

5.4 Lalor Recreation Reserve Master Plan

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In Attendance: Coordinator Open Space Planning

Executive Summary

This report is to present and seek Council's endorsement of the Lalor Recreation Reserve Master Plan.

The Lalor Recreation Reserve Master Plan was initiated to provide a cohesive and succinct plan to manage and improve this valuable open space asset for the continued use by sporting clubs and to increase provision of facilities for use by the broader community. Proposals for the reserve include the improvement and increase of informal active recreation facilities such as play spaces, exercise equipment, walking and running paths, and public amenity lighting. Council's continued support of the sporting clubs is reflected in the formalisation of car parking, increased opportunity for weather protection, and new interfaces with the pavilion.

The master plan has undergone two phases of community consultation to assist and inform the development and refinement of the Master Plan. The community has also contributed to the prioritisation of actions implementation. The master plan has had meaningful key stakeholder involvement throughout its development, with opportunities to provide feedback and suggestions at different stages. Stakeholders will be invited to participate further to shape each discrete project, such as pavilion refurbishments and car park improvements.

Officers' Recommendation

THAT Council:

- 1. Note the community engagement activities undertaken, as outlined in the body of this report, that have assisted and informed the finalisation of the Lalor Recreation Reserve Master Plan.**
- 2. Endorse the Lalor Recreation Reserve Master Plan at Attachment 1 for implementation.**
- 3. Acknowledge and thank the community members and key stakeholders that provided feedback on the Lalor Recreation Reserve Master Plan.**

Background / Key Information

Background

Lalor Recreation Reserve is identified as a Municipal Open Space in the *City of Whittlesea Open Space Strategy*. The reserve has an area of 5 hectares with a lengthy frontage to Sydney Crescent. The main vehicular entry to the reserve is from Sydney Crescent and parking is time limited by an electronic gate. Secondary pedestrian access points include a laneway off Edmondson Street and through the tennis club carpark on Sydney Crescent. The reserve is surrounded on three sides by residential properties, with back fences facing the reserve.

The reserve is predominantly used by formal sporting clubs (Lalor Football and Netball Club, and Lalor Warriors Cricket Club) for training and competition of Australian Rules Football and Cricket. The two clubs share a sports pavilion, full-size competition oval with perimeter fence, sportsground lighting and a circuit road. The recreation reserve has additional infrastructure for cricket with a set of 3 bay cricket nets in the southeast corner of the reserve, and a cricket pitch in the centre of the oval. The southwest corner of the reserve services the Lalor Tennis Club with four tennis courts and support facilities, including a dedicated carpark, tennis pavilion and barbeque facilities. A privately run lawn bowls club is adjacent to the tennis courts and is accessible from Sydney Crescent.

Previous Plans

The most recent master plan for the recreation reserve was completed and adopted by Council in 2005, and the management of the reserve is guided by a more recent *Asset Renewal and Implementation Plan* completed in 2018 (used at a department level to capture immediate management issues).

Related Council Resolutions

Recommended actions to address community concerns at Lalor Recreation Reserve had been presented to Council at the 6 April 2021 Council Meeting, resolutions items 5.3.1 and 5.3.2 were actioned to reduce late night activities in the vicinity of the pavilion. The draft master plan aims to further mitigate these concerns with structural change to the pavilion surrounds.

An earlier draft master plan was presented to Council at the 19 September 2023 Council Meeting, seeking endorsement to commence community engagement activities to further inform and refine the master plan, changes resulting from the outcome of the consultation and engagement are outlined below.

Revised master plan

Changes to the draft master plan following community and stakeholder engagement include:

- Removal of parking and general vehicle access to behind the pavilion, maintenance vehicle access only via locked vehicle exclusion fencing. To further mitigate the anti-social vehicle-based gatherings behind the pavilion.
- Realignment of southern portion of loop path, moving further away from neighbouring properties to maintain privacy of residents.
- Retention of car parking between tennis courts and pavilion as requested by tennis club users.
- Retention of irrigation header tanks in current location, retaining the existing functional irrigation system.
- Low fence between play space and Sydney Crescent, to maintain physical separation between the park and the street for children whilst allowing for good visual permeability into the reserve.
- Investigate retractable weather protection awning to the pavilion, to improve spectator and sporting club user comfort and weather protection during training and competitions.
- Investigate integration of public facing toilets to the pavilion on northern edge, to allow for longer stays for park users.
- Investigate formalisation of pedestrian crossing across Sydney Crescent, to improve connectivity from the Rochdale Square shops to the reserve.

Final master plan

The final master plan prioritises recommendations and actions required to achieve the ultimate master plan. For detailed information please refer to Attachment 1.

High Priority	Medium Priority	Low Priority
<ul style="list-style-type: none"> • Play space • Car parking • Pathway network (including loop path) • Public amenity lighting • Vegetation (ongoing tree maintenance) • Interface with adjacent land uses • Indigenous engagement 	<ul style="list-style-type: none"> • Sydney Crescent (on street parking and park frontage) • Pavilion refurbishment • Public toilet • Wayfinding strategy • Water and drainage (integrated water management) • Sustainability alignments 	<ul style="list-style-type: none"> • Integrated art

Master plan implementation

The master plan implementation will be phased across multiple years commencing in the 2025-26 financial year. The design of each discrete project will occur a year before the planned construction year and will be coordinated with resource availability. The master plan will be converted into a business case to support the budget bid for each discrete project and to allow for a balanced approach to Capital Delivery of all adopted master plans.

Alignment to Community Plan, Policies or Strategies

Alignment to Whittlesea 2040 and Community Plan 2021-2025:

Connected Communities

We work to foster and inclusive, healthy, safe and welcoming community where all ways of life are celebrated and supported.

Liveable Neighbourhoods

Our city is well-planned and beautiful, and our neighbourhoods and town centres are convenient and vibrant places to live, work and play.

Sustainable Environment

We prioritise our environment and take action to reduce waste, preserve local biodiversity, protect waterways and green space and address climate change.

The master planning of Lalor Recreation Reserve is a direct measure in the Liveable Neighbourhood Strategy, *Increased planning and design of public spaces*. In addition, the implementation of the master plan will foster a more connected community with publicly accessible social spaces for the community, and local and regional sporting groups. The master plan also provides guidance on how to better utilise the public open space to increase sustainability outcomes such as increase tree canopy, biodiversity and integrated water management.

Considerations of Local Government Act (2020) Principles**Financial Management**

The master plan forms the business case for the future discrete projects and allows for effective budget forecasting and planned delivery over 10 years.

The overall estimated cost for implementation is \$4,670,508.00 exclusive of GST and CPI adjustments for multi-year delivery. The implementation is subject to annual Capital Works project prioritisation and external grant funding opportunities. Apportioned budget from existing renewal programs are to fund recommended works that include the replacement and upgrade of existing assets, such as play equipment, car parks, fencing, and paths.

The overall estimated ongoing cost for maintenance of the new facilities is estimated at an additional \$18,000 per annum to current costs for the existing reserve.

Community Consultation and Engagement

The master plan has undergone two rounds of open community engagement:

- Phase 1 – 5 July to 31 July 2022
- Phase 2 – 26 September to 12 October 2023

Draft Master Plan Consultation and Engagement

The draft Lalor Recreation Reserve Master Plan was available for community review and feedback between 26 September to 12 October 2023. A total of 339 unique visitors interacted with the project Engage page. The draft master plan received 74 contributions, 35 of which were captured at community-based pop-ups and the remaining 39 contributions were made on the Whittlesea Engage Platform. A wide range of community members participated and contributed, with ages ranging from under 15 years to over 75. Of those that participated, 32% spoke a language other than English at home and identified predominantly as female (64%).

Stakeholder sessions were held on 26 July 2022 and 5 October 2023 to gain insights into the specific needs of the sporting clubs, to discuss the draft master plans, and the recommended actions for implementation. Stakeholders will be provided opportunities to continued contribution in the implementation of the master plan.

The draft master plan received strong support by the community, with 69.2% 'Liking' or 'Liking it a lot', and 10.3% indifferent with the proposal.

Changes to the draft master plan following community consultation are outlined in the Key Information Section of this report.

Community Priorities

Participants were asked to prioritise their top four proposed improvements recommended in the draft master plan. The top four community defined priorities are:

1. Upgrade playground and nature play.
2. Replace road around oval with walking path/running loop and terraced seating.
3. New public amenity lighting.
4. Improve park entry and street frontage.

Those under 15 years old that participated in the engagement prioritised upgrading playground and nature play (100%), replacing the road around the oval with walking path/running loop and terraced seating (100%), new exercise equipment (100%), and sport field improvements (60%).

Participants older than 15 years prioritised upgrading the playground (56%), new exercise equipment (40%), replacing the road, and new public amenity lighting. These priorities are reflected in the future planning for implementation of the master plan and is outlined in the Key Information section.

Refer to Attachment 2 for Phase 2 consultation summary, and attachment 3 for technical response.

Other Principles for Consideration

Overarching Governance Principles and Supporting Principles

- (i) The transparency of Council decisions, actions and information is to be ensured.

Public Transparency Principles

- (a) Council decision making processes must be transparent except when the Council is dealing with information that is confidential by virtue of the *Local Government Act* or any other Act.

Council Policy Considerations

Environmental Sustainability Considerations

Recreation Reserve master plans define the management needs of the green and blue assets in the reserves with the aim of increasing environmental benefits such as enhancing tree canopy coverage, increasing biodiversity with native plantings and habitat creation, and the implementation of water sensitive urban design principles to assist in improving our waterways.

Social, Cultural and Health

The recreation reserve master plans aim to create more social spaces for all community members enabling social gatherings whether affiliated with sporting clubs or not, in addition the master plan ensures continued support of established sporting clubs with the improvement of facilities. Quality public open space has been studied to increase community health and social cohesion in the locality.

Economic

The recreation reserve master plan aims to increase patronage of our recreation reserves by creating welcoming public open space for the local and broader community. Increased visits to the recreation reserves will in turn increase visits to local shopping precincts to facilitate extended stays at the reserves. In addition to the direct economic impact on local businesses, the improvement of public open space has been studied to increase the property values of the locality.

Legal, Resource and Strategic Risk Implications

The recreation reserve master plans provide a robust way to plan for the next 10 years of asset management and improvement, ensuring the community has the infrastructure to engage in active and passive recreation through organised sports and informal recreation.

Implementation Strategy

Communication

The Lalor Recreation Reserve Master Plan followed a communication and engagement plan. Pending Council endorsement, the plan will be published on the Engage page where followers of the page will be notified of the update.

Additional communications activities will be undertaken to close the loop through Council's communication channels, including a media release, social media platforms, and direct emails. Further community consultation and communication may be undertaken for discrete projects during the implementation of the Master Plan, such as the proposed pavilion refurbishment investigations, and the circuit path works.

Critical Dates

N/A

Declaration of Conflict of Interest

Under Section 130 of the *Local Government Act 2020* officers providing advice to Council are required to disclose any conflict of interest they have in a matter and explain the nature of the conflict.

The Responsible Officer reviewing this report, having made enquiries with relevant members of staff, reports that no disclosable interests have been raised in relation to this report.

Attachments

1. Lalor Recreation Reserve Master Plan [5.4.1 - 49 pages]
2. Lalor Recreation Reserve Engagement Technical Response [5.4.2 - 2 pages]

Lalor Recreation Reserve Master Plan 2024

MARCH 2024

Acknowledgment of Country

We recognise the rich Aboriginal heritage of this Country and acknowledge the Wurundjeri Willum Clan and Taungurung People as the Traditional Owners of the lands within the City of Whittlesea.

Document Control

Lalor Recreation Reserve Master Plan
Client Contact: Andrew Chau
Contract Number: 2021-111
Document ID: P521758

Issue	Date
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Prepared by:



aurecon
This document is a draft only for review.

Prepared for:



Lalor Conversations Part 2 — 15 First Australians (whittlesea.gov.au)

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1.1 Purpose of the Master Plan

The City of Whittlesea (CoW) has commissioned a new Master Plan for Lalor Recreation Reserve (the Reserve). The purpose of the Master Plan is to define a strong vision for the Reserve that responds to the local community’s needs and works within the constraints of the Site. This report will provide direction and prioritisation of the Reserve’s development over the next two, five and ten years and will aid in developing the Capital works budget and related processes.

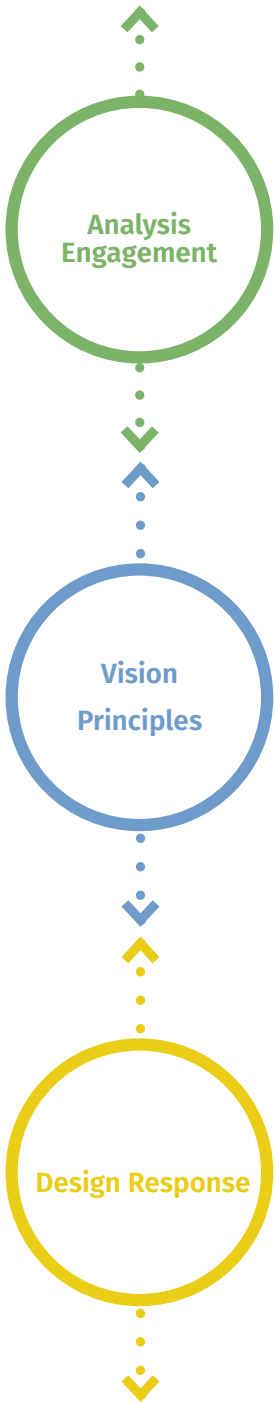
Key drivers in the development of the Reserve include:

- Aged sport and park infrastructure;
- Public access and connections to the Reserve and into the surrounding environment;
- Visibility and safety concerns;
- Interfaces to adjacent properties; and
- Population increase, together with renewed focus on open space from the pandemic.

1.2 Document Methodology

This Master Plan has been developed in collaboration with Council. The process of developing the Master Plan includes:

- Analysis and engagement
 - Desktop and background literature review;
 - Site visit and analysis;
 - Benchmarking study;
 - Development of opportunities and constraints; and
 - Consultation with the local community and stakeholders.
- Vision and Principles
 - Prioritisation of key themes following consultation;
 - Development of Vision and Principles.
- Design Response and Recommendations
 - Concept Design;
 - Recommendations and actions.



