicom Pty Ltd (Telecommunication Tower).

Stakeholder and user groups were provided with the following prompt questions to help with the project team to understand the specific requirements, including:

- How you use the Reserve and what are your existing and future needs;
- What are the main existing issues you would like us to review;
- On site meeting with Kilsyth Community Action Group;
- A presentation to Council's Disability Action Group;
- What do you value about Kilsyth Recreation Reserve, and;
- What (if any) changes or improvements would you like to see implemented within the Reserve.

## DIRECT MAILING LIST

During the consultation process, opportunities were made available for community members to be added to the project mailing list to receive progressive updates about the project throughout the master planning process.



## SURVEY

The survey questionnaire was circulated both digitally online and physically at the community drop in session. The survey included a series of questions addressing existing uses, existing user groups, frequency of usage/visitation, age group of users, likes and dislikes, future opportunities, as well as additional feedbacks and comments.

The results were collated and tabulated to identify the most desired design outcomes as well as the different existing and future user groups to be accommodated.

See appendix for survey results.

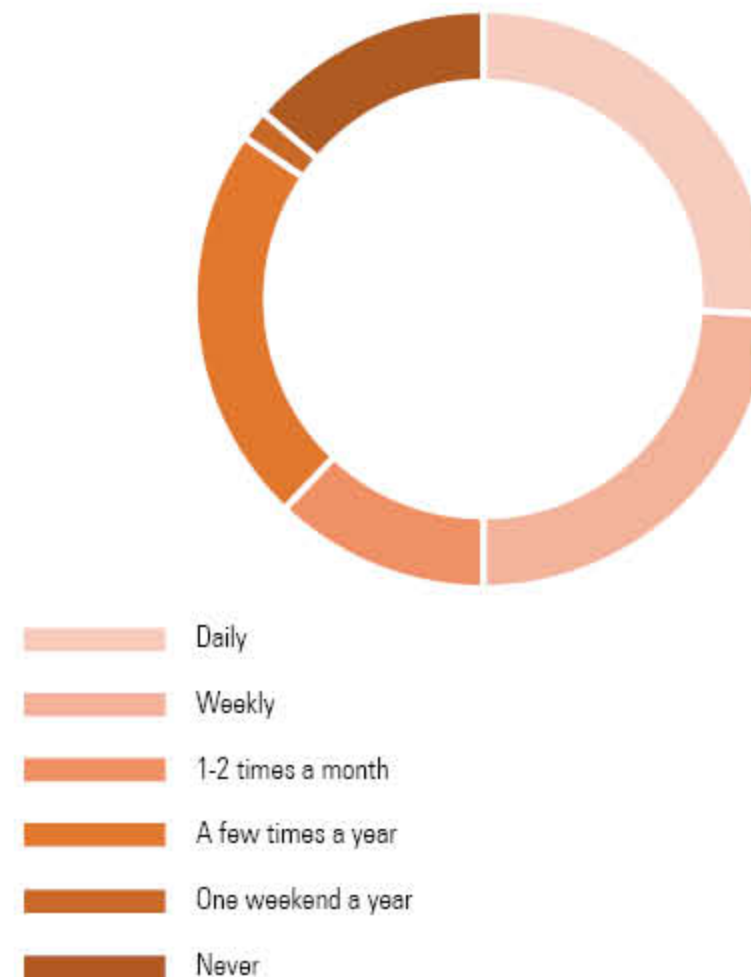
### Survey Questions

1. How often do you visit Kilsyth Rec Reserve?
2. How do you get there?
3. How do you use Kilsyth Rec Reserve?
4. What activities do you use the Oval and Open Spaces for at the Kilsyth Rec Reserve?
5. Do you feel safe using the Reserve?
6. Do you use the Kilsyth Community Centre?
7. How important is the parks and playspaces to your family's health and wellbeing?
8. What do you like most about the Kilsyth Rec Reserve?
9. What improvements or changes (if any) would you like to see in the Kilsyth Rec Reserve?
10. Are there any indoor or outdoor activities you would participate in if they were available at Kilsyth Rec Reserve?
11. Would you like to share any suggestions for Council to consider in the development of the Kilsyth Recreation Reserve to make it accessible and inclusive?
12. Do you have any other comments, questions, or concerns in regards to the redevelopment of Kilsyth Rec Reserve?
13. Which township do you live in?
14. What is your gender?
15. What is your age?
16. Do you have children in your care?
17. How many children are in your care?
18. What is your relation to the child(ren) in your care?
19. Do you, or anyone in your family, have a disability?
20. How did you hear about this survey?

