

Kingsford Street Reserve Master Plan

Volume One: Master Plan

Draft



Prepared for Latrobe City Council

By Sportwise



In association with



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1. INTRODUCTION AND INFRASTRUCTURE REVIEW

The Kingsford Street Reserve is located between Kingsford Street and Hinkler Street Moe and is a large open space reserve. Previously an active sporting reserve for tennis and bocce, the reserve user groups ceased to utilise the reserve in 2008 / 2009 for tennis and 2010 for bocce when the bocce club relocated to Olympic Park.

Latrobe City Council (LCC) are developing a Master Plan for Kingsford Street Reserve to provide the development directions for the reserve that reflects and meets community interests and needs. Council had conducted community engagement activities and responses for future options at the reserve included:

- A play space
- Fenced off lead dog park
- Community garden
- Youth activity space
- RV overnight parking area
- Men's Shed
- Outdoor gym.

The Vision in the Latrobe City Council Public Open Space Strategy (2013) is for public open spaces that *are welcoming, accessible and enhance the character of individual townships or neighbourhoods*. In its current condition Kingsford Street Reserve and the infrastructure remaining on site has been identified as being in very poor condition and so does not meet the LCC vision for public open space. As such the development of the Master Plan for Kingsford Street Reserve provides an opportunity to plan for the future infrastructure provision at the reserve for the local community.

Latrobe City Council has resolved to retain the reserve for community use and engaged Sportwise to undertake the *Kingsford Street Reserve Master Plan* project.

1.1. Master Plan Documents

The *Kingsford Street Reserve Master Plan* comprises two volumes of information. *Volume One: Kingsford Street Reserve Master Plan* includes:

- Section One: Introduction and Background
- Section Two: Summary of Project Key Findings
- Section Three: Kingsford Street Reserve Master Plan
- Appendices: Supporting Information

Following the completion of Stage Two Community Engagement the following sections will be included in Volume One:

- Section Four: Implementation / Management Plan
- Section Five: Recommendations

The projects detailed research is provided in *Volume Two: Research* which includes:

- Section One: Introduction and Background
- Section Two: Moe – Newborough Demographic Profile & Population Trends
- Section Three: Review of Relevant Documents
- Section Four: Facility Provision in Moe – Newborough

1.2. Project Purpose

The *Kingsford Street Reserve Master Plan* project purpose is:

... to undertake a master planning process to identify future opportunities for community activation of the reserve.

1.3. Project Methodology

The *Kingsford Street Reserve Master Plan* project comprised three stages being:

- Stage One – Research and Engagement.
- Stage Two – Community Engagement.
- Stage Three – Final Report.

The tasks in the three stages are listed in Table 1 below.

Table 1 Project Methodology

Stage	Tasks
Stage One – Research and Engagement	1. Project Inception Meeting and Site Visit
	2. Literature Review
	3. Moe / Newborough Demographic Analysis
	4. Community Related Activity Demands
	5. Condition Assessments
	6. Draft Master Plan
	7. Engagement Plan
Stage Two – Community Engagement	8. Internal Stakeholder Consultations
	9. Public Exhibition
	10. External Stakeholder Consultations
	11. Draft Management Plan
Stage Three – Final Report	12. Final Master Plan

This report completes Stage One tasks with Stage Two Community Engagement and Stage Three Final Report to be completed.

1.4. Kingsford Street Reserve Overview

The Kingsford Street Reserve is a large open space reserve located between Kingsford Street and Hinkler Street Moe. Previously an active sporting reserve for tennis and bocce, tennis ceased to utilise the reserve in 2008 / 2009 and the bocce club relocated to Olympic Park in 2010.

The Latrobe City Council Public Open Space Strategy (2013) classifies the reserve as Parkland – General Use, hierarchy level is ‘Local’ and the site is zoned Residential 1. The site is identified as having a low level of usage.



Figure 1 Pavilion



Figure 2 Shed

Figure 3 on the following page identifies the remaining infrastructure and features at the reserve.