2

Analysis



2.1 Context

The Lalor Recreation Reserve is set in the heart of Lalor as illustrated in Figure 1. It is designated as a municipal-level open space in Council’s Open Space Strategy and provides the community with formal sports opportunities through the oval and tennis courts, and informal recreation including the playground and through use on the oval.

The Reserve is five hectares which is largely taken up by a cricket and AFL oval. The main entry to the Reserve is from Sydney Crescent, with secondary pedestrian points near the tennis court and from a laneway off Edmondson Street. The Reserve is surrounded on three sides by residential properties, with back fences facing the Reserve.

The Reserve is predominantly used by the football club, with a large pavilion, full size oval with fence and lighting, and circuit road. The Reserve also supports cricket with nets in the south east corner of the Reserve, and a pitch on the oval. The south west corner of the Reserve are the tennis courts and supporting facilities, including a dedicated carpark, fenced off pavilion, and barbecue facilities. The playground, picnic shelter and basketball half-court are located at the Sydney Crescent entrance along the western edge of the Reserve.

Further site analysis can be found in Appendix A.

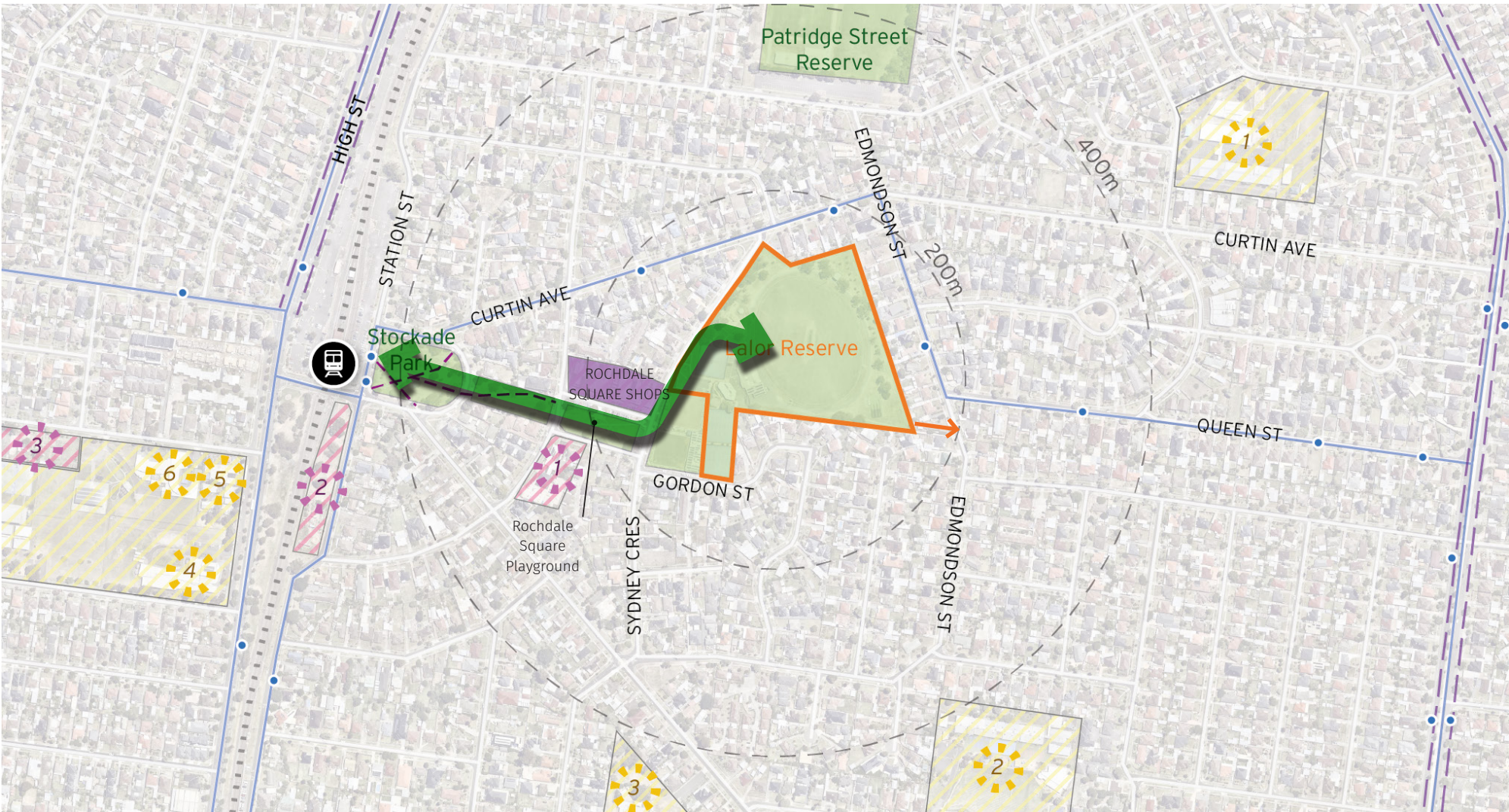


Figure 4: Reserve Context to Surrounding Area

LEGEND

- Site boundary
- Train line
- Train station
- Green space
- Education facilities
- Community facilities
- Commercial facilities
- Bus stop
- Bus route
- On-road bike lanes
- Trails
- Connection of Stockade Park to Lalor Reserve through green corridor

Community facilities

- 1. Rochdale Medical Centre
- 2. Links Community Garden (Lalor)
- 3. Lalor Community Garden

Education facilities

- 1. Lalor North Primary School
- 2. Lalor Primary School
- 3. Vasey Park Preschool
- 4. Outer Northern Trade Training Centre
- 5. High Street Early Learning & Kinder
- 6. Merriang Special Development School

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2.2 History of Lalor Reserve

The traditional owners of the land are the Wurundjeri Willum clan, whose language is Woi wurrung and who are a part of the Kulin Nation. The name “Bundoora” came from the Woi wurrung word “Keelsbundoora” which means “the plain where kangaroo’s live”. European settlement of the area was defined by German migrants in the 1850s who established Westgarthtown, a township centred on dairy farming. Ziebell’s Farmhouse Museum and Heritage Garden is one example of the pre-existing settlement (refer to Image 1). Lalor is named after Peter Lalor, an activist turned Victorian state politician who led the 1854 Eureka Stockade rebellion and went on to become the only outlaw to become a Member of Parliament. Originally part of Thomastown, Lalor got its name following a low-cost home program known as the “Peter Lalor Co-operative Family Scheme” that was centred on garden city principles and aimed to provide homes for ex-servicemen and their families (refer to Image 2). Heritage listing of parts of the Peter Lalor Estate commemorate this important social history. Part of the history can be seen on the arts-based signage trails, showing the indigenous connections on one side, and the European settlement history on the other. Two signs are located within the reserve, one at the playground and one on the frontage to Sydney Crescent in front of the tennis court. This signage trail connects to Stockade Park.



Image 1: Ziebell’s Farmhouse Museum and Heritage Garden (explorewhittlesea.com.au)

2.3 Demographic profile

The surrounding Local Government Area (LGA) of Whittlesea is one of the highest growth areas in Melbourne with residential population increasing by 5.5% between 2011 – 2016, and this expected to increase further due to new housing developments and in-migration of young families. Most residents have at least one car, and over 68% use their car to travel to work. This reflects the type of jobs which may be available in Lalor for the residents, and the workers inability, or motivation, to walk, ride or take public transport to work. Residents of Lalor are also from a diverse range of backgrounds (predominantly countries in Eastern Europe and Asia) and the community interests reflect this which was evident from the community engagement undertaken by Council in 2021 (refer to Image 3). *NOTE: At time of writing the most current Census data was from 2016.*



Image 2: First Co-op House, Lalor (2012) (victorianplace.com.au)

2.4 Current uses and community groups

Lalor Recreational Reserve currently has a range of formal clubs that use the grounds throughout the year as illustrated in Figure 3. The Cricket Pavilion houses both Cricket and AFL clubs, and the recently built Tennis Club House sits behind the Pavilion. They provide an opportunity for Juniors (up to 18 year) and Seniors (18 – 39 years), with some clubs also having Masters / Veterans (40 – 64 years) and Senior Citizens (65 years and over) competitions. Clubs include:

- Lalor Football Club (Operating April - September)
- Lalor Warriors Cricket Club (Operating October – March)
- Lalor Tennis Club (Operating all year round)
- Lalor Bowling Club (Operating all year round)

The Reserve is also used by two associations for football and cricket, with games being played during the respective seasons. Teams from other areas travel to Lalor Recreational Reserve to play weekend and weekday night sport. The leagues include:

- Northern Football Netball League
- Northern Metropolitan Cricket Association
- Tennis Australia



Image 3: A Voice for All — Community engagement policy 2021 — City of Whittlesea

The Reserve also has a play ground and half basket ball court that caters to young children and adolescents. The remaining open space, together with the oval lend its self to passive activities such as walking and informal kick-about spaces. Yellow denotes clubrooms, other assets and grounds of Lalor Football Club and Lalor Warriors Cricket Club Blue denotes clubrooms and grounds of Lalor Tennis Club Orange denotes clubrooms and grounds of Lalor Bowling Club (not within Site boundary for Master Plan)



Figure 1: Current uses of the Reserve with respective clubs

2.5 Legislation, policies and guidelines

There are a variety of state and local policy documents which influence and guide land use and development throughout Whittlesea as illustrated in Figure 2.

Notable documents include:

- State Government Policy
- Plan Melbourne
- Growth Corridor Plans - North Growth Corridor Plan
- Open Space Strategy for Metropolitan Melbourne 2021 – Open Space for Everyone
- Healthy Waterways Strategy 2018
- Local Government Policy
- Biodiversity Strategy 2019 – 2029
- Environmental Sustainability Strategy 2012 – 2022
- Greening Whittlesea City Forest Strategy 2020 – 2040
- Open Space Strategy 2016 – 2026
- Active Whittlesea Strategy 2019 – 2028
- Council’s 2040 Strategy and findings report (2018)
- Council Plan: Direction – Places and spaces to connect people
- Draft Sports and Leisure Infrastructure Plan (2021 – 2041)
- Council’s Play space Framework Policy (2013)
- Disability Action Plan
- Park Lighting Strategy
- Natural and Built Shade Policy
- Multiple Sports Strategy
- Whittlesea Water for all – Our water strategy 2020 – 2030
- Other relevant plans
- Darebin Creek Management Plan 2017

These plans generally guide the high-level strategic intent of the Reserve including its role as open space, a sport and recreation reserve, and the unique biodiversity values and systems which it supports. State government policies Plan Melbourne, The North Growth Corridor Plan and the Open Space Strategy all inform the local strategic design and policy implications for Lalor Recreational Reserve design for new works and infrastructure projects. A detailed analysis can be found in Appendix A.



Figure 2: Relevant legislative documents, policies and guidelines

2.6 Study area

The Master Plan considers its wider context and adjacencies, however for the purpose of the design extent council have advised that the study area excludes:

- the Tennis Club due to the recent investment in new and upgraded facilities and
- the Bowls club due to an existing tenant and lease agreement.

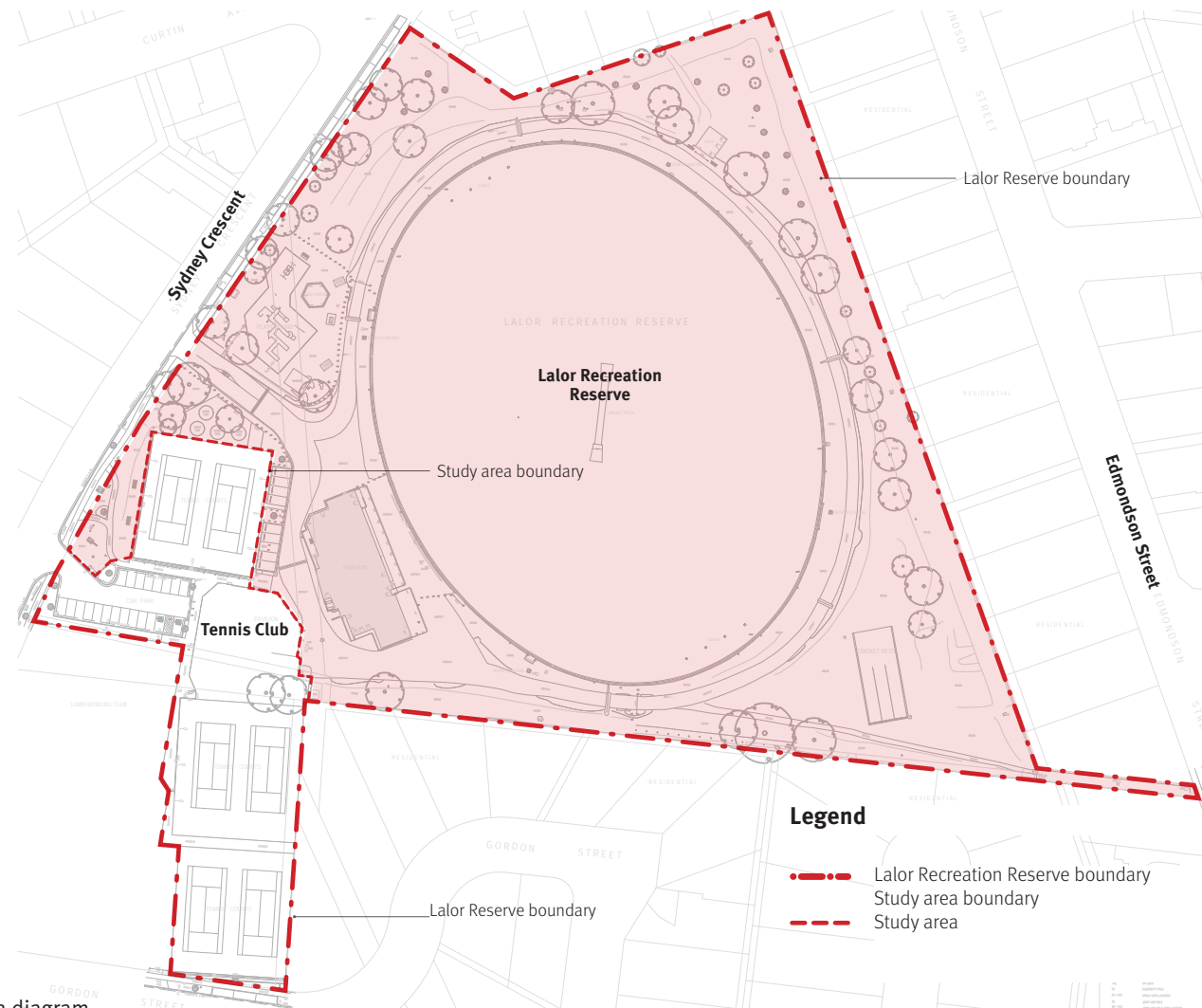


Figure 3: Study area diagram

2.7 Existing Conditions

The following plan shows existing conditions at Lalor Recreation Reserve.