## SURVEY RESULTS

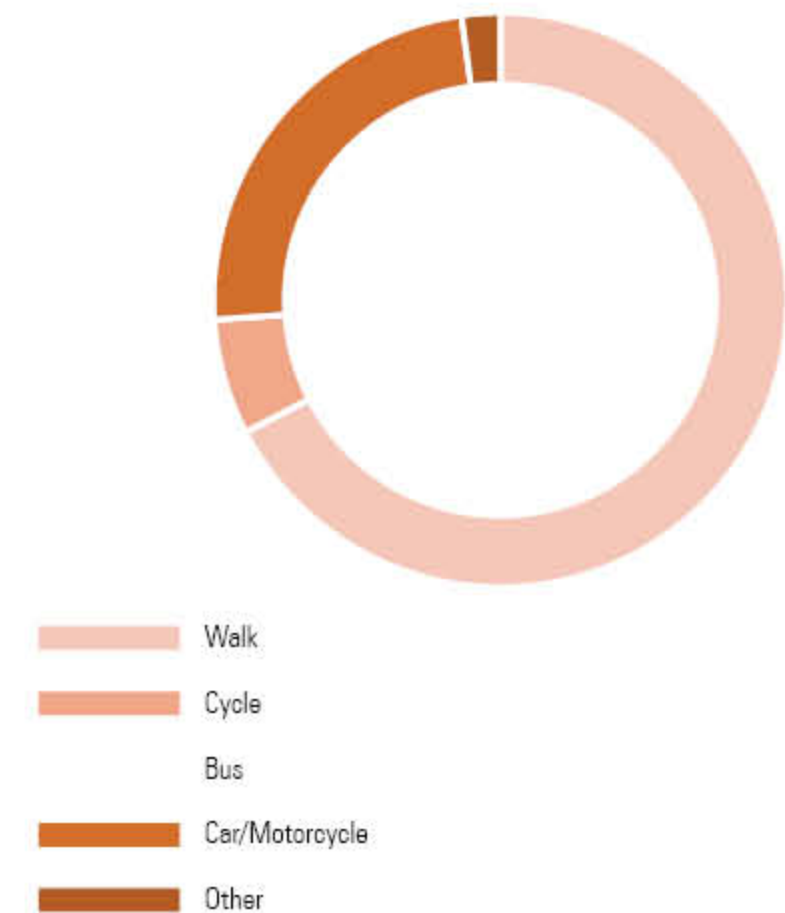
### 1. How often do you visit Kilsyth Rec Reserve?

There were 58 responses received for question 1. The results show that Kilsyth Recreation Reserve is actively utilised by most users who visit on a daily and weekly basis, with a significant group visiting a few times a year.



### 2. How do you get there?

There were 40 responses received for question 2. The results show that most people walk to site, while bus is not utilised by the Kilsyth Park users.



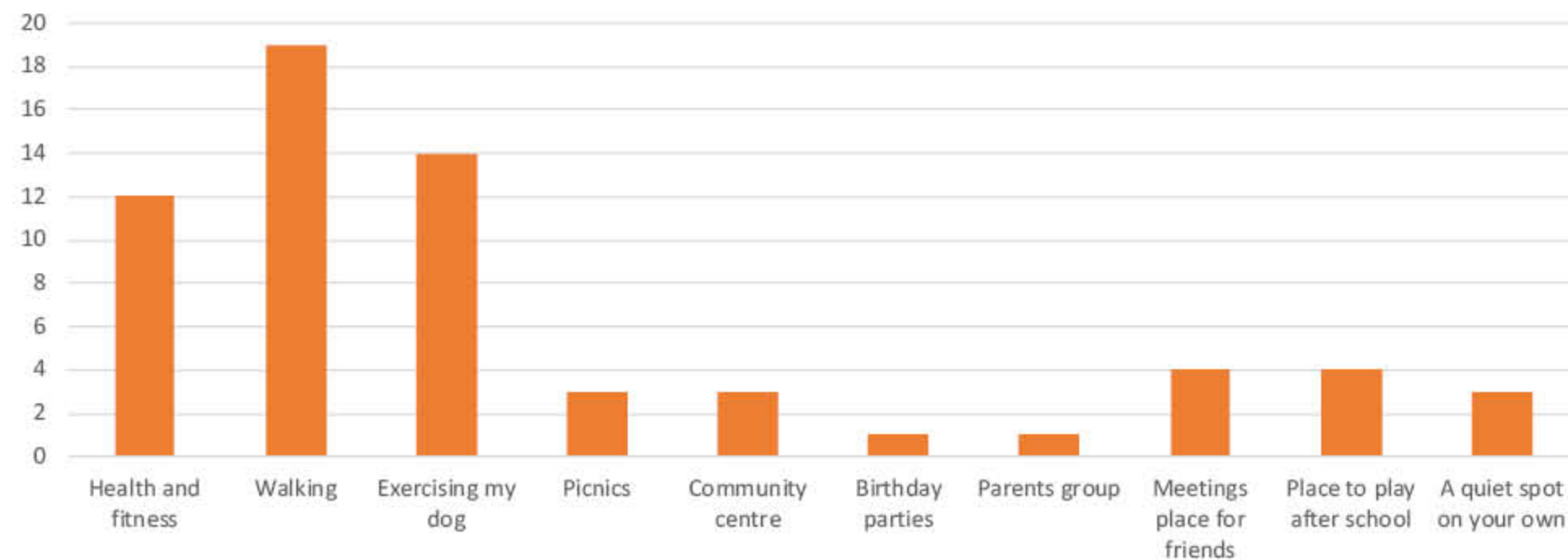
Survey received one response for the 'Other' option.