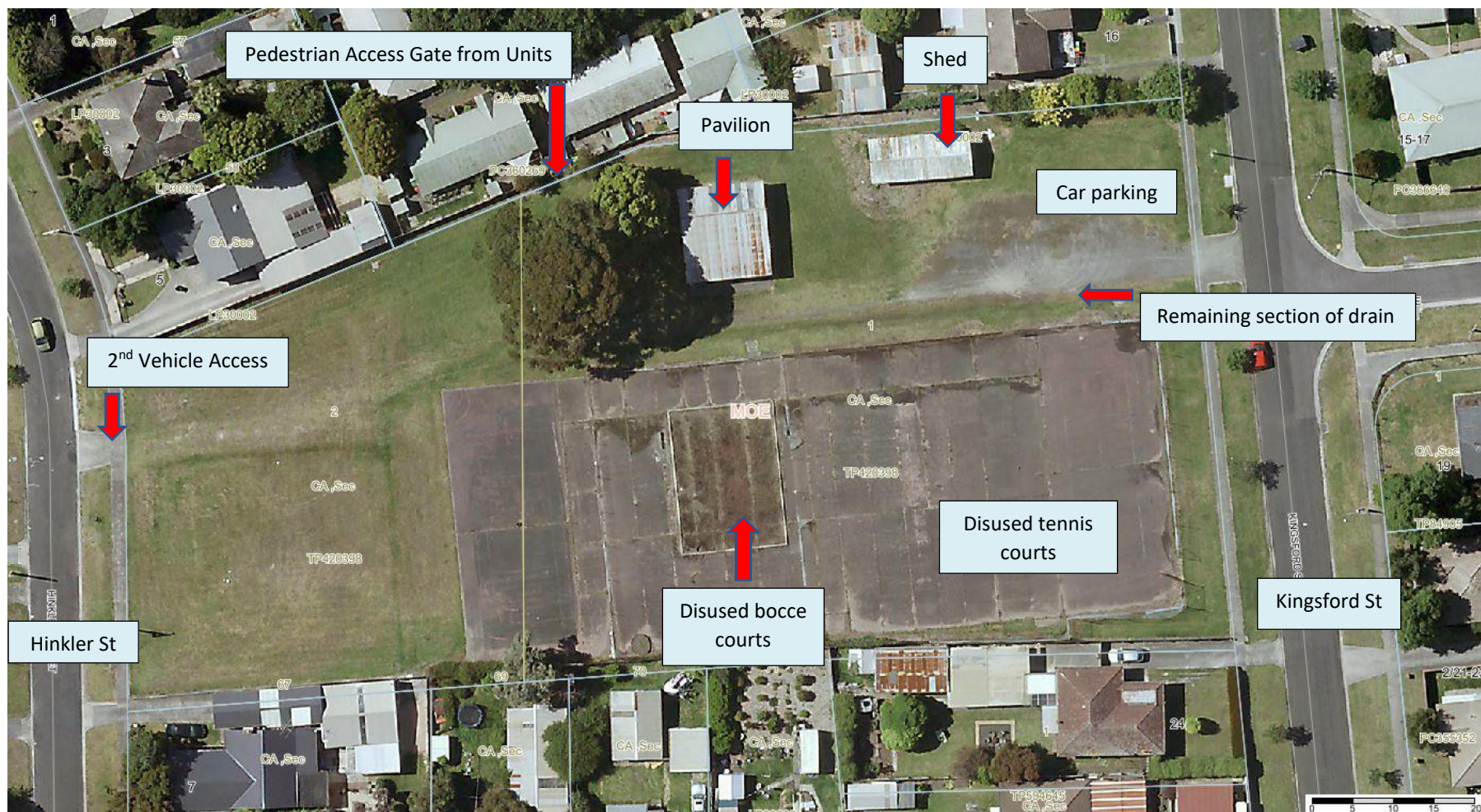


Figure 3 Kingsford Street Reserve

1.5. Infrastructure Review of Condition & Suitability – ‘Fit for Purpose’

Two site visits were undertaken by Sportwise (27 May and 11 July 2019) to Kingsford Street Reserve to consider the infrastructure suitability - ‘fit for purpose’. In accordance with the Project Brief, a condition report has been completed on the Pavilion and Shed by a registered building contractor. Glasgow Building Inspections completed a site visit on 11 July 2019 to determine the condition of the two structures for either demolition or remedial works.

The following table provides details for each of the two structures at the reserve as summarised by Glasgow Building Inspections.

Table 2 Kingsford Street Reserve Pavilion and Shed Construction

Structure	Information
Pavilion	<ul style="list-style-type: none"> • Skillion roof design with steel exposed trusses visible from the internal side. The roof covering was corrugated iron and clear roof sheeting. Sisalation was installed to the underside of the roof covering. • Internal walls were blockwork; some of the internal wall linings were timber panels. • External cladding was brickwork. • Constructed on a concrete slab. • Double door for access at the front and two shutters either side of the timber doors. • Personal Access (PA) door on the right-hand-side facing Kingsford Street. There was also an emergency exit / access door off the male amenities on the other side. • Internal layout included male and female amenities with change area, toilets and shower and a kitchenette in the middle back section. The remainder of the pavilion was an open area.
Shed	<ul style="list-style-type: none"> • Timber pitched roof framing design, with steel trapezoidal roof covering. • External cladding was steel. • Two single bay roller doors to each side and two PA doors. • No concrete slab internally. • Steel footings were embedded into concrete pad footings.

Source: Glasgow Building Inspections Structural Condition Report, 16 July 2019.

The key findings and recommendations from the site visits include:

- *Condition of Pavilion and Shed:* Overall Glasgow Building Inspections concluded that both the Pavilion and the Shed were structurally sound. A number of remedial works were recommended and would require specific trades to complete. Glasgow Building Inspections recommended that:
 - The roof plumbing works should be carried out by a Registered Plumber. These included:
 - Pavilion - replacing the damaged and deflected downpipe. Note: the corrugated iron roof sheeting was rusted, however no excessive corrosion or holes were identified.



Figure 3 Pavilion Roof

- Shed – replace the gutters and install downpipes. Note: roof covering was not aesthetically appealing, however there was no obvious damage, corrosion or deflections.
- The electrical upgrade by a licensed Electrician. Glasgow Building Inspections stated that:
 - *The new Electrical Safety Regulations stipulate that no electrical works can be carried out (no matter how minor), without upgrading the existing Meter Box's to meet current codes. As the Meter Box has the older ceramic fuses, this Meter Box will require upgrading, prior to any electrical works being carried out.*
 - *Consider an upgrade to the Electrical Meter Box, to install safety shut off switches. The backing of the Switchboard was identified as Asbestos sheeting which may be required to be removed. Further investigation by a Licensed Electrician.*

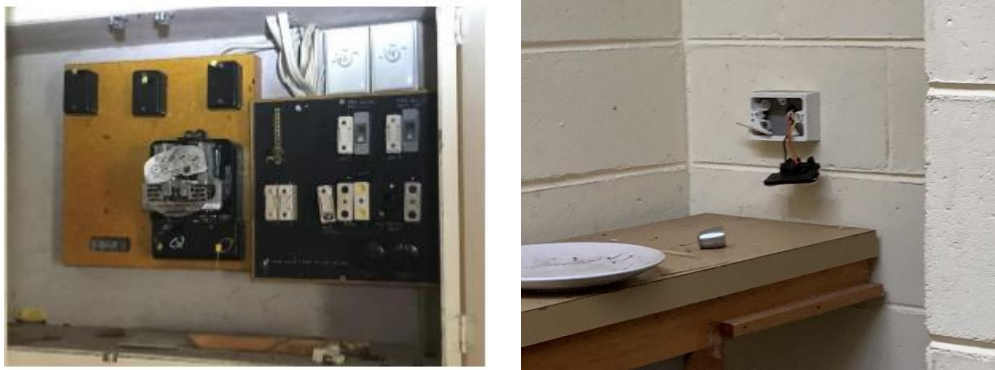


Figure 4 Pavilion Meter Box and Damaged Power Point





- The internal remedial works can be carried out by a Carpenter or Builder. These include:
 - Pavilion - replacing all external doors (one double and three singles), internal doors to male and female amenities, replace shower roses, remove / reinstate timber wall cladding in social area of pavilion, repairs to kitchenette cabinetry and tiling, install glass in pavilion windows and repairs to kitchenette window, consider painting external brickwork for aesthetic appeal.