LEGEND

- Site boundary
- Easements
- Existing trees
- Existing trees in decline
- Grassed areas
- Vegetation
- Shrubs
- Asphalt
- Concrete footpath
- Unsealed gravel footpath
- Mulch
- Table
- Seating
- Signage
- Disabled car park
- Water tank
- Bollard
- BBQ station
- Gate
- Pedestrian crossing in car parking area
- Shelter
- Electric circuit box
- Electric pole and lighting
- Goal posts
- Columns
- Sewer/drainage pits
- Tennis/cricket courts metal fence (up to 4m)
- Chain link high fence (up to 1.5m)
- Metal post and rail fence
- Solid fence (up to 1.5m)
- Mounded area
- 01 Cricket / AFL
- 02 Tennis courts
- 03 Playground
- 04 Lalor Warriors Cricket Pavilion
- 05 Lalor Tennis Club with outdoor seating space
- 06 Umpires change room & disused score board room
- 07 Car park
- 08 Cricket nets (new)
- 09 Vehicle entry
- 10 Pedestrian entry
- 11 Lalor Bowling Pavilion
- 12 Basket ball area
- 13 Facilities store
- 14 Safety net - fence
- 15 Vehicle gate - fixed
- 16 Gate
- 17 Aboriginal yarn circle
- 18 Swale along the site edge
- 19 Bin storage area





2.7 Site Analysis - Summary

Site analysis and review of the previous Master Plan have identified key opportunities and constraints for the design and upgrade of Lalor Recreation Reserve. These have been outlined below. As noted in the following section (Community Engagement) these opportunities were tested with community and Council, resulting in a prioritised and focused outcome that has shaped the final master plan.

Further detail of the analysis can be found in the appendix.

The broad opportunities and constraints identified in this stage include:

- Celebrate the Oval as a community asset
- Establish welcoming, high quality entrances to the park and plan for maintenance, operational and emergency access.
- Create better connectivity, legibility of movement and way-finding, and improve street address through re-orientation and consolidation of the Reserve assets tennis and cricket pavilions, bin, water tank and facilities store
- Create unified park and street edge that connects to Rochdale Square park and shops and provides a stronger sense of civic identity and way-finding. This may include partnership with the Bowls and Tennis Clubs.
- Establish a high-quality pedestrian link to Edmondson Street.
- Create a destination space, linking the oval, tennis entries and play space. Include amenity such as BBQ and picnic facilities, seating etc. Note – this would require staging, with Stage 2 to be implemented with a new Cricket pavilion.
- Expand Park uses and improve play
- Removal of mound to east side of oval (subject to arborist assessment and community input)
- New playground and consideration of multi-use basketball/netball courts (type TBC)
- Community circuit/Tan and scooter loop

- Fitness Stations
- Small seating/ gathering areas
- Removal of redundant scoreboard building and integrate umpire change room into existing Cricket Pavilion.
- Improve overall amenity
- Seating areas
- High quality garden bed planting
- Screening planting
- Grassed areas
- Sheltered areas for spectators
- Create more open space and pedestrian orientated infrastructure through
- Remove vehicle parking from park and relocate to street (subject to arborist assessment and design review)
- New parking to Sydney Crescent
- Maintenance/ Pavilion access (shared path with removable bollard entry)
- Access to the Reserve from Edmondson Street

Generally, there are improvements that should be considered across the Reserve that aid integration, safety, quality, sense of identity, vibrancy and amenity. These include:

- Improve safety by removing and limiting fencing, with careful consideration of any fence type
- Consideration of opening or widening other entry/ exit points to the park
- Remove concealed areas
- Improve overall amenity and comfort
- Provide new and upgraded infrastructure
- Improve planting design and quality according to community desires
- Consider drainage lines and integrate with planting design
- Improve overall connectivity and movement types
- Integrate sustainable materials and planting palettes
- Consider public art and other events for the site
- Improve treatments to eastern and southern boundaries of residential properties

Staging

The Cricket Pavilion is not proposed to be renewed or upgraded within the next ten years. Similarly, the Tennis club has recently been built. Therefore, the proposed opportunity to create a better entrance way and community space would need to be undertaken at a later stage, when these buildings are proposed for change.

- LEGEND**
- Site boundary
 - Existing trees
 - Trees in decline (TBC)
 - The oval is in excellent condition and is very well maintained
 - High fence
 - Vehicle access
 - Mounded area
 - Limited lighting and no passive surveillance creates unsafe zone
 - Narrow access and gate
 - Area to rear of pavilion has no visual surveillance and a pattern of anti-social behavior and extensive hard stand and little amenity for park use
 - High chain mesh link fence with shade cloth
 - Informal drainage
 - Poor entry condition
 - Playground and grassed area in poor condition
 - High retention value tree
 - Very Low/Remove Retention value tree

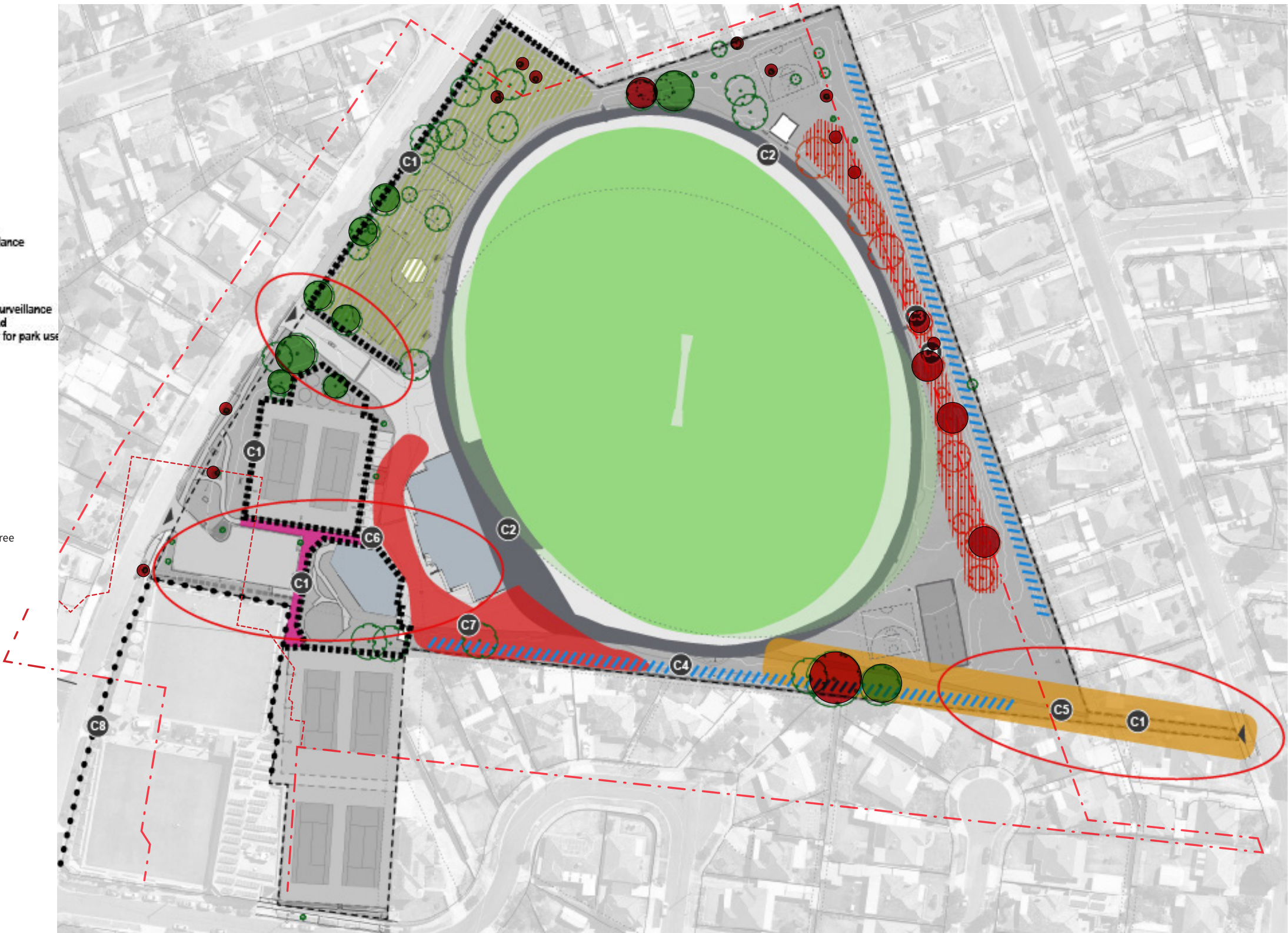


Figure 5: Site analysis diagram



3

Community Engagement

3.1 Community engagement

The City of Whittlesea undertook engagement with community and stakeholders, gathering ideas and feedback across the life of the Master Plan process.

Key points of engagement included:

- June - August 2022 - gathering ideas through: the online Project-Engage page: at community pop-ups at the Reserve; and through letterbox drops.
- Community feedback on the Draft Master Plan 20 September - 27 October 2023 through a variety of communication methods.

The key findings include:

- improvements for playgrounds and nature play
- replace road around the oval with pedestrian loop
- provide new exercise equipment
- improve general amenity and safety, and
- improve sports field.
- 20% of online respondents liked, or liked it a lot the draft Master Plan.

Further detail can be found in councils report "Lalor Recreation Reserve Master plan"

Engagement Summary November 2023" and web portal <https://engage.whittlesea.vic.gov.au/lalorrec>

3.2 Identified priorities

The key themes below summaries the community, stakeholder and Council’s key priorities for development of the final master plan.



“We have to leave many times as my kids needed to use the toilet”

Improved Amenity
Replacing damaged facilities and delivering high quality amenity to increase the range of experiences and positively impact the community’s pride in place.
New amenities may include:

- Lighting.
- Toilets.
- Seating and shelters.
- Picnic tables.
- BBQs and bins.

Figure 6: Benchmarking images



“Its an important space that needs to be better connected all the way to the train station and Rochedale Square”

Highly connected edges
Removing barriers and creating stronger connections to Sydney Crescent residential areas, high traffic streets, public transport infrastructure, and activity nodes by:

- Improving Sydney Crescent interface and removing existing fencing.
- Providing high quality pedestrian pathway connections.
- Separating pedestrian pathways from the field edge.
- Landscape edges that are attractive, create a strong identity and sense of place, enhance biodiversity, and buffer adjacent residences.



“Safety is the number one limiting factor that holds back a lot of the open spaces in the vicinity”

A safe place
An inviting, attractive and activated place for the community and sporting groups integrated into its surrounding context. Elements that contribute to safety include:

- Low level pedestrian lighting.
- Application of CPTED Principles. (passive surveillance)
- Direct, clear and intuitive pathways and connections.



“Current playground is too small and locals need to drive to better playgrounds”

Meaningful place
Formal and informal play opportunities for all ages that activate the space through a wide period of time and provide play that is:

- Imaginative.
- Diverse and inclusive.
- Tells stories and creates experiences of place.
- Integrates formal and less formal elements together.



A rich sporting history. to be protected and supported to grow.

Celebrating the oval
Retain and support the historical purpose of regional and suburban parks by continuing to celebrate the oval via:

- Formal planting arrangements that re-reinforce the shape of the oval.
- A walkway or track that follows the circumference of the field.
- Openings in the fence surrounds the field to invite the general public onto the field when it is not being utilised.

4

Vision and Principles

4.1 Vision

The Vision for Lalor Recreation Reserve has been developed collaboratively with Council, drawing on the key themes and priorities identified through community engagement.

To deliver this vision 5 principles had have been developed to guide the design of the master plan.

Vision

Lalor Reserve will be a vibrant, high quality community asset for all to enjoy.

It will be a park that contributes to pride for the community, celebrating the role of formal recreational sport whilst including informal activities for local residents, community groups, and visitors.

4.2 Principles



1 COMMUNITY
Instill a sense of pride and community ownership



2 SAFE
Remove barriers to equal access and increase personal safety



3 GREEN
Enhance biodiversity and environmental health



4 PLACE
Create meaningful experiences of place



5 LEGACY
Design for the future and respect the past



5.1 Overview

The Master Plan concept has evolved through contextual and site analysis, community and stakeholder engagement. It is shaped through the principles, addressing site constraints and prioritising the integration of community and stakeholder needs and feedback.

