

CHIRNSIDE PARK WERRIBEE

Master Plan

DRAFT

October 2019



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1. Introduction

Chirnside Park is a highly valued public open space and major regional attraction within the City of Wyndham. The history of Chirnside Park and the formation of the Werribee Township are strongly connected. The site was originally gazetted as a public recreation reserve in the 1870s. At the time it was envisaged the reserve would be developed as a mini-botanic garden, with William Guilfoyle of the Royal Botanic Gardens in Melbourne involved in preliminary planning. However by the early 20th Century the reserve was being used for a variety of community recreation and sporting uses, including public swimming and Australian Rules Football.

The reserve occupies a unique location within the City being immediately adjacent to the Werribee River and Werribee Town Centre. Existing facilities and infrastructure provide for a mix of regional and local standard sport, recreation and community facilities. The reserve also has outstanding environmental and heritage qualities, including pre and post European significance in particular landscape, trees, river environs and social cultural significance.

The reserve is home to the Werribee Football Club (VFL) and Werribee Outdoor Swimming Pool as well as cricket, tennis, lawn bowls and angling club facilities. The reserve is located between Watton Street, Werribee Street and the Werribee River. The location of the reserve, proximity to the Werribee Town Centre and unique features reinforce the significance of the site and importance to the local community and City as a whole.

Wyndham City is investing heavily in the Werribee River Corridor through the proposed redevelopment of the Werribee Town Centre, including activating, invigorating and embracing the river environs through the establishment of a new community open space. Known as Wyndham Park, the new reserve will be immediately north-east of Chirnside Park and is intended to be the centerpiece of the Werribee City Centre and an iconic natural setting that sets Werribee apart from other commercial and residential activity centres.

Chirnside Park will play a vital role in complimenting and enhancing the ongoing re-invigoration of the Werribee Town Centre. Chirnside Park and the proposed Wyndham Park will form unique bookends to the Town Centre and provide an integrated network of open space, embracing the Werribee River and providing a unique mix of environmental, social and recreational benefits for the community.

The purpose of this project is therefore to develop a Master Plan for Chirnside Park that recognises and reflects the strategic importance of the reserve; effectively guides the planning and development of facilities and infrastructure; enhances the interface with the river corridor and surrounding precincts (in particular Wyndham Park and Werribee Town Centre); and maximises community, social and environmental benefits for the wider community.

2. Strategic context

Chirnside Park location and site context

Chirnside Park is part of the green 'River & Park Precinct' that runs through the heart of the Werribee City Centre. It is situated approximately one kilometre from Werribee Train Station.



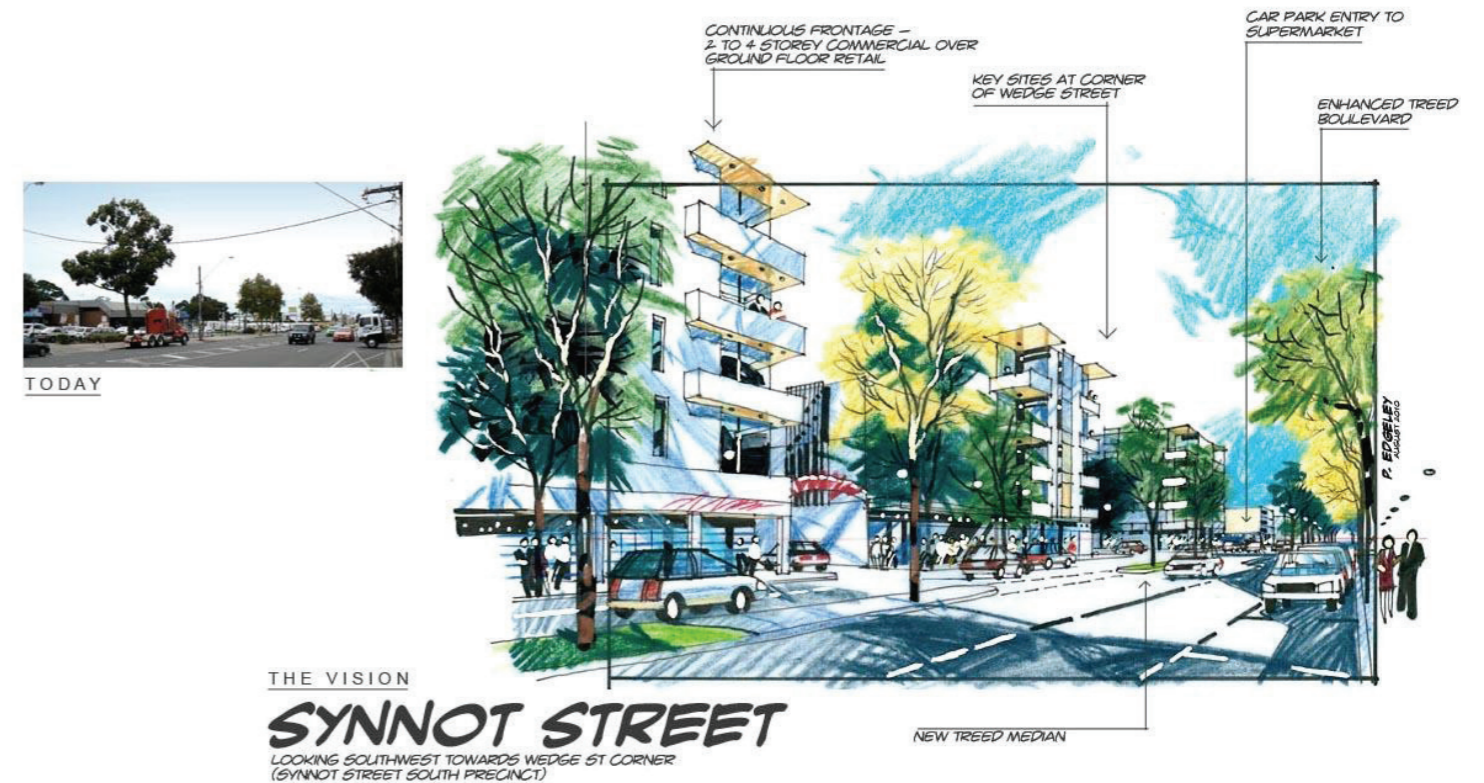
Connections and context



Excerpt from draft concept plan for Wyndham Park Redevelopment (source: Wyndham City Council)



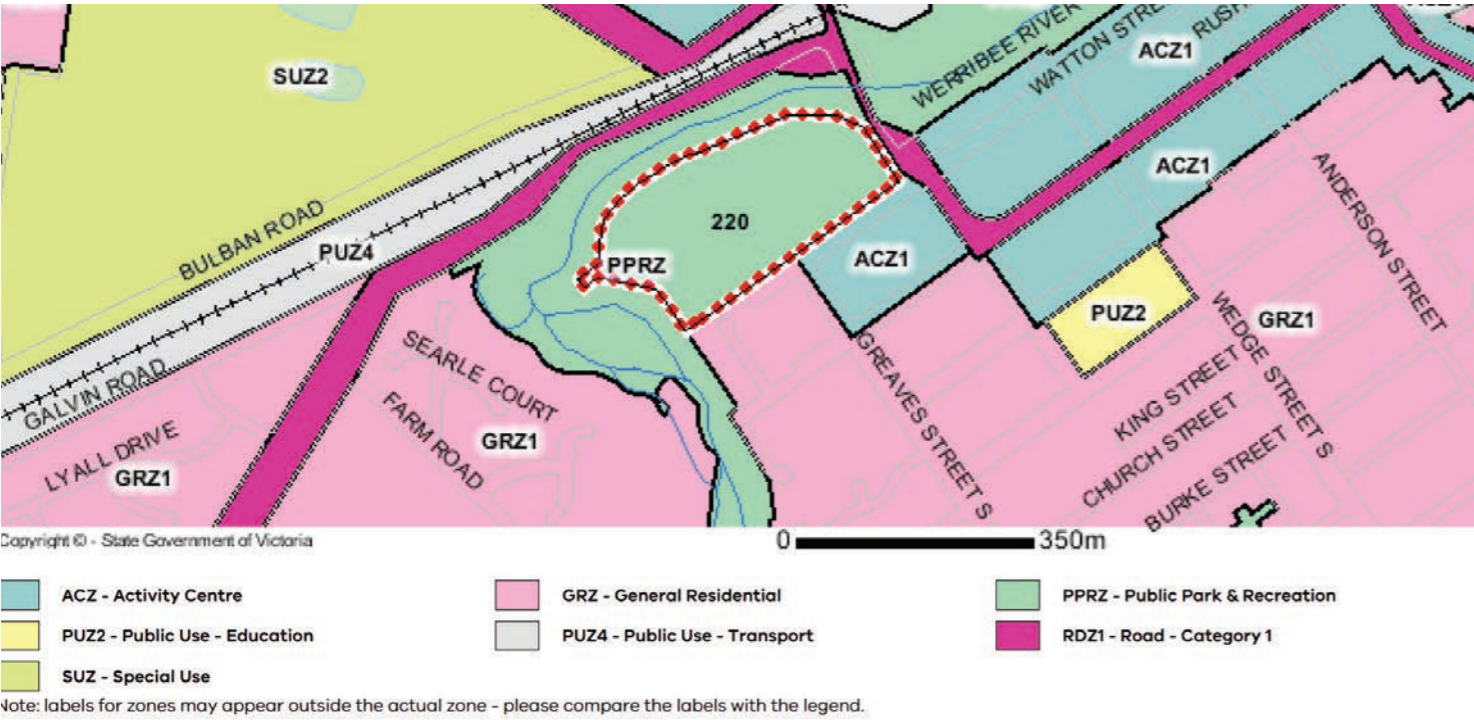
Artist's impression of the Werribee River in the City Centre of the future. (source: Werribee City Centre Structure Plan)



