

wyndhamcity

# Brookdale Road Reserve (Point Cook) Master Plan

Project Summary Report  
September 2019



## CONTENTS

|  |           |
|--|-----------|
| <b>1. INTRODUCTION.....</b>  | <b>2</b>  |
| 1.1. Project Aim and Objectives .....                                  | 3         |
| 1.2. Project Approach.....   | 3         |
| <b>2. PLANNING CONTEXT AND BACKGROUND.....</b>                         | <b>4</b>  |
| 2.1. Background Reports and Plans .....                                | 4         |
| 2.2. Demographic Characteristics of Sanctuary Lakes - Point Cook ..... | 5         |
| <b>3. SITE ANALYSIS.....</b>   | <b>7</b>  |
| <b>4. STAKEHOLDER CONSULTATION .....</b>                               | <b>8</b>  |
| 4.1. Council Staff.....  | 8         |
| 4.2. Local Sports Clubs .....  | 8         |
| 4.3. Adjacent Schools .....  | 8         |
| 4.4. State Sports Associations .....                                   | 8         |
| 4.5. Other Stakeholders .....  | 9         |
| 4.6. Pubic Exhibition of the Draft Master Plan.....                    | 9         |
| <b>5. BROOKDALE ROAD RESERVE MASTER PLAN .....</b>                     | <b>11</b> |
| 5.1. Plan Development.....   | 11        |
| 5.2. Pavilion.....   | 11        |
| 5.3. Indicative Cost Plan and Implementation Plan.....                 | 14        |
| 5.4. Precedent Images .....  | 15        |



Project Consultants





## 1. INTRODUCTION

Brookdale Road Reserve is a 4.0 hectare land parcel in Point Cook South that has been identified by the Wyndham City Council for development as an Active Open Space reserve. It is currently undeveloped land owned and managed by Wyndham City (see Figure 1).

Figure 1 – Location of Brookdale Road Reserve



### 1.1. Project Aim and Objectives

The aim of this project was to prepare a master plan for the development of Brookdale Road Reserve during the period 2019 – 2029. The master plan has created a vision for the reserve by showing the provision of appropriate sport, recreation and open space infrastructure, and will guide the future use and development of the reserve.

The objectives for the project include:

1. Align the vision and principles of the master plan with the principles and priorities of the Wyndham Sports Strategy 2017.
2. Understand the current and future sporting, active and passive recreation needs of the community within the catchment of the reserve.
3. Understand the interfaces of the reserve with the Saltwater P-9 College, the St Mary of the Cross Catholic Primary School, residential areas to the west and north (established) and south (establishing).
4. Produce a strategic master plan that addresses the following key elements:
  - Sports provided for in accordance with recommendations in Wyndham's Sports Strategy 2017 and the targeted consultation process
  - Level of passive open space provided for in accordance with the Point Cook Concept Plan 2007 Addendum and the Wyndham Open Space Strategy 2045.
5. Produce a strategic master plan that provides clear direction for the future of the reserve's infrastructure, including sports surfaces, specialised sporting infrastructure, structures/ buildings, path network, and parkland within resource constraints.
6. Produce recommendations taking into consideration the Triple Bottom Line approach of economic, environmental and social sustainability.
7. Provide cost estimates for each component of the master plan.
8. Present a recommended implementation schedule of works for staging the project in consultation with relevant Council officers.

### 1.2. Project Approach

The project has comprised of six main phases:

1. Review of relevant background reports and plans.
2. Site investigation (include site features survey) and first round of stakeholder engagement.
3. Needs and issues analysis and preparation of reserve concept plan options.
4. Development of a draft master plan, including costings.
5. Public exhibition of a Council-endorsed master plan, including second round of stakeholder engagement.
6. Review of community and stakeholder feedback on the draft master plan, and preparation of final master and project report.



## 2. PLANNING CONTEXT AND BACKGROUND

The Brookdale Road Reserve Master Plan was informed by a number of planning considerations.

### 2.1. Background Reports and Plans

The following planning reports and strategies are important references to inform the strategic development of Brookdale Road Reserve.

- Wyndham 2040 Community Plan (2016)
- Wyndham Sports Strategy 2045 (2017)
- Wyndham Sports Facility Capital Development Guide 2015
- Wyndham Play Space Strategy 2030.

The following is a summary of the key information and directions for Brookdale Road Reserve from the above reports.

#### [Wyndham 2040 Community Plan](#)

Wyndham 2040 was adopted in 2016 following a locally-focused, strengths-based, and community-driven process, and articulates a vision for what the community would like Wyndham to be in the future.