Figure 5 Pavilion - Side and Rear

- Shed – repair / replace roller door; replace single access doors including new locks.
- *Suitability – ‘Fit for Purpose’ of Existing Infrastructure:* Overall it is concluded that none of the current infrastructure is suitable – ‘fit for purpose’ and in addition will not comply with applicable legislation. The recommendations are summarised in the following table.

Table 3 Kingsford Street Reserve Infrastructure Suitability – ‘Fit for Purpose’

Facility Component	Recommendation	
1. Change rooms	That both the male and female change rooms (change area, toilets and showers) are not in a suitable condition / fit for purpose and would require upgrade / renewal to be compliant and of a suitable standard for usage in future.	
2. Kitchenette (including storage and servery)	That upgrade / renewal works would be required to bring up to a suitable condition and standard to enable use in the future such as repair / replacement of existing fitout with additional cupboards / storage potentially required depending on usage; no cooking areas and likely insufficient space, unless remove some of the existing cupboards or extend the area into the existing social space.	
3. Social Area	That: <ul style="list-style-type: none"> a) The pavilion is cleaned up and broken glass, rubbish, needles, disused equipment, etc removed. b) That the area is made safe until such time as any future usage is determined. c) That assess condition of wooden shutters as not known if shutters are functional. 	
4. Heating / Cooling	That as the power was not connected it was not possible to determine if the ceiling fans are operational – these would need to be tested if considered for future use.	

Facility Component	Recommendation	
5. Access to Premises and Universal Design	<p>That the following Access to Premises compliance, accessibility requirements and Universal Design principles, will need to be addressed if the pavilion and shed are to be used into the future given the following issues that have been identified:</p> <ul style="list-style-type: none"> a) Disabled parking – none provided. b) Steps / lip into pavilion. c) No accessible paths of travel and uneven outdoor surfaces. d) No ambulant toilets. e) No accessible toilet. f) Internal pavilion paths of travel likely not compliant. 	 
6. Court area	<p>That:</p> <ul style="list-style-type: none"> a) Fencing is removed for the safety of users if not required for the Master Plan. b) That unless an area is needed in the Master Plan the courts are removed. 	
7. Spectator Seating	<p>That given the condition of the remaining spectator / player seating this is removed for the safety of park users.</p>	
8. Stand Alone Storage Shed	<p>That:</p> <ul style="list-style-type: none"> a) The items currently remaining in the shed are removed and disposed of appropriately. b) That given the location in proximity to neighbouring residents, the current condition and that visually unattractive, that unless a requirement within the Master Plan, the shed is removed. 	

Facility Component	Recommendation
9. Master Plan	<p>That the Master Plan:</p> <ul style="list-style-type: none"> a) Includes implementation of access to premises, universal design, healthy by design and environmental sustainability. b) Considers the provision of suitable support infrastructure once the future usage is determined including seating, landscaping (trees, garden beds and grassed areas), natural shade, site lighting, paths of travel (including disability / wheelchair access), rubbish bins (including recycling), car parking (including disabled parking provision) with vehicle barriers, bicycle racks, drinking fountains (consider provision for water bottles and dogs), signage, etc.

In addition, it is important to note that Latrobe City Council has advised that hazardous material (asbestos except where otherwise noted) is located in the following areas of the Pavilion (assessed 2015):

- Eaves
- Club room ceiling
- Timber panel underlay (assumed hazardous material, type not known)
- Switchboard panel and backing
- Kitchenette ceiling.

2. SUMMARY OF PROJECT KEY FINDINGS

This section summarises the key project findings and forms the basis for the proposed master plan for Kingsford Street Reserve. The information should be considered in association with the detailed information provided in Volume Two Research.

2.1. Moe - Newborough Demographic Profile & Population Trends

This section of the report provides a summary of the current and future demographic profile and population trends for Moe - Newborough area based on information available on the Australian Bureau of Statistics website and the Latrobe City Council REMPLAN Community website¹. The findings indicate that:

- Moe - Newborough is one of the four central towns in Latrobe City Council area, located 136 kms from Melbourne. The Moe - Newborough current, 2016 ABS Census population of 16,551² compared to 16,674 in 2011, a decrease of 123 people.
- Overall in 2016 there was a slightly higher percentage of females (51.5% compared to 51.1%) and as such a lower percentage of males (48.5% compared to 48.9%) in the Moe - Newborough area when compared with Latrobe City.
- Analysis of the five-year age groups of Moe - Newborough in 2016 compared to Latrobe City shows that there was a slightly lower proportion of people in the younger age groups (under 15) and a higher proportion of people in the older age groups (65+).
- Overall, children aged 0 to 14 years were 16.5% of the population and 21.7% were aged 65 years and over, compared with 18.1% and 18.6% respectively for Latrobe City.
- The age groups with the highest percentage of residents in Moe - Newborough in 2016 were 60 to 64 years with 7.3% followed by 55 to 59 years with 6.9%, 50 to 54 years with 6.8% and 65 to 69 years with 6.7%.
- In particular, two major differences between the age structure of Moe - Newborough and Latrobe City were a *larger* percentage of persons aged 85 and over (3.2% compared to 2.4%) and aged 65 to 69 (6.7% compared to 6.0%).
- Analysis of the country of birth of the population in Moe - Newborough area compared to Latrobe City in 2016 shows that there was a slightly higher percentage of people born overseas. Overall, 13.3% of the population was born overseas, compared with 12.4% for Latrobe City.
- A review of the results for individual income levels indicates that in 2016 the Moe - Newborough area when compared to Latrobe City had a higher proportion of people earning a low income (those earning less than \$500 per week) and a lower proportion of high income people (those earning \$1,750 per week or more). The SEIFA Index of Disadvantage indicates that in 2016 the Moe area is more disadvantaged than Churchill, Newborough, Yallourn North, Yallourn, Traralgon, Yinnar and Latrobe City areas. Moe and Newborough are less disadvantaged than Morwell.