Artist's impression of Synnot Street in the City Centre of the future. (source: Werribee City Centre Structure Plan)

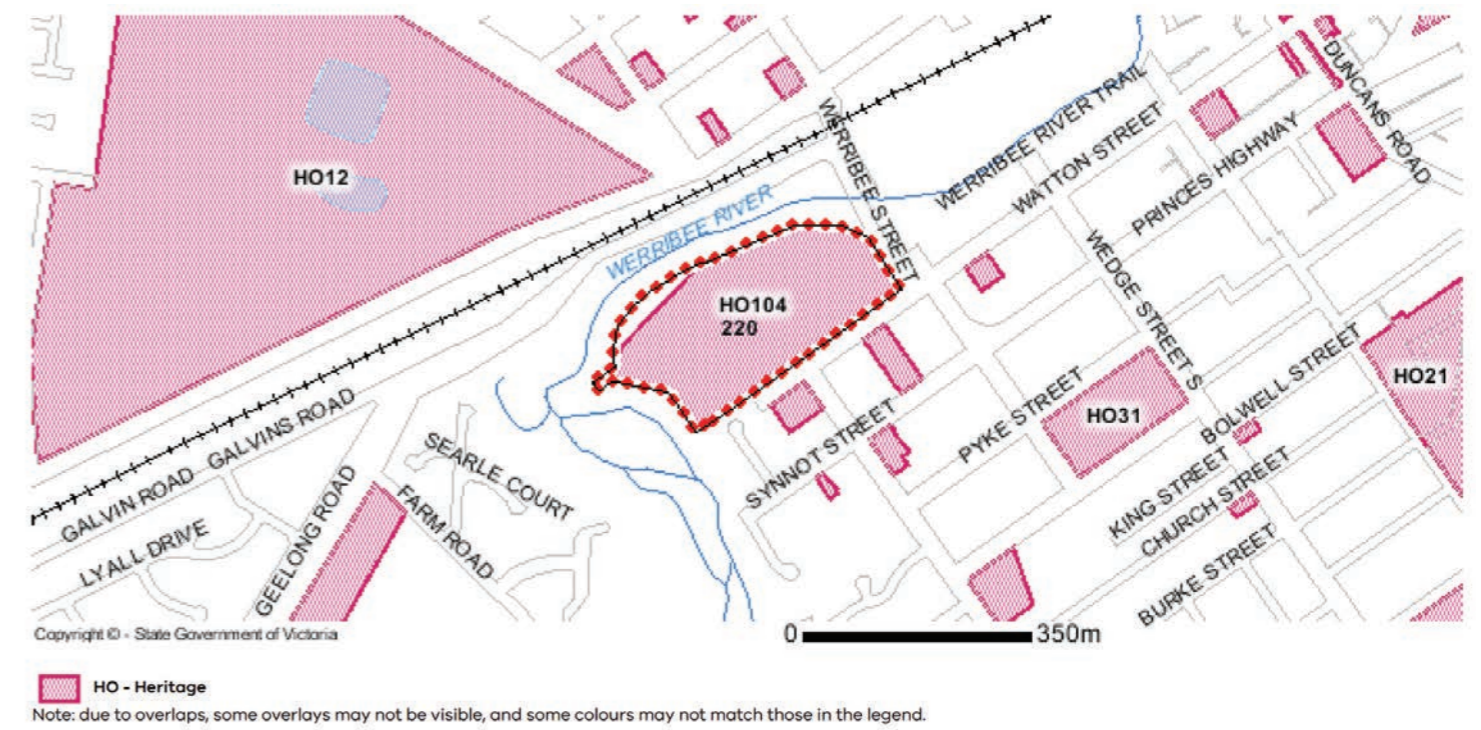
Planning scheme

Chirnside Park is zoned for Public Park and Recreation and is covered by a Heritage Overlay, a Parking Overlay, and an Aboriginal Heritage Overlay. The Werribee River corridor is covered by an Environmental Significance Overlay.

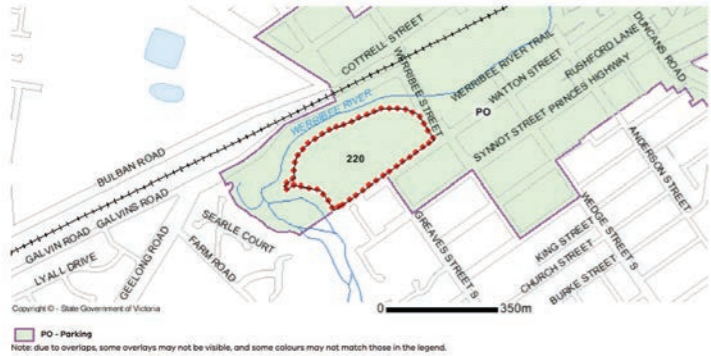


Zone affecting the site and its surrounds (source: VicPlan)

The heritage citation in the Schedule to the Heritage Overlay states the following: ‘The heritage place is the whole of the park, including mature trees and remnant vegetation along the river, the grandstand and kiosk, entry gates, Hume and Hovell memorial, earlier swimming pool (in the river). The recent building and facilities are not included.’



Heritage Overlay (source: VicPlan)



Environmental Significance, Aboriginal Heritage and Parking overlays (source: VicPlan)



The heritage gates at the south-east entrance

Demographic context

Wyndham's population was estimated at 250,186 in 2018. By 2036 the population is forecast to reach 435,832. This represents growth of 91% from 2016 levels. Ultimately Wyndham is expected to grow to more than 450,000 people by the time it is fully developed (2040).

Chirnside Park is located in the suburb of Werribee. Werribee is the second largest suburb in Wyndham, home to over 45,000 residents in 2018. It is one of the oldest, most established areas of Wyndham, first settled over 150 years ago. Significant growth in Werribee occurred in the 1960s, and continues today. Unlike the majority of Wyndham, a large proportion of Werribee's population is over 60 years of age; furthermore, the median age of Werribee residents is 4 years older than residents Wyndham wide.

Population

There are 45,919 people residing in Werribee, accounting for approximately 18% of the total population of Wyndham.

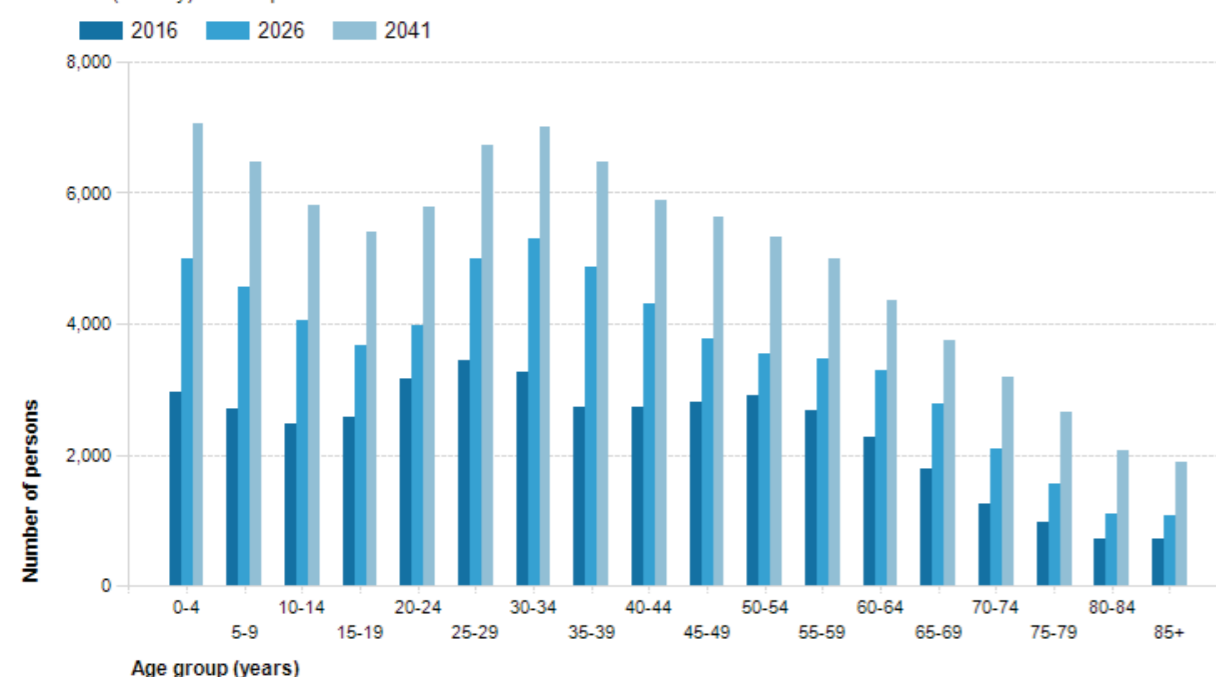
Forecast

Werribee's population is forecast to increase by 97% between the years 2018 and 2041. This increase will see an additional 44,518 people living in Werribee in 2041, taking the total population to around 90,437 residents. Growth in Werribee is forecast to steadily increase by around 7-8 thousand people every 5 years, up until 2031.

