

ALFRED ROAD RESERVE

Draft Master Plan Summary Report

10 March 2021



wyndhamcity

CONTENTS

1	INTRODUCTION	3
1.1	INTRODUCTION	4
1.2	SITE LOCATION	4
1.3	PROJECT AIM & OBJECTIVES	4
1.4	BACKGROUND & PLANNING CONTEXT	5
1.5	DUE DILIGENCE REPORTS	6
1.6	DEMOGRAPHIC ANALYSIS	7
2	PRINCIPLES	8
2.1	PRINCIPLES	9
3	STRATEGIC CONTEXT	10
3.1	PLANNING OVERLAYS	11
3.2	ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 01	11
3.3	GROWTH AREA INFRASTRUCTURE CONTRIBUTION AND HABITAT OBLIGATIONS	11
3.4	DEVELOPMENT CONTEXT	11
3.5	STRATEGIC DOCUMENTS & RELEVANT GUIDELINES	12
4	STAKEHOLDER CONSULTATION	13
4.1	INTRODUCTION	14
4.2	COUNCIL STAFF	14
4.3	LOCAL SPORTS CLUBS	14
4.4	STATE SPORTS ASSOCIATIONS	14
5	SITE INVESTIGATIONS	15
5.1	INTRODUCTION	16
5.2	VEHICLE & PUBLIC TRANSPORT ACCESS	16
5.3	CYCLING AND PEDESTRIAN LINKAGES	17
5.4	FLOODING & DRAINAGE	17
5.5	BIODIVERSITY	17
5.6	CULTURAL HERITAGE	18
5.7	OPPORTUNITIES AND CONSTRAINTS	19
6	DRAFT MASTER PLAN	20





1 INTRODUCTION

1.1 INTRODUCTION

Alfred Road Reserve is a 21 ha land parcel southwest of the Werribee Principal Town Centre (PTC), identified by Wyndham City Council for development as an Active Open Space reserve. It is currently undeveloped land owned and managed by Wyndham City, with a history of agricultural use dating back at least 60 years.

1.2 SITE LOCATION

Alfred Road Reserve is situated approximately 4km southwest of the Werribee PTC, in the southern part of the City of Wyndham. It is located directly west of the developing residential areas guided by the Alfred Road Precinct Structure Plan (PSP), south of the Black Forest Road South Precinct PSP, southwest of the established Westleigh Gardens residential area, and west of the newly developed Riverwalk estate. Precinct Structure Plans are also being

developed for the areas south and west of the site, which are currently open farmland. There are main roads abutting the site on its northern (Galvin Road), western (Browns Road) and southern boundaries (Alfred Road), a local road along the south-eastern boundary (Josephine Street), and an orchard borders the north-eastern section of the site. The Melbourne–Geelong rail line also runs 70m north of the site, with an existing railway crossing to Galvin Road providing north-south access. There is a proposed new main road linking areas north and south of the rail line, with the potential to improve this north-south access to the site.

As a district level open space, the proposed Alfred Road Reserve has a catchment radius of 1km. Existing sporting reserves within the area include Wyndham Vale South and Wyndham Vale North Reserves 1.5km to the north, Chrlmside Park 2.5km to the north-east, President's Park 3.5km north-east, and a future sporting reserve within the Riverwalk

Estate.

Nearby Lollypop Creek runs north-south approximately 275m to the south-east of the site at its closest point.

1.3 PROJECT AIM & OBJECTIVES

The aim of this project is to prepare a Master Plan for the future development of Alfred Road Reserve for the period 2021–2031. The Master Plan will confirm the 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 of the Alfred Road Reserve Master Plan project are to:

- Align the vision and principles of the Master Plan with the principles and priorities of the Wyndham Sports Strategy 2017.
- Understand the current and future sporting, active and passive recreation needs of the whole community within the catchment of the reserve, and the infrastructure needs of the established cricket clubs and football club that will relocate to the new AOS reserve.
- Understand the interfaces of the reserve with the Melbourne - Geelong rail line, the establishing residential areas to the east and south, and current and future adjoining land uses to the west and north.
- Understand the requirements for flood mitigation/wetlands/stormwater detention, and integration with the local road network at the reserve, which will require discussions and approvals sought from relevant Authorities.
- Produce a strategic Master Plan that addresses the following key elements:
 - Sports and physical activity infrastructure identified in the Alfred Road AOS Reserve Service Plan in line with the Sports Strategy, and the targeted consultation process during the preparation of the Master Plan;
- Level of passive open space provided for in accordance with the Precinct Structure Plan Area 43 Alfred Road and the Wyndham Open Space Strategy 2045;
- Interfaces with the adjoining land uses;
- Integration with road/footpath network of the adjoining developing residential area
- Floodplain issues and provision of wetlands;
- Tree and shade coverage provision in accordance with Wyndham's City Forest and Habitat Strategy and Wyndham's Landscape Context Guidelines;
- Utilisation of water in the environment in accordance with Wyndham's Integrated Water Cycle Management Plan;
- Safety of reserve users and minimisation of 'undesirable' use of the reserve;
- Natural integration of the built and natural landscapes;
- Capital Development Guidelines – Sports Facilities and Open Spaces; and
- Partnering with government, agencies, authorities, peak sport bodies, and the community.
- Produce a strategic Master Plan that provides clear direction for the future of the reserve's infrastructure including buildings, sporting surfaces, specialised sporting infrastructure, parkland, path network, park road network, and play space within resource constraints.
- Provide cost estimates (based on rates and quantities determined by a Quantity Surveyor) for each component of the Master Plan.
- Present a recommended implementation schedule of works for staging the project in consultation with relevant Council officers.