*'Ride my BMX'*



### 3. How do you use Kilsyth Rec Reserve?

There were 40 responses received for question 3 with a total of 64 different usage tabulated. The results show that most people use the Reserve for general exercises both for themselves and their pets.



Survey received nine response for the 'Other' option.

*'Basketball, riding bikes'*

*'My kids receive tennis coaching and play tennis with them'*

*'Walk through to the shops'*

*'Watch footy'*

*'Oval off leash'*

*'As a resident of Walmsley Village, to and from the shops on the walking path from the northern end of Greeves Drive'*

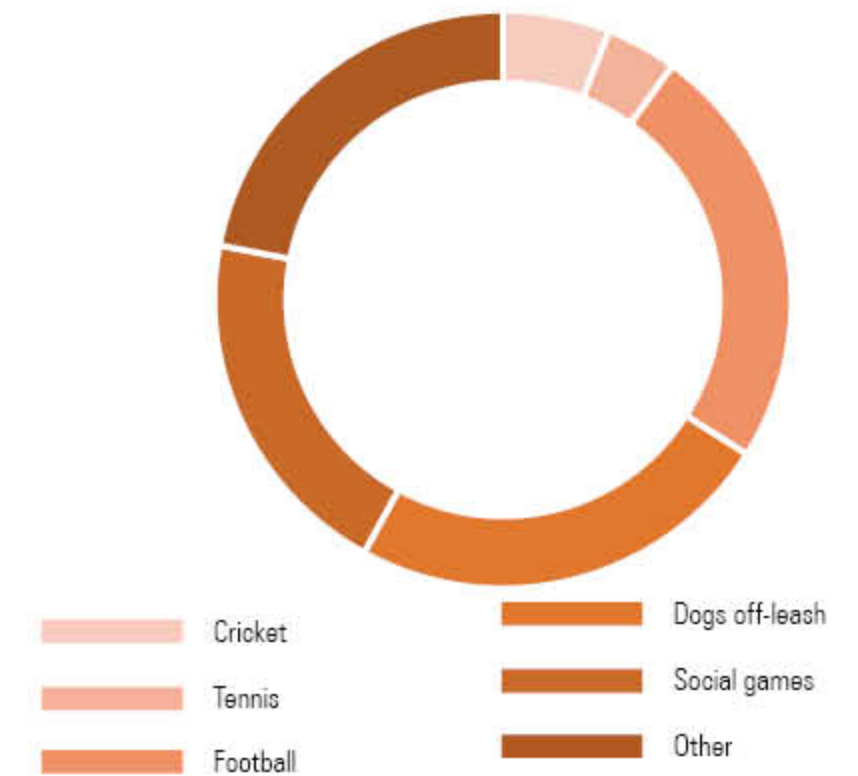
*'Walking to shops'*

*'Make a skatepark'*

*'Playing cricket with the kids'*

### 4. What activities do you use the Oval and Open Spaces for at the Kilsyth Rec Reserve?

There were 36 responses received for question 4. The result shows that most people use the Reserve for football and dogs off-leash.



Survey received nine response for the 'Other' option.