Being a well-established area, there are limited opportunities to acquire additional open space in Werribee. Therefore forecast population growth will significantly increase demand pressures for use of Chirnside Park – for both formal sport and informal recreation.

Forecast age structure - 5 year age groups

Werribee (locality) - Total persons



Population and household forecasts, 2016 to 2041, prepared by .id the population experts, May 2018.

.id
the population experts

Age

Werribee has an older population than Wyndham, with 13% of its residents over 60 years of age, compared to 8% of residents Wyndham wide. The median age of Werribee residents is 36 years, compared to 32 years across Wyndham.

Lawn Bowls is an activity that traditionally attracts participation by older age groups. The higher than average age profile in Werribee is therefore likely to continue to support demand for lawn bowls. Other activities in the reserve – specifically tennis and recreational swimming – are enjoyed by all age groups and are likely to experience growing demand associated with forecast population growth.

Cultural Diversity

In 2016, 31% of Werribee residents were born overseas and 27% of residents spoke a language other than English at home. India, England, New Zealand, Myanmar and Italy were the top 5 countries of birth outside Australia. Karen, Italian, Punjabi, Hindi and Arabic were the most commonly spoken languages other than English.

Werribee is a diverse community. Chirnside Park therefore needs to contribute to a diversity in sport, recreation and leisure participation opportunities for residents. In particular, there will be ongoing demand for access to walking trails and open space settings that embrace the river.

Households

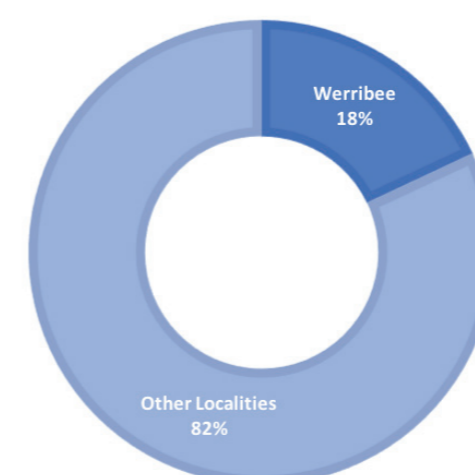
Werribee has a larger proportion of lone person households (21%) compared to Wyndham (14%). Chirnside Park will be reinforced as an important community gathering space for families, groups, events and significant sporting activity.

SEIFA Index of Relative Social Disadvantage (IRSD)

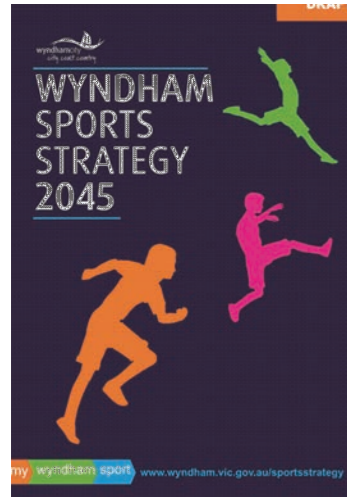
In 2016 Werribee had a SEIFA IRSD score of 949, which is lower than the Wyndham score of 1009 and means it is more disadvantaged than the municipality overall. Affordability will remain an important consideration in addition to supporting paths/trails for recreation use, transport and effective connections to key destinations.

POPULATION DATA

■ Werribee ■ Other Localities

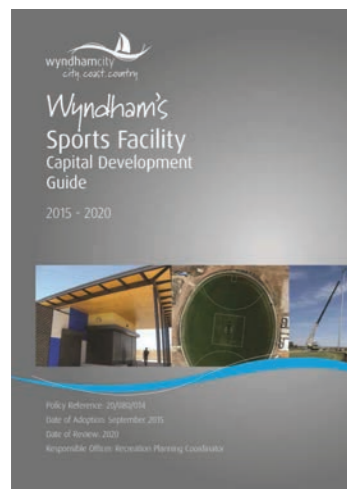


Background reports and strategies



Wyndham Sports Strategy 2045 (2017)

- Support Chirnside Park to function as a venue for elite standard Australian Rules Football.
- Relocate cricket from Chirnside Park. Therefore any actions to support cricket will be short-term/temporary until new facilities are available at an alternative venue.
- Continue to support 4-tennis courts at Chirnside Park – including at least two en tout cas courts.
- Continue to support Lawn Bowls in Chirnside Park.
- The Angling Club has a long historic and social connection to Chirnside Park, however their activities are not dependent on the site. Options could be considered to relocate the Angling Club elsewhere within the reserve (in order to improve access and amenity of the Bungies Hole area) or an alternative venue.



Wyndham Sports Facility Capital Development Guidelines 2015

- Facility standards and guidelines to be considered for any major new sport facilities or associated infrastructure.



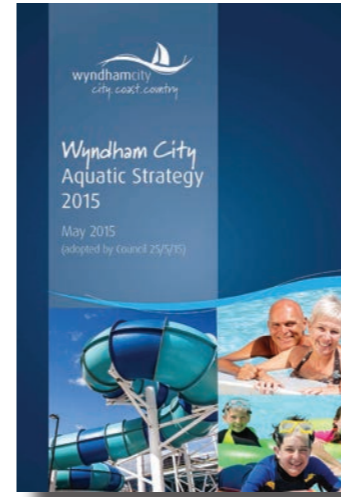
Wyndham's Leisure Strategy (2013-2017) (currently under review)

- Continue to support the use of Chirnside Park as a venue for:
- Elite Australian Rules Football
- Werribee Outdoor Pool
- Municipal events and festivals.
- Improve the interface with the river, including shared trail.



Wyndham Short Term Aquatic Needs Analysis and Demand Strategy (2018)

- WOP to continue to operate under the current operating model.
- Additional leisure facilities are not proposed.



Wyndham Aquatic Strategy 2015

- The existing strategy does not provide adequate direction to address the long-term provision of outdoor aquatic facilities in Wyndham.
- It is recognised that the existing WOP is ageing and reaching the end of useful asset life. Substantial capital investment would be required to ensure ongoing operational viability and compliance.
- The report suggests a detailed feasibility study would be required to ascertain whether further development or upgrade of Werribee Outdoor Pool is warranted and feasible – including additional family and water fun activities.



Wyndham City Plan (2017-21) & Wyndham 2040 Vision

- Ongoing development of Chirnside Park to support community gathering, regional sport, heritage recognition and improved relationship to the Werribee River.



Wyndham Open Space Strategy

- Continue to support the use and development of Chirnside Park consistent with its classification as a Regional Active Open Space.



Werribee City Centre Structure Plan 2013

- Reinforce Chirnside Park as an important regional standard sports precinct.
- Maximise opportunities to embrace, protect and activate the river environs.
- Compliment Werribee River Regional Park initiatives by improving designated shared path/s (pedestrian/cycle) through the reserve and connecting to Wyndham Park/CBD.



Chirnside Park Master Plan (2002)

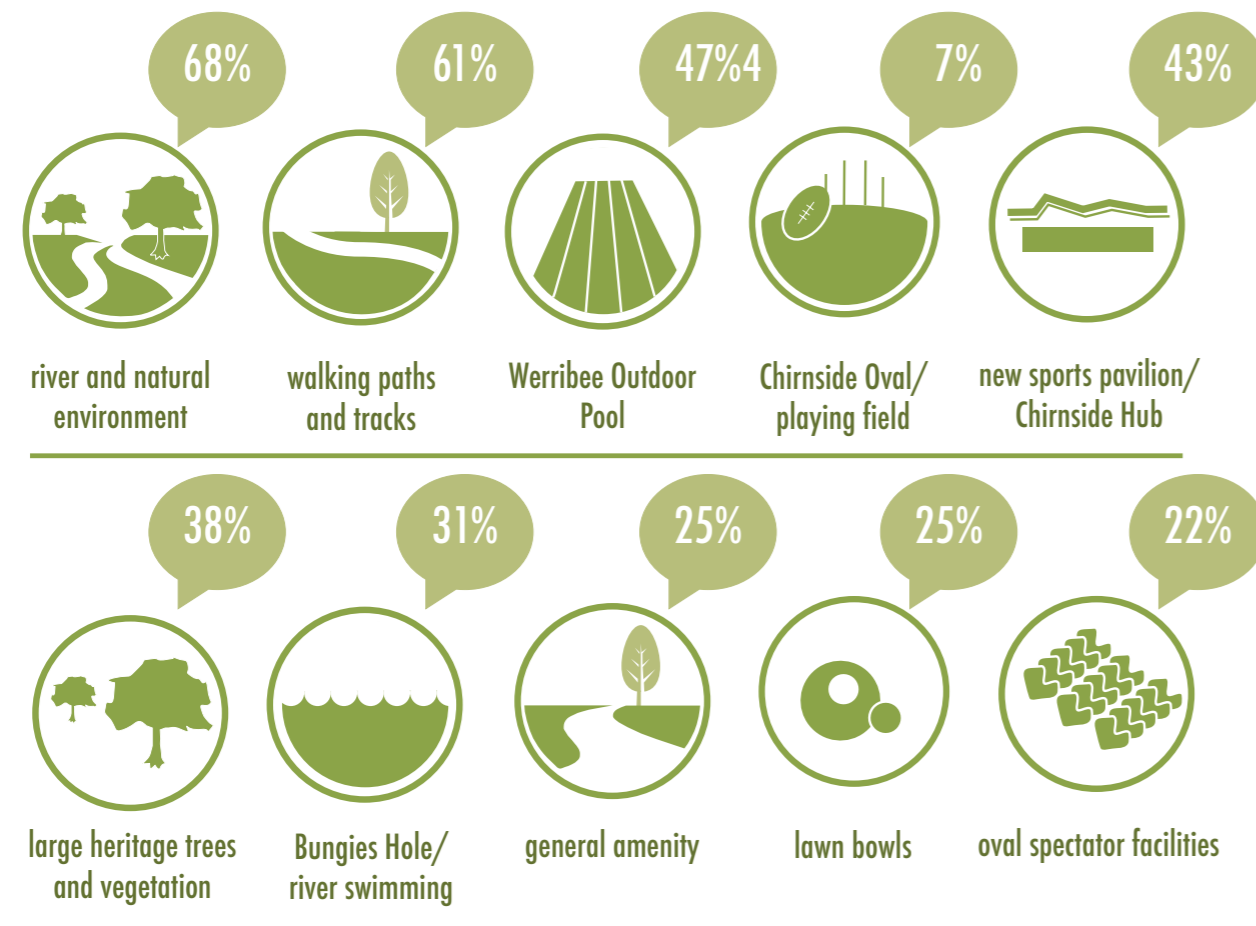
- Continue to support the development and improvement of the Chirnside Park as a regionally significant reserve for sport and community activities.
- Explore opportunities to improve the relationship to the Werribee River.