¹ Source: REMPLAN Community, Latrobe City Council <https://communityprofile.com.au/latrobe/>

² Source: Moe – Newborough 2016 Census of Population and Housing General Community Profile Catalogue Number 2001.0

- The majority (84.5%) of households in Moe – Newborough owns one or more vehicles indicating that whilst potentially the majority of residents in Moe - Newborough have the ability to independently access sport, recreation and community facilities and programs, 10.1% of households had no access to a vehicle resulting in reliance on public transport or on accessing facilities locally. It is important to note that where people are commuting for employment this can impact capacity and access to vehicles for household members for other activities including sport and recreation.
- **Future Population Projections:**
 - Moe area population is projected to decrease between 2016 to 2021 (-165) and then increase for each period from 16,106 in 2021 to a total of 16,939 persons by 2031. As such over the period from 2016 to 2031 the population in Moe is projected to increase by 758 persons. The highest increase is predicted between 2026 to 2031 with 580 additional people.
 - The largest increase in persons between 2016 and 2031 is forecast to be in ages 75 to 79 years, which is expected to increase by 420 and account for 2.5% of the total persons.
 - The 5-year age group that is predicted to have the largest percentage increase between 2016 and 2031 is 80 to 84 years which is expected to increase by 72.9% (363 persons) and account for 5.2% of the total persons.
 - The largest 5-year age group in 2031 is predicted to be 65 to 69 years, with a total of 1,218 persons (7.4%) whilst the largest in 2016 was the 60 to 64 years with 1,163 (7.2%).

2.1.1 Implications for Kingsford Street Reserve Master Plan

In terms of the Kingsford Street Reserve Master Plan the key implications of the population trends are:

- A high concentration of older adults requires core specialist facilities and services to meet the needs and interests of these residents and as such this is a significant age profile trend for the Master Plan development. This includes provision of inclusive and accessible facilities (eg disabled parking, ramp access to any facility, accessible amenities, etc).
- The younger age groups are key users of sport and recreation facilities and in the Moe area the 0 to 19 years population is predicted to decrease slightly between 2016 and 2036 (-2.9%, -112 persons). Consideration of the current provision in Moe – Newborough area of the type of facilities this population segment is seeking (facilities for fun, play and social activity with friends and family) as given predicted decline additional provision will not be needed in the future unless the current demand is not being met.

2.2 Review of Relevant Documents

To establish the context for the development of the *Kingsford Street Reserve Master Plan* and to ensure that all opportunities, implications and any issues are understood, selected current policies, plans and strategies have been reviewed.

The policies, plans and strategies that have been reviewed are provided in the following table.

Table 4 Documents Reviewed

Latrobe City Council Policies, Strategies and Plans	
Latrobe 2026 – The Community Vision for Latrobe Valley	Latrobe City Council Plan 2017 – 2021
Living Well Latrobe - Municipal Public Health & Wellbeing Plan 2017 – 2021	Moe & District Social Infrastructure Plan – 2018
Latrobe City Council Community Gardens Policy – 2017	Public Open Space Strategy Volume 1 Strategy & Recommendations - 2013
Community Engagement Strategy 2015 – 2019	
External Documents	
Kingsford Street Men’s Shed & Community Space Project - Submission to Latrobe City Council, 2017 ³	Active Victoria – A strategic framework for sport and recreation in Victoria 2017 - 2024
Victorian Public Health & Wellbeing Plan 2015 - 2019	Sport 2030
Environmentally Sustainable Design	Universal Design
Healthy by Design – A guide to planning active living environments in Victoria	CPTED – Crime Prevention Through Environmental Design

A summary of the key points for each document for the development of the *Kingsford Street Reserve Master Plan* is provided in the Volume Two Section 3 with the key implications of Latrobe City Council documents provided in the following table.

Table 5 Implications of Key Latrobe City Council Reviewed Documents

Policy / Strategy	Comments and Implications for Kingsford Street Reserve Master Plan
Latrobe 2026 – The Community Vision for Latrobe Valley <i>In 2026 Latrobe Valley is a liveable and sustainable region with collaborative and inclusive community leadership.</i>	<ul style="list-style-type: none"> • Supports accessible, sustainable high quality facilities and services. • Opportunities for growing and emerging recreation activities.
Latrobe City Council Plan 2017 – 2021	<ul style="list-style-type: none"> • Importance of community engagement and consultation – understanding priorities. • Quality of infrastructure provision – attractive community spaces. • Provision of inclusive facilities, programs and opportunities that support healthy lifestyles. • Safety of community important – CPTED (Crime Prevention Through Environmental Design) and planning / design outcomes. • Infrastructure that supports recreation opportunities including sport, community gardens and pathways.

³ Gippsland Employment Skills Training Inc on behalf of the Kingsford Street Men’s Shed & Community Space Collective

Policy / Strategy	Comments and Implications for Kingsford Street Reserve Master Plan
Living Well Latrobe - Municipal Public Health & Wellbeing Plan 2017 – 2021	<ul style="list-style-type: none"> Physical activity is a high priority – need to align this with access to suitable facilities providing environments that create opportunities to “build physical health”, infrastructure that provides low cost options (walking and cycling), programs, services and initiatives that increase existing and provide new physical activity opportunities. Consider including features / elements in Kingsford Street Reserve Master Plan that facilitates and encourages physical activity as well as social interaction and connection.
Moe & District Social Infrastructure Plan (2018)	<ul style="list-style-type: none"> Excludes consideration of public open space and active recreation facilities. Application dependent on future directions for the reserve and inclusions identified for the Master Plan. At a local level demand for intergenerational programs with community garden suggested as an option. Need for youth space (District Level) and advocates for upgrade to skate park (at existing location).
Latrobe City Council Community Gardens Policy (2017)	<ul style="list-style-type: none"> Community garden was suggested in the LCC community engagement process as one of a number of options for the site. As site is owned by LCC would need to meet and comply with the policy if a community garden is included within the Master Plan.
Public Open Space Strategy Volume 1 Strategy & Recommendations (2013)	<ul style="list-style-type: none"> Importance of quality and appeal of existing spaces – Kingsford Street Reserve does not currently meet this. Consideration of partnership opportunities, community gathering spaces and infrastructure that supports social interaction within master plans. Consider infrastructure / developments in Master Plan that supports increased physical activity, off-leash dog exercise, community gardens and neighbourhood orchards.