Four themes underpin 2040, and the following two themes support the development of the Brookdale Road Reserve:

#### 1. People and Community

Vision: - The people of Wyndham will be connected to each other  
- Wyndham residents will have opportunities to stay fit and healthy

#### 2. Places and Spaces

Vision: - 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.

#### [Wyndham Sports Strategy 2045](#)

The Wyndham Sports Strategy 2045 provides a comprehensive evidence-based approach to the delivery of sport and active recreation facilities, and a guide for facility development to 2022.

The vision for sport in Wyndham is .....

*Wyndham City 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 vision is informed by the following four principles.

##### Best Value

Provide a legacy of facilities that are accessible, equitable and responsive to the Wyndham community's wellbeing, environment and economy

##### 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

##### Social Impact

Ensure sports infrastructure inclusively connects residents and facilitates the development of community capacity and social leadership

##### Sustainable Partnerships

Develop strong partnerships between Council, the community and industry regarding the capital development of facilities

The Strategy contains a specific recommendation (No. 20) important for the future planning and use of the reserve.

- Consider the development of a facility suitable of hosting baseball at Saltwater Coast in Point Cook to ensure diverse opportunities for the local community
- Develop a grass turf surface suitable for a range of sports to conform with Category C Facility, as defined in the Wyndham Sports Facility Capital Development Guide 2015.

### [Wyndham Sports Facility Capital Development Guide 2015](#)

The Sports Facility Capital Development Guide outlines how Council will provide facilities to allow more people to participate more often in leisure and their local communities. The following three principles of capital development of Council's sports facilities are relevant to the Brookdale Road Reserve master plan:

- 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.

The Guide sets out the different levels of facility provision for active open space, and facility standards to be built by Council.

A three level facility hierarchy has been developed for Wyndham:

1. Category A facilities are the highest level facilities and serve sports which play at the highest tier under State representative competition
2. Category B facilities primarily attract Wyndham residents and offer accessible sport to the whole community
3. Category C facilities will provide for sports that require a lower level of infrastructure, level of competition, or are restricted due to site constraints.

Facility development standards for each of the three levels for key sports are outlined in the Guide. The Guide doesn't specify the individual facility components for baseball or softball, however, the Brookdale Road Reserve master plan has been prepared with consideration of the reserve being embellished above a Category C to cater for specific requirements for a baseball/ softball facility. The specific detail for baseball and softball facility infrastructure was sourced from the following references:

- Club Facility Resource Guide, Baseball Australia 2016
- Softball Field Guidelines, Softball Australia, 2015.

### [Wyndham Play Space Strategy 2030](#)

The Play Space Strategy provides strategic direction for purpose-designed play spaces and the programming of capital works to 2029. Whilst the Strategy contains no specific recommendations for Brookdale Road Reserve, it does note that whilst active open space is open space that is intentionally set aside for sport, it may contain playgrounds.

The vision for play spaces in Wyndham is .....

*Wyndham will provide a good distribution of diverse play opportunities that welcome and include people of all ages, genders, cultures, and abilities; enhance child development and independent mobility; create a connection with community and nature; and are sustainable for Council to manage.*

## **2.2. Demographic Characteristics of Sanctuary Lakes - Point Cook**

A review was carried out of the population characteristics of Sanctuary Lakes, being the 'small area' of the greater Point Cook suburb, and in which Brookdale Road Reserve is located<sup>1</sup>. The review identified the following relevant demographic characteristics, however, the preferred future use of the reserve for baseball will require a catchment area beyond the Sanctuary Lakes small area.

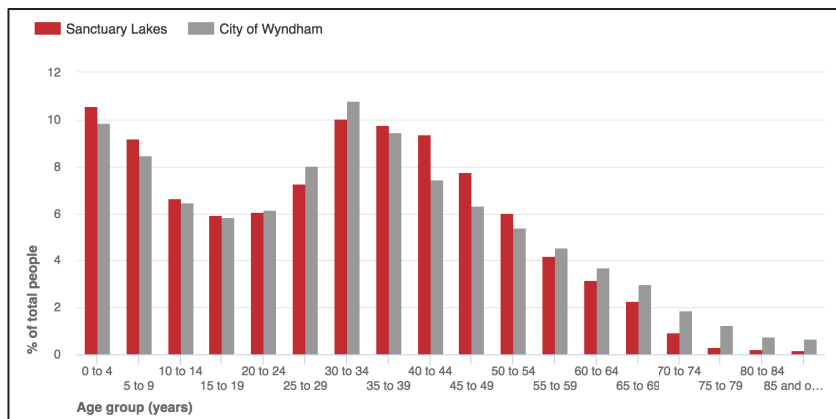
### [Current Population](#)