3. Community consultation

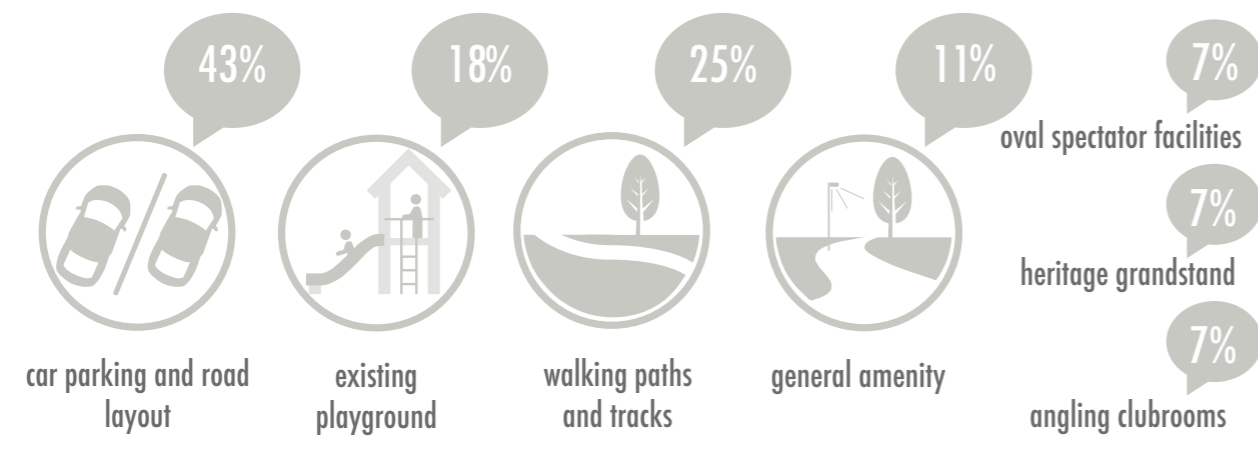
Development of the Draft Master Plan has considered outcomes from a range of consultation activities including direct engagement of existing Chirnside Park user groups, sporting clubs and key stakeholders through individual meetings and interviews as well as a community survey to capture broader suggestions, issues or opportunities for improvement.

Community Survey

What survey respondents like most about Chirnside Park:

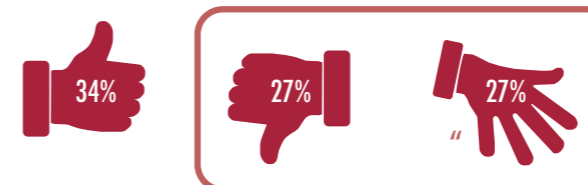


What survey respondents like least about Chirnside Park:

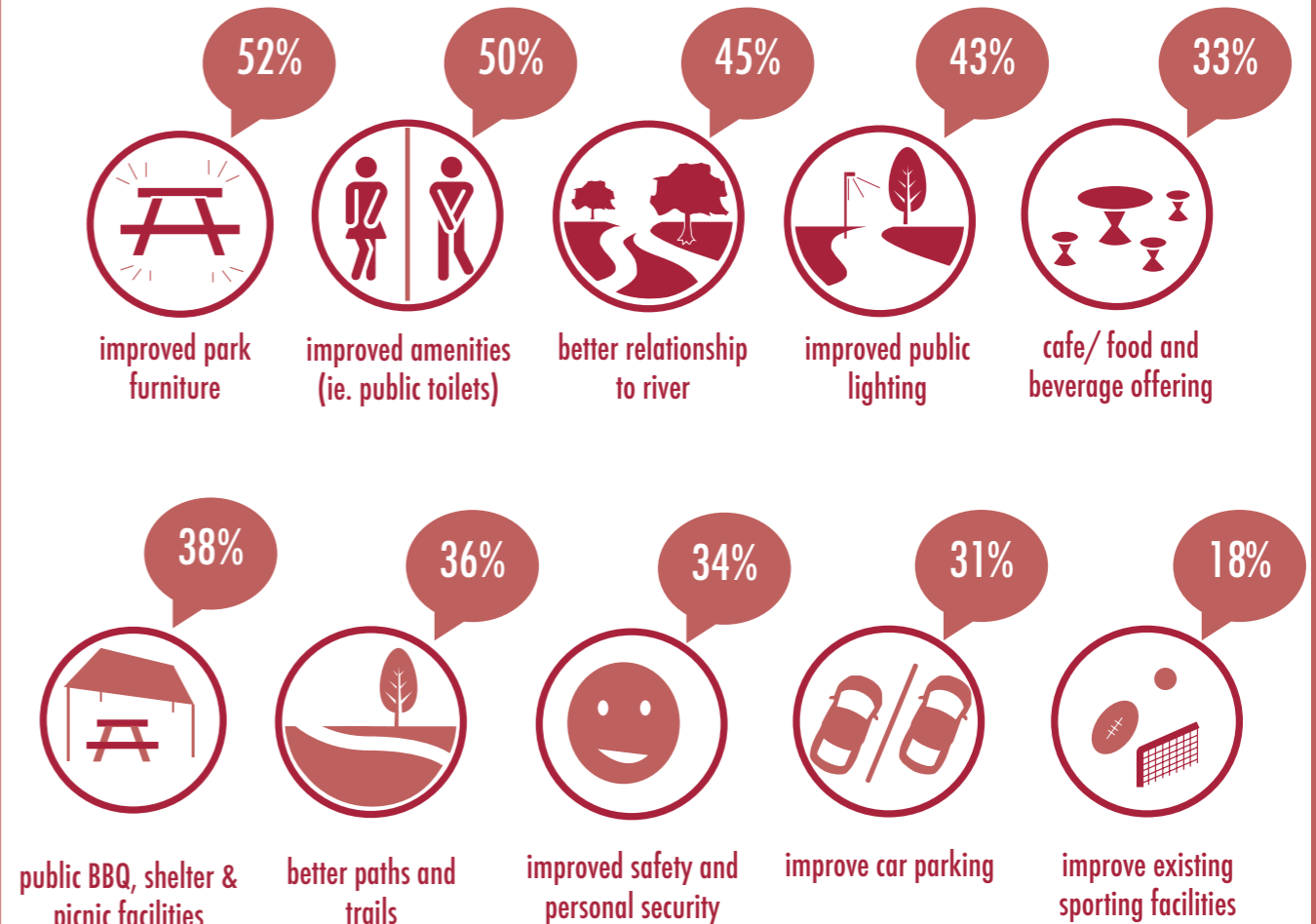


A record of initial meetings with stakeholder groups and community survey results are included in the Background Research Report (refer to separate document), however a snap-shot of key findings and suggestions are outlined below.