2.3 Facility Provision in Moe - Newborough

In order to provide development directions for *Kingsford Street Reserve Master Plan* that reflects and meets community interests and needs it is necessary to understand the current facility provision around Kingsford Street Reserve. The following sections consider the responses to community engagement activities conducted previously by Council as well as developments for Kingsford Street Reserve in the context of relevant LCC plans, policies and strategies. As such the following sections consider:

- Public open space provision including play spaces and outdoor fitness equipment.
- Dog parks
- Community gardens
- Youth activity spaces
- RV overnight parking areas
- Men’s Shed
- Community enterprise.

2.3.1 Public Open Space Provision

The Vision in the LCC Public Open Space Strategy (2013) is for public open spaces that *are welcoming, accessible and enhance the character of individual townships or neighbourhoods*. In its current condition Kingsford Street Reserve and the infrastructure remaining on site, does not meet LCC vision for public open space and as such the Master Plan provides an opportunity to plan for the future infrastructure provision at the reserve for the local community.

In the Strategy, Kingsford Street Reserve is zoned Residential 1, classified as Parkland - General Use with low usage and hierarchy Local level. Parkland - General Use is described as:

Open space reserves set aside primarily to accommodate a range of recreational uses by the community. These are not formal sports venues. However, they are likely to include playgrounds, neighbourhood parks and areas offering urban relief, landscape amenity and opportunities for informal physical activity participation. In some instances these sites may be undeveloped pending future enhancement opportunities.

The strategy makes no specific recommendations in regards to Kingsford Street Reserve. In the context of Parkland – General Use, the Strategy identifies an indicative list of the most common types of infrastructure that can be expected to be provided for each open space category and hierarchy. It also states that each reserve is considered on a case by case basis to respond to the individual or unique characteristics, including consideration of availability of nearby public reserves. The indicative infrastructure listed for Local Parkland General Use such as Kingsford Street Reserve is detailed in Appendix One and has provided guidance in the development of the Master Plan.

In regards to the point in the Strategy that the availability of infrastructure at nearby public reserves also needs to be considered, Table 6 below provides a summary of current provision at public open space reserves in proximity to Kingsford Street Reserve.

Table 6 Public Open Space Provision in Vicinity of Kingsford Street Reserve

Reserve	Hierarchy	Primary Function	Zoning	Current Provision	Distance to Kingsford Street Reserve
Kingsford Street Reserve	Local	Parkland - General Use	Residential 1	Disused pavilion, shed, tennis courts and bocce courts. Grassed areas, car parking (unsealed).	
Ted Summerton Reserve Vale St Moe	Regional	Sport	Public Park & Recreation	Pavilions, oval, netball courts, practice wickets, indoor regional cricket (in progress), CFA track, play space, car parking (sealed).	Approx. 100m
HG Stoddart Memorial Park Vale Street Moe	Local	Parkland - General Use	Residential 1	Play space, grassed areas, paths, park seat and natural shade.	Approx. 650m
Bristol Hawker Reserve Bristol Street & Hawker Street Moe	Local	Parkland General Use	Residential 1	Grassed areas.	Approx. 650m
Moe Olympic Reserve Vale St Moe	District	Sport	Public Park & Recreation	Pavilion, soccer pitches, car parking.	Approx. 700m

A review of the above public open space provision indicates that Parkland - General Use is well provided for in the area and is supported by two sport reserves which also provide public open space. The following two sections consider two facilities, play spaces and outdoor fitness equipment which were both identified in the community engagement undertaken by LCC.

1) Play Space

The figure on the following page provides the location of current local, district and regional level play spaces in the Moe – Newborough area.

A review of the locations indicates that:

- Local level play space at Ted Summerton Reserve – approximately 100m from Kingsford Street Reserve and as such would be serving the local playground needs of those in the vicinity of Kingsford Street Reserve.
- A Local level play space at HG Stoddart Memorial Park, Vale Street, Moe. This is approximately 600m from Kingsford Street Reserve and would meet the local playground needs for people living east of Fowler Street, Moe.
- Moe - Newborough also is serviced by three Regional play spaces at the Apex Park Waterloo Road Moe (Apex Park Central, Apex Park East and Lions Park) and a future District Level Play Space located at Moe Botanic Gardens, Narracan Drive, Moe.
- In total there are 17 play spaces with a local level catchment in Moe and 11 in Newborough.⁴
- There is also a play space/s at the South Street Primary School.

The Latrobe City Council Play Space Strategy (2016) identifies the need for one new play space for Moe to be located west of Truscott Road, Moe. Otherwise improvement works are identified at the existing Playgrounds.

As such the implications of this review of current play spaces on the *Kingsford Street Reserve Master Plan* is that there is no indicative demand for play space provision to be provided at the Kingsford Street Reserve.

⁴ Note: not all Local level play spaces are identified in Figure 8.