*'Kicking ball with kids'*

*'Walking exercise'*

*'Just to walk and enjoy fresh air'*

*'More for pleasant access to shops'*

*'Fitness'*

*'Walking'*

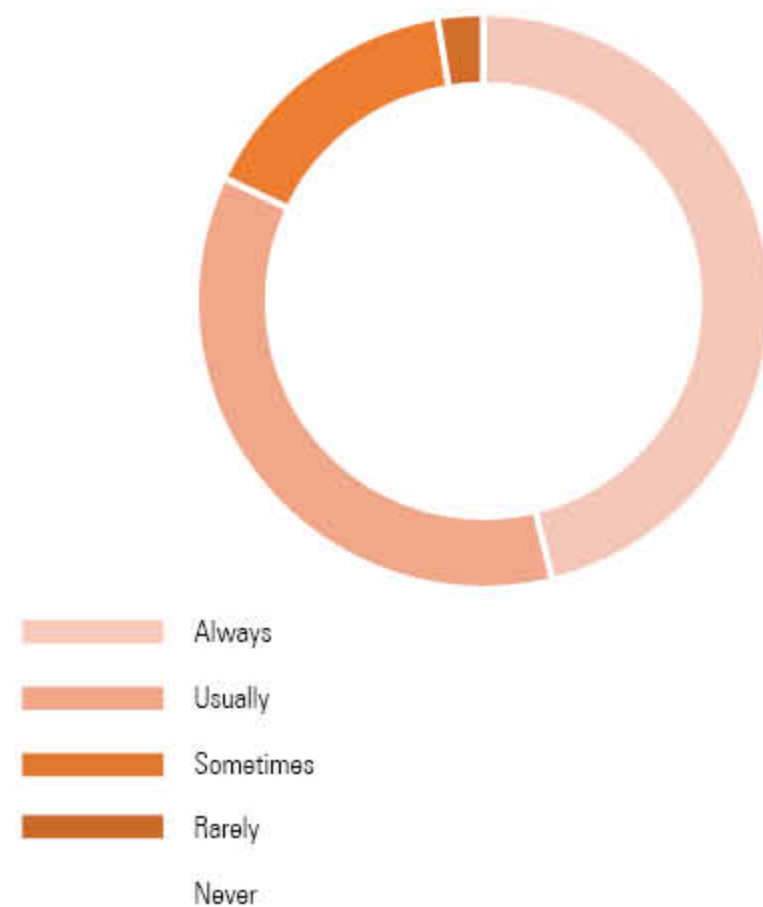
*'Walking around'*

*'Build a skatepark'*



## 5. Do you feel safe using the Reserve?

There were 40 responses received for question 5. The result shows that most people always or usually feel safe whilst using the Park.

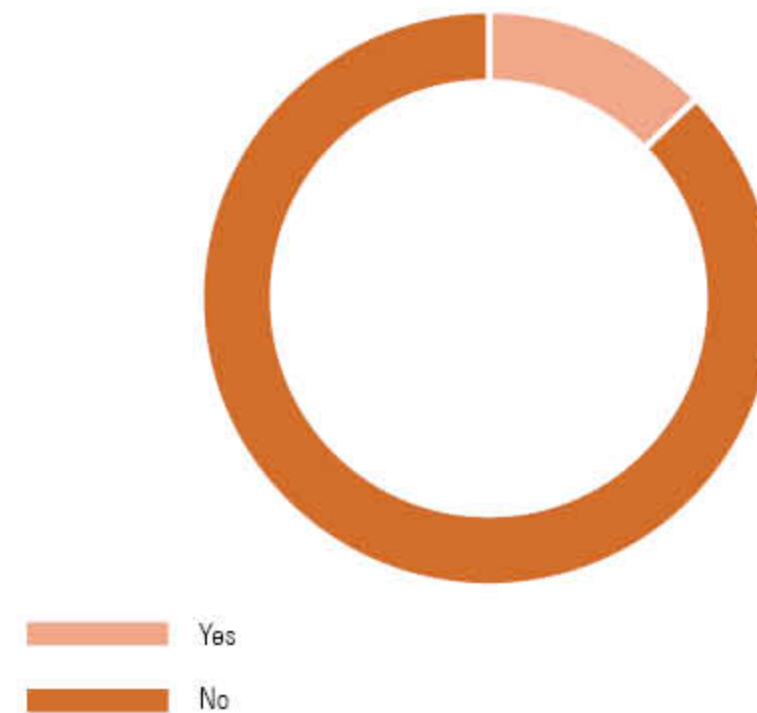


8 response also included additional information which provided some of the reasons why people feel unsafe in the park. These include:

- Presence of wary individuals, particularly at night.
- Poor conditions of the existing tennis courts.

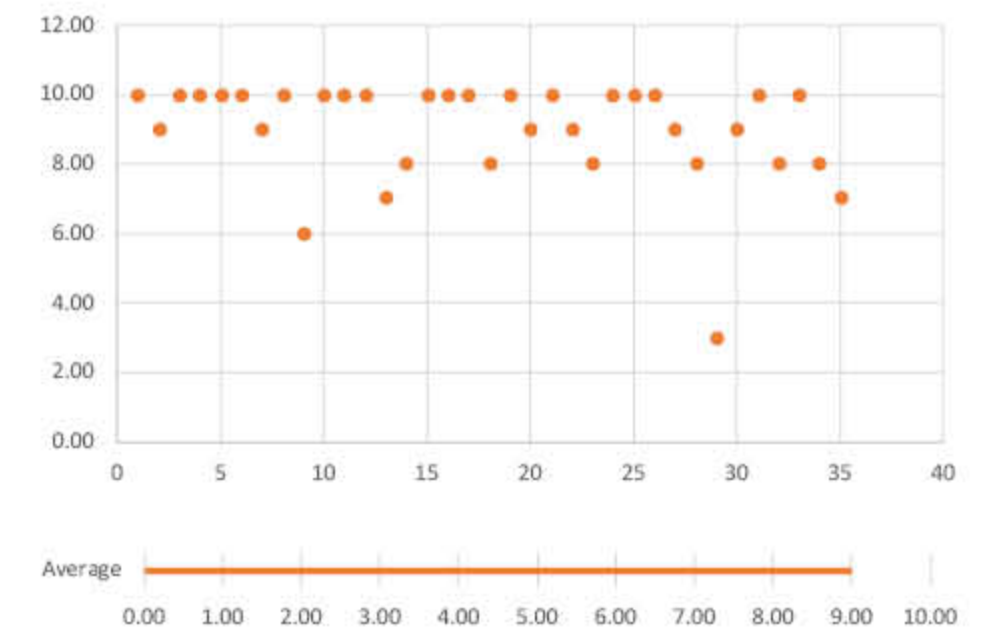
## 6. Do you use Kilsyth Community Centre?