Percentage of respondents who indicated existing sport, recreation and community facilities available at Chirnside Park are meeting their needs:



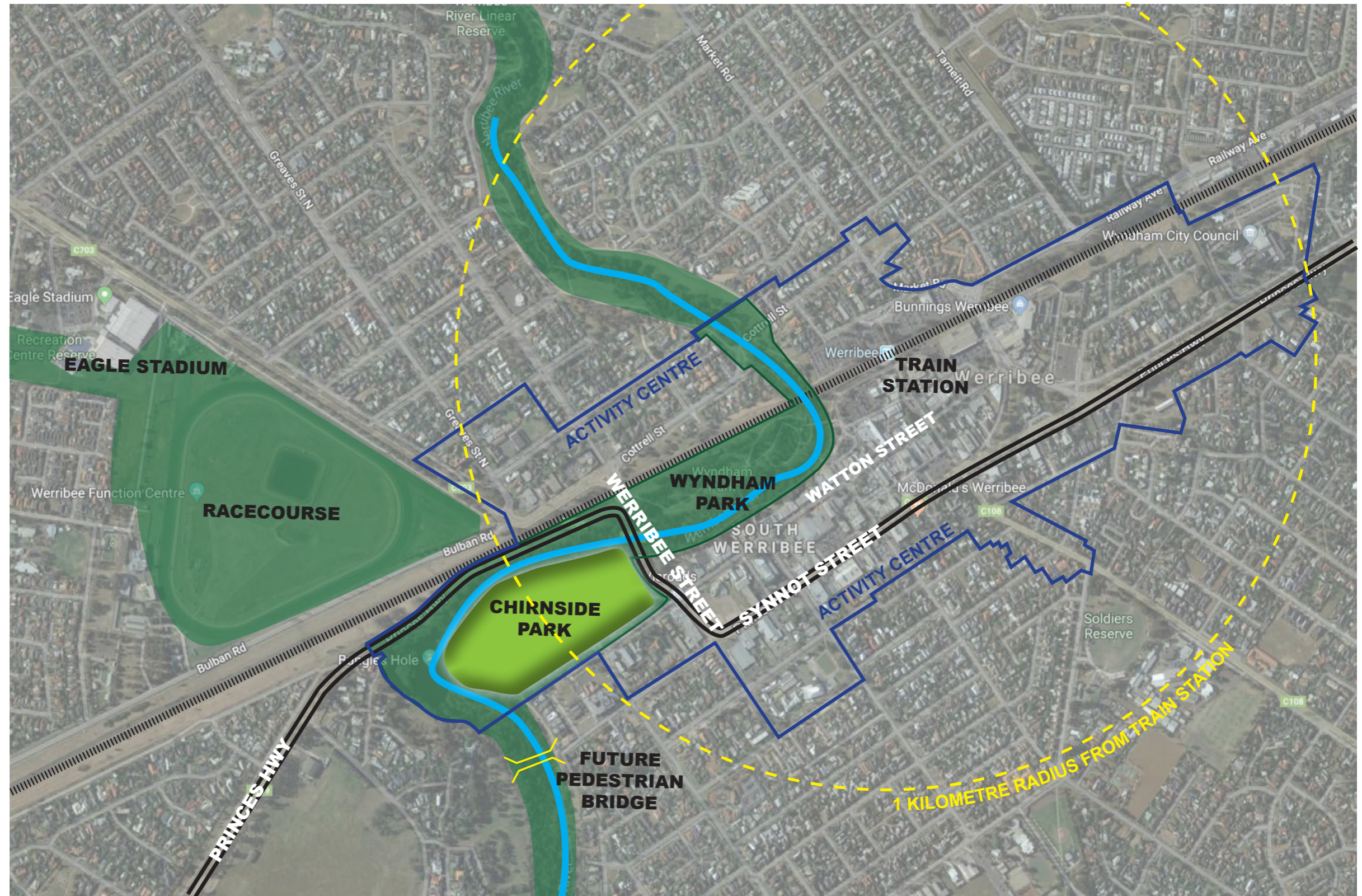
Top ten suggestions identified by respondents that would encourage people to use or visit Chirnside Park more often:



4. Issues and Opportunities

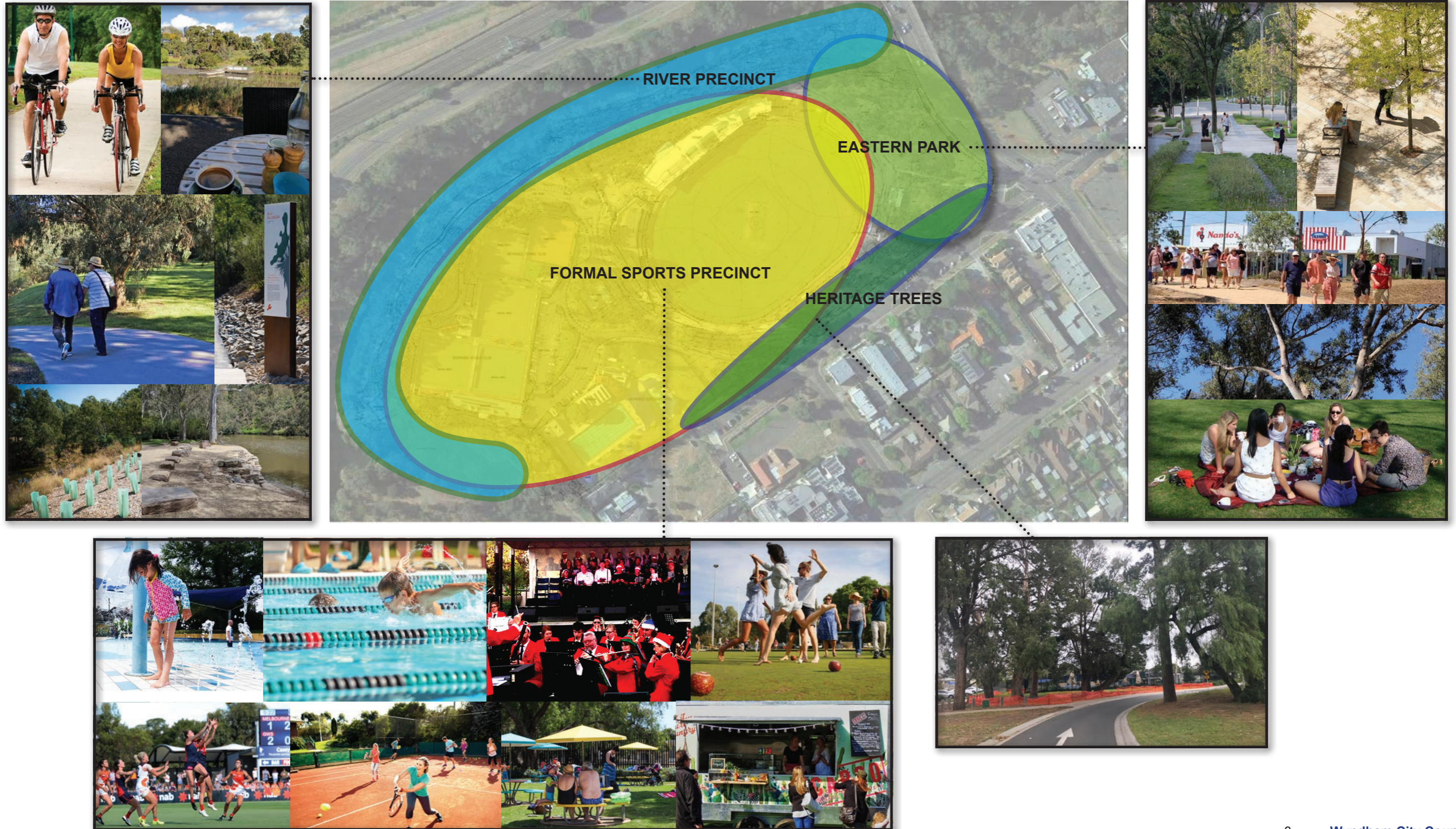
Connections and context

Chirnside Park is well situated adjacent to Werribee City Centre. The Master Plan aims to strengthen connections to, from and within the reserve including linkages to the Werribee River Centre, Wyndham Park and along the Werribee River corridor.