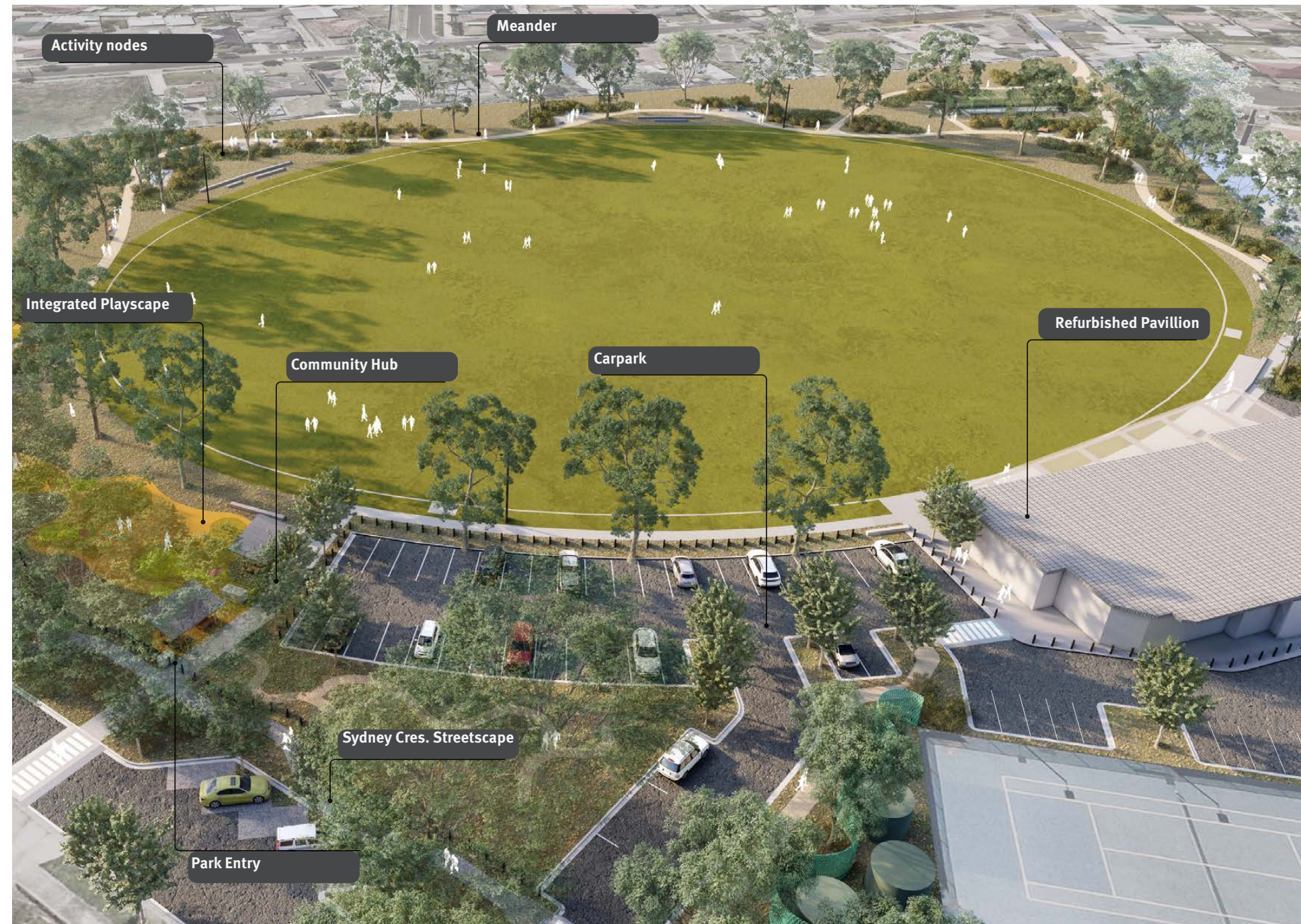


Figure 8: Artists impression of the Master Plan for Lalor Recreation Reserve

5.2 Overview Plan



5.3 Key moves



COMMUNITY PRIORITIES
Connectivity, Amenity, Safety

PRINCIPLES
Safe, Place

A Meander
A meandering walking path circulates the reserve. The path promotes passive, explorative movement and is the primary device to establish equal access. The pathway activates corners of the park and establishes a route with infrastructure for the wider community separate to the football field and its use.



COMMUNITY PRIORITIES
Amenity, Safety

PRINCIPLES
Safe, Community, Legacy, Green

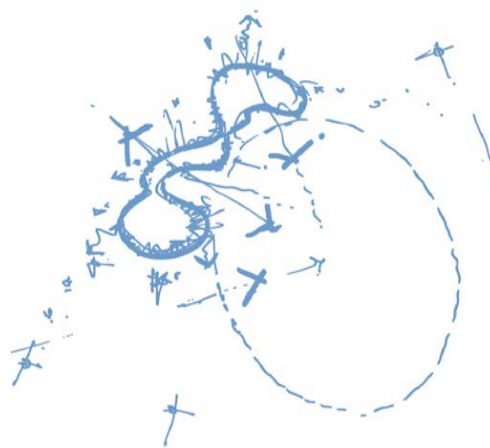
Parking & Vechicle Access
A formalised parking area is proposed adjacent the existing pavilion and oval. The parking area has been shaped to retain access for a limited number of users to park at the edge of the field and overlook play. Informal vehicle access has been provided to the south eastern corner of the park to provide overflow in events only.



COMMUNITY PRIORITIES
Amenity, Safety

PRINCIPLES
Safe, Place

The Pavilion
The pavilion is maintained in its existing location. The landscape treatments and maintenance access around the pavilion are formalised to push the building into the park and remove the perception of the building interfaces being ‘back of house’.



COMMUNITY PRIORITIES
Play, Amenity

PRINCIPLES
Quality, Safe, Legacy

Play
Play has been located along the Sydney Crescent interface, creating a linear play space adjacent to the street. Play elements are integrated with planting areas, water treatment and path networks rather than separated out into separate zones.



COMMUNITY PRIORITIES
Recreation, Amenity

PRINCIPLES
Place, Green

Activity nodes
Alongside the oval and meander, activity nodes provide additional amenity and invite reserve users to interact with the park, nature, and events that may be taking place.

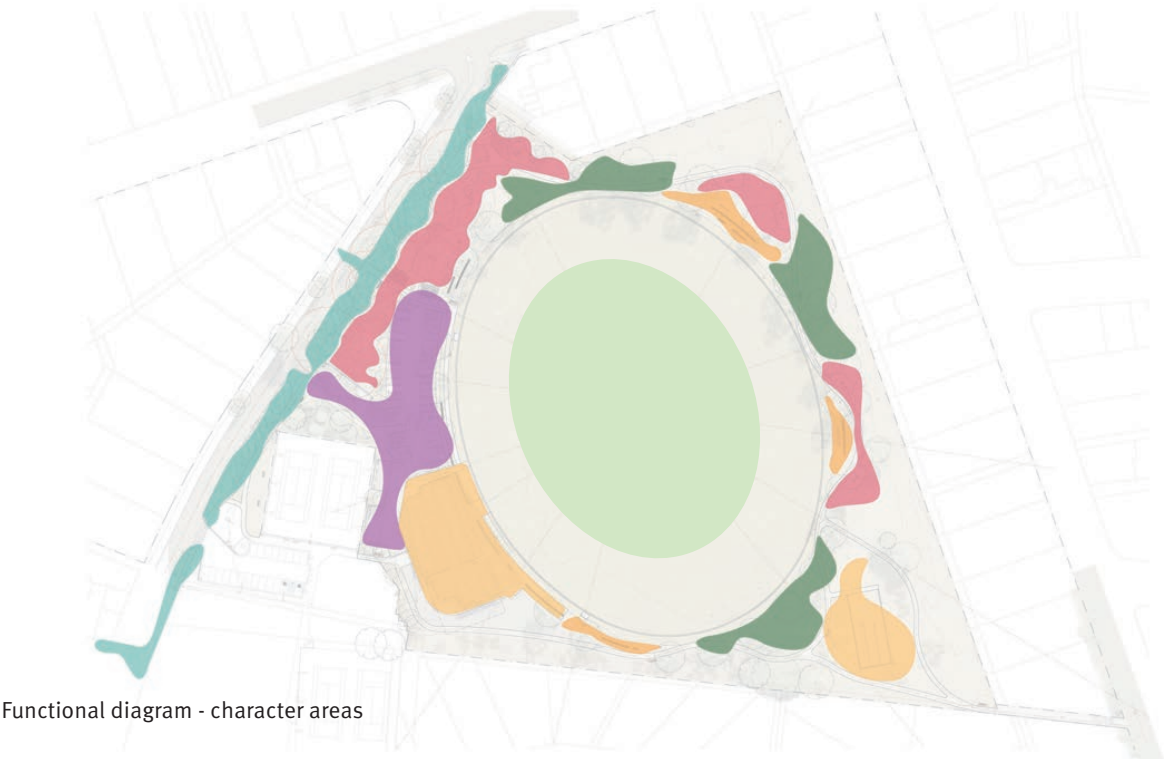
5.4 Functional Diagram

5.4.1 Key Areas

The site has been broken into a number of key areas to ensure experience diversity, design continuity and enhanced wayfinding and user orientation whilst moving through the park.

Legend

- Streetscape
- Play and community infrastructure
- Sporting infrastructure
- Parking
- Landscape
- Oval



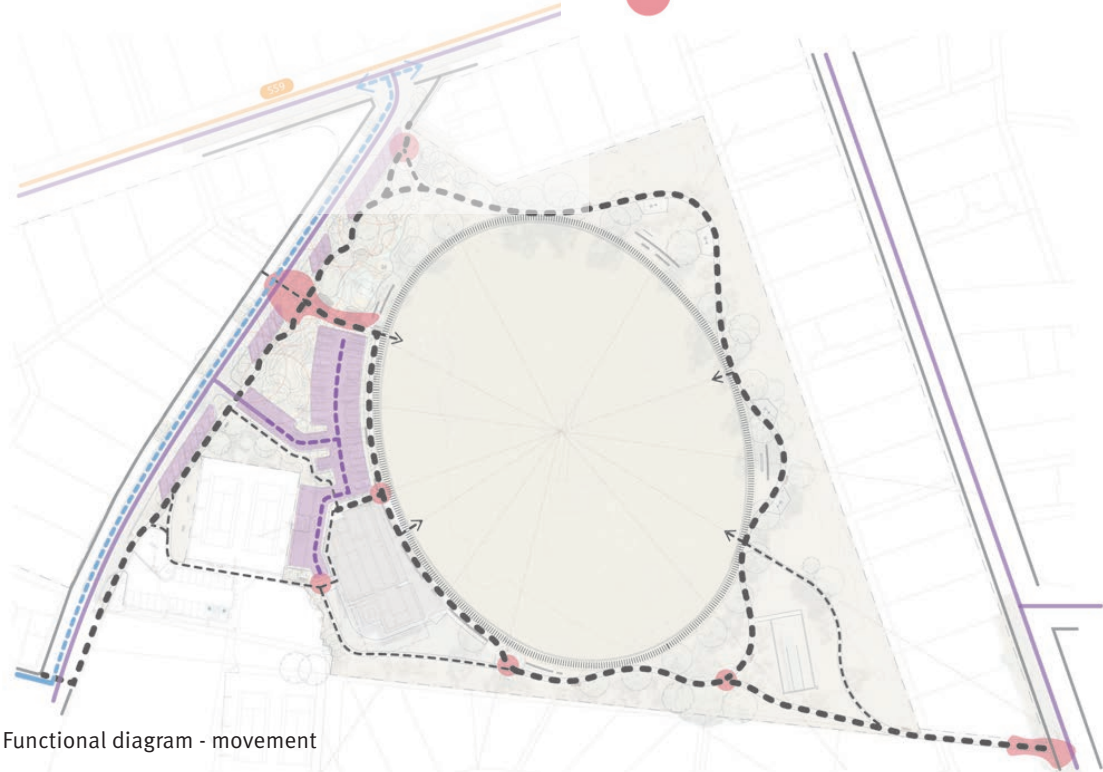
Functional diagram - character areas

5.4.2 Movement

The primary 'meander' is the central organising element for the distribution of amenity and wayfinding throughout the reserve.

Legend

- Primary pedestrian route [shared user path]
- Secondary pedestrian connections
- Running track
- Existing council footpaths
- Cycling connections
- Bus route
- Existing vehicle movements
- Proposed vehicle movements
- Car parking areas
- Primary wayfinding zone [signage, lighting and Reserve naming]
- Secondary wayfinding [directional/ operational]



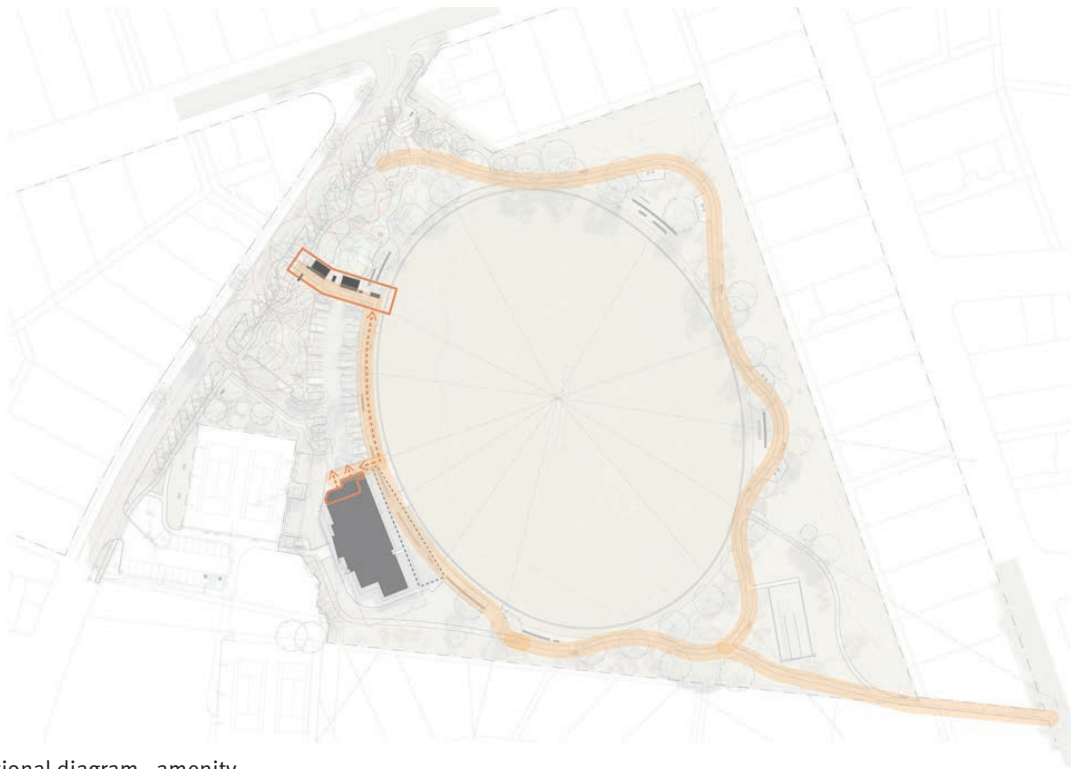
Functional diagram - movement

5.4.3 Amenity and Infrastructure

Built form is focussed around a series of key nodes. The existing pavilion is retained and a new community hub is proposed to activate the Sydney Cres. park interface.