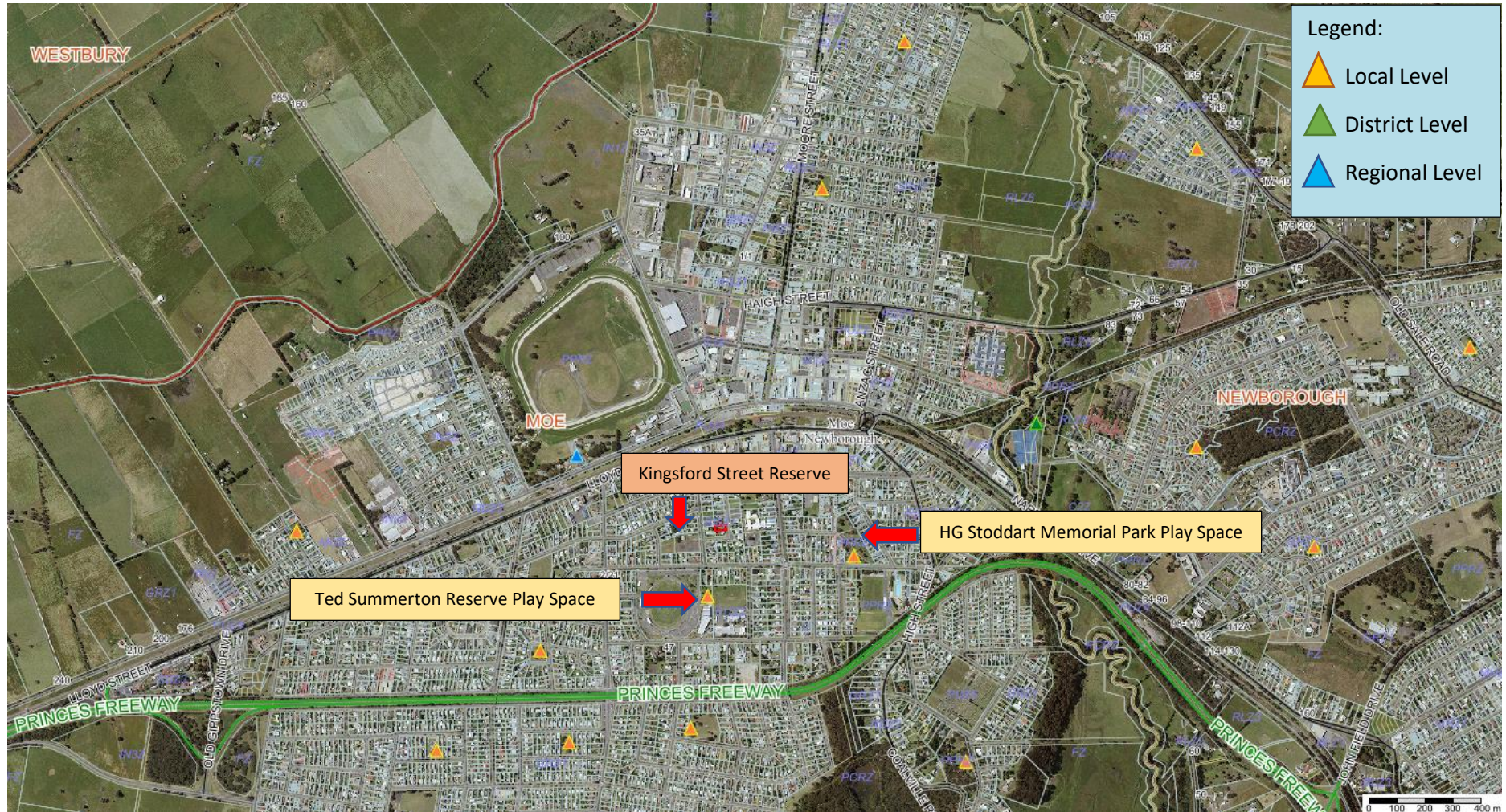


Figure 6 Moe – Newborough Play Space Locations

2) Outdoor Fitness Equipment

As stated in Section 2.3.1 above, the Kingsford Street Reserve is Parkland General Use – Local and as such, consistent with the Public Open Space Strategy, Kingsford Street Reserve should not have outdoor fitness stations / equipment. In addition, the Strategy recommends that:

Increase installation of outdoor fitness stations and exercise equipment at selected District Reserves across the City (sites to be determined by Council, however aim for at least one site per major township integrated with defined walking trails as per the proposed Pathway Strategy).

As such in the Moe – Newborough area this would potentially be located at any of the District Level public open space sites in the area of which there are 10 listed in the Public Open Space Strategy (2013).

2.3.2 Dog Park

There has been a growth in the popularity of off-leash dog parks, providing safe and secure areas for exercising and socialising dogs, particularly in urban areas where housing density is increasing and private backyards are decreasing. Like play spaces, dog parks can vary in size and level, with local, district and regional provided in local government areas. Dog parks / areas suitable for puppies, small or large dogs are provided.

Latrobe City Council (LCC) have implemented a trial fenced off-leash dog park at the Franklin Street Reserve, Franklin Street, Traralgon in 2019. During the 12-month trial the community are able to provide feedback through an on-line survey with consultations scheduled to close on 17 January 2020, after which this will be analysed, and a report subsequently presented for Council consideration.

There is currently no fenced off-leash dog park in Moe-Newborough. An off-leash dog area is provided at College Park, Newborough, between Monash Road, Eastern Avenue and John Field Drive.

In terms of assessing the Kingsford Street Reserve as a possible location for a fenced, off-leash dog park, two documents have been used to assist in the assessment being The Dog and Cat Management Board, Government of South Australia, *Unleashed A Guide to Successful Dog Parks* (2013) and the City of Greater Geelong *Fenced Dog Parks Siting, Design and Management Guidelines* in April 2019⁵. A summary of the key components required for a dog park and site selection points are provided in Appendix Two.

In considering Kingsford Street Reserve as a potential site for a fenced off-leash dog park based on the key components and site requirements identified in the reference documents:

- Local level parks such as Kingsford Street Reserve are generally considered unsuitable for dog parks.
- Large parks are generally considered better (less stressful for dogs, reduction in potential conflicts, ability to provide separate areas for large and small dogs and a diversity of surfaces and activities, etc). A destination park such as the Apex Park which already includes a diversity of facilities and activities would be a more suitable location in Moe or the existing

⁵ City of Greater Geelong *Fenced Dog Parks Siting, Design and Management Guidelines* (April 2019), p15.

off-leash dog park provided at College Park, Newborough, between Monash Road, Eastern Avenue and John Field Drive if these sites meet the criteria.