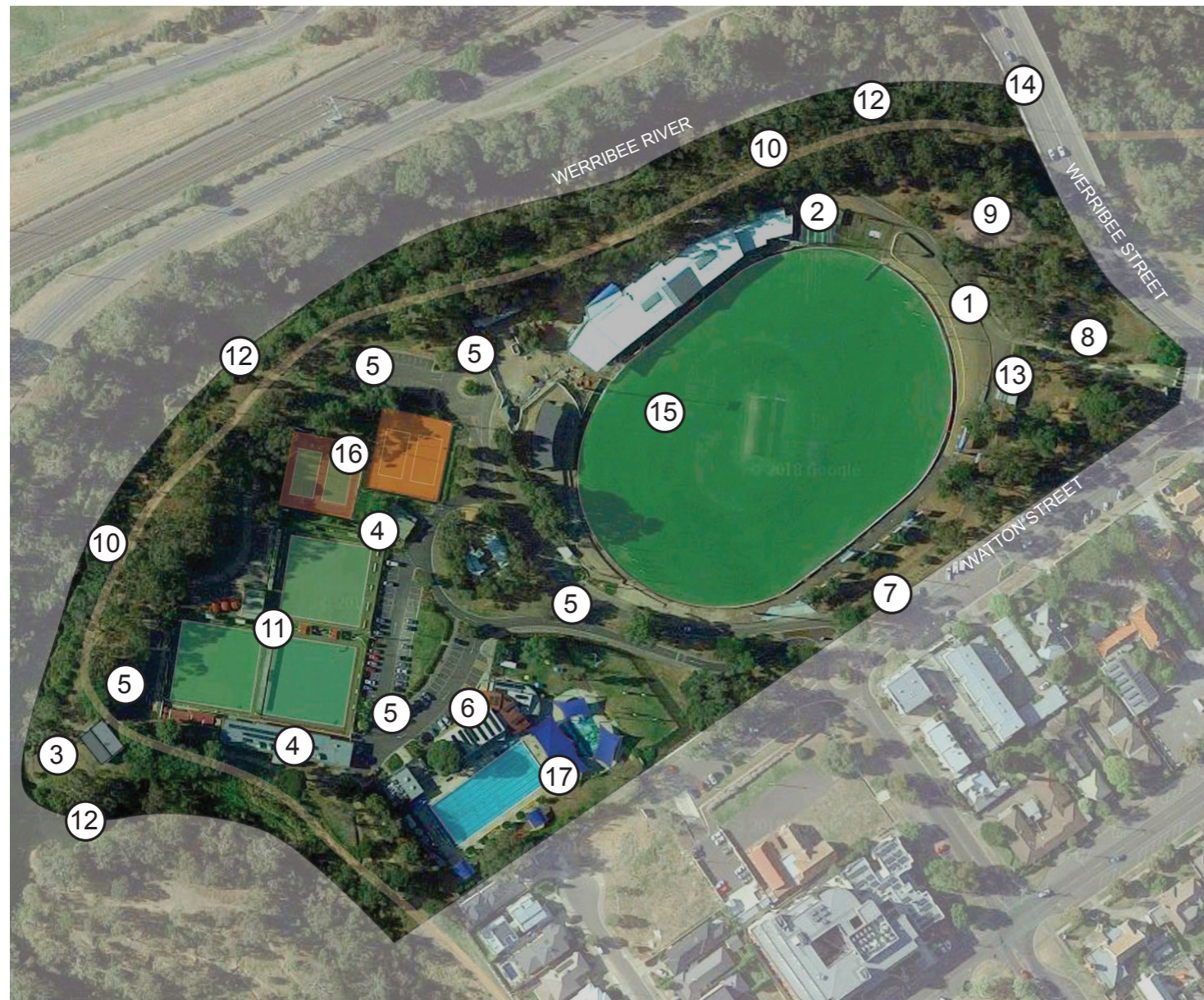
Precincts

Chirnside Park is made up of four main precincts, each with their own distinct character. The Master Plan seeks to enhance the character and functionality of each precinct, as well as improving interfaces, connections to the river environs and increasing community, social and environmental benefits.



Summary of issues and opportunities

The following is a summary of issues and opportunities drawn from consultation with stakeholders and from site observations made by the project team.



- ① Interface with heritage grandstand to be improved.
- ② Cricket is to be relocated off-site. Potential future location for arrival destination and ticketing booth, creating a strong connection to the river trail and Wyndham Park to the east.
- ③ Investigate options with the Werribee & District Angling Club to refurbish or redevelop the existing building to activate the area adjacent to Bungies Hole with food and beverage provision for the community. Enhance outdoor amenity with park seating and appropriate landscaping in the area.
- ④ The bowling club pavilion is ageing and requires refurbishment and renewal to meet contemporary needs. Tennis club pavilion is adequate, however disabled access could be improved. Opportunities to improve connections to the river environs.
- ⑤ Roadways and car parking to be rationalised and pedestrian networks strengthened.
- ⑥ Pedestrian area at front of the swimming pool to be enlarged and dedicated drop-off zone provided.
- ⑦ Pedestrian link from Watton Street to the river to be strengthened, including bundling or undergrounding of powerlines along Watton Street.
- ⑧ Enhance entry / arrival destination, including plaza area, improved physical access, paths and landscaping.
- ⑨ Remove playground. New nature play facilities are proposed near Bungies Hole and a new major playground is to be installed at Wyndham Park.
- ⑩ Upgrade and improve the Werribee River Trail, including width of path, lighting and realignment away from trees.
- ⑪ Lawn Bowls: Retain access to three lawn bowls greens, including one all-weather covered green to support opportunities for increased use and year-round demand.
- ⑫ Enhance environmental qualities of riverbank with weed removal, bank stabilisation and revegetation.
- ⑬ Review/ remodel public toilets to incorporate ticket box and arrival space.
- ⑭ Improve provision for pedestrians across Werribee Street Bridge.
- ⑮ Oval: Consider opportunities for covered seating closer to the oval, including temporary seating for events, renew perimeter security fence, improve pedestrian surface treatments, allow space for food trucks and provide event power and water connections.
- ⑯ Tennis: Upgrade/replace the two tennis hard courts with synthetic courts to enable increased use and improve drainage. Retain 2 en tout cas courts.
- ⑰ Werribee Outdoor Pool: Retain Werribee outdoor pool and provide necessary upgrades to support operational requirements.

5. Draft Master Plan

The Master Plan builds on the issues and opportunities identified in the previous sections to provide a new vision for Chirnside Park. Details of the changes proposed in each zone are provided on the following pages.



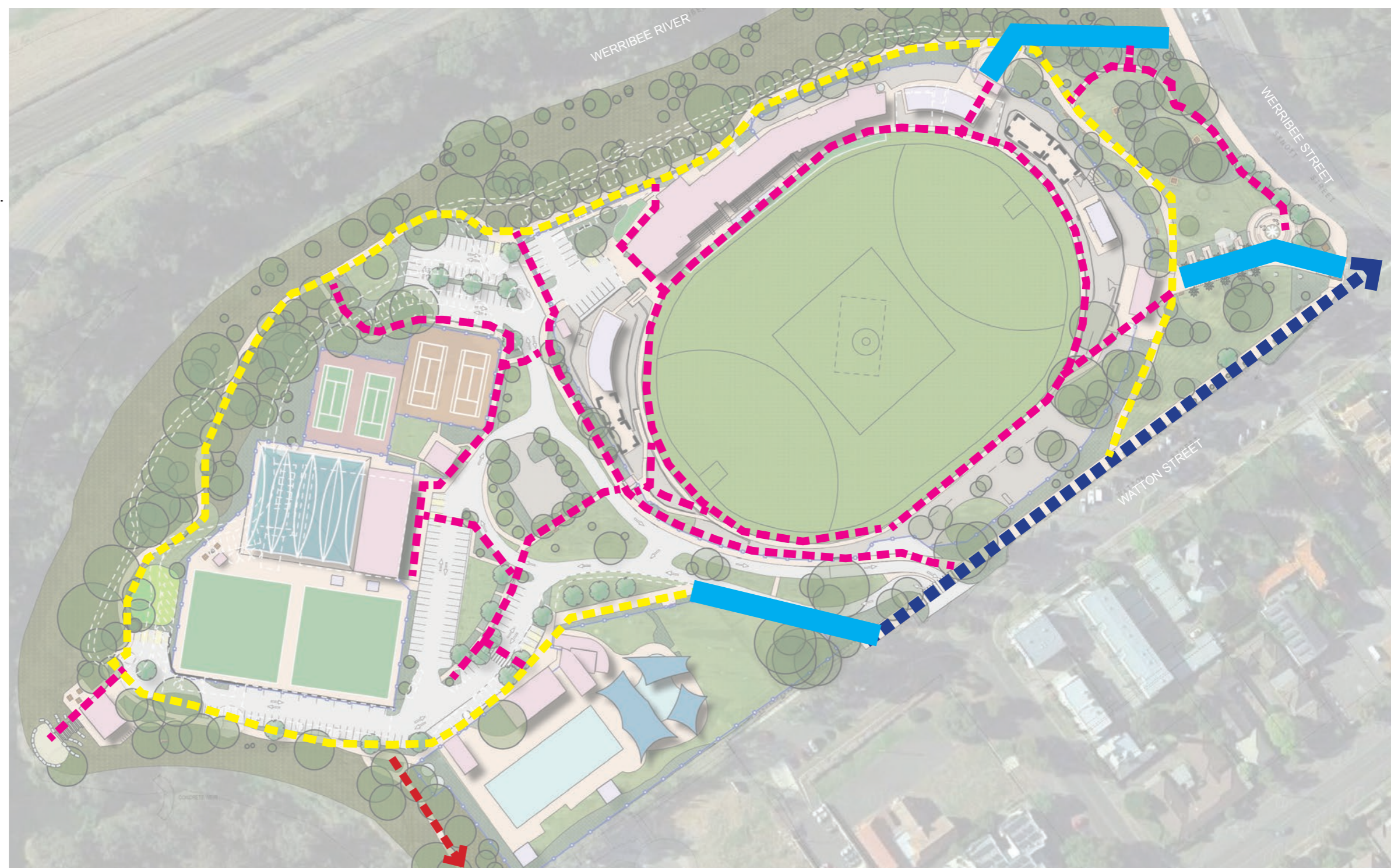
Proposed pedestrian circulation

The Master Plan proposes significant realignments to the Werribee River Trail away from existing trees, and widening of the path to a minimum of 3m. This portion of the Trail is to form part of a primary loop path that encompasses the entire reserve.

Links with the town centre are to be strengthened with two primary pedestrian points in the Eastern Park and the proposed 'Watton Street Walk'.