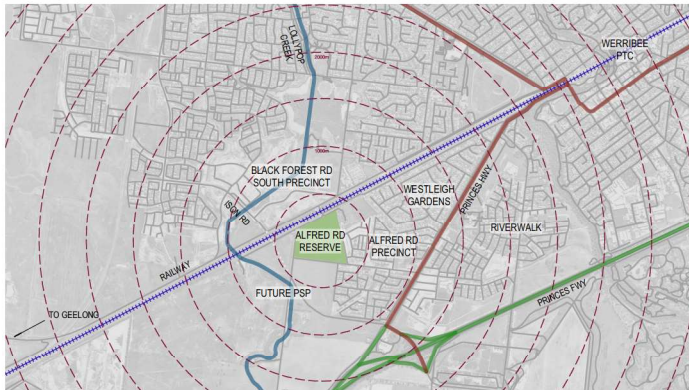


Fig. 1 Site Context within Wyndham

1.4 BACKGROUND & PLANNING CONTEXT

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

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

- Wyndham 2040 Community Plan (2016)
- Wyndham Sports Strategy 2045 (2017)
- Wyndham Sports Facility Capital Development Guide 2020
- Wyndham Cricket and Australian Rules Football Strategy 2012
- Chirnside Park Master Plan (2020)

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

Wyndham 2040 Community Plan (2016)

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 Alfred 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 2017-2045

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

Social Impact

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

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

Sustainable Partnerships

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

Important to the planning of the reserve is the provision for specific sport and recreation activities and the required facilities as stated in the Wyndham Sports Strategy 2017:

Cricket - Recommendation 42: Consider the delivery of cricket facilities in accordance with Map 5. Alfred Road Reserve – double oval for cricket.

Soccer - Recommendation 52: Plan for the delivery of soccer facilities in accordance with Map 7. Alfred Road Reserve – triple pitch (2 x turf, 1 x synthetic).

Outdoor Active Courts – Forecast Supply: deliver multi use courts in accordance with Map 11. Alfred Road Reserve – Courts x 6 for netball. Recommendation 85: Light outdoor hard courts in Active Open Space to provide 50 hours of access per week.

Walking, Jogging and Cycling Network – Recommendation 61: Identify location/s in Wyndham for the development of a soft surface cycling / walking loop which recognises a regional running catchment akin to the Tan in South Yarra.

Wyndham Sports Facility Capital Development Guidelines 2020-2025

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 Alfred 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, compliant, economically sustainable and maximise principles of Environmentally

Sustainable Design (ESD) to achieve a balance between functionality and sustainability.

- Providing the community with local access to places and spaces where they can achieve health and wellbeing aspirations through physical activity and social 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 key sports are outlined in the Guide and it specifies the individual facility components for cricket, netball, soccer and Australian Rules football. The Alfred Road Reserve Master Plan has been prepared with consideration of the reserve being embellished as a Category B reserve, with some facilities (larger oval size, turf wicket tables, additional cricket nets) proposed above Category B provision to meet like-for-like club facilities at current reserves.

The specific detail for cricket facility infrastructure was sourced from the following reference:

- Cricket Australia Community Cricket Facility Guidelines

Wyndham Cricket and Australian Rules Football Strategy (2012)

The Wyndham Cricket and Australian Rules Football Strategy identifies the need to reinforce Chirnside Park as the City's Premier year-round Australian Rules Football venue requiring the relocation of cricket. The strategy identified the need for the development of a suitable cricket facility in Wyndham, potentially at a greenfield site centrally located in the municipality, to which Werribee Cricket Club could relocate.

The catalyst for recommendations to relocate cricket from Chirnside Park and reinforce the venue as the City's premier year-round Australian Rules Football venue. This recommendation was also reflected in Wyndham Sports Strategy (2017) and is therefore an accepted key direction influencing development of the Master Plan.

Chirnside Park Master Plan (2020)

Chirnside Park is the current home of the Werribee Football Club (VFL), and as described in the *Wyndham Cricket and Australian Rules Football Strategy* the limited space available at Chirnside Park, and development of this park into Werribee's premier year-round Category-A AFL venue requires the relocation of the Werribee Cricket Club. To that end the Chirnside Park Master Plan notes that:

Cricket is to be relocated off-site to 'Alfred Rd Reserve upon completion of the development'.

As part of the adoption of the Chirnside Park Master Plan it was resolved by Wyndham City Council at the Ordinary Council Meeting of 5 May 2020 that:

'Council endorse the establishment of a new home base for Werribee Cricket Club and Werribee Junior Cricket Club at Alfred Road Reserve, Werribee and

their relocation from Chirnside Park and Soldiers Reserve upon the delivery of the Alfred Road site'.

1.5 DUE DILIGENCE REPORTS

As part of the due diligence undertaken for the purchase of the property, four studies were completed:

1. Flood modelling assessment
2. Environmental site assessment (likelihood of land contamination)
3. Cultural Heritage - Predictive Model and Due Diligence Assessment Report
4. Biodiversity Constraints Analysis

Flood Modelling

In 2012 a Hydraulic Modelling Assessment was undertaken by *Alluvium Consulting Pty Ltd* for the site, to determine whether filling this section of the Lollypop Creek floodplain to form the proposed active open space development conforms to Melbourne Water standards. Their analysis determined that the proposed active open space area is currently located within the Lollypop Creek floodplain, and therefore falls under the Floodplains category. Modelling for 100 year ARI events assuming a fill platform covering the entire proposed site suggested potential small increase in flood levels elsewhere in the floodplain, but that there may be opportunities to retain some flood storage within the future recreational reserve through balancing cut and fill to retain flood storage on site, avoiding adversely affecting flood levels on upstream or downstream properties, with flood-sensitive facilities arranged to avoid areas subject to inundation.