- The population of Sanctuary Lakes almost doubled (89% growth) between 2011 (6,462 people) and 2016 (12,221)
  - Sanctuary Lakes has a younger age profile compared to all of the City of Wyndham, as evidenced by:
    - 26.4% of the population are aged 0-14 years, compared to all Wyndham (24.8%)
    - 6.7% of the population are aged over 60 years, compared to all Wyndham (11.4%).
- (Refer Figure 2)

<sup>1</sup> Source: Community Profile, id consulting, 2019



Figure 2 – Comparison of Sanctuary Lakes Age Profile with City of Wyndham



- Sanctuary Lakes is a culturally diverse area, with 46.3% of all people born outside of Australia compared to all of Wyndham (41.5%), with China, the United Kingdom, India and New Zealand being the most prevalent countries of birth behind Australia. Of significance is the strong growth in the number of Chinese between 2011 and 2016 (over 620 additional people).
- The SEIFA score<sup>2</sup> of disadvantage shows that Sanctuary Lakes is the least disadvantaged of all areas of Wyndham in terms of socio-economic profile (1,076 score) compared to all of Wyndham (1,009).

#### Projected Population

- It is projected that the population of Sanctuary Lakes will increase by 46% to 2041 (6,000 people to a population of 18,825), compared to an estimated population growth of 114% for the whole of the City of Wyndham.
- Other data shows that the population profile will age: 19.3% aged 0-14 years, compared to 26.4% in 2016; and 24.3% aged over 60 years, compared to 6.7% in 2016.

<sup>2</sup> SEIFA score is derived from attributes that reflect disadvantage, such as low income, low educational attainment, high unemployment, and jobs in relatively unskilled occupations. A higher score on the index means a lower level of disadvantage

#### Implications

These demographic characteristics have some implications for the directions for provision of sporting and recreation facilities in Brookdale Road Reserve.

The increasing population and young profile will continue to confirm the need for sporting facilities and other complementary fitness options, such as fitness stations. However, the continuing ageing of the Sanctuary Lakes community highlights the importance of Brookdale Road Reserve to also be a destination for residents to participate in low intensity physical activity and recreation, such as walking.

The high cultural diversity of the Sanctuary Lakes community (Chinese and Indian) triggers the opportunity to include infrastructure at the reserve to support large social groups, ie. shelters, seating, and an outdoor kitchen.

### 3. SITE ANALYSIS

A review of the existing conditions at Brookdale Road Reserve was carried out by the consultant team during site visits conducted in October 2018. The reserve is a 4 hectare site bound by Saltwater Promenade to the south, Brookdale Road to the west, Carrick Street to the north, and the Saltwater P-9 College to the east (see Figure 3).

It is a flat site with a small fall to the south, and is cleared of all vegetation. Residential dwellings bound the north and west sides of the reserve. The Saltwater P-9 College stadium dominates the east side, and there is a stormwater sediment pond on the south side across Saltwater Promenade.

The reserve comprises three separate land parcels, and is identified in Council's GIS as Property Number 206610.

Stormwater services currently traverse the site north-south.