Legend

- Community hub (shelters, seating, lighting, signage, power, water, comms and bins)
- Primary pedestrian pathway 'Meander' (lighting, power, water, seating, and bins)
- Refurbished pavilion (Public toilets, power, comms, water, sewer)



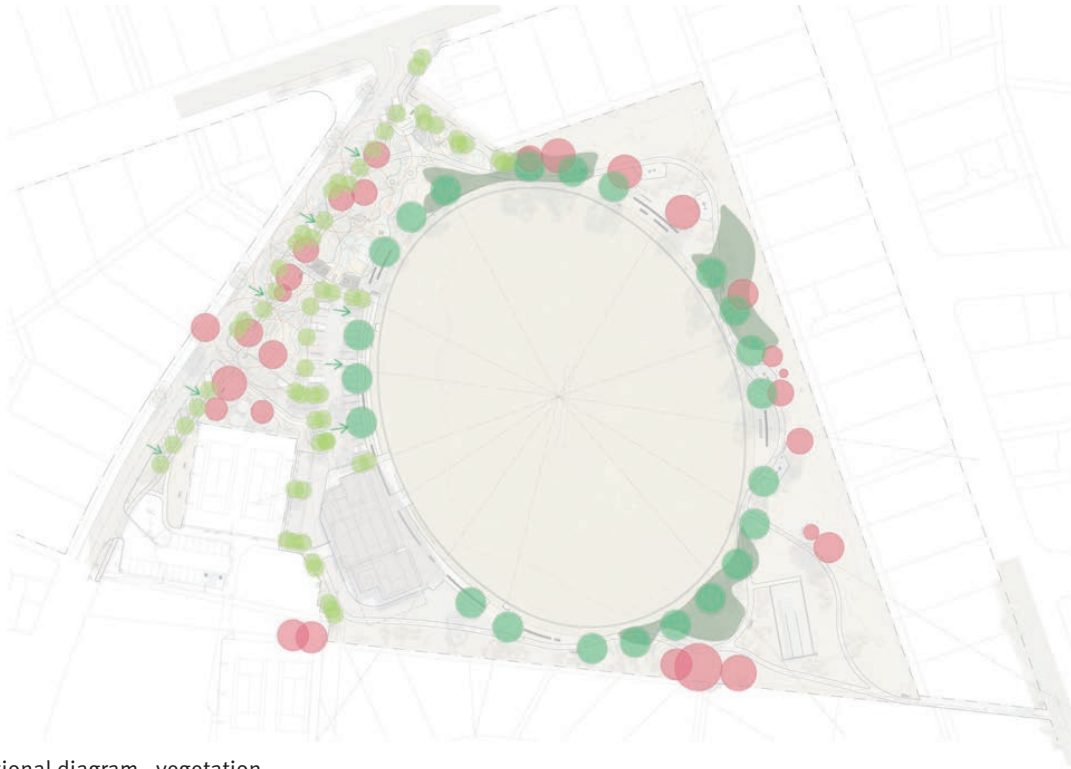
Functional diagram - amenity

5.4.4 Vegetation and environment

The following diagram indicates the existing and proposed canopy tree planting and the biodiverse ground and shrub layers.

Legend

- Existing trees to be retained (canopy)
- Proposed tree planting type 1 (informal)
- Proposed tree planting type 2 (formal)

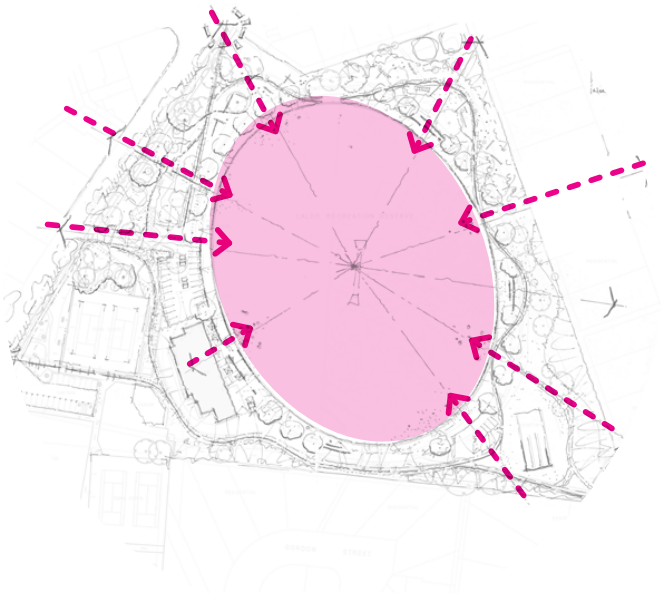


Functional diagram - vegetation

5.5 Masterplan

5.5.1 Concept

‘The Village Heart’ uses the oval as the primary organising element. It retains the pavilion in its existing location and prioritises removing barriers between the existing surrounding public realm and the centre of the park, driving passive surveillance deep into the site and inviting users into and around the field through the improvement of the amenity to its surround.



Village Heart scheme plan

Legend

- 1A Existing sports surface
- 1B Turf running track
- 1C Oval fence openings
- 1D Ball catching net
- 1E Existing scoreboard
- 1F Land form terraces [insitu concrete with mounding]
- 2A Existing pavilion refurbished (including new public toilets, and extended weatherproof area)
- 2B Public Toilets
- 3A Formal integrated play [playground/ ball sports]
- 3B Nature play
- 3C Sensory/ interpretive gardens
- 3D Exercise equipment
- 3E Decorative screen with integrated art [Irrigation tank and bin store]

- 6A Main entrance [Signage, lighting, Sydney Cres. Rd crossing]
- 6B Secondary entrance [Signage, lighting]
- 6C Parking (80 parking bays, including Sydney Crescent and temporary overflow parking)
- 6D Community hub [x2 shelters, BBQ's, seating, picnic tables, lighting, water fountains and tap]
- 6E Revegetation planting*
- 6F Cultural experience / feature

*CPTED is addressed passively through better visual and physical connections to Sydney Crescent and greater diversity of amenity and use.

Additional lighting requirements to primary paths are to be investigated as a part of future stages.

- NOTE:
- Recently upgraded lighting to the tennis center has improved the perception of safety to the rear of the pavilion.
 - The master plan supports the incremental improvement of all sports infrastructure across the reserve as required.

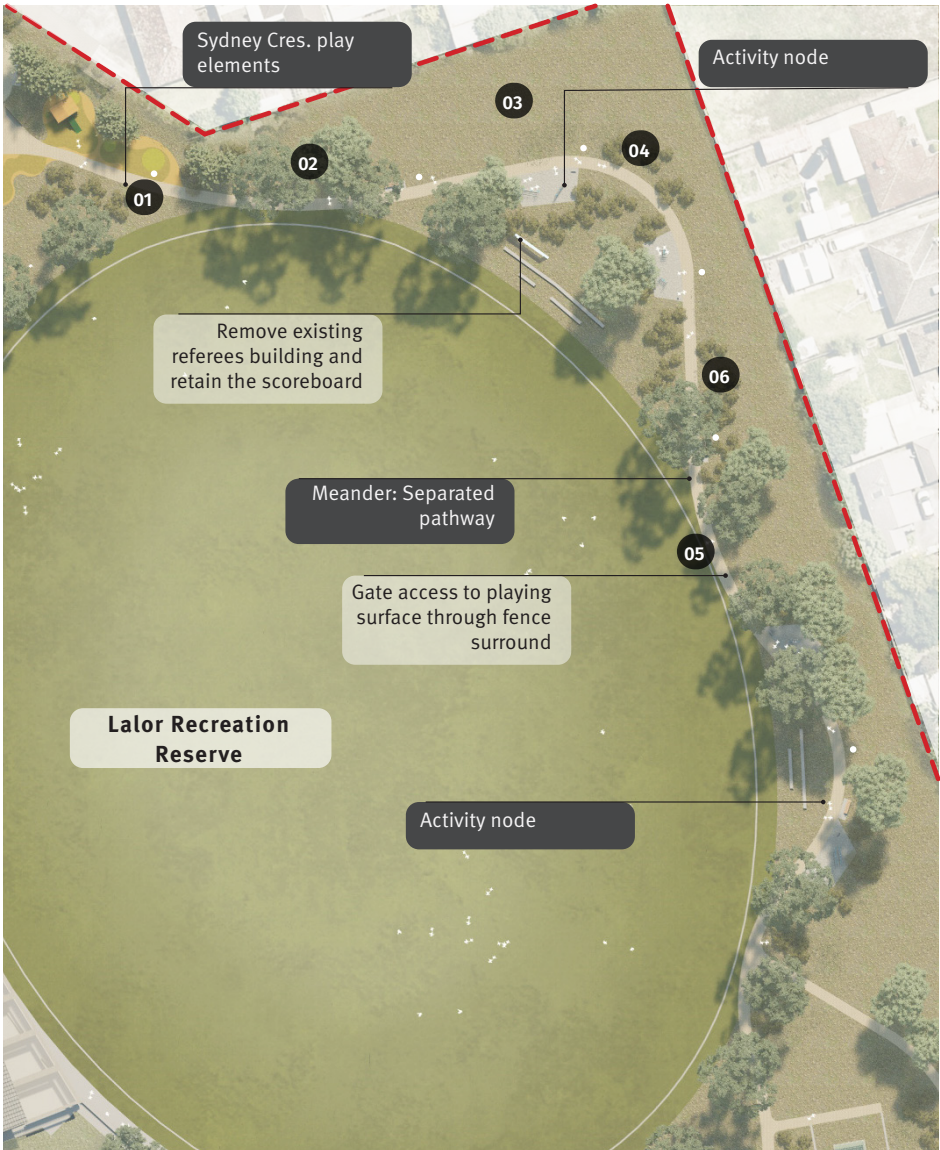
5.5 Masterplan



5.7 Masterplan

5.7.1 Meander

A well-lit meandering path network separate from the field with community amenity (exercise areas, ornamental planting, seating and play elements) distributed along its route



Legend

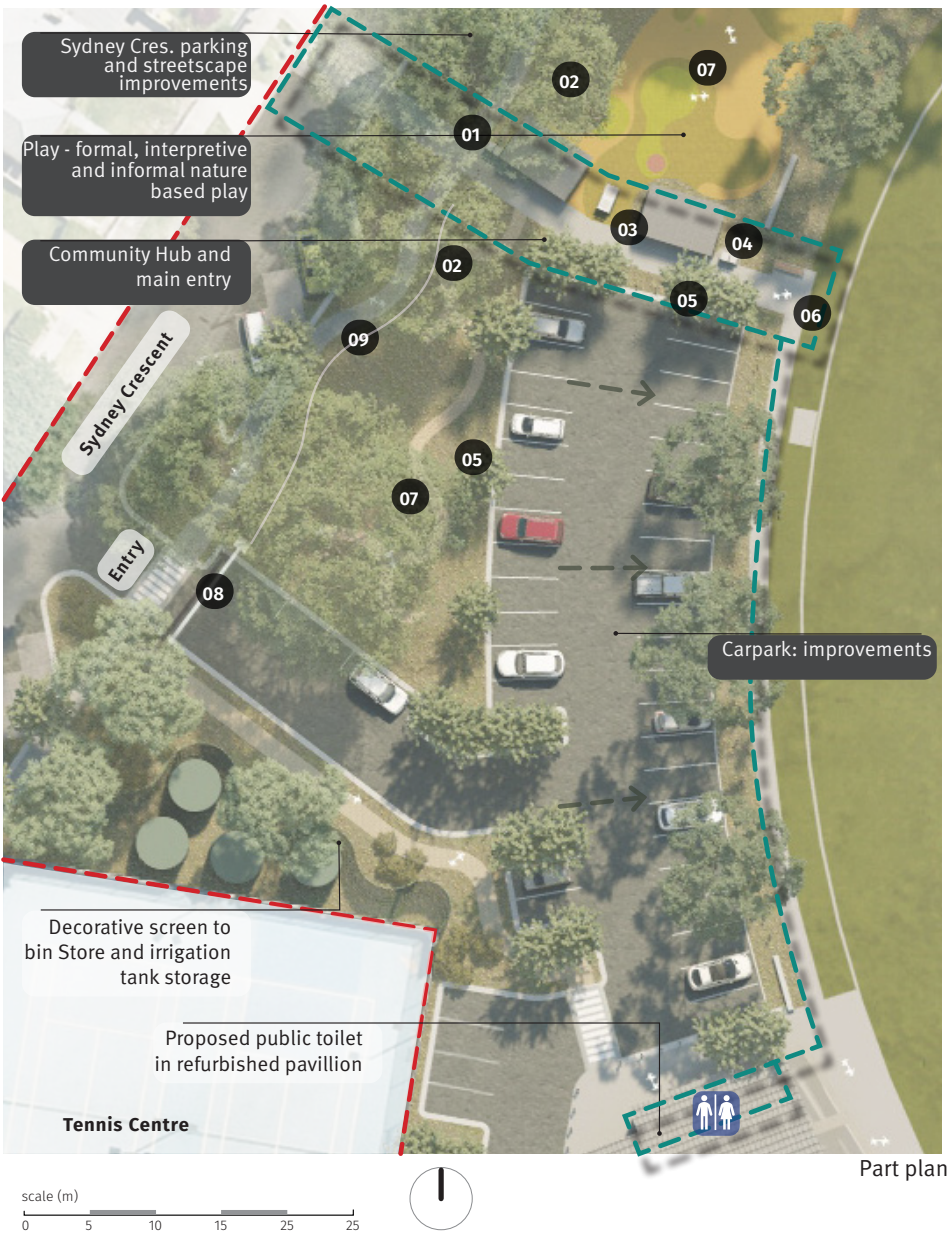
- 01 Separated pathway
- 02 Tree planting
- 03 Open lawn
- 04 Garden beds
- 05 Gate access to playing surface
- 06 Seating, bins and lighting distributed as required