There were 40 responses received for question 6. The result shows that most people do not use the Community Centre.



## 7. How important are parks and playspaces to your family's health and wellbeing?

There were 35 responses received for question 5. The result shows that the Park scored an average of **9 out of 10** for its importance to the health and wellbeing of the local residents.





## 8. What do you like most about the Kilsyth Rec Reserve?

There were 34 responses received for question 8. The comments were tabulated and translated into a word cloud identifying the most important qualities of the Reserve which people enjoys.

place football good ambience great space  
potential close open area village grass  
location safe shops club footy play cricket

## 9. What improvements or changes (if any) would you like to see in the Kilsyth Rec Reserve?

There were 32 responses received for question 9. The comments were tabulated and translated into a word cloud identifying the most sought after improvements and changes for the Reserve.

park road facilities bike kids  
bbq tennis area internal circuit track  
shops tidy NAB reduce dust playground AFL



10. Are there any indoor or outdoor activities you would like to participate in if they are available at the Kilsyth Rec Reserve?

There were 28 responses received for question 10. The comments were tabulated and translated into a word cloud identifying the most desired activities at the Reserve.

pet walking road dog area bike tennis courts  
trees rest play area enclosed tables children  
coverage gazebo slides benches bigger playground

11. Would you like to share any suggestions for Council to consider in the development of the Kilsyth Rec Reserve to make it accessible and inclusive?

There were 24 responses received for question 11. The comments were tabulated and translated into a word cloud identifying the most noted suggestions for the Reserve.

Kids grass walking road dog off-leash bike court  
equipment tables play area park children  
coverage gazebo slides benches bigger exercise swings



12. Do you have any other comments, questions, or concerns in regards to the redevelopment of the Kilsyth Rec Reserve?

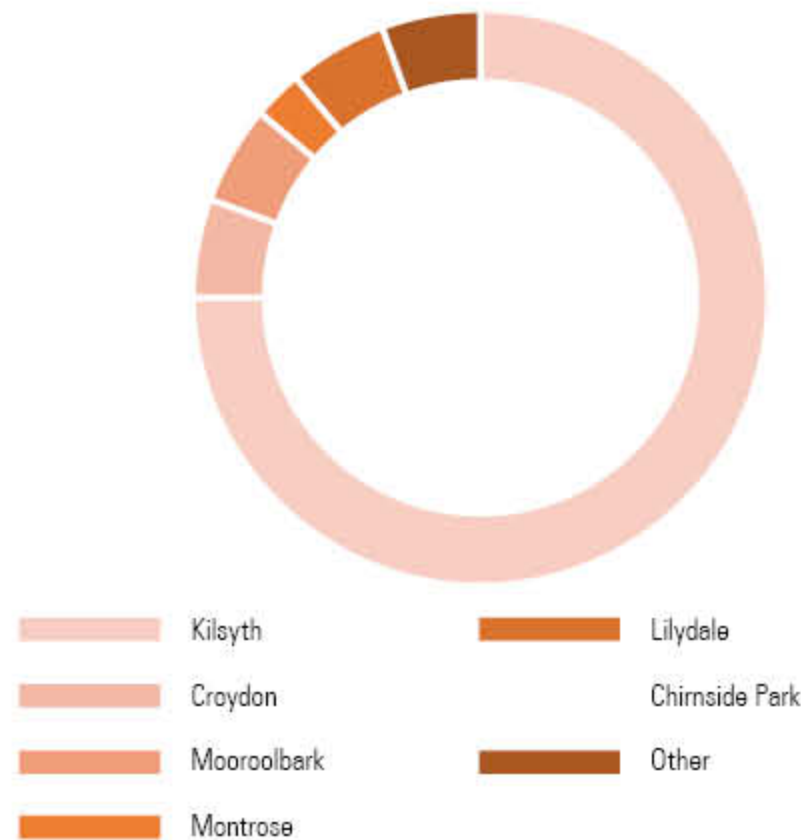
There were 23 responses received for question 12. The comments were tabulated and translated into a word cloud identifying the most noted comments for the Reserve.

accommodate walking fair accessible wheel-chairs court  
Local shops social area park community  
beautiful people shelter develop children shops



### 13. Which township do you live in?

There were 36 responses received for question 13. The results shows that the majority of users are from the local Kilsyth area.

