



6.1 Masterplan description

The following section describes major site features and facilities (Figure 17)

Open Space Link

The electrical transmission easement provides an open space and potential trail link between the ENERRR / Soccer Stadium Reserve area and future development areas to the north and east, including the proposed school.

- 1. Regional trail link
- 2. Trail link to neighbourhood Activity Centre
- 3. EVC compliant indigenous groundcover planting
- 4. Secondary road access that can be used at peak use times with lockable traffic barrier
- 5. Low shrub, groundcover & tree planting to reserve edge, allowing views from the residential street into the reserve

Electrical Transmission Easement

Existing grassed transmission easement.

- 6. Overflow parking or temporary use area (subject to Authority approval)
- 7. Existing stony rise formation retained and enhanced through EVC planting where possible

Regional Playground Precinct

New regional level play and passive recreation facility.

- 8. Paved entry and seating areas
- 9. BBQ and picnic area with planted pergola and seating
- 10. Public toilet (Exelloo type) with baby change & disability access features. The facility will have automatic locking that will operate during playground use times.
- 11. Toddler Playground (1 – 5 years) setting, fenced on the northern & eastern sides (min)
- 12. Junior and senior Playground (6 years +). No fencing preferred.
- 13. Playground carpark – 63 spaces.
- 14. The ‘Paved Forest’ – a paved seating and informal play space where Red Gum tree planting and basalt forms are used as major design elements and as a visual reference to the natural character of the site.
- 15. Existing Red Gum surrounded within an indigenous garden
- 16. Path system – a combination of dedicated pedestrian paths and road / parking spaces that allow pedestrian movement around the site.

The Link Reserve

Existing tree preservation reserve area that potentially acts as a recreation link between the Regional Playground setting and the RSL Sports & Conservation Precinct

- 17. Possible raised pavement slow point with pedestrian crossing.
- 18. Possible future shared path

Netball & Basketball Precinct

A court sports area that will accommodate netball competition and informal basketball play and social use.

- 19. Netball courts (x2) with shelters and lighting
- 20. Casual seating & spectator area
- 21. Casual seating & spectator area
- 22. Pavillion to Council standard
- 23. Informal grassed recreation area
- 24. Low shrub & groundcover planting

Football & Cricket Oval Precinct

Regional level football & cricket ovals and support facilities

- 25. Oval 2 spectator carpark – 57 spaces
- 26. Pavilion player & spectator carpark – 97 spaces
- 27. Maintenance access
- 28. Oval 2. Ovals 1 & 2 are 165m x 135m and oriented with Sport & Recreation Victoria Guidelines and lighting to club standard (minimum)
- 29. Pavilion to Council standard, including externally accessible public toilets and veranda shelters
- 30. Paved spectator viewing area
- 31. Social space including planted pergola, BBQ, seating walls and random bluestone feature paving
- 32. Stone retaining wall with remnant stony rise habitat area behind
- 33. Cricket practice nets (x3). Adjacent grassed area can be used for training purposes or for additional nets if required.
- 34. Main Carpark North – 295 spaces
- 35. Access to overflow car parking area – 210 spaces

Sports and Recreation Centre Precinct

Major sports centre including gymnasium, multi use rooms and ancillary facilities. The building footprint is indicative only and based on a two level TRAC design option.

- 36. Main site entry at Champions Parade and Harvest Home Road will be signalised with the capacity for variable signal programming to accommodate peak use times.
- 37. Sports & Recreation Centre building
- 38. Main entry & meeting space
- 39. Bus & car drop off bay
- 40. Lawns and seating spaces
- 41. Main Carpark South – 166 spaces

Epping Road Precinct

- 42. Existing stony rise features rehabilitated with EVC compliant vegetation
- 43. Existing low lying areas developed as permanent or ephemeral wetlands. Water to be supplied through a combination of surface runoff and bio filtration runoff from road and carpark paved surfaces
- 44. Possible pedestrian access to commercial development (likely restaurant)

Harvest Home Road Precinct

- 45. New Redgum planting on road edges, set back in informal groupings to allow greater clearances to traffic lanes and selected views to the ENERRR.

Tennis precinct

This facility is likely to operate as a local level club on the basis of the number of courts. Parking requirements are met adjacent to the tennis courts.

- 46. Pavilion to Council standard with pergola and social space
- 47. Six tennis courts
- 48. Pavillion, player and spectator carpark - 40 spaces

RSL Lawn Bowls & Commemorative Precinct

- 49. Two new bowling greens maintained and operated by the RSL Club
- 50. New Bowls pavilion and viewing area
- 51. Possible new RSL commemorative setting or decorative garden space

RSL Southern Parklands precinct

Parkland area with enhanced ecological and landscape functions.

- 52. New EVC planting to stony rise landscape areas
- 53. New permanent & ephemeral wetland areas based on existing site conditions
- 54. New path connections to the local & regional trail network

Epping Soccer Stadium Reserve Precinct

- 55. Existing Soccer Stadium and facilities
- 56. Future carpark proposed in the existing soccer precinct masterplan

WSUD initiatives

Water sensitive urban design will be incorporated through the following:

- Carparks will be developed with a system of surface runoff directed to bio filtration swales.
- Existing low lying areas at the edge of stony rise formations or in natural depressions will be developed as permanent or ephemeral wetlands. Water will be supplied through a combination of surface runoff and bio filtration runoff from road and carpark paved surfaces
- Pavilions and the future Sports and Aquatic Centre will include water tanks, water recycling and water efficiency features such as water saving toilets and low water use appliances.
- Site trees will be passively watered by redirected runoff.
- Irrigation will be limited to specific intensive use areas – oval surfaces, the Regional Playground setting and the Sports & Aquatic Centre lawns.

Conservation initiatives

Conservation and ecological values will be developed through the following initiatives:

- Protection and replanting of part of the existing stony rise features. The central stony rise area is significantly affected by the oval and pavilion development however a section of this feature will be retained around the cricket practice and social areas.
- Development of permanent and ephemeral wetland areas linked to the stony rise landscapes.
- The use of EVC compliant vegetation within the site.
- The use of water infiltration throughout the site to maintain soil conditions and minimise off site impacts. This can be achieved through directed runoff from parking areas into swale / biofiltration trenches which discharge outlets via the proposed wetland system.
- The maximum development of pedestrian / bicycle path systems to encourage pedestrian and bicycle use and minimise car use.