Environmental Site Assessment

An Environmental Site Assessment was completed for the site by Sinclair Knight Merz Pty Ltd (SKM) in 2012. They concluded that:

- there are no significant site contamination or hydrogeological constraints which would render the land/soils unsuitable for a particular land use or development;
- localised contamination (if any) is likely to be able to be effectively remediated or managed; and
- further assessment may include the collection of further soil samples from locations related to previous stockyard and shed areas, as well as locations chosen for site coverage purposes

Cultural Heritage

A due diligence assessment and predictive sensitive mapping for the site was conducted by Archaeological & Heritage Management Solutions Pty Ltd (AHMS) in 2012 to understand levels of archaeological sensitivity, and provide advice regarding likely Aboriginal heritage constraints, opportunities, and legal requirements. They concluded that:

- there is one Registered Aboriginal Site within 50m of the activity area and one unregistered site located within the activity area;
- The subject land is generally compatible with the proposed development and future uses; and
- the proposed activity will require completion of a mandatory Cultural Heritage Management Plan (CHMP) prior to commencement.

Biodiversity Constraints Analysis

A Biodiversity Constraints Analysis was produced by AECOM Pty Ltd (AECOM) in 2012. Based on the outcomes of this report AECOM made the following recommendations.

- A CEMP (or equivalent) should be developed prior to site clearance and construction activities. This CEMP should include a detailed section focusing on

weed eradication and control;

- Weed control works should be undertaken in line with the Catchment and Land Protection Act (1994);
- Landscaping works for the site should it be developed should consider the use of indigenous vegetation species consistent with historically mapped EVC's; and
- there is a high potential for Growing Grass Frog Category 2 habitat to be present on site, and compensatory habitat offset payments would apply if the site was developed.



1.6 DEMOGRAPHIC ANALYSIS

1.6.1 Alfred Rd Reserve catchment

A review was carried out of the population characteristics of the Riverwalk area in the south west Werribee suburb, in which Alfred Road Reserve is located¹. The review identified the following relevant demographic characteristics, however, the preferred future use of the reserve for cricket by established clubs will extend a catchment area beyond the Riverwalk area.

1.6.2 Population and forecast

The immediate catchment area around the Alfred Road reserve is the Riverwalk-Werribee Junction area in the south west of Werribee, which is bounded by the Melbourne-Geelong railway line in the north, the Werribee River in the east, the Princes Freeway in the south, and a line generally running beyond Wests Road in the west.

The area is home to 6,475 residents in 2021 and is forecast to grow to 12,403 residents by 2041. This is a growth of 5,928 residents, or 91.55% between 2021-2041. The growth is consistent until 2034, which is when the area is largely fully developed.

1.6.3 Population and Age Structure

Between 2016 and 2026, the age structure forecasts for Riverwalk-Werribee Junction indicate a 422.4% increase in population under working age, a 321.1% increase in population of retirement age, and a 288.3% increase in population of working age.

In 2016, the dominant age structure for persons in Riverwalk-Werribee Junction was ages 50 to 54, which accounted for 9.0% of the total persons.

The largest increase in persons between 2016 and 2026 is forecast to be in ages 30 to 34, which is expected to increase by 840 and account for 10.5% of the total persons.

The largest 5 year age group in 2026 is 30 to 34 years, with a total of 969 persons.

1.6.4 Country of Birth

The Alfred Road Reserve catchment is a culturally diverse area with India, the United Kingdom, and New Zealand being the most prevalent countries of birth behind Australia. Of significance is the strong growth in the number of Indians between 2011 and 2016 (over 150 additional people) and this is likely to have increased significantly between 2016 and 2021.

1.6.5 Implications for Master Plan

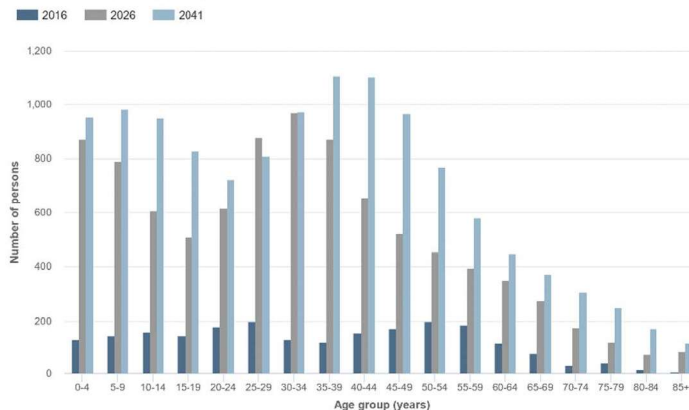
The above demographics suggest that the anticipated doubling in local population over the next 20 years will largely be driven by those in the 0-19 year-old age group, and the 25-49 year-old age groups, suggesting an increase predominantly in young families moving into the Alfred Road Reserve catchment. This 'active age cohort' of 5-40 years is a strong driver influencing the demand for active open space facilities, and research indicates the rate of participation by people in organised physical activity and club based activities is highest for young people. This supports the provision of sufficient active recreation opportunities for both juniors and seniors, as well as play opportunities for the broad range of younger age residents.

Not to be overlooked is the proportion of ageing residents expected in the area, with provision of appropriate active open space opportunities to be provided also, allowing healthy ageing-in-place.

The cultural diversity of the local catchment is an asset to be supported - to that end, the provision of flexible spaces and facilities that can be adapted to a variety of needs is important to design in to the reserve at the Master Plan stage.

Forecast age structure - 5 year age groups

Riverwalk - Werribee Junction - Total persons



Population and household forecasts, 2016 to 2041, prepared by id the population experts, November 2019.