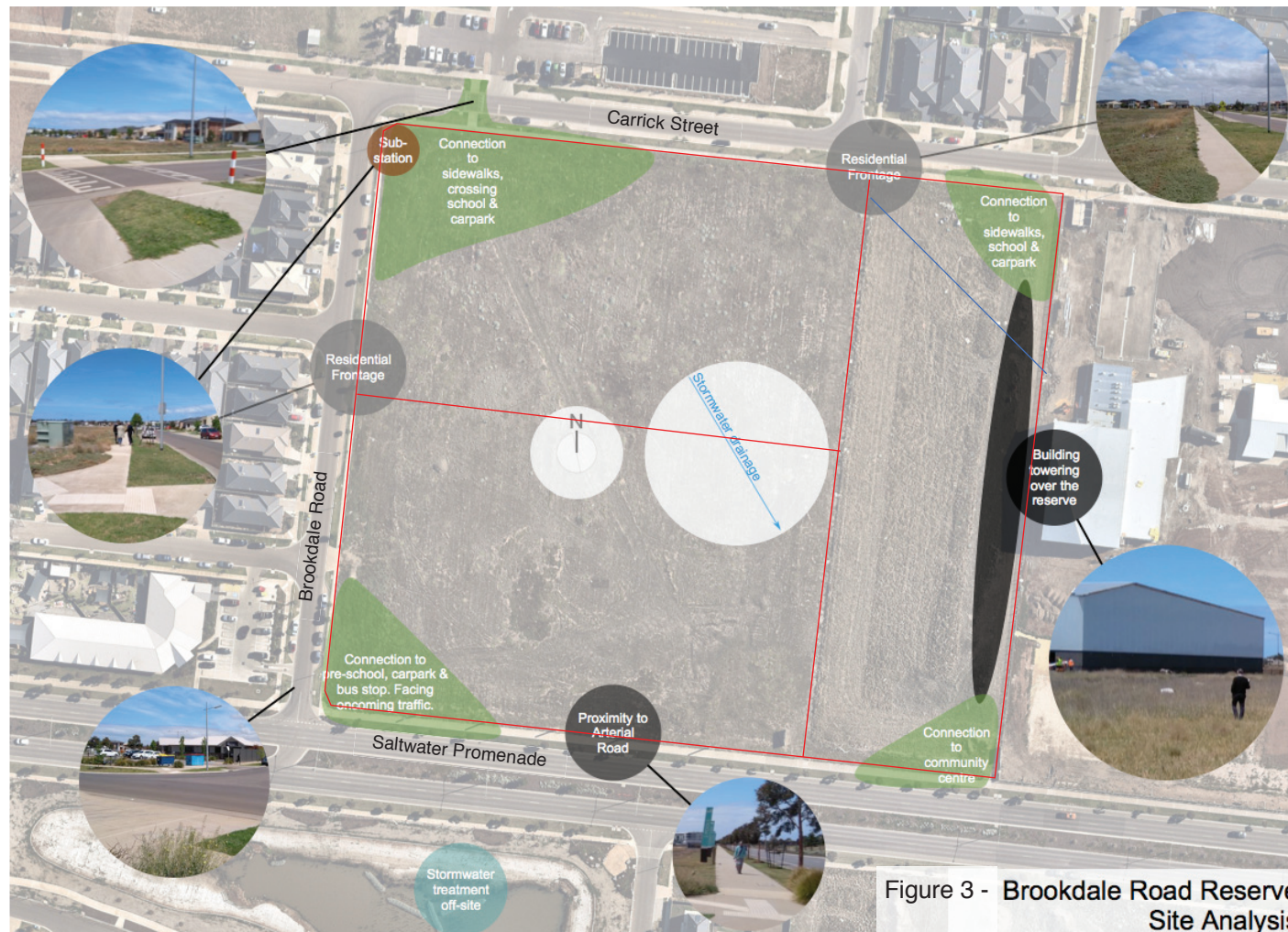


Figure 3 - Brookdale Road Reserve Site Analysis



## 4. STAKEHOLDER CONSULTATION

A combination of meetings and interviews were carried out with stakeholders during the project. Some of the consultation was undertaken during the research phase of the study, whilst other meetings and interviews were designed to receive feedback from key stakeholders on preliminary concept plans.

A comprehensive round of stakeholder and community engagement was carried out during the public exhibition of the Council-endorsed master plan from 8 August to 9 September 2019.

The key stakeholder groups consulted were as follows.

### Local Sports Clubs

- Point Cook Football Club
- Point Cook Cricket Club
- Point Cook Soccer Club

### Adjacent Schools

- St Mary of the Cross PS
- Saltwater P-9 College

### State Sports Associations

- Baseball Victoria
- Softball Victoria

### Other Stakeholders

- Council staff
- Saltwater Community Centre
- Creative Garden Early Learning Centre
- Point Cook Action Group

The key findings from the first round of stakeholder engagement are reported in the following sections.

### 4.1. Council Staff

- Baseball is the nominated anchor sports use for the reserve
- Reserve needs to have the potential to accommodate other field-based sports
- Reserve needs to 'invite' and encourage community recreation use, but should not duplicate opportunities that already exist within the neighbourhood, ie. there is good provision for District level play spaces at Paragon Park and Crocodile Park

- Plan for pedestrian access from all directions
- Potential for recycled water for irrigation
- Support the use of synthetic grass in areas of high sports use
- Pavilion design should be visually appealing and suitable for a range of different users.

### 4.2. Local Sports Clubs

The sports clubs consulted are based at Saltwater Reserve, and are at capacity, or close to it, in relation to usage of the sports fields available.

- Clubs understand and accept that the reserve has been designated for baseball, as a strategy to ensure that there will be a diversity of sporting opportunities available throughout Point Cook
- In the short-term, and in the future, all clubs support any potential use of Brookdale Road Reserve as an overflow venue for football, cricket and soccer, particularly to accommodate younger aged juniors.