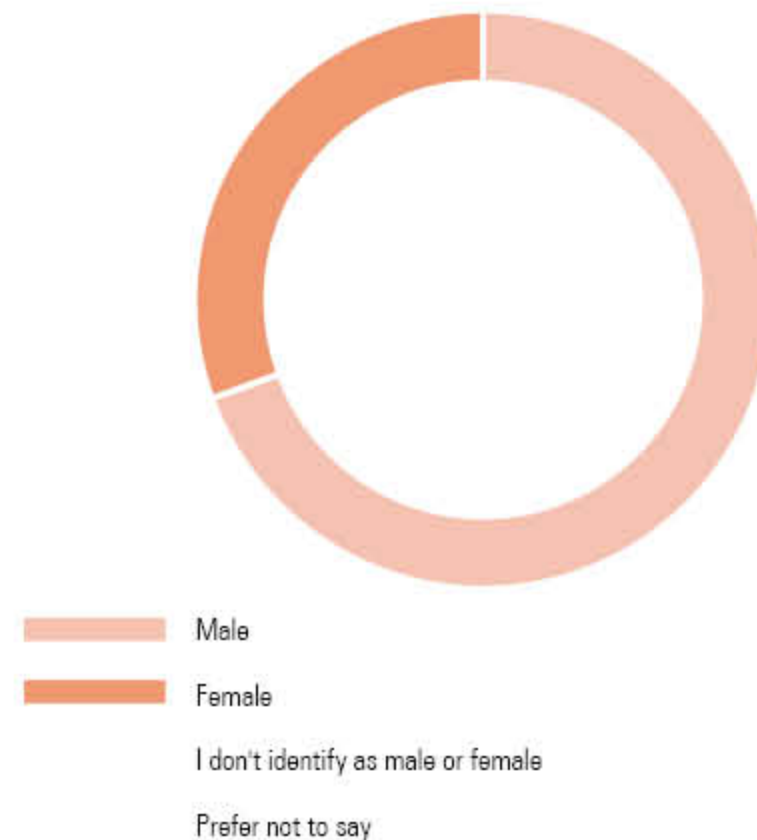


1 respondent is from another area:

- Ferntree Gully

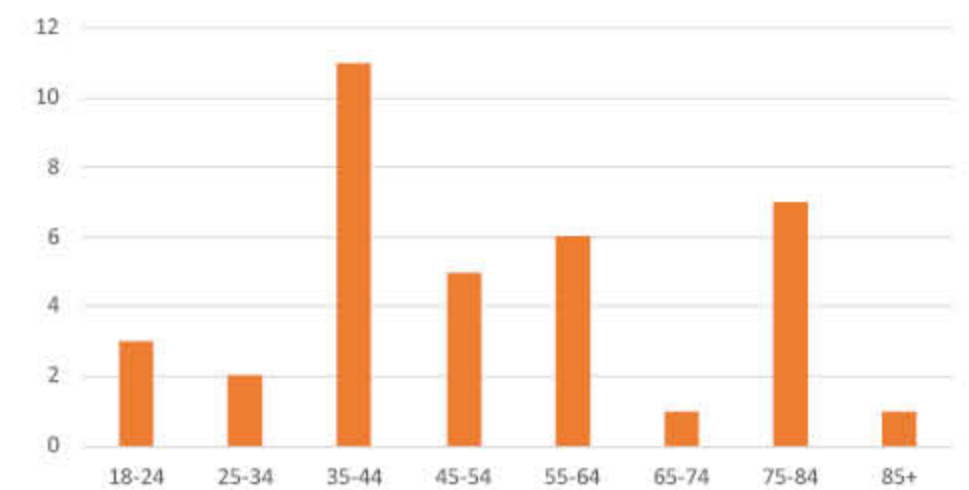
### 14. What is your gender?

There were 36 responses received for question 14. The results shows that the majority of park users are male.



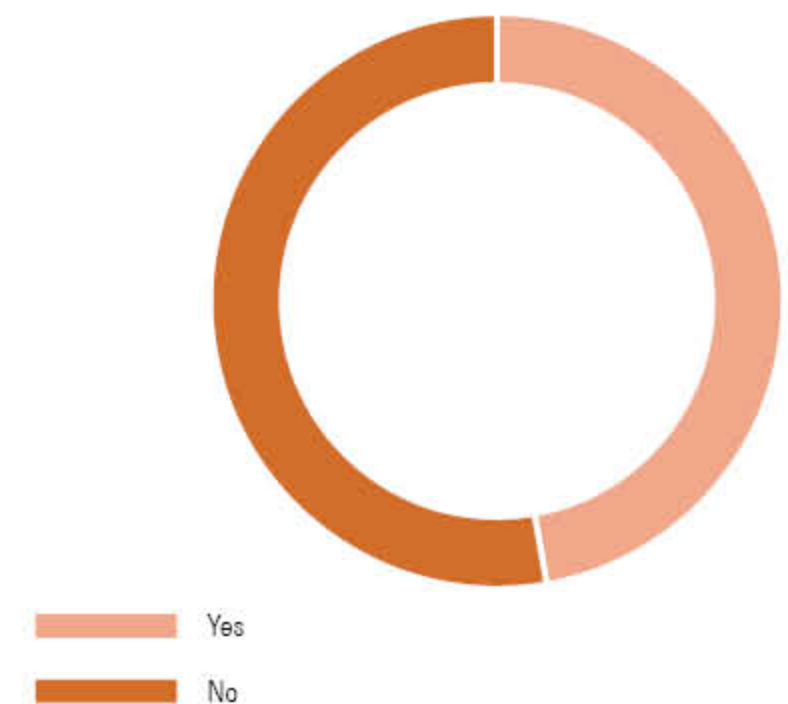
### 15. What is your age?