Legend

- — — — — 3m wide (where possible) primary loop path
- ■ ■ ■ ■ Primary pedestrian entry points
- ■ ■ ■ ■ Watton Street Walk (5m wide). Potential for bus stop to be investigated.
- - - - - Internal path connections (width varies)
- - - - - Werribee River Trail continuation (min. 3m wide)

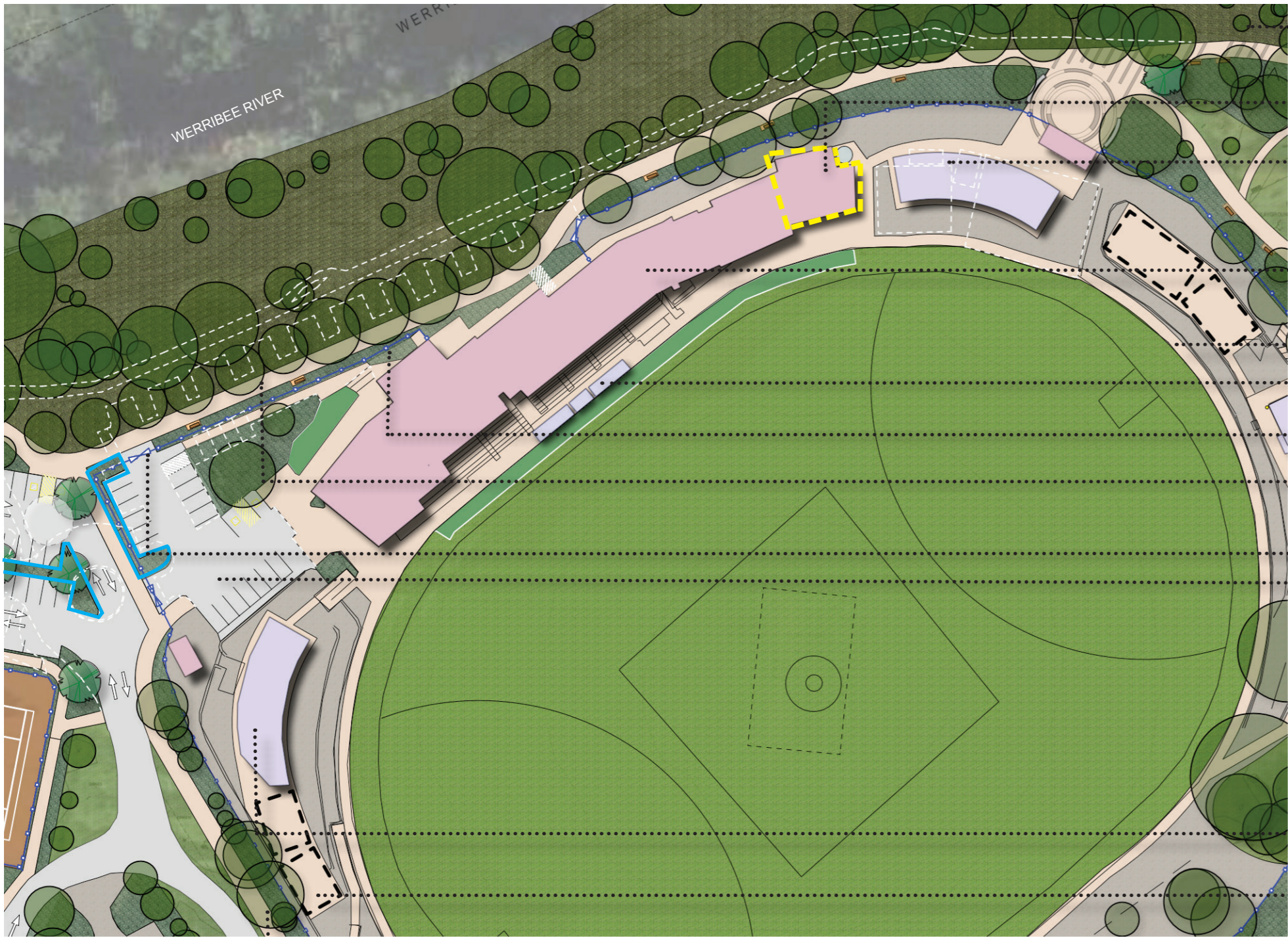


Eastern Park



- Enhance environmental qualities of riverbank with weed removal, bank stabilisation and revegetation.
- Potential future extension/widening of Werribee Street bridge to improve pedestrian connections.
- Enhanced safety and circulation between Chirnside Park and Wyndham Park / central Werribee, with path widening and both security & feature lighting within the wider precinct.
- Proposed ticket booth and plaza area.
- Location for temporary event seating - approximately 500 seats.
- New garden bed/ mulch area, and levels retained under existing trees. Garden beds and lawn areas to be irrigated.
- Proposed (clear trunked) trees.
- Plaza area at upper level with feature furniture and paving.
- Potential new Chirnside Park electronic sign for identification and promotion purposes.
- Existing stone monument, feature paving and heritage gates to be retained.
- Feature artwork in entry plaza.
- New garden bed/ mulch area, and levels retained to help protect heritage trees.
- Stairs and accessible ramp from main entrance (refer to Inset Plan).
- Avenue of exotic feature trees at main entry.
- Toilet block reconstructed to include ticket booth.
- Formalised hard stand areas surrounding the heritage grandstand for spectator comfort and circulation. Celebrate the heritage grandstand with feature lighting and interpretive information. Install fire services for asset protection.
- Accessible path from Watton Street to the reserve.
- Footpath along Watton Street to be widened to back of kerb to improve pedestrian connections between Watton Street / central Werribee and the Werribee River.

The Hub pavilion and oval



- Enhance environmental qualities of riverbank with weed removal, bank stabilisation and revegetation.
- Potential future second story extension to the existing Hub facility.
- Future under-cover spectator viewing area with hardstand and terraced seating to complement proposed ticket booth and entry plaza following relocation of cricket activities to an alternative venue.
- Existing pavilion.
- Proposed circuit path around the oval.
- New players, coaches and officials shelters.
- Realigned and renewed security fence.
- Remove existing path and realign along existing roadway (away from existing trees).
- Maintenance and delivery access gate.
- Reconfigure existing car park adjacent to the pavilion to enhance the entry experience (forecourt and improved circulation for vehicles and pedestrians); provide secure car parking and support game-day activities (such as food, beverage and broadcast vehicles). Include WSUD to treat runoff. Loss of parking spaces directly adjacent to the pavilion (from 44, including 22 informal spaces, to 19) is to be offset by additional spaces adjacent to the tennis court and a new carpark at Bungies Hole.
- Improve spectator experience and comfort at the existing shelter, including hardstand area and terraced seating.
- Location for temporary event seating - approximately 500 seats.
- Path to existing ticket booth widened to 3m.



..... Proposed alternative alignment of trail behind the pavilion, incorporating shared use zone for deliveries. New garden beds to replace the existing car parks to strengthen the connection between the Werribee River and the Park.

Bowling and tennis clubs



Enhance environmental qualities of riverbank with weed removal, bank stabilisation and revegetation.

Existing car park and road access behind tennis/bowling clubs to be removed to allow improved environmental outcomes within the river corridor and additional green space within the reserve. More effective car park design will allow increased capacity overall (from 29 to approximately 40 spaces). Design to include WSUD to treat runoff.

Tennis courts: Retain existing en tout cas courts and replace hard court surface with synthetic grass to enable increased use. Improve drainage as required as part of resurfacing works. Add keypad entry gate to courts accessible from carpark to north (to be used with book-a-court system). Convert court lights to LED.

Remove existing access road and reinstate lawn area and the garden bed.

Realign path away from existing trees.

Retain existing tennis club rooms, upgrade and refurbish as required including façade, disabled access and surrounds.

Retain existing gravel carpark for overflow parking and potential use during events.

Replace the existing (north) turf green with an under-cover synthetic green to allow year-round use by the Bowling Club.

New and upgraded footpath, arrival space and car parking adjacent to the proposed new bowling club pavilion.

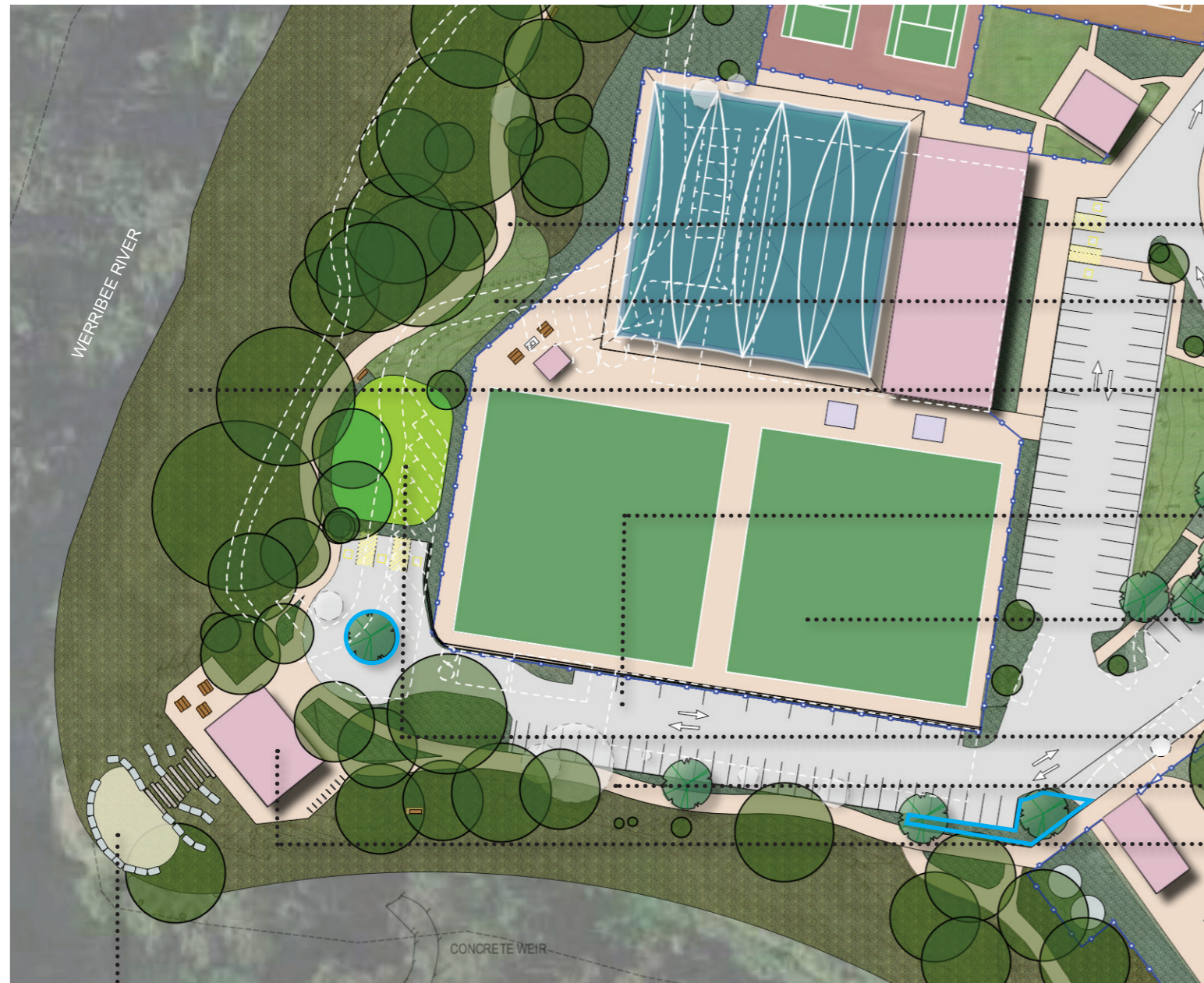
New bowling club pavilion to replace the existing club facility. Detailed design to consider possible double story construction to allow adequate maintenance and equipment storage, access, viewing and circulation within and around the building. Consider water harvesting opportunities.