### 4.3. Adjacent Schools

- Support a partnership with Council for the future use of the sports field for interschool/ intra-school sport
- Support the opportunity to utilise any new off-street car park(s) during school drop-off/ pick-up periods
- The St Mary of the Cross Catholic Primary School supports the future use of its car park as an overflow parking area by future tenant clubs
- Support any active recreation spaces that could be utilised by students waiting for pick-up.

### 4.4. State Sports Associations

#### Baseball Victoria

- Strong support for the use of the reserve for baseball
- Minimum facility requirements to support a sustainable baseball club were confirmed

- Support a synthetic infield as a strategy to reduce maintenance demand on volunteers
- Summer period is emerging as the main season for domestic baseball.

#### Softball Victoria

- Softball Victoria is currently exploring an alternate model for its domestic competition, ie. a 'home and away' model compared to the current 'centrally based competition venue' model
- Support the potential use of the reserve as a venue for softball to co-locate with baseball, including as a base for a new/ existing softball club.

### 4.5. Other Stakeholders

#### Saltwater Community Centre

- Centre Management could utilise any future pavilion social room as a programmable space for the Centre
- There is demand in the neighbourhood for spaces that can accommodate large/ social gatherings (sheltered/ seating/ tables/ kitchenette).

#### Point Cook Action Group

- Strong support for the development of the reserve for sport.

#### Creative Garden Early Learning Centre

- Centre would not likely have any direct need to use Brookdale Road Reserve
- The only request from the Centre Manager is that the Centre's car park and access not be impeded in any way following the development of the reserve
- The Centre Manager is aware of the need for venues in the area to accommodate large private gatherings, such as children's birthdays.

### 4.6. Pubic Exhibition of the Draft Master Plan

Council approved the draft Brookdale Road Reserve Master Plan for placement on public exhibition at its Ordinary Council Meeting held 6 August 2019. The period during which the master plan was on public exhibition was 8 August to 9 September 2019.

The public exhibition comprised a variety of different stakeholder and community engagement processes:

- an online public engagement platform was established on Council's website
- project information boards were erected onsite at Brookdale Road Reserve advising local residents that a draft master plan was available for review
- stakeholder groups and Agencies consulted during the project were advised that a draft master plan was now available for review
- 1,000 'Have Your Say' postcards were letterbox dropped to Point Cook households in the area immediately surrounding the reserve advising residents that a draft master plan was available for review
- two 'pop-up' Community Drop-In Sessions were held in late August.

Forty-one (41) completed questionnaires were received, and 8 people attended the two Community Drop-In Sessions.

The overriding feedback from survey respondents was support for the directions contained in the master plan. Of the 41 respondents who completed the survey, **88% expressed support for the proposed directions.**



The most-liked directions nominated by respondents were:

- the main baseball field (41% of respondents)
- the provision of sports lighting (39%)
- the landscape and tree planting, and the secondary baseball/ softball field' (both 32%).



Of those survey respondents who indicated that they did not support the proposed directions', the reasons given were:

- The community needs a public pool (4 responses)
- The community needs an indoor sports centre (3)
- Not many people play baseball (2)
- The master plan should include a skate park (1).

The directions for sport at the reserve have been informed by the Wyndham Sports Strategy 2045, which outlines Council's long-term strategic planning direction for the provision of sports facilities throughout the council area. The strategy supports baseball for this reserve, not an aquatics centre or an indoor sports centre.

The prevailing theme of the feedback from the 8 people who attended the Drop-In Sessions was also support of the directions of the master plan, notably the flexible-use sports field and the range of recreation options.

From the two methods of feedback (the survey and the Drop-In Sessions), several suggestions were offered to build-on the master plan directions, and these included:

- Relocate the batting practice cage closer to the main baseball field and the pavilion
- Include other recreation facilities (eg. ping pong table, skate park) and park furniture (eg. seating, drinking fountains)
- Ensure the baseball protective fencing is adequate to protect neighbouring dwellings.

Following assessment of all feedback, it was agreed by the Project Control Group that the following amendments be made to the draft master plan to produce the final master plan:

1. That the batting practice cage be relocated and sited along the left foul line beyond the pavilion.
2. That Annotation No. 13 include a reference to the potential for a ping pong table/s and skateable elements to be included with the inter-generational social space, or integrated within the reserve path network.

3. That Annotation No. 12 include a reference to the need for park furniture, such as seating, drinking fountains, etc., to be included throughout the reserve along the path network.