There were 36 responses received for question 15. The results shows that the majority of Reserve users are aged between 35-44.



### 16. Do you have children in your care?

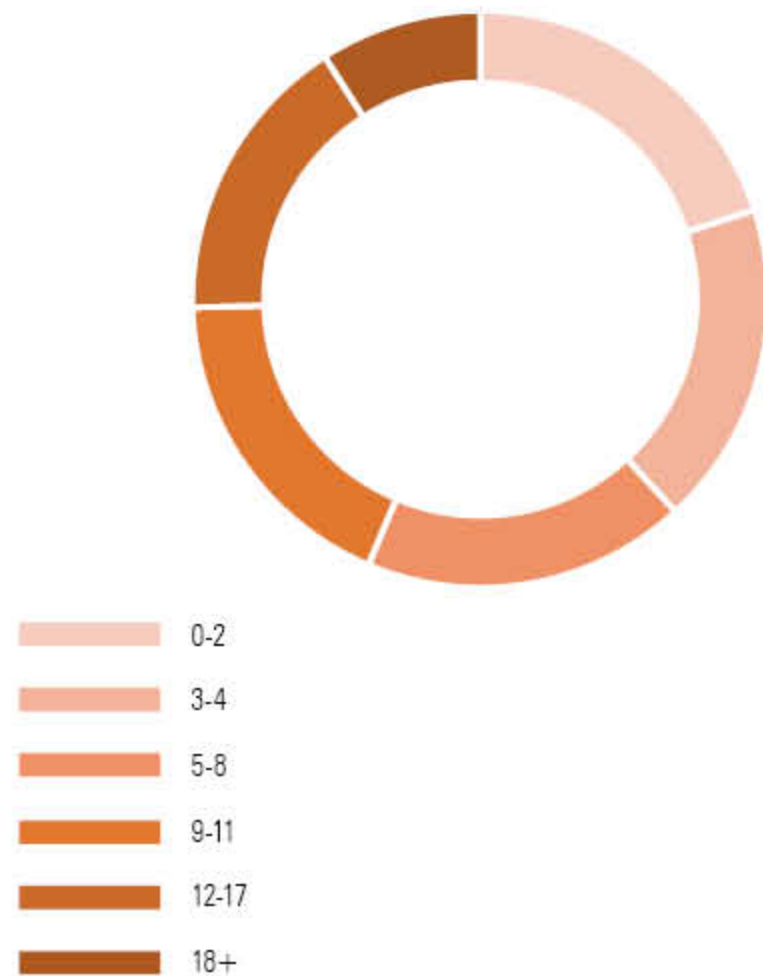
There were 36 responses received for question 16. The results shows that the majority of Reserve users are not in care of a child(ren).





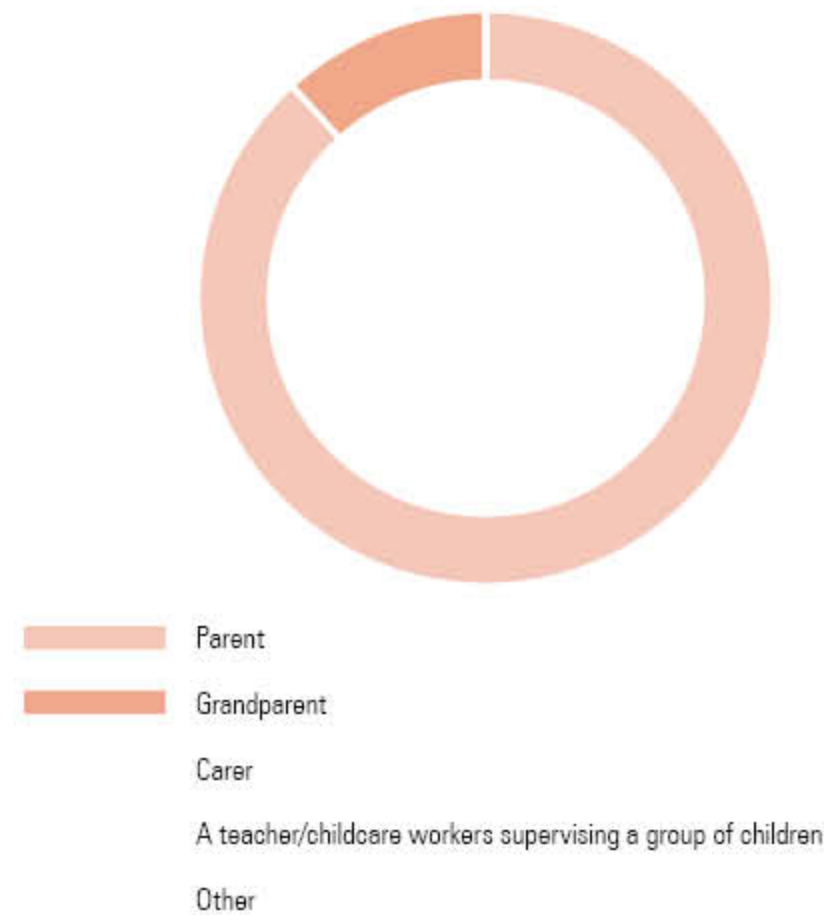
## 17. How many children are in your care?