- Issue in ability to design a dog park for the site that will enable establishment of a suitable buffer / set back to residential properties (noise, smell, etc). Research has suggested a buffer of between 15m to 60m from residences. The Kingsford Street Reserve is estimated at 8,272m² in total and ranges between 43.5m to 69m in width so it would not be possible to achieve suitable residential buffers at Kingsford Street Reserve. Given the benefit from co-location with other park features, the need to provide a buffer from adjacent residential properties and some other park facilities / activities, the site is not of sufficient size and shape to accommodate a minimum 3,000m² dog park (recommended minimum size).
- Issue with ability to co-locate other required park facilities for users and to achieve a buffer to these park facilities and activities (safety of users). Research indicates a buffer of at least 30m to a play space or children's facility.

2.3.3 Community Garden

The provision of community gardens has been identified in a number of Latrobe City Council plans and policies including:

- Latrobe City Council Plan 2017 – 2021 – Strategy 12 *Provide community infrastructure that supports recreation and connectedness including sporting facilities, pathways and community gardens.*
- Latrobe City Council Community Gardens Policy (2017).
- Public Open Space Strategy (2013) - *Open Space Activation Recommendation 22 - Improve provision of infrastructure that supports increased physical activity participation including paths, seating, drinking taps, fitness stations, way finding signage, interpretive information, half-court facilities etc. Consideration should also be given to proactively identifying reserves that are suitable for off-leash dog exercise and establishment of community gardens or neighbourhood orchards.* (p 55)

As such the establishment of community gardens are a priority for Latrobe City Council. The Latrobe City Council Community Gardens Policy – 2017 defines a community garden as:

... any piece of land gardened by a group of people, utilising either individual or shared plots on private or public land. The land may produce fruit, vegetables, and/or ornamentals. Edible landscapes (e.g. fruit trees in public places) also fall under the definition of community gardens for the intent of this policy.

The GEST *Kingsford Street Men's Shed & Community Space Project* (Submission to Latrobe City Council, December 2017) included the Moe Community Garden Group who as part of the project in conjunction with GEST would teach horticultural skills by assisting to develop and deliver non-accredited training for the community.

LCC has advised that the Moe Community Garden Group have expressed an interest in conducting their activities at the old netball courts on the northern side of Joe Tabuteau Reserve. In reviewing the research, given the Moe Community Garden Group interest in an alternative site, to deliver on the LCC Council Plan strategies and policies an option for further consideration within the development of the master plan is the potential inclusion of an orchard within the planting scheme.

This could be expanded to include food plants such as bush foods, herbs and vegetables, all of which could be picked and enjoyed by the local community.

2.3.4 Youth Activity Space

The Moe – Newborough Social Infrastructure Plan (MNSIP) identified at a District level⁶ the need to “Develop a Local Youth Space”. The MNSIP identifies some examples of the types of spaces or services that could be provided locally in Moe – Newborough in the future such as *Headspace (National Youth Mental Health Foundation)*, *Ladder (not-for-profit targeting youth homelessness)*, or *the Centre for Multicultural Youth (CMY) and link with the soon to be established State Government funded Youth Space in Morwell*. The MNSIP also recommends that consultation with young people is undertaken to determine the most appropriate location and type of local youth space.

The Moe Activity Centre Plan – Stage 2 incorporates the development of a youth precinct, skate park, play space and public realm improvements. Whilst this area has been designed, LCC have advised that funding has not yet been secured for this project. The existing Moe Skate Park will be demolished as part of Stage 2.

A multi-use half court and hit up wall are identified as infrastructure that could be included in Parkland - General Use, along with play space / playground. The LCC Public Open Space Strategy (2013) discusses the importance of low cost, locally accessible facilities that “support and encourage informal physical activity participation including half-court basketball/netball”. The Strategy also recommends a focus on improving the appeal of existing spaces for young people and families including multi-use half court areas.

Half-court facilities are generally popular with young people and are frequently co-located with play spaces. Given the identification of existing play spaces in the vicinity of Kingsford Street Reserve (Refer Section 2.3.1) provision of a multi-use half court may be more appropriately located at Ted Summerton Reserve or HG Stoddart Memorial Park.

2.3.5 RV Overnight Parking

Moe-Newborough is currently serviced by two caravan parks as follows:

- Moe Gardens Caravan Park, 1 Mitchell’s Road, Moe which is easily accessible to the M1 Princes Freeway, only 900m from the CBD and 1.2km drive from Kingsford Street Reserve. Provides both RV parking and dump point available to the public for a gold coin donation.
- Lake Narracan Caravan Park and Camping Ground, 53 South Shore Road, Newborough 3825 which is a 7.5 km drive from Kingsford Street Reserve and provides RV parking.

The proximity of local residences and the road access to the site indicates that RV Overnight parking is not a suitable development for the Kingsford Street Reserve in the future. In addition, there is existing provision only 1.2km from this site at Moe Gardens Caravan Park.

⁶ District level social infrastructure is a larger scale and used by a wider catchment of residents than the neighbourhood level. Social infrastructure at this scale generally includes services people need to access less regularly or are accessed by only some members of the community (e.g. youth, older people). There is one district level catchment, being the townships of Moe and Newborough.

2.3.6 Men's Shed

The Australian Men's Shed Association (ASMA) defines a Men's Shed as:

... any community-based, non-profit, non-commercial organization that is accessible to all men and whose primary activity is the provision of a safe and friendly environment where men are able to work on meaningful projects at their own pace in their own time in the company of other men. A major objective is to advance the well-being and health of their male members.⁷

ASMA also state that in some communities they may call themselves "Community Sheds" and be open to female members or may be restricted to residents of private facilities such as Aged Care or Residential Care facilities.