## 5. BROOKDALE ROAD RESERVE MASTER PLAN

### 5.1. Plan Development

The Brookdale Road Reserve Master Plan (Figure 4) has been developed in response to the following design drivers, some of which were evident prior to the master plan process commencing, and some that emerged during the project:

#### Sporting

- 2 baseball fields with flexibility to incorporate softball, football, cricket, and soccer (with floodlights)
- Flexible-use pavilion able to accommodate baseball, softball, football, cricket, soccer, and community use
- Car parking for 60-70 cars (on-street and off-street)
- Baseball/ softball batting practice cage (2 lanes).

#### Non-Sporting

- Provision of recreational infrastructure to ensure the reserve is also a destination space for non-sporting uses, where residents can come together as a community and engage in social, cultural and recreational pursuits. Supporting infrastructure to include a sealed path network, a playground, outdoor fitness equipment, and community gathering spaces with seating, BBQs and an outdoor kitchen (integrated with the pavilion)
- Environmentally sustainable design and construction of facilities
- Importance of strong linkages with surrounding schools and neighbourhoods.

#### Landscape/ Environmental

- Plant species selection will complement reserve uses, and will be informed by local soil and climatic conditions.
- Use of indigenous species from the local provenance will occur where suitable
- Provision of swales and water sensitive urban design to capture and re-use stormwater.

### 5.2. Pavilion

The pavilion has been sited on the reserve after three key considerations:

1. Relationship to the main baseball field
2. Minimising impacts on residents' views into the reserve
3. Orientation to sun, particularly afternoon sun impacting on spectators.

Figure 5 shows a pavilion concept floor plan, and a rendered elevation of this concept plan is shown below. The pavilion floor area is 370sqm, and has been calculated after referring to the specifications in Wyndham Sports Facility Capital Development Guide, and the minimum guidelines for pavilions advocated by relevant State Sporting Associations.