Fig. 2 Age structure forecast for Riverwalk - Werribee Junction area 2016-2041

1. Source: Community Profile, id consulting, 2020

2 PRINCIPLES



2.1 PRINCIPLES

The following principles were developed to guide the planning and development of the Alfred Road Reserve Master Plan:

PLACE FOR THE COMMUNITY

- Establish facilities that have broad community use
- Locate buildings within key sight-lines to provide visual presence
- Connect with local neighbourhoods:
 - physical connection to existing and new neighbourhoods (east of the reserve)
 - physical connection to future new neighbourhoods (south and west of the reserve)
- Design utilising CPTED (Crime Prevention through Environmental Design) principles

HIGH QUALITY LANDSCAPE SETTING

- Set facilities within a high quality and integrated landscape setting
- Use appropriate planting and vegetation that complement the site's surroundings, ecological context, and history
- Establish a landscape perimeter with large canopy trees
- Use mounding to mitigate the visual impacts of the perimeter roads

CONNECTIONS

- Create a permeable site with strong pedestrian and maintenance vehicle connectivity
- Promote walkability through the site and to surrounding neighbourhoods through an integrated network of shared trails
- Carefully consider the connections to the road network to minimise disruption to surrounding neighbourhoods and best utilise valuable public space and funds
- Consider the broader context of the rail crossing closure and connections to proposed new Ison Road Bridge
- Consider future eastward connection (shared trail) on the northern boundary (to established residential area of Westleigh Road)

SERVICES AND DRAINAGE

- Locate sports fields, buildings and other infrastructure considering existing, planned or potential:
- Allow for services / connection points – power, water, drainage, sewer etc

INTEGRATE SUSTAINABILITY

- Provide site stormwater detention, cleansing and reuse
- Integrate indigenous planting throughout the site to enhance its habitat value
- Utilise green infrastructure
- Integrate solar energy into pavilion designs
- Utilise low energy fittings for site and building lighting
- Encourage passive design for buildings to minimise energy consumption

FLEXIBLE USE FACILITIES AND OPEN SPACE AREAS

- Establish high quality facilities that cater for both the active sporting clubs and informal community use
- Design to allow for adaptive uses and events to maximise public use and achieve value for money

INFRASTRUCTURE QUALITY AND PROVISION

- Provide the right quality and quantity of sport, recreation and physical as well as social community infrastructure (Wyndham's Sports Facility Capital Development Guide is key in the provision of facilities).
- Sport and recreation facilities shall encourage participation, and provide flexible shared use opportunities to meet evolving community needs.
- Optimise orientation and location of facilities
- Comply with all relevant Standards (Aust. Standards, Sport specific etc.)
- Facilities shall demonstrate a Universal Design approach.

3 STRATEGIC CONTEXT



3.1 PLANNING OVERLAYS

The site is zoned Farming Zone (FZ), but will in the near future be rezoned to PPRZ - Public Park and Recreation Zone. It is identified in the Wyndham Open Space Strategy as future District Active Open Space. It is covered by an Environmental Significance Overlay – Schedule 1 (ESO1).

3.2 ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 01

Clause 42.01 Environmental Significance Overlay - Schedule 1 applies to this site, under which the site is identified as having important waterway corridors. The objectives of the Overlay have been met. While there will be some impact to native vegetation, it will be limited to only a small area of low-quality native vegetation and hence unlikely to cause changes to existing ecological function. Habitat surveys for GSM are recommended to meet the requirements under the EPBC Act.

Under Clause 52.17 a permit is required to remove, destroy or lop native vegetation on sites greater than 0.4 hectares. Clause 52.17 requires a planning permit for the removal of native vegetation (exemptions apply).

3.3 GROWTH AREA INFRASTRUCTURE CONTRIBUTION AND HABITAT OBLIGATIONS

This land is in an area added to the Urban Growth Boundary after 2005 however it is not subject to the Growth Area Infrastructure Contribution or any Habitat Compensation Obligations as part of the Melbourne Strategic Assessment. Potential referral

requirements under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) therefore apply, as does the Guidelines for the removal, destruction or lopping of native vegetation 2017. The site is also within a Bushfire Prone Area.

3.4 DEVELOPMENT CONTEXT

This Master Plan has been developed so as not to preclude neighbouring property development, and in the interests of future proofing has taken into account a number of potential future developments in the area.



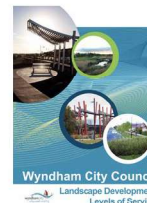
Fig. 3 Planning Overlays context plan

3.5 STRATEGIC DOCUMENTS & RELEVANT GUIDELINES



Wyndham Open Space Strategy 2045

- Alfred Road Reserve classified as a district park, providing active sport and / or passive activities, serving neighbourhoods within a 1km radius
- District parks protect sites of natural and heritage value and provide for landscape diversity and amenity
- Provides a set of guiding principles which have provided a framework for the Master Plan's development (Accessible and equitable; Health and Wellbeing; Efficient; Nature and Heritage; Sustainable and Adaptable; Partnerships).



WCC - Landscape Development Levels of Service

Sets out elements that may be considered for a District level active open space, including those for

- Recreation
- Furniture & Structures
- Signage
- Vegetation & Tree Cover
- Playgrounds
- Wetland Systems

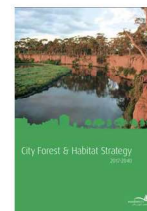


Active Wyndham Strategy

Four themes that guide future actions to achieve Strategy's vision, goals and targets:

- Active Places
- Lifelong participation
- Inactive to Active
- Strategic Planning & Evaluation

The development of the Alfred Road Master Plan is a key action in the Active Wyndham Action Plan



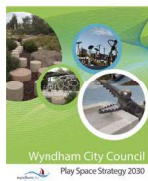
Wyndham City Forest and Habitat Strategy

Of direct relevance to the Alfred Road Reserve Master Plan are the 'Targets for 'Parks and Reserves'', including:

- 5.3a. Canopy cover 2040 target - 35% potential canopy cover in Council's open space
- 5.3b. 00% of suitable parks and reserve sites contain bush style plantings.

Two of the 'Focus Areas' in Parks and Reserves are also directly applicable:

- Increasing shade along footpaths
- Nature Connection: Increasing opportunities for residents to interact with nature



Wyndham City Council Play Space Strategy 2030

- The Play Space Strategy provides strategic direction for purpose-designed play spaces and the programming of capital works to 2029.
- It notes 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.