There were 17 responses received for question 14 with a total of 55 children. The results shows that the most of the children using the Reserve are young children.



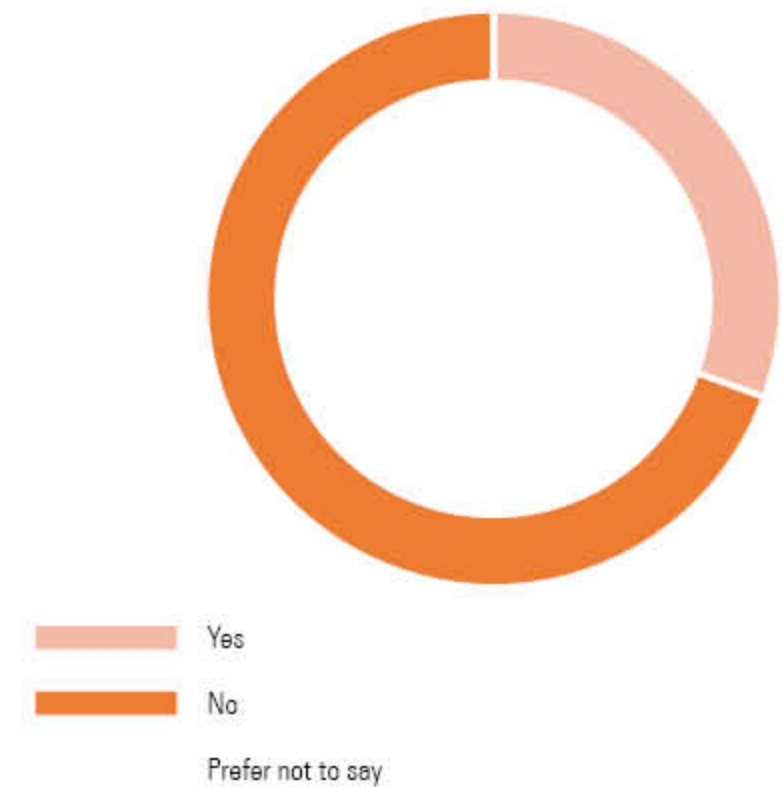
## 18. What is your relation to the child(ren) in your care?

There were 17 responses received for question 18. The results shows that the most of the children using the Reserve are with their parents.



## 19. Do you, or anyone in your family, have a disability?

There were 36 responses received for question 19. The results shows only a minority of the Reserve users have (or a member of their family) a disability.





# CONCLUSION

The consultation period resulted in a generally positive and supportive outcome for the development and upgrade of the existing facilities at Kilsyth Recreation Reserve.

The following is a summary of the key findings uncovered during the consultation and engagement period.

## USER GROUPS

Kilsyth Recreation Reserve is primarily used by local residents for active recreation.

The majority of Reserve users are adults with only a slight minority in care of a child(ren).

The Reserve is a primary access route to the Kilsyth Shopping Centre for many local residents, especially the retirement village to its south.

The design proposals of the Kilsyth Recreation Master Plan should clearly consider the existing community and user groups to achieve a balance between maintaining the existing amenities, functionality, and facilities whilst also exploring opportunities for further improvements and developments on the existing conditions.

## KEY FINDINGS

The following list outlines some of the key findings identified as part of the consultation process. These will help to inform concept development, the next phase of the Master Plan process.

### General

1. Improve linkages and accessibility between the Town Centre and Kilsyth Recreation Reserve.
2. Maintain and improve the connectivity to the Reserve and Kilsyth Shopping Centre from the retirement village.
3. Explore methods of enhancing its presence through strengthening community use, and enhancing its qualities as a 'place'.
4. Maintaining the view to the Dandenong Ranges.
5. Increase the diversity of tree planting for habitat and natural shading.
6. Improve vehicle circulation and parking.
7. Improve site accessibility for less mobile users through additional accessible path networks throughout the Reserve.

### Recreation

8. Strengthen opportunities for more passive recreation opportunities for all age groups, particularly in the existing tennis court areas.
9. Improve pedestrian access and circuit within the Reserve.

10. Removal of the under utilised tennis courts to create opportunities for other activities.

11. Inclusion of new formal and nature playspace within the Reserve.

### Sport

12. Upgrade of oval with new amenities, improved drainage and grass coverage.
13. Request to provide netball/multi-use court(s) and change facilities to host joint netball and football (season) final matches.

## WHAT'S NEXT

This report and its key findings to date will be forwarded to, and reviewed by Council and the Kilsyth Recreation Reserve Master Plan PRG.

- We will be working with Council, PRG and local stakeholders for guidance on key strategic design directions.
- Design principles will be established to curate future designs.
- Hansen Partnership will be preparing concept plans for review with Council and the PRG.
- Following the review and feedback from Council and the PRG, draft master plans will be prepared to which the community will have future opportunities to provide comment and feedback.