There are currently three Men's Sheds identified in the Moe - Newborough area:

- Moe Life Skills Community Centre Inc (MLSCC), 2A High Street and 1 – 3 Parer Avenue, Moe (member Victorian Men's Shed Association VMSA) with the Centres located 1.1km and 260m respectively from Kingsford Street Reserve and as such provides access to a Men's Shed to those residing in and around the Reserve.

The GEST *Kingsford Street Men's Shed & Community Space Project* (Submission to Latrobe City Council, December 2017) included the option of developing a permanent home for Moe Men's Shed at the Kingsford Street Reserve.

- Moe Old Gipps town Men's Shed Inc, Lloyd Street, Moe (member Victorian Men's Shed Association). This is 2.6km from the Kingsford Street Reserve and as such provides access to a Men's Shed to those residing in and around the Reserve.
- Newborough Men's Shed, 41 Monash Road, Newborough (member of ASMA). This is located 3.7km from Kingsford Street Reserve and is likely to service those residing in Newborough. It is unlikely that it will service residents in and around Kingsford Street Reserve unless they choose to travel to this Shed, such as because of activities / facilities provided, to be with friends, etc.

This results in two Men's Sheds located in the area bounded by the M1 Princes Freeway and the Railway line. As such should the Moe Life Skills Community Centre wish to find an alternative location to those listed above, either north of the Railway line or south of the M1 Princes Freeway would potentially be a more viable option to improve the locational spread of these services around the Moe – Newborough community into the future.

⁷ Source: Australian Men's Shed Association, <https://mensshed.org/what-is-a-mens-shed/>

2.3.7 Community Enterprise

Brotherhood of St Laurence 2008 report - *Growing community enterprise - An evaluation of the Community Enterprise Development Initiative* defines a community enterprise as:

*... businesses that are developed to meet specific community needs and which deliver social outcomes in a way that is financially sustainable. The objectives of community enterprise range from increasing community participation and engagement to creating training and employment pathways for people in disadvantaged communities.*⁸

The GEST Kingsford Street Men's Shed & Community Space Project (2017) purpose is re-activating the Kingsford Street site for the benefit of the wider Moe – Newborough community. Key aspects of the proposal included construction of Moe Men's Shed (Refer Section 2.3.6), teaching horticultural skills by assisting to develop and deliver non-accredited training for the community by Moe Community Garden Group (Refer Section 2.3.3), building a community building to provide space for small local groups and individuals. Initial priority targets are long term unemployed, isolated elderly, returned service personnel and volunteers.

Whilst the proposal meets some aspects of the community enterprise definition, there is a lack of evidenced based information on financial sustainability of the proposal. The proposal does not include a budget and specific funding for proposed capital works and ongoing operations are not detailed apart from stating that:

- Each group to apply for own funding.
- Management committee will also apply for funding.
- Potential membership fee - \$5.
- Hiring of family garden plots.
- Partnerships with other organisations.
- Consider feasibility of hiring out the community building for meetings / classroom spaces.

In addition, the recommendations in the Moe – Newborough Social Infrastructure Plan (MNSIP) for South Moe where Kingsford Street Reserve is located, does not include a community enterprise (or similar). The three "Considerations for the Future" are for establishment of local information space, explore further demand for Out of School Hours Care, and expand Local Intergenerational Program. MNSIP states that:

South Moe is well serviced by a range of local-scale social infrastructure.

In regards to provision of a local community space the plan identifies that South Moe has:

- Some Council-run and hireable facilities in South Moe. General facilities and meeting places such as the High St Community Hub (run as profit-for-purpose) also operate in this area.
- Numerous private (i.e. non-government, not-for-profit or profit-for-purpose) and Council operated meeting spaces for hire, all with capacity.

⁸ *Growing community enterprise An evaluation of the Community Enterprise Development Initiative*, Brotherhood of St Laurence 2008.

In summary, based on the information provided in the Moe – Newborough Social Infrastructure Plan, no demand or need for a community enterprise in the local area of the Kingsford Street Reserve was identified. In addition, given the site characteristics (including residential and site size), a community enterprise is not a suitable development at the reserve.

3. KINGSFORD STREET RESERVE DRAFT MASTER PLAN

This section of the report utilises the findings in the previous sections to develop the Kingsford Street Reserve – Scope of Components proposed for inclusion in the Kingsford Street Reserve Master Plan. The proposed Master Plan and “Opinion of Probable Cost” is also detailed.

3.1 Draft Master Plan Components

Based on the project key findings a Kingsford Street Reserve Master Plan – Scope of Components has been developed.

The results of the research along with relevant guidelines, regulations and standards (where applicable) have been utilised in the development of the Scope of Components.

The Kingsford Street Reserve Master Plan – Scope of Components is provided in Appendix Three with details of the key components provided in the following sections. It is important to note the responsibility for actioning and funding of the proposed works may be LCC, the community or a combination.

3.2 Kingsford Street Reserve Master Plan

The project landscape architects Michael Smith and Associates, have developed a master plan for the Kingsford Street Reserve based on the Scope of Components. The recommended future Master Plan for the Kingsford Street Reserve is provided on the following page with information on the components provided in the sections below.



Figure 7 Kingsford Street Reserve Master Plan

1) Age Friendly Park

In response to the analysis of the demographic profile and population trends for Moe - Newborough the *Kingsford Street Reserve Master Plan* design considers the needs of the ageing population. Provision of an age friendly park supports ageing in place and creation of age friendly cities. Some key design guidelines for age friendly parks⁹ that have been incorporated into the Master Plan include:

- *Control*
 - Signage: entrance signage, way-finding signage, map of park layout at both entrance/s.
 - Avoidance of dead-end paths.
- *Choice*
 - ... have a variety of places to wander, a variety of things to look at, and a variety of activities and programs for passive and active recreation and enjoyment.¹⁰
 - Variety in seating (sun, shade, open and public, number – single, small / larger groups, etc); if possible, seating that can be moved / changed.
 - Views and vistas.
 - Passive (sit, read, watch, play cards or board games, social interaction) and active (walking paths).
 - Flat, grassy, multi-purpose areas.