Wyndham Active Transport Strategy 2020

Action items of most relevance to the Alfred Road Reserve Master Plan are:

- Action 1.5 - Safety and Accessibility. Support and advocate for a safer and accessible pedestrian and cycle network.
- Action 2.2 - Council Projects. Ensure that Council projects incorporate improvements to pedestrian and cycle infrastructure.

4 STAKEHOLDER CONSULTATION



4.1 INTRODUCTION

A combination of meetings and interviews were carried out with stakeholders during the study. Some of the consultation was undertaken during the research phase of the study, whilst other meetings and interviews were designed to receive feedback on preliminary concept plans. The groups consulted are as follows.

Local Sports Clubs

- Werribee Cricket Club
- Werribee Juniors Cricket Club
- Werribee Masters Football Club

State Sports Associations

- Cricket Victoria
- Netball Victoria

Other Stakeholders

- Council staff

This section reports the key findings from the stakeholder engagement.

4.2 COUNCIL STAFF

There have been a series of discussions throughout the master planning process with relevant council staff - they key points raised through these sessions have included:

- Reserve needs to accommodate cricket, netball, soccer, and Australian Rules football
- Reserve needs to 'invite' and encourage community recreation use, it should not duplicate opportunities that already exist within the neighbourhood, i.e. there is good provision for local and district level play spaces in the Riverwalk area
- Plan for pedestrian access from all directions, and cyclists' movement in and surrounding the reserve
- Potential for recycled water for irrigation (possible connection to third-pipe)
- Potential for a wetland and environment zone
- Balance of environmental and active open space broadly supported
- Mitigation of potential flooding of the reserve is highly important
- Support the use of synthetic grass in areas of high sports use e.g. soccer
- Support the provision of a jogging/walking circuit path and opportunities for fitness exercise
- Pavilion design should be visually appealing and suitable for a range of different users.

4.3 LOCAL SPORTS CLUBS

The cricket clubs consulted are based at Chirmside Park and Soldiers Reserve, they are well established clubs with 6 senior and 24 junior teams.

- Clubs understand and accept that the reserve has been designated as their future home venue, and it will enable them to operate as a more unified entity
- Clubs understand the opportunity for their growth by establishing a new home base located in a growing residential area that is within the Werribee-Riverwalk-Werribee Junction catchment
- Clubs support the potential development of an Indoor Cricket Facility at the reserve (funded by others)
- Clubs support the use of the reserve for netball

The football club consulted is based temporarily at Wyndham Vale North Reserve, they are a well established club catering for Over 35's footballers. The club has two (2) mens teams and one (1) womens team.

- Club understands the opportunity to secure a long-term future by establishing a new home base located in a growing residential area that is within the Werribee-Riverwalk-Werribee Junction catchment
- Club understands that it would have to share facilities with other tenants

4.4 STATE SPORTS ASSOCIATIONS

Cricket Victoria

- Strong support for the use of the reserve for cricket
- Minimum facility requirements to support two existing cricket clubs, and potentially a higher level of cricket competition use was confirmed
- Support for an Indoor Training Facility to assist in the improvement of regional pathway programs and to cater for local and regional cricket demand
- Support for multi-sport reserve and shared use of facilities
- Summer and winter periods are becoming seasons for social cricket.

Netball Victoria

- Strong support for the use of the reserve for netball
- Strong support for 8 courts and floodlighting to optimise use of the facility
- Support the potential use of the reserve as a venue for multiple users - for an existing netball association's use, football/netball league use, and schools use.
- Support the activation of the courts through local school netball programs, and diversity programs tailored for the residents in the reserve's catchment.

5 SITE INVESTIGATIONS



5.1 INTRODUCTION

Site analysis of the surrounding context for the proposed Alfred Road Reserve investigated the following:

- Vehicle and Public Transport Access
- Cycling and Pedestrian Linkages
- Flooding and Drainage
- Biodiversity
- Cultural Heritage
- Geotechnical classification

5.2 VEHICLE & PUBLIC TRANSPORT ACCESS

Primary access to the Alfred Road Precinct is via the Princes Highway, an existing state arterial which runs along the eastern boundary of the precinct, connecting the site to Werribee. Galvin Road provides access across the Melbourne-Geelong Railway line to Bulban Road, an existing Council arterial that provides access to the western parts of the municipality. The Princes Freeway, located to the south of the precinct, links into the metropolitan freeway network and provides onward connection to both Melbourne and Geelong.

The Principal Public Transport Network for the Precinct includes metro rail services from the nearby Werribee Station and V-Line services through the future Regional Rail Link station identified at Black Forest Road.

Proposed improvement to the access to the Alfred Road Reserve include:

- proposed development of a future main road (Ison Road) to the south west of the proposed Reserve, and a bridge over the rail line, that will provide a link through to the proposed development of Ison Road to the north. Ison Road will provide the north-south link from the Princes Highway to Bulban Road and the developing residential estates (Harpley) to the north.
- preliminary discussions about the future duplication of Alfred Road along the southern boundary of the site

It is expected that improvements to the public transport accessibility of the proposed Alfred Road Reserve will occur over the next decade with increased surrounding residential development.