5.7 Masterplan

5.7.2 Community hub

A park entry and community hub centred on the large existing trees



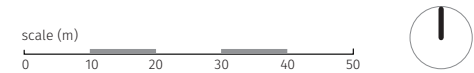
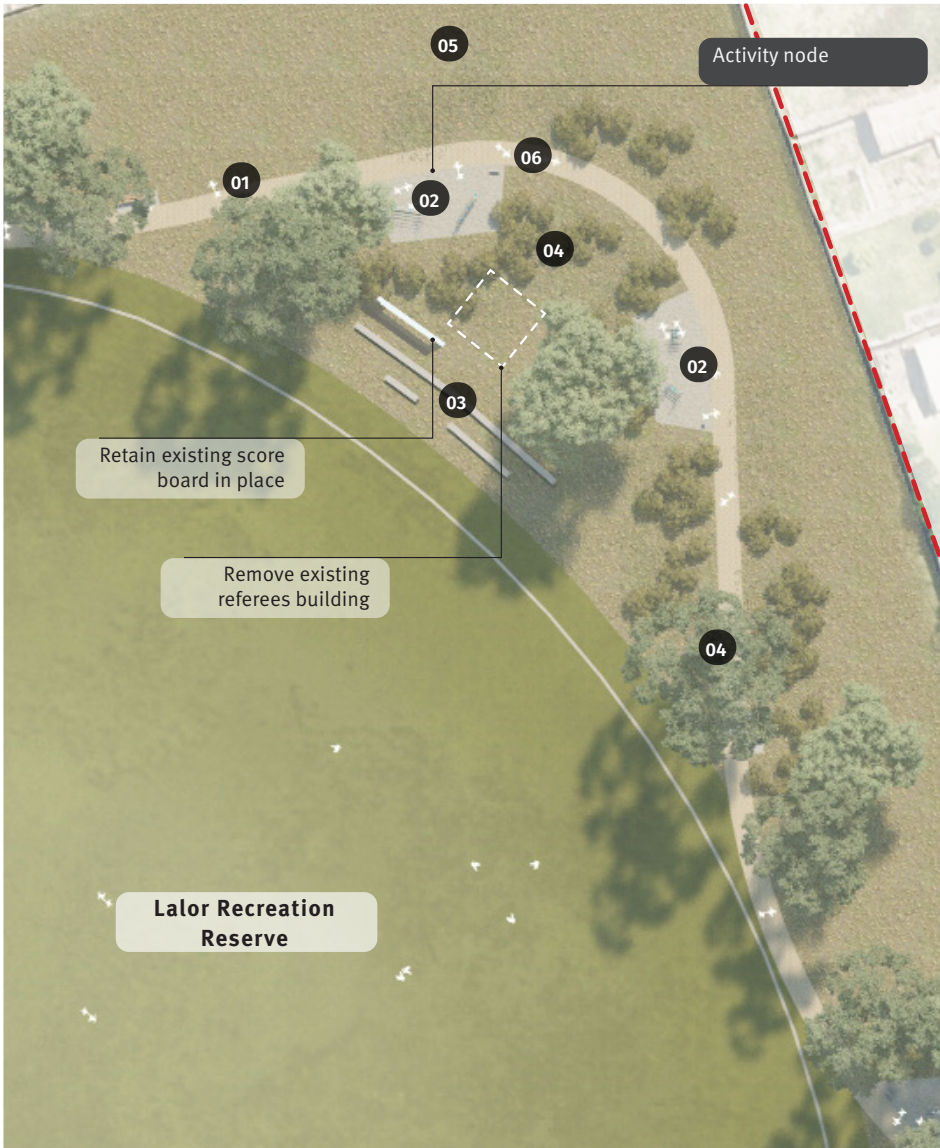
Legend

- 01 Main entry [signage]
- 02 Existing trees to be retained
- 03 Shelter structures [picnic tables beneath]
- 04 BBQ, bins, and seating
- 05 Shade tree planting
- 06 Gate access to playing surface
- 07 Formal play spaces (refer playground concepts)
- 08 Vehicle access control gate
- 09 Playground fencing to street interface [toddler proof with gate and maintenance access]



5.7.3 Activity Nodes

Activity nodes are located along the ‘Meander’ and diversify community amenity in the reserve. Activity nodes consist of earth mounding, insitu concrete benches, exercise equipment and landscaping.



Legend

- 01 Separated pathway
- 02 Exercise equipment/ play elements
- 03 Insitu concrete seating walls and earth mounding
- 04 Landscape vegetation and tree planting
- 05 Open lawn
- 06 Seating, bins, signage and lighting distributed as required



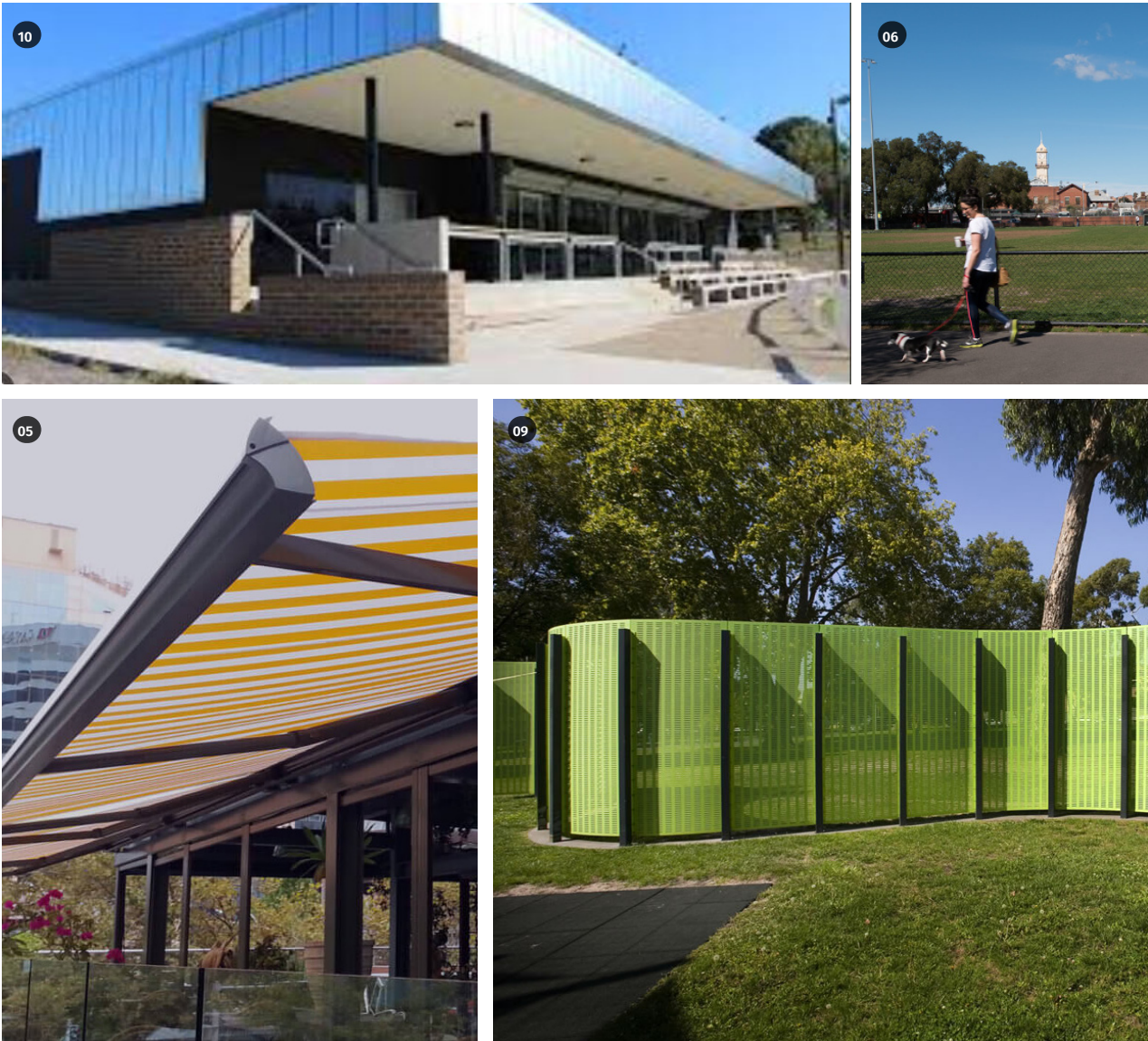
5.7.4 Pavilion refurbishment

The Pavilion refurbishment is part of the master plans support for the incremental improvement to sporting infrastructure in the reserve. Critical to the master plan is the quality and perception of safety for users of the spaces around the pavilion and the inclusion of public amenities to the northern edge of the building.



Legend

- 01 Access to Sydney Cres. through tennis center (24hr access)
- 02 Bollarded entry and vehicle control barrier.
- 03 Public toilets located on north edge in refurbishment
- 04 Pavilion forecourt to north edge.
- 05 Increased weatherproof area(subject to feasibility)
- 06 Enhanced separated pathway 'Meander'.
- 07 Pathway connection to community hub, play and park entry.
- 08 Access way through to Sydney Cres.
- 09 Irrigation tanks and decorative bin store screen.
- 10 Enhanced pavillion surround and refurbished internals



5.8 Sydney Crescent Play



① Concept Plan

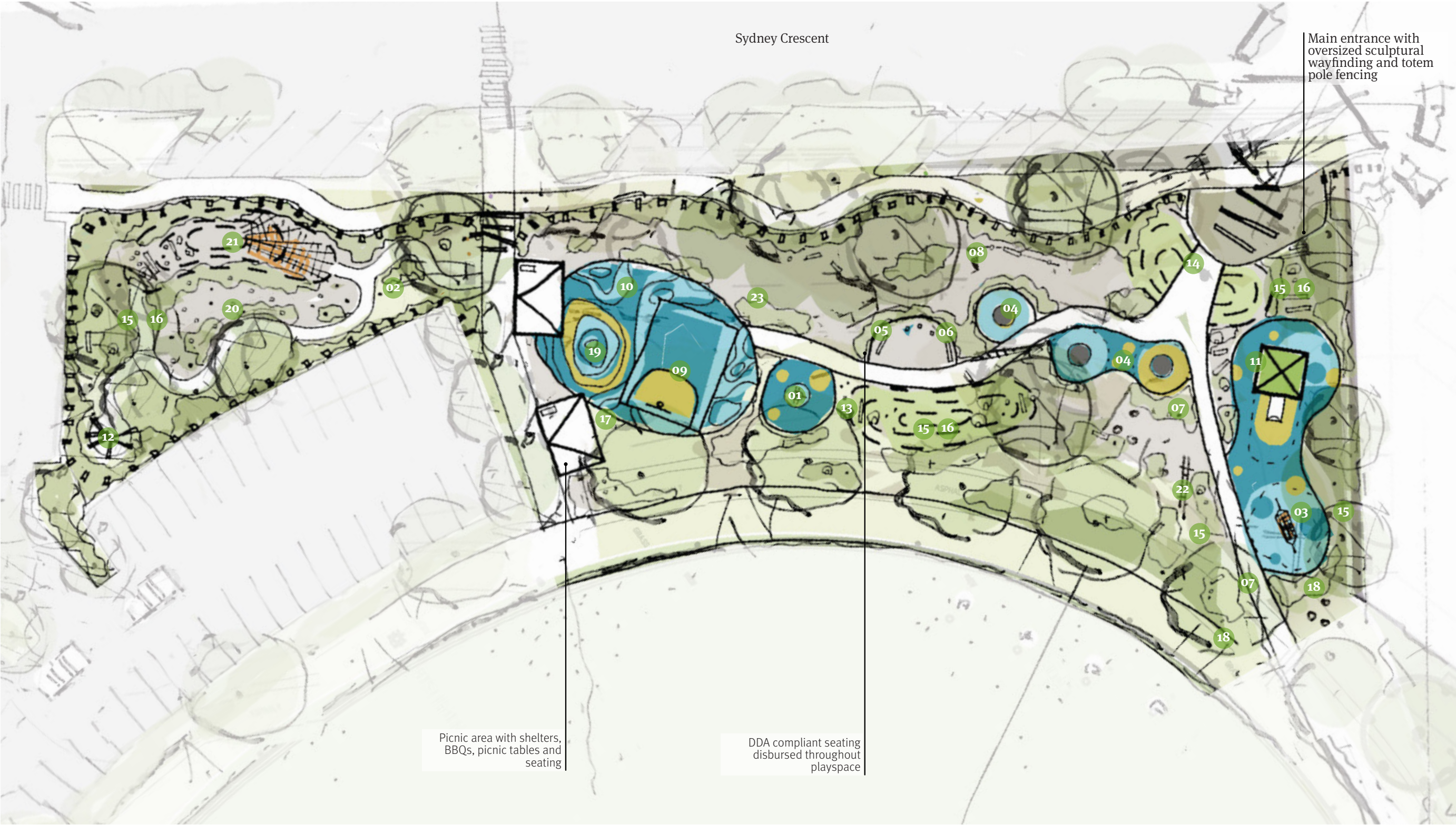
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This document is a draft only for review.

Note: Tree Protection Zones shown is an estimation only. TPZ for existing trees to be retained and protected to be obtained during design development of any further designs.

5.8 Playspace Concept Design



🕒 Concept Plan

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This document is a draft only for review.

Note: Tree Protection Zones shown is an estimation only. TPZ for existing trees to be retained and protected to be obtained during design development of any further designs.

5.9 Play Experience

Solitary and Parallel Play

Independent play or playing alongside others without active interaction.



WAX Design - Glenelg Foreshore Playspace



Cooperative Play

Group play or play that involves direct cooperation with others.



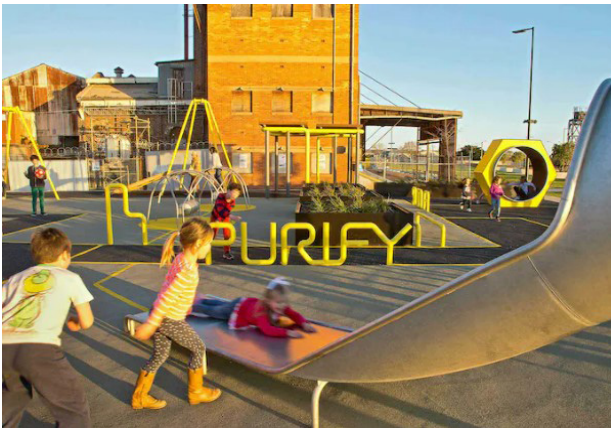
WAX Design - Glenelg Foreshore Playspace



Swanbury Penglase - Pedare College Mega Sandpit

Functional Play

Repetition of actions and exploring the mechanisms of things.



ASPECT Studios - Harts Mill Playspace



WAX Design - Adelaide Zoo Nature Playspace

Sensory Play

Play that develops the sense; touch, taste, smell, sound and visual.



WAX Design - Suneden Special School



6.2 Play Experience

Constructive Play

Play with objects to construct from their own imagination.



Peter Semple LA - Mukathi Nature Playspace

Imaginative and Sociodramatic Play

Make believe play and imaginative play with others



Peter Semple LA - Mukathi Nature Playspace

Symbolic Play

Play that uses objects symbolically in place of other objects.



Educational Play

Play that involves literacy, games with rules, block and construction, music, puzzles and manipulation, phonics, fine motor skills and/or science.



Cairns Regional Council - Centenary Lakes Nature Playspace



ASPECT Studios - Felixstow Reserve Playspace



6.5 Play Elements

Formal Play

Structured play and/or off the shelf elements.