Figure 4 – Brookdale Road Reserve Master Plan

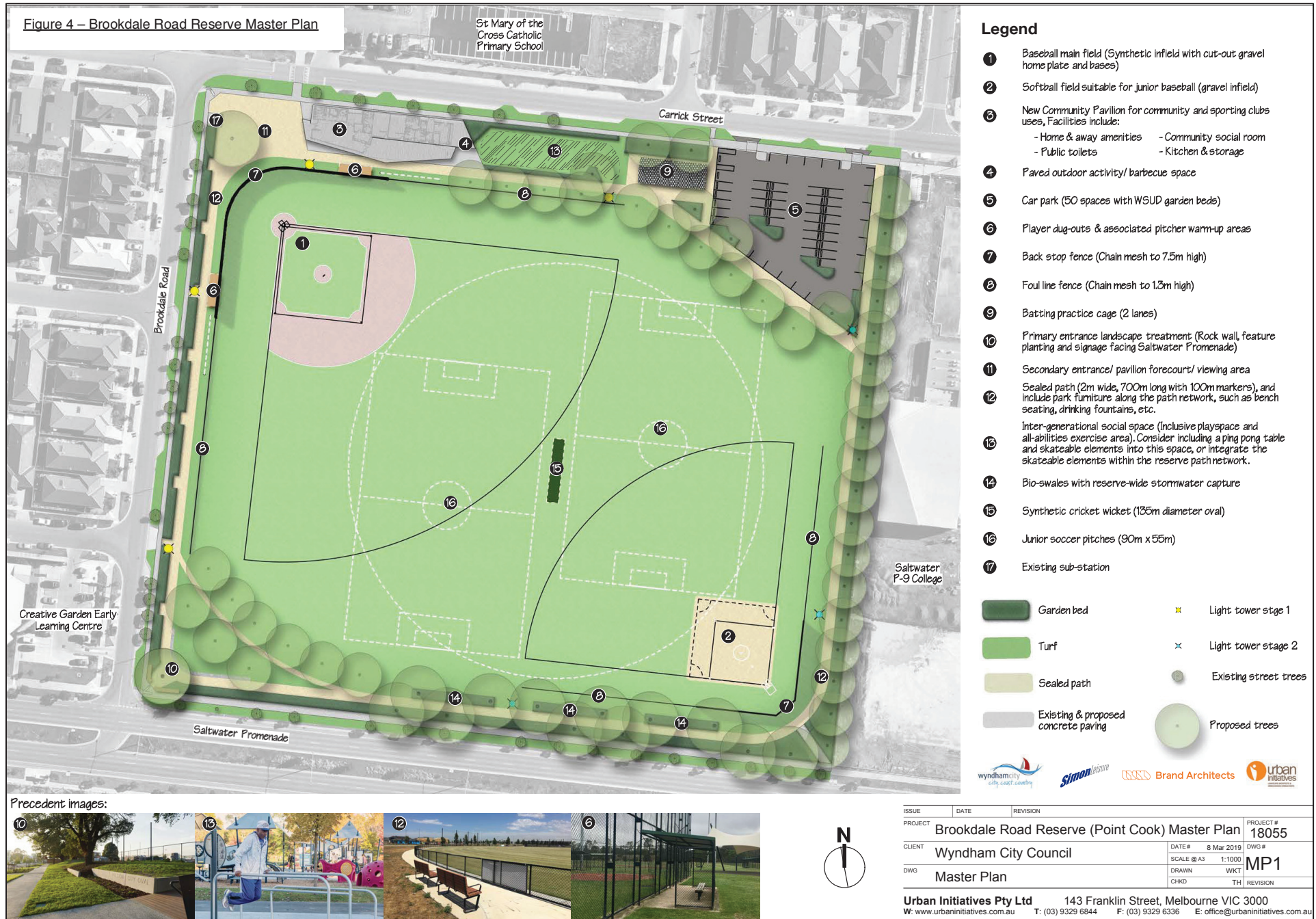
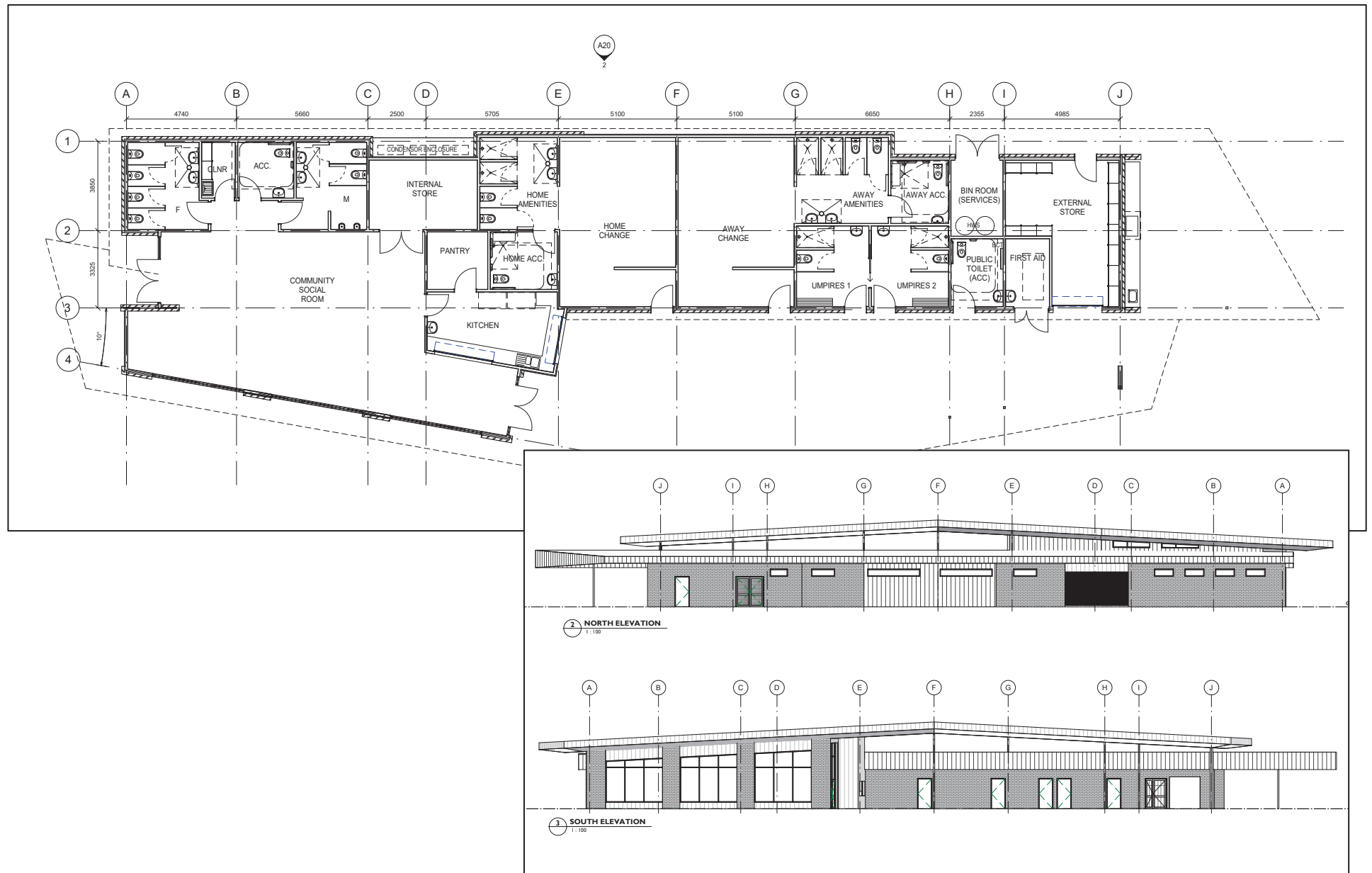