Existing bowling club maintenance/storage facility and water tanks to be removed and incorporated into the proposed new pavilion.

Retain the two existing bowling greens in the south. Replace the south-western turf green with a grass species that remains playable year-round.

Proposed BBQ and gathering area with shelter, within bowling facility.

Bungies Hole and nature play



Realign path away from existing trees.

Remove existing access road and parking (loss of 23 parking spaces) and reinstate lawn area and the garden bed.

Enhance environmental qualities of riverbank with weed removal, bank stabilisation and revegetation.

Demolish existing bowling pavilion and replace with new carpark (providing approximately 42 parking spaces) linking to Bungies Hole, including drop-off area and raingardens to treat runoff.

Proposed retaining wall and fence realigned to the back of the proposed path.

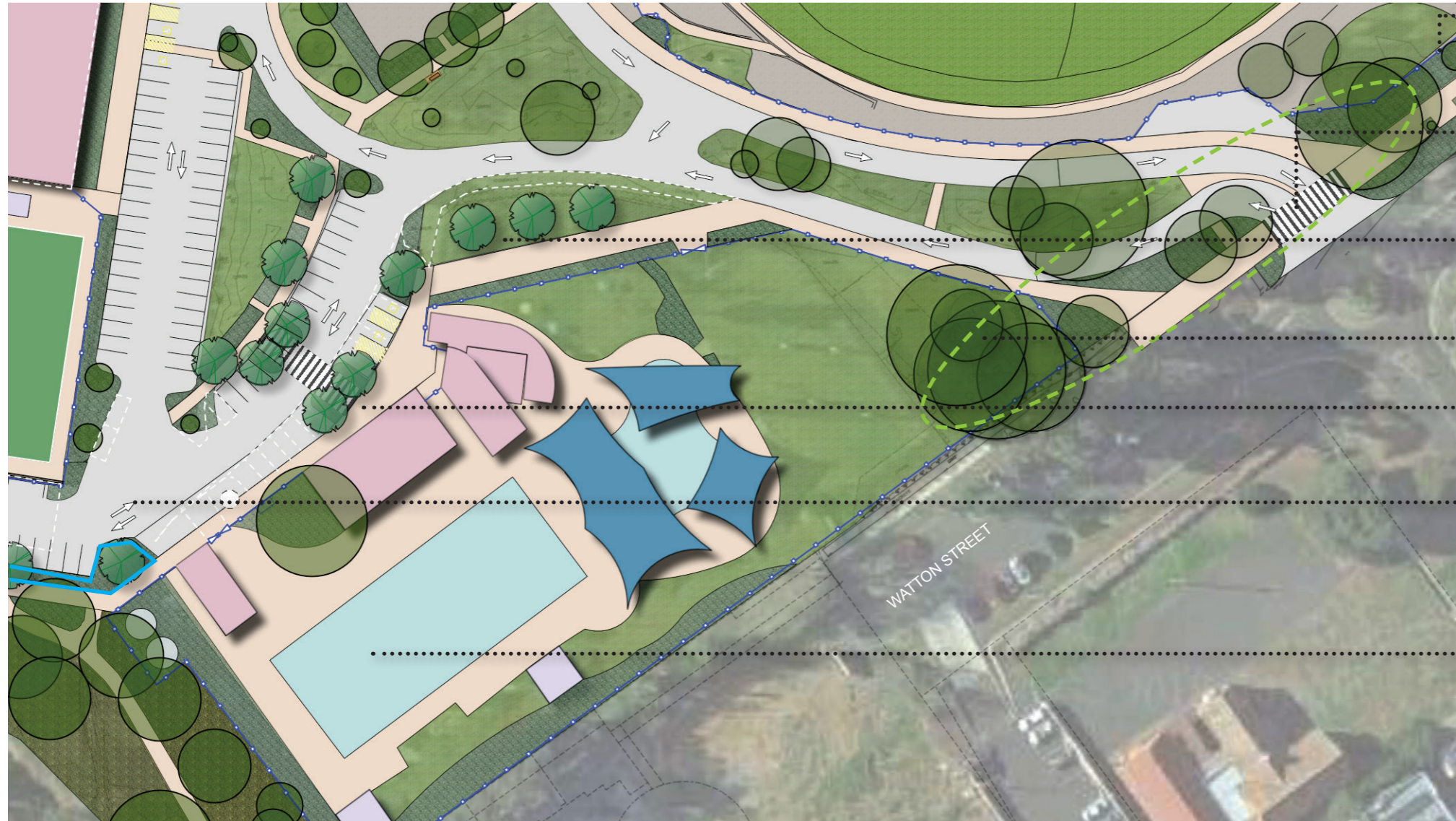
Proposed nature play area adjacent to the Werribee River Trail and refurbished Bungies Hole facilities.

Widen Werribee River Trail to 3m and create strong link to pool.

Investigate options with the Werribee & District Angling Club to refurbish or redevelop the existing building to activate the area adjacent to Bungies Hole with food and beverage provision for the community. Enhance outdoor amenity with park seating and appropriate landscaping in the area.

Proposed landscape improvements to river interface at Bungies Hole with bank stabilisation, improved water edge interface and revegetation.

Swimming pool surrounds and southern entry



- Oval security fencing to be realigned and upgraded.
- Widen footpath along Watton Street to back of kerb.
- Reconfigure main entry to improve pedestrian connections including upgrading existing pedestrian crossing to give priority to pedestrians.
- Realign the existing path and swimming pool fence to strengthen the pedestrian connection between Watton Street / central Werribee and the Werribee River.
- New garden bed/ mulch area, and levels retained to help protect heritage trees.
- Create new, wider and more inviting pedestrian space in front of pool building, including drop-off space, pedestrian crossing, bike parking and trees.
- Upgrade bus parking / delivery / drop off area including additional disabled parking bays, and reconfigure existing car park to allow for a bus turn around. Parking spaces lost (approximately 16) will be offset by the new carpark at Bungies Hole.
- Retain Werribee outdoor pool and provide necessary upgrades to support operational requirements.

6. Implementation

Indicative costs

The following table provides a high level indicative costing* which will be further refined as part of detailed design works. Staging plan is to be confirmed subject to funding availability and site conditions.

Area	Indicative cost
DEMOLITION	\$ 471,262
EARTHWORKS	\$ 636,961
THE HUB PAVILION EXTENSION (Subject to external funding)	\$ 1,000,000
PLAYERS, COACHES AND OFFICIALS SHELTERS (OVALS)	\$ 60,000
HERITAGE GRANDSTAND AND SURROUNDS	\$ 207,770
SPECTATOR VIEWING AREAS (OVAL)	\$ 782,555
NEW TICKET BOOTH	\$ 131,000
NEW TOILET BLOCK WITH TICKET BOOTH	\$ 459,600
TENNIS COURTS	\$ 134,200
TENNIS CLUBROOM	\$ 133,500
NEW BOWLING CLUB PAVILION	\$ 4,671,200
BOWLING GREENS	\$ 1,348,036
BOWLING SHELTERS AND BBQ AREA	\$ 90,750
BUNGIES HOLE BUILDING AND OUTDOOR AREA REFURBISHMENT	\$ 447,220
CAR PARKING (170 SPACES)	\$ 621,808
LANDSCAPE WORKS INCLUDING PATH NETWORK, EASTERN PARK WORKS, SOUTHERN ENTRY WORKS, NATURE PLAY AND REVEGETATION	\$ 5,682,703
TOTAL (EXCL. GST)	\$ 16,546,000

DESIGN CONTINGENCY	\$ 1,158,220
CONSTRUCTION CONTINGENCY	\$ 827,300
CONSULTANTS FEES	\$ 1,489,140
TOTAL CONSTRUCTION COST (EXCL. GST)	\$20,353,500

* Based on a cost plan prepared by Newton Kerr + Partners. Refer to Background Research Report for full document.

- Operational items not included in the above table:
- Signage Plan (interpretive and wayfinding), including dog controls
 - Cultural Heritage Management Plan
 - Traffic management plan (investigate possibility of bus stops adjacent to park)
 - Maintenance plan