01
Carousel (inclusive)



04
In-ground trampoline (inclusive)



07
Bespoke story telling signage (inclusive)



10
POPP table



02
Talking tubes (inclusive)



05
Drums (inclusive and sensory)



08
Fitness equipment (inclusive and aged friendly options)



11
Bespoke play tower with slide



03
Hammock swing (inclusive)



06
Bespoke playboards (inclusive)



09
5 a side basketball court

6.5 Play Elements

Informal Play

Nature play elements.



Teepee



Log steppers



Sensory garden with quiet space (inclusive)



Bespoke play mound with climbing ropes



Balancing ropes / stilts



Stone steppers



Surface treatment games (inclusive)



Bespoke split play mound with rope bridge



Balancing logs



Bespoke sight sensory element (inclusive)



Bespoke pole Maze



Nature play making/creating space

6

Recommendations and Actions



7.1 Overview

The key recommendations for the Lalor Recreation Reserve Masterplan highlight the core elements from the masterplan, and any peripheral studies or work required to further resolve issues that have arisen from site analysis, community engagement, and meetings with council.

Legend	
Phasing	Project principle
01	High priority and first phase works critical to the delivery of MP
02	Second phase works that are central to the delivery of the MP
03	Third phase works that support the delivery of the MP
01	Community
02	Safe
03	Green
04	Place
05	Legacy

Phasing	Principle	Recommendations
02	02	Sydney Cres. Streetscape: Angled parking, ‘wombat crossing’, footpath, shade tree planting, landscaping, passive irrigation and opportunities explored for WSUD.
01	04	Sydney Cres. Community Hub & Park Entry: Remove the existing fencing and replace where required with a toddler proof low fence, locate a new park entry with signage and lighting, retain the existing trees and install a central amenity community ‘hub’ that includes (shelter structures, bicycle parking, seating, BBQ facilities water and interpretive art).
01	03	Vegetation: Retain existing vegetation in accordance with the arborist report. Undertake detailed landscape strategy to ensure that vegetation is context appropriate and reflective of the site’s contextual narratives and promotes increased biodiversity and ecological system health. Align all works with the appropriate CoW greening strategies
01	04	Integrated Play: Provide a wide variety of play elements from active to passive, formal and interpretive to maximise the quality of play, audience, and opportunity for community engagement. Where appropriate utilise contextual narratives and art to integrate with play.
01	02	Carparking: Include formalised parking in accordance with council Sports Pavilion guidelines. An onsite formal car parking area including line marking, kerbs, and shade tree planting. overflow parking to the rear of the refurbished pavilion for peak game time events.
01	02	Pathway Network: Create a well-lit meandering path separate from the field with a series of community amenity nodes (lighting, water points, exercise areas, ornamental planting, seating and play elements) distributed along its route.
01	02	Lighting: Undertake a lighting strategy to ensure that the level of perceived safety is increased to the full park surround while limiting the impact of light on the adjacent residents at night
02	02	Wayfinding strategy: Develop a wayfinding and signage strategy that helps create clearly identifiable entrances (Sydney Cres. and Edmondson Street), routes, and connections to amenity within the park and the surrounding environment.
02	01	Amenity nodes: Exercise/ community amenity zones located along the meander to activate all areas of the reserve.

Phasing	Principle	Recommendations
02	05	The Pavilion: Refurbish the existing pavilion to enhance the quality of amenity for sporting and recreational users of the park. Include attractive, architecturally designed, light and bright public toilets on the edge of the building facing the play areas and exploring opportunities for increasing the area of weatherproof outdoor space
02	05	Public toilet: install a public toilet in the refurbished pavilion. Ensure toilets are ‘light and bright’, visually prominent, clearly identified and highly connected to other park infrastructure
02	05	Sporting infrastructure: Continue to provide incremental improvements o the formal sporting infrastructure.
02	01	Earthen mound: Further explore the feasibility of removing the earthen mound at the rear of the site to enhance the perception of safety in areas that border the rear fences of adjacent residential properties
02	03	Water and drainage: Explore opportunities for the capture, retention, and re-use of stormwater on site and the potential for the reserve to act as a flood detention to alleviate existing flooding issues in the adjacent residential areas.
02	03	Sustainability: Ensure that all work is aligned with the appropriate council strategies for sustainability and best practice standards. Exploring opportunities for generating or utilising renewable energy sources, implementing ecosystem services, retaining vegetation, and re-using or retaining building fabric and materials on site.
01	01	Interface with adjacent land uses: Engage further with adjacent landowners to determine approaches for improving the public/ private interface at the edges of the park to enhance CPTED.
01	02	Tennis Centre: Remove the gate from the central access pathway that provides access through the tennis club.
01	01	Indigenous engagement: continue to seek engagement from the Indigenous community to build opportunities to integrat contextual narratives into Public Open Space in the City of Whittlsea.
03	01	Integrated Art: Seek opportunties to collaborate with artist for integration into park play spaces, community hub and screening elements.



A

Analysis

Contextual analysis

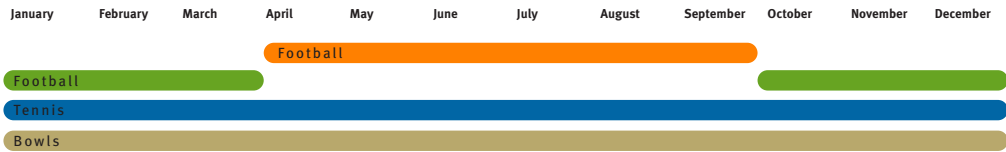
Lalor Recreational Reserve is located in the heart of the suburb. The post-war street network is somewhat difficult to navigate, however, there is a clear open space link from the Reserve to Lalor Railway Station as illustrated in Figure 4. This open space link takes in Stockade Park and Rochdale Square, connecting the local shops, and sporting grounds located along Sydney Crescent, adjacent and within Lalor Recreation Reserve.

Rochdale Square has recently been upgraded to include a new playground and BBQ facilities. The Reserve has a small pedestrian access from Edmond Street through a narrow easement between houses.

The Reserve fronts Sydney Crescent, however, it has limited accessibility due to the high chain-link fence along the edge, and gated pedestrian and vehicle entry points. Visual and physical access is further limited with the tennis courts, fenced water tanks and Tennis Court Club building obscuring the Cricket Pavilion, and oval from the street.

Along Sydney Crescent an arts/historical marker/sign was noted that talked to the local history of the area. There are several of these signs throughout the area, including one located at the playground.

Site Analysis



The following outlines the existing conditions of the Site and its elements.

Street presence

As seen in Photo A, the street address to Sydney Crescent is poor. The tall chain link fence excludes public access and also creates an enclosed area which presents safety issues. The trees and views into the park offer excellent visual amenity for the street, however the immediate foreground including playground and grassy area are in poor condition. This edge also has parallel parking and a typical concrete footpath. Just inside the park boundary is an array of different infrastructure elements include an electrical box, various poles a large enclosed water tank and bin area.

The main entrance is for vehicles, and is gated in response to anti-social behaviour- and in limiting vehicle entry and paid game day events. Pedestrian entry is via a slip gate in to a grassed area at the edge of the playground, or along the vehicle entry as seen in Photo B.

Photo C is of the recently upgraded Tennis Club Building and tennis courts. There is good visitor parking and access from Sydney Crescent. The overall integration with the remained of the Reserve is not ideal. The Tennis Club building, sited at the end of the carpark limits physical connectivity into the park through narrow entrances as demonstrated in Photo G and also limits visual surveillance. The Tennis Club, together with the Cricket and Football Pavilion create an area of vehicle access that is concealed from public surveillance which facilitates antisocial behaviours as demonstrated in Photo E.

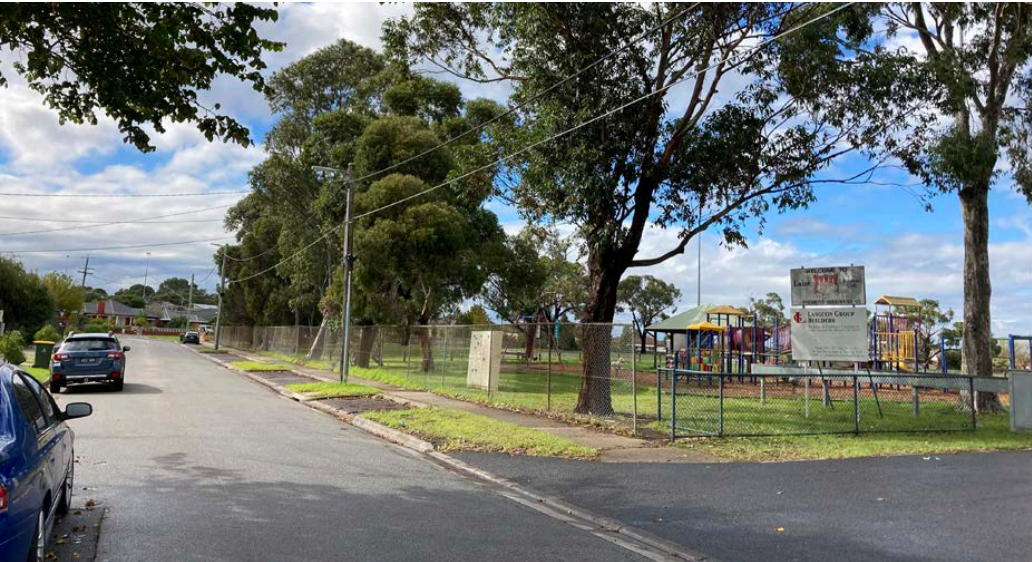


Photo A: View to the park entrance at Sydney Crescent



Photo B: Pedestrian entry to the Reserve



The Oval and surrounds

The Lalor Recreation Reserve is primarily dedicated to an oval, servicing competition grade football and cricket. The oval itself is in excellent condition and has a high level of maintenance. The oval is available to the general public outside of training and game day requirements. The oval offers a fantastic space for informal games and leisure.

The oval has associated amenity surrounding it, which is generally in poor condition. These elements include the metal post and tubular rail fence to the edge of the oval (refer to Photo D), seating facilities and the old score board building, which currently houses the referees change rooms and toilet facilities. There is also a scattering of sponsorship signage.

New facilities include the upgraded cricket nets in the south west corner of the Reserve as seen in Photo H, and a new digital score board that sits Infront of the umpires change rooms. The surrounding lights are also in excellent condition.

The oval is encircled by an asphalt vehicle road that allows maintenance access and game day vehicle access and parking. The loop is gated near the playground, and beyond the southern extent of the Cricket pavilion, limiting normal vehicle access to the car park surrounding the pavilion. The loop road takes up valuable space within the Reserve and impedes safe pedestrian movement during game days.

Playground area

The playground area is located along the Sydney Road frontage (refer to Photo J). It includes a shelter, BBQ and basketball hoop. This infrastructure is quite tired and due for an upgrade. The adjacent grassy area is infested with weeds and needs remediation. The trees provide good shade coverage and create a nice connection to the open area of the oval. The playground is beside the main vehicle entry, which has gated access and adjoins the vehicle loop road to the oval. The playground also features a community art piece (refer to Figure I) which is part of the Lalor Conversations Part 2 art trail.

Eastern edge

The eastern boundary of the Reserve has an earthen mound that adjoins the vehicle circulation loop. It is scattered with declining native trees. This earthen mound has created an awkward strip of land that backs onto residential fencing that is concealed and has low public surveillance. This area is also acting as an informal swale drain.

Southern edge

The southern edge of the Reserve has limited available space. It is dominated by vehicle access and a drainage line and informal swale. High ball-nets have been located to the residential edge. This area also houses storage for the tennis club and a minor entry to the Yarn Circle associated with the Tennis Club.

Access and Connectivity



Photo C: Entry via Tennis Club



Photo D: View of the Oval and Cricket Pavillion



Photo E: Area between the Tennis Club and Cricket Pavillion



Photo F: Cricket Pavillion



Photo G: Narrow path connecting the Reserve through tennis courts



Photo H: New Cricket Nets



Figure 5: Existing Conditions Plan

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Lalor Recreation Reserve Master Plan



The general pedestrian access and connectivity into and through the Reserve is poor. Access is funnelled through the main entrance from Sydney Crescent and intermittently through the Tennis Club area, to the back of the Cricket Club (refer to Photo G). There is no access along the fenced area of Sydney Crescent as shown in photo N. There is a narrow pedestrian access from Edmondson Street, but this has little visual surveillance and is poorly lit (refer to Photo K). There are indirect paths blocked by the buildings and vehicle roads and car parks. The pedestrian network is via vehicle access pathways and gravel track in grass. The vehicle access from Sydney Crescent is gated, and parking is beside the new tennis courts. Vehicles can also freely access the rear of the Tennis Club and Cricket Pavilion, creating an unwelcoming space for pedestrians and contributing to anti-social behaviour. The vehicle access around the pavilion and via the loop road take up valuable open space and create conflict with pedestrian movement especially near the playground, pavilion and towards the southern boundary where pedestrians can link through the park (refer to Photo M).

Car Parking
The carparking is located in two areas in the Reserve.

The main entrances connects to a new car park along side the tennis court of nine carparks. The carpark that services the tennis club has 19 car parks plus two disabled bays with 13 parallel bays are located along Sydney Crescent. Informal parking can be located along the loop access road.



Photo I: Historical/Arts signage at the Playground



Photo J: Play ground infrastructure and loop road to oval



Photo K: Access to Edmondson Street



Photo L: Eastern edge



Photo M: Vehicle access loop



Photo N: Grassy area and fence to Sydney Crescent

Lalor Recreation Reserve Master Plan



Figure 6: Asset Plan - Asset Renewal and Implementation Plan 2018



Infrastructure elements and furniture

The infrastructure throughout the Reserve is in poor condition and needs to be upgraded, with the exception of the BBQ which appears in relatively good condition and can be relocated. Refer to the Asset Plan (Figure 6) extracted from the Asset Renewal and Implementation Plan 2018. There is a lack of seating around the park, water bubblers and bike storage. The shelter and picnic tables are requiring replacement. The lighting servicing the oval is in good condition, however there is little public lighting in and around the oval for pedestrian use, creating pockets of dark spaces, especially near the Edmondson Street entrance. There is disparate signage throughout the Reserve.