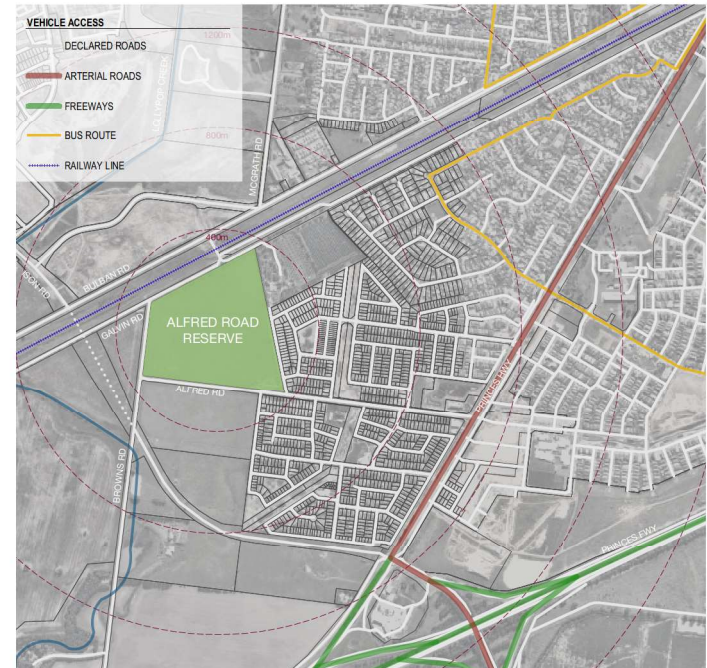


Fig. 4 Vehicle & Public Transport Access Analysis Map

5.3 CYCLING AND PEDESTRIAN LINKAGES

A dedicated cycle path runs along Alfred Road, connecting to a shared user path adjacent the Princes Highway in the east which connects the site to Werribee Town Centre, as well as to shared user paths connecting into the developing Riverwalk estate in the east. North of the railway line a shared user path runs parallel to the railway line, and another runs north-south along McGrath Rd connecting to Wyndham Vale. It is expected that residential development will continue adjacent the site further increasing

the pedestrian catchment area for the reserve.

The preliminary discussions regarding the Ison Road development south west of the site, connecting over the railway line to the north have included discussions of shared user paths that would strengthen the north-south pedestrian and cycling links to the site. There are also preliminary discussions regarding the future development of a shared path along the unmade section of Galvin Road from Anne Street to the rail crossing/ Alfred Road Reserve.

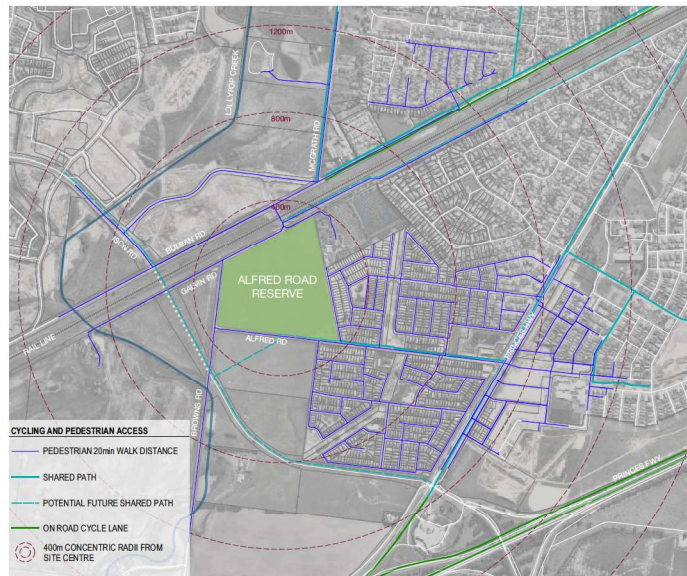


Fig. 5 Cycling and Pedestrian Linkages Plan

5.4 FLOODING & DRAINAGE

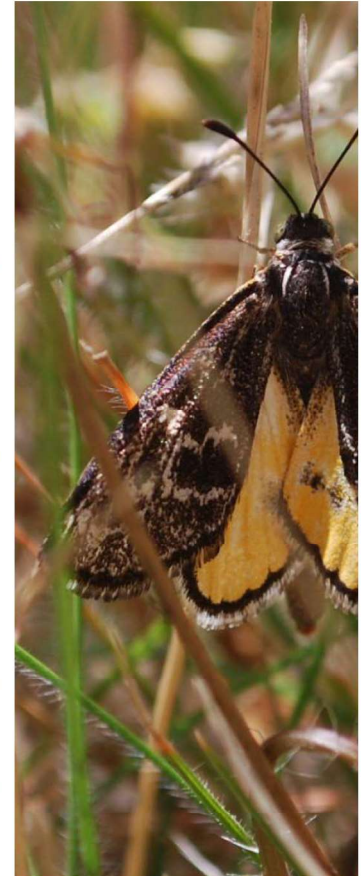
Engeny Water Management were engaged to complete hydrological and stormwater quality modelling for the site. Operating under the assumption that the area north of the railway line would be developed and made free of flooding, as well as full development of the Lollypop Creek and Alfred Road Drainage Schemes, they determined that

- the Alfred Road Reserve site is only subject to flooding in its southwest corner under 1% AEP conditions (refer Figure 6);
- a retarding basin located in the south west of the site, utilising existing culverts under Alfred Road, would attenuate flows back to predeveloped conditions 1% AEP flow prior to discharge; and
- a co-located wetland could treat the reserve's runoff to best practice targets.

5.5 BIODIVERSITY

Practical Ecology Pty Ltd were commissioned in 2020 to prepare a Preliminary Flora and Fauna and Native Vegetation Impact Assessment for the site. They determined that:

- the pre-1750 Ecological Vegetation Class was likely to be Plains Grassy Woodland;
- the majority of the existing site contained herbaceous weeds and introduced grasses;
- the only native vegetation occurs in one Habitat Zone along the northern boundary. Offsetting this if removed would require purchase of 0.054 General Habitat Units;
- there was a 'low' likelihood of any state or nationally significant fauna species occurring on site, with the exception of the Golden Sun Moth (GSM); and
- a habitat assessment was recommended to determine the likelihood of GSM occurring on site.



GEOTECHNICAL

In 2020 Geoaguard Environmental was engaged to undertake a Classification of Wastes Report for Off-Site Disposal or Re-use for the site. A preliminary investigation of a targeted 12 test locations demonstrated concentration less than the adopted criteria for all the samples tested, and soil was classified as FILL material for off-site disposal or re-use on site. No sheathing or asbestos material was detected.