Figure 5 – Brookdale Road Reserve Pavilion (proposed concept only and subject to change)





### 5.3. Indicative Cost Plan and Implementation Plan

The Brookdale Road Reserve Draft Master Plan recommends more than 15 separate improvement projects for the reserve. The total estimated cost for full implementation of the master plan ranges between \$7.2M - \$8.7M (see Table 1).

Figure 6 outlines an indicative timeframe for a four step process to implement the master plan. It shows the commencement of design development in early 2020, with construction of landscape and civil works in mid-2021.

However, the practicality and order of implementation of projects will be subject to a number of factors and criteria before proceeding, including:

- Availability of funding
- Current and future priorities of Council, and the broader needs of the community
- Further investigation, research and consultation.

Figure 6 – Brookdale Road Reserve Implementation Plan (indicative)

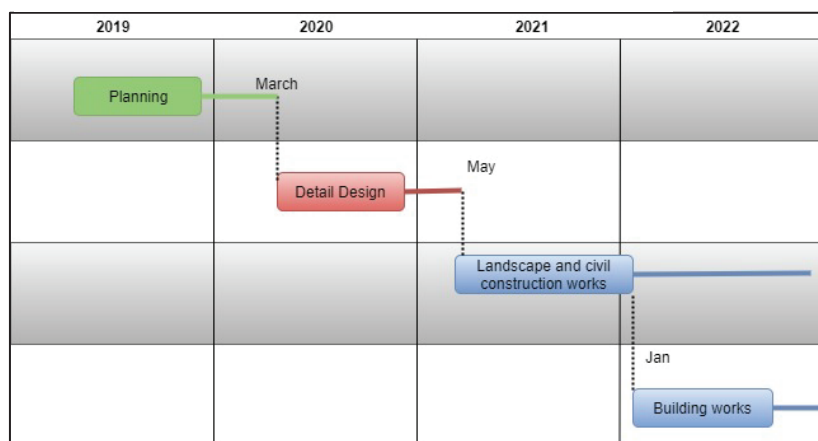


Table 1 – Brookdale Road Reserve Cost Plan (indicative)

| Category/ Component  | \$ Range               |
|--|------------------------|
| <b>Sport</b>   | <b>\$3.4M - \$3.7M</b> |
| - Baseball/ softball diamond infields                            |                        |
| - Player dugouts and associated pitcher warm-up areas            |                        |
| - Baseball/ softball diamond fencing                             |                        |
| - Batting practice cage  |                        |
| - Synthetic cricket wicket top                                   |                        |
| - Junior soccer pitches (4 goals only)                           |                        |
| - Sports field works, incl. turf with drainage and irrigation    |                        |
| - Stage 1 floodlighting (25m pole)                               |                        |
| - Stage 2 floodlight   |                        |
| <b>Pavilion</b>  | <b>\$1.7M - \$2.2M</b> |
| <b>Landscape</b>   | <b>\$1.6M - \$2.1M</b> |
| - Site excavation and levelling                                  |                        |
| - External BBQ area  |                        |
| - New carpark (50 spaces) incl. linemarking, wheel stops         |                        |
| - Entrance landscape treatment                                   |                        |
| - Sealed concrete paving 2m wide, 700m long with 100m markers    |                        |
| - Inter-generational space, incl. playspace, outdoor fitness pod |                        |
| - Bio-swales with reserve wide stormwater capture                |                        |
| - Additional landscaping, incl. perimeter trees, garden beds     |                        |
| <b>Services</b>  | <b>\$0.5M - \$0.7M</b> |
| - Stormwater drainage  |                        |
| - External water services  |                        |
| - Electrical services  |                        |
| - Site infrastructure upgrades                                   |                        |
| - Supply authority and headworks charges                         |                        |
| <b>Total Estimated Cost</b>                                      | <b>\$7.2M - \$8.7M</b> |

#### 5.4. Precedent Images

The below images are examples of baseball and softball facilities supported in the master plan.



Example of a synthetic surface baseball infield, with gravel bases



Example of a softball shaved in-field



Example of a baseball back stop fence/ player dug-outs



Example of a two lane batting cage



The below images are examples of recreational facilities and landscape infrastructure supported in the master plan.