Drainage

Previous site inspections noted two informal areas of drainage along the eastern and southern boundaries, with the southern boundary having drainage pits and pies running under the swale. The infrastructure, including lids needs review and maintenance with easy access and broken elements creating a safety issue. A concrete spoon drain surrounds the sports oval. The majority of stormwater collection pits are filled with debris and need to be flushed regularly by Council.

Safety

There is limited visual surveillance to the park from

the surrounding area, with Sydney Crescent offering the best overlooking views into the Reserve. There are many hidden areas including along the eastern boundary behind the umpire change rooms/old score board, and behind the mounded area to the fence. The narrow entrance in the southeast corner from Edmondson Street is at the furthest point in the Reserve from Sydney Crescent and is obscured by the cricket nets. The Cricket Pavilion and the Tennis club also create a large area hidden from view. There is limited light along the key pedestrian routes and no CCTV. There are several complaints from neighbours with regard to anti-social behaviour in the park, usually in the car park area. Separately, people also use the steel substitution shelters on the park boundary as soccer goals, creating loud noises at night. As per the Asset Renewal Plan (2018) the crime statistics recorded by Victoria Police for the period of April 2012 and March 2018 are noted in the below table for offences committed at the reserve: Council has limited vehicular access into the park via a gated system to the carpark, however it is understood that access can still be gained using the exit system. It is unclear if the anti-social behaviour would be altogether removed if vehicle access was not possible. The grounds are surrounding by rear residential fences and is gated along Sydney Road except at the main vehicle entrance. There is a narrow entrance behind the Cricket Pavilion and Tennis Club, but this is often locked. The only other exit is along the laneway to Edmondson Street.

Vegetation

The Reserve has a good number of trees located along

Offence Division	Total Offences	Average Offences/Year
Crimes against the person	7	1.2
Property and deception offences	13	2.2
Public order and security offences	5	0.8
TOTAL	25	4.2

the Sydney Crescent boundary and to the eastern edge of the Reserve on top of the mound, with a scattering of other canopy trees throughout. The trees are mainly Eucalypt varieties and provide good shade, especially to the play ground area.

A Preliminary Arboricultural Assessment has been prepared by Greenwood Consulting (20 June 2022). The investigation has assed trees for general health and amenity value.

The following Site Plan (Figure 7) has been extracted from the report. Colours have been added to the plan to show where trees for removal and of very low retention value (red) and trees of moderate and high value have been noted in green. The remained of the trees are noted as of low retention value.

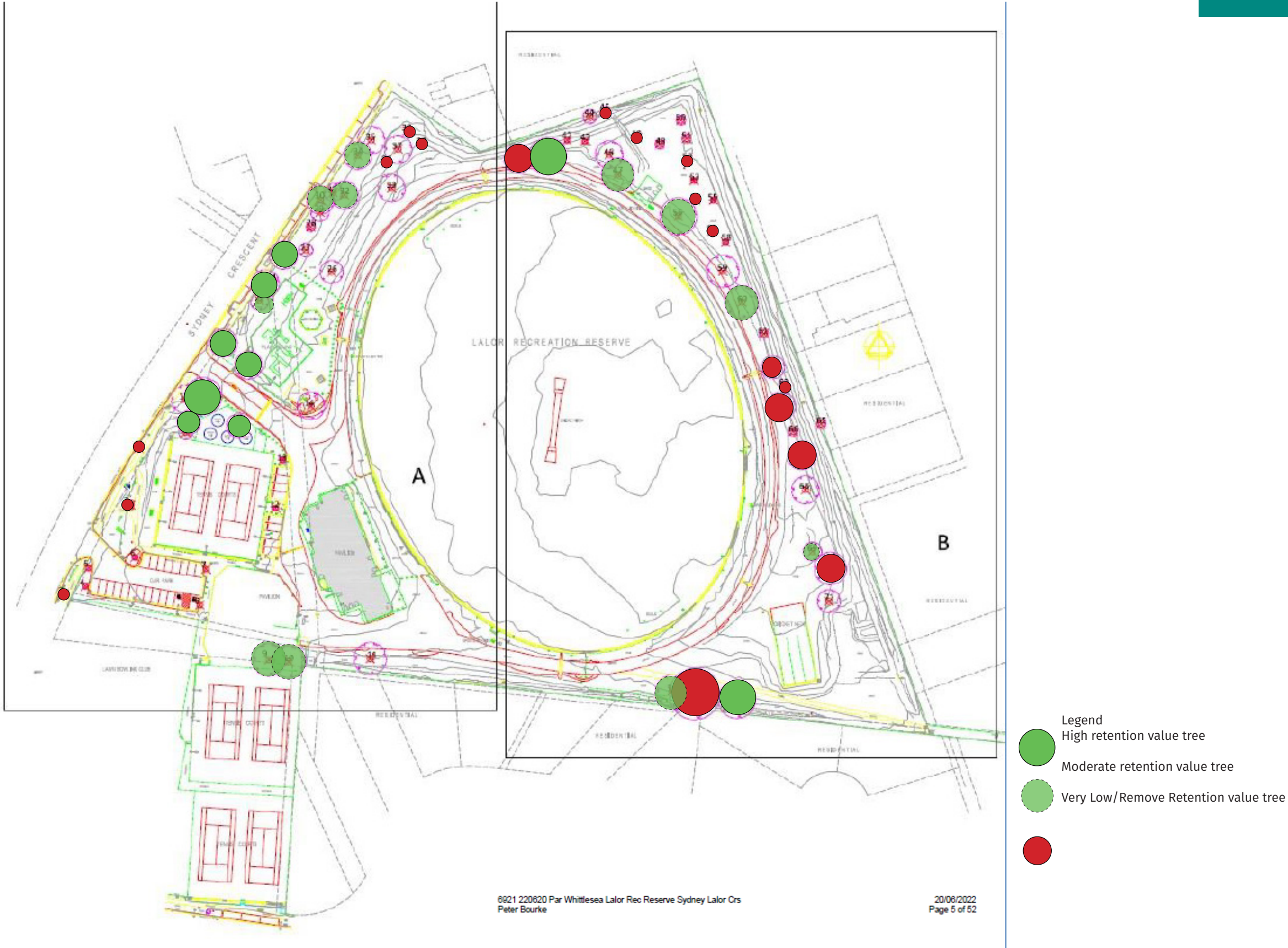


Figure 7: Site Plan - Extracted from Preliminary Arboricultural Assessment by Greenwood Consulting, with coloured figures to highlight key attributes.



Buildings and facilities

The two entrances located along the southern sections of the Reserve reduce public surveillance along the eastern and northern sections of the Reserve which creates a sense of entrapment. Furthermore, the associated narrow and unwelcoming spaces of the entrances do not encourage informal movement across and through the open space. The siting of the buildings and store are not well suited to promoting site connectivity and providing good visual surveillance. The entrance to the Reserve is dominated by the fenced tennis courts water tanks and bin store. This closed edge to the open space is reinforced with the adjacent bowls club using shade cloth to their boundary fence. The tennis club is set well back from Sydney Crescent, behind the car park and is accessible by narrow pathways in-between fence lines. The main entry via a gate takes you around to the south with a side view of the Cricket Pavilion. The pavilion is sited close to the Oval with a sheltered area and seats facing the oval. The Pavilion is surrounding by hardstand to allow vehicles past and to provide operations to the pavilion. The southern boundary line also has a mesh storage area that appears to be used by the Tennis club. There is a minor entrance to the tennis club garden area. Both the clubs have no visual surveillance or address to each other. The tennis club is relatively new, however the Cricket Pavilion appears to be aged. Although not within the scope of this Master Plan, it will be considered in how it affects the long term planning and opportunities for the Reserve.

Key Constraints

The Analysis diagram as illustrated in Figure 8 highlights the key constraints of the Reserve:

- C1. The high fences limits physical connectivity to the Reserve and street, creating an unwelcoming feel and safety issues.
- C2. The asphalt loop road uses valuable reserve space and the material is of low quality.
- C3. The mounded area creates hiding spaces and constrains uses in this area.
- C4. Narrow areas of open space limits uses
- C5. The narrow connection to Edmondson Street is compounded by limited lighting, poor visual surveillance, and uninviting design, limiting activity.
- C6. Poor integration of the Tennis Club with the reserve has resulted in hidden areas and intermittent pedestrian connectivity.
- C7. Hidden area behind buildings has been used for antisocial behaviour. Also underutilised valuable space
- C8. Note that the interface of the Bowling Club to the street is closed off creating a poor overall street address.



Opportunities

Site analysis and review of the previous Master Plan have identified key opportunities and constraints for the design and upgrade of Lalor Recreation Reserve. Refer to Figure 9 for identification of the opportunities.

1. Celebrate the Oval as a community asset
2. Establish welcoming, high quality entrances to the park and plan for maintenance, operational and emergency access.
3. Create better connectivity, legibility of movement and way-finding, and improve street address through re-orientation and consolidation of the Reserve assets tennis and cricket pavilions, bin, water tank and facilities store
4. Create unified park and street edge that connects to Rochdale Square park and shops and provides a stronger sense of civic identity and way-finding. This may include partnership with the Bowls and Tennis Clubs.
5. Establish a high-quality pedestrian link to Edmondson Street.
6. Create a destination space, linking the oval, tennis entries and play space. Include amenity such as BBQ and picnic facilities, seating etc. Note – this would require staging, with Stage 2 to be implemented with a new Cricket pavilion.
7. Expand Park uses and improve play
8. a. Removal of mound to east side of oval (subject to arborist assessment and community input)
9. b. New playground and consideration of multi-use basketball/netball courts (type TBC)
10. c. Community circuit/Tan and scooter loop
11. d. Fitness Stations
12. e. Small seating/ gathering areas
13. f. Removal of redundant scoreboard building and integrate umpire changeroom into existing Cricket Pavilion.
14. 8. Improve overall amenity
15. a. Seating areas
16. b. High quality garden bed planting
17. c. Screening planting
18. d. Grassed areas
19. e. Sheltered areas for spectators
20. 9. Create more open space and pedestrian orientated infrastructure through

21. a. Remove vehicle parking from park and relocate to street (subject to arborist assessment and design review)
22. b. New parking to Sydney Crescent
23. c. Maintenance/ Pavilion access (shared path with removable bollard entry)
24. 10. Access to the Reserve from Edmondson Street

Generally, there are improvements that should be considered across the Reserve that aid integration, safety, quality, sense of identity, vibrancy and amenity. These include:

- Improve safety by removing and limiting fencing, with careful consideration of any fence type
- Consideration of opening or widening other entry/ exit points to the park
- Remove concealed areas
- Improve overall amenity and comfort
- Provide new and upgraded infrastructure
- Improve planting design and quality according to community desires
- Consider drainage lines and integrate with planting design
- Improve overall connectivity and movement types
- Integrate sustainable materials and planting palettes
- Consider public art and other events for the site
- Improve treatments to eastern and southern boundaries of residential properties

Staging
The Cricket Pavilion is not proposed to be renewed or upgraded within the next ten years. Similarly, the Tennis club has recently been built. Therefore, the proposed opportunity to create a better entrance way and community space would need to be undertaken at a later stage, when these buildings are proposed for change.



Figure 9. Opportunities diagram

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This document is a draft only for review.



Appendix A: Technical Response

This Technical response is an analysis of the community submissions to determine appropriate amendments to the master plan with consideration of all project facets including guiding policies, strategies, financial implications, and future maintenance impacts.

The themes are the same as those identified in the opportunities section of the Engagement Summary.



Playground

The upgrade of the playground is supported by the community with suggestions for the inclusion of specific play equipment and experiences. The playground will be designed by a qualified and accredited landscape architect and the community suggestions for specific equipment will be considered in the detailed design.

The playground is proposed to be a larger play space with the target age group being approximately up to 14 years of age. This is wider than the usual neighbourhood play space.

Access and inclusion for the play space will not meet the “all-abilities” standard requested by some community members, however will be best practice in providing physical access through smooth level surfaces to play equipment, different play experiences to accommodate people with sensory disabilities, and equipment designed for people with physical disabilities. The play space will have a combination of structured play through play equipment and unstructured play with nature play elements.

Water play will not be considered for this space due to the spatial limitations to provide support infrastructure, such as water reticulation pumps and filters, and changing facilities. Water play is a play experience usually allocated to our *Major Community Parks*.



Walking, running, and cycling

The proposed master plan suggests a new 3m wide circuit path around the oval connecting the existing sporting facilities, proposed informal recreation infrastructure (fitness stations), and informal seating for spectators. This path is replacing the asphalt roadway used for car access, and is intended to be used by runners, walkers, and cyclists.



Sports and Fitness

The master plan identifies the need for continued support of the sporting clubs through incremental improvement of the sporting assets, recognising the important role organised clubs have in the community and builds upon the active recreation by proposing informal recreation infrastructure to support casual basketball, netball, running, walking, and fitness for the broader community.



Facilities

The master plan proposes the addition of support facilities to enable the community to enjoy the open space and create a social gathering place for the community. These include new barbecues, bins, seats, shelters, public lighting, car parks, public toilets, and canopy trees.

Lalor Recreation Reserve is not identified as an Open Space for a dog off leash area. The Council endorsed *Dog off leash area management plan and policy* is the guiding strategic document to where Council provides off leash facilities. This policy will be reviewed following the Open Space Plan, and all community comments for a dog off leash area will be considered in the review.

The master plan has proposed 78 parking bays, which closely aligns with the car parking provision outlined in our infrastructure guidelines for recreation reserves with sporting pavilions and club sports. As the suburbs continue to grow, the pressure on open space is increasing and Council needs to maximise the available open space. Retaining 4,500 sqm of asphalt in a park for occasional car parking would limit the ability to provide additional informal recreation infrastructure for the broader community.



Safety

Safety and surveillance have been identified as a key area to improve in all our parks and reserves. Lalor recreation reserve acts as a thoroughfare for commuters walking to the train station. The Master plan proposes public amenity lighting to the thoroughfares and to the formalised car parks to increase visibility in the evenings.

Existing fencing along Sydney crescent is proposed to be removed to allow for better access and visibility into the reserve, with a low fence around the play space to be investigated for physical separation from the street and car park.



Natural Environment

The master plan proposes to maintain all the existing trees and to increase canopy cover in the reserve. The new formalised car park will have trees and integrate passive irrigation from the hard surfaces, and the reduction in asphalt around the oval will increase the storm water permeability of the site and provide opportunity for additional perimeter trees providing natural shade to spectators.