5.6 CULTURAL HERITAGE

Ochre Imprints was engaged in 2020 to provide advice on the implications of the findings from the 2012 AHMS cultural heritage due diligence report for the development of the Alfred Road Reserve Master Plan. They concluded that the assessment demonstrates that the area has Aboriginal Archaeological sensitivity through the presence of recorded Aboriginal cultural heritage within the study area and Aboriginal cultural heritage within 50m of the study area, and agreed with the assessment that a CHMP would be triggered by the proposed construction of sports and recreation facilities on site, and an approved CHMP would be required prior to construction, issuance of planning permits, licences, and work authorities.

They further noted:

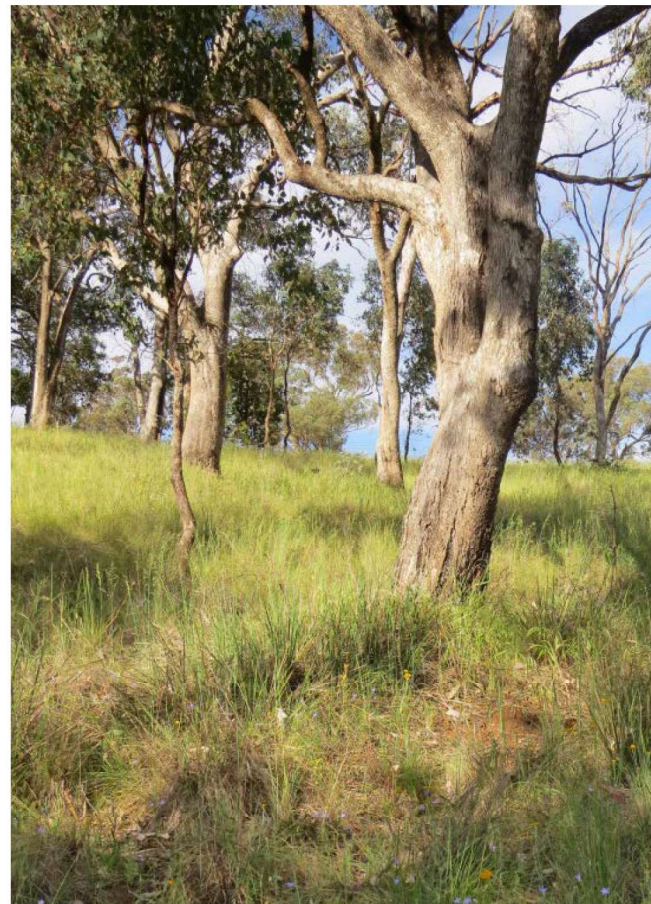
"it is not a useful aspiration to develop the Masterplan in a way that attempts to avoid Aboriginal cultural heritage.... It will likely not be possible to avoid impact to surface Aboriginal cultural heritage during such a large scale development.The CHMP will most probably involve a complex assessment that includes subsurface testing across the property. The management conditions that will be produced, based on WAC's requirements, will dictate where disturbance of Aboriginal cultural

heritage can occur and under what conditions. If the activity is unable to avoid harm, WAC may agree to that harm occurring but with additional requirements such as a surface artefact collection and/or a salvage excavation."

They lastly advise that the preparation of the CHMP should occur once the Master Plan has been developed:

"so that it can assess the areas of most impact and to ensure that the proposed activity is accurately described in the CHMP to avoid risk of not complying with the CHMP requirements should changes to the activity be required."

Refer to Figure 6 Opportunities and Constraints Plan for locations of the AAV registered and unregistered sites noted above and their 50m buffers.



5.7 OPPORTUNITIES AND CONSTRAINTS

The following plan summarises the opportunities and constraints for development of the site which have arisen from these site investigations, and assisted the layout of the Master Plan.

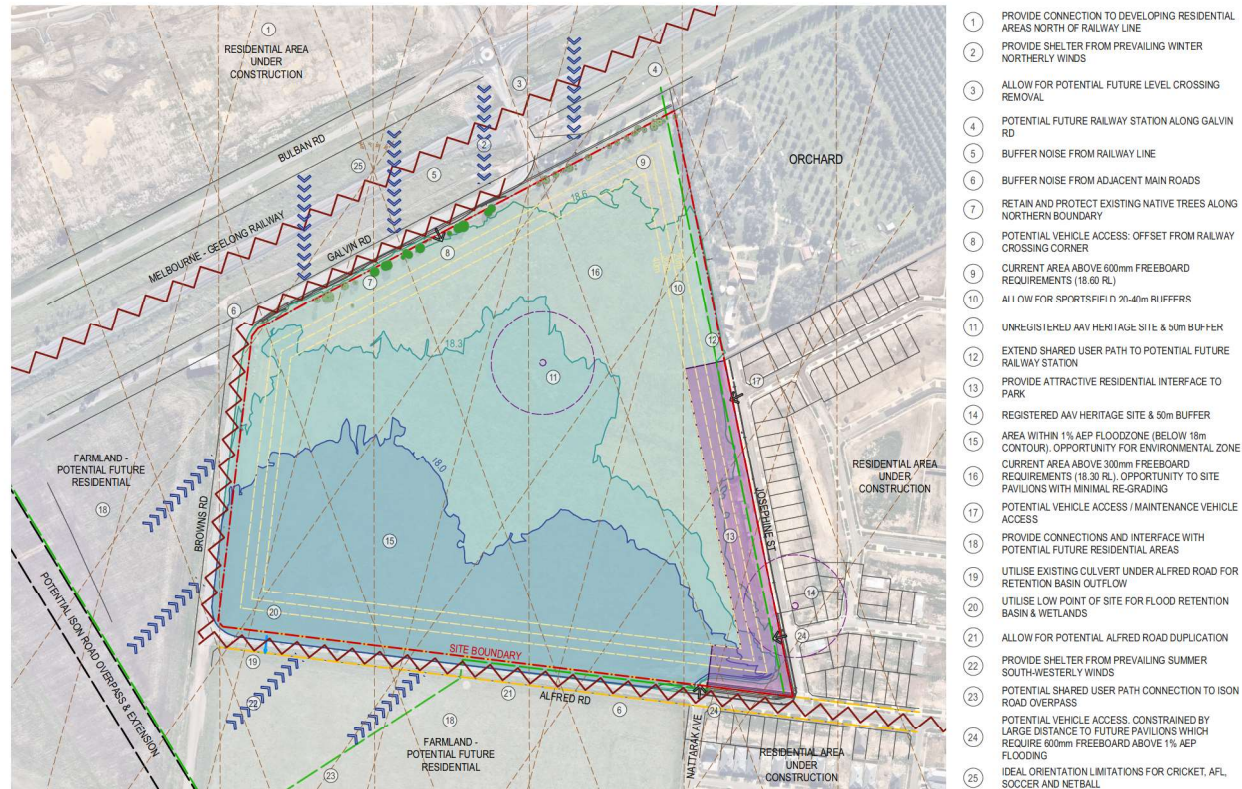
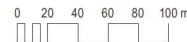


Fig. 6 Opportunities and Constraints Plan





- NOTE:**
LEVELS SUGGESTED AS SHOWN ARE INDICATIVE ONLY AND SUBJECT TO
THE DETAILED DESIGN PROCESS





- (A) PAVILION ELEVATED APPROXIMATELY 500mm ABOVE OVALS 01 & 02 TO PROVIDE ELEVATED VIEWING. TERRACED & COVERED OUTDOOR SPECTATOR VIEWING TO OVALS.
- (B) SMALL JUNIOR PLAY FACILITY ADJACENT PAVILION
- (C) SHELTER & SEATING AREA ADJACENT NETBALL COURTS
- (D) BIN STORE & PICKUP LOCATION ADJACENT VEHICLE TURNAROUND
- (E) NETS TO HAVE PROVISION FOR POWER CONDUIT TO BOLLARD AT ENTRY AND CONDUIT PROVISION FOR FUTURE 350 LUX FLOODLIGHTING (FUNDING BY OTHERS)
- (F) 22-SEAT BUS PARKING
- (G) CURATOR'S SHED AND STORAGE COMPOUND
- (H) ASPHALT SEALED CARPARK WITH 178 SPACES (INCLUDING ACCESSIBLE PARKING BAYS), SECURITY LIGHTING, AND PROVISION FOR CONDUITS TO SUPPORT FUTURE ELECTRICAL CAR CHARGE POINTS
- (I) CONCRETE PATHS ADJACENT CARPARK WITH WSUD SWALE BETWEEN PARKING LANES & SHADE TREE PLANTING. SWALES CONNECT VIA PIPE TO WETLANDS
- (J) LANDSCAPE TREATMENT TO VEHICLE ENTRY AT GALVIN ROAD
- (K) HIGH AMENITY LANDSCAPE ZONE SOUTH OF PAVILION WITH SPECTATOR VIEWING TO OVALS 01 & 02. BBQ AND FLAGPOLES (FUNDING BY OTHERS)



DETAIL AREA 01

0 20 40 60 m





- (L) PROTECTIVE FENCING TO ROAD SIDE OF SYNTHETIC SOCCER PITCH AND BETWEEN SYNTHETIC AND TURF PITCHES
- (M) SPACE BETWEEN SYNTHETIC AND TURF SOCCER PITCHES FOR POSSIBLE FUTURE ACCESS ROAD FROM JOSEPHINE STREET. GRAVEL PATH / MAINTENANCE ACCESS TRACK CONNECTS TO PAVILION 02 FORECOURT
- (N) ACCESSIBLE PARKING BAYS AND MAINTENANCE VEHICLE ACCESS & TURNAROUND TO PAVILION 02 / INDOOR CRICKET FACILITY
- (O) FEATURE LANDSCAPE ZONE WITH INDIGENOUS PLANTING AROUND UNREGISTERED AAV SITE.
- (P) LIGHTING TO TRAINING STANDARD TO ALL SOCCER PITCHES (100 LUX)
- (Q) RAINWATER COLLECTION TANKS (3x100,000L TANKS)



Feature planting area to AAV unregistered site



Indoor cricket training facility for year round use



Flood lighting with minimal spill



Soccer & Cricket overlay for flexible use

DETAIL AREA 02





- (R) ACTIVE OPEN SPACE AREA, INCLUDING MULTICOURT HARDCOURT (INCLUSIVE OF CANE BALL LINEMARKING WITH SLEEVES FOR NETTING), INTERGENERATIONAL FITNESS EQUIPMENT, BEGINNERS BOULDERING EQUIPMENT.
- (S) IRRIGATED LAWN KICKABOUT AREA.
- (T) PICNIC AREA WITH 2 no. SHELTERS (20sqm EACH), BBQs, TABLES, BINS AND SEATING.
- (U) DISTRICT LEVEL PLAYSPACE WITH OPPORTUNITIES FOR 3-14 YEAR OLDS, INCLUDING INTEGRATED NATURE PLAY & INTERGENERATIONAL PLAY
- (V) BEGINNERS LEVEL GRAVEL BICYCLE PUMP TRACK
- (W) PROVISION FOR 20no. 90-DEGREE PARKING SPACES TO JOSEPHINE STREET FOR COMMUNITY RECREATION AREA
- (X) LANDSCAPE BUFFER BETWEEN COMMUNITY RECREATION AREA AND JOSEPHINE STREET / NEIGHBOURING RESIDENTS
- (Y) EMERGENCY & MAINTENANCE VEHICLE ACCESS / GATE FROM JOSEPHINE STREET
- (Z) ENVIRONMENTAL ZONE GRASSLAND / KICKABOUT AREA - UNIRRIGATED



DETAIL AREA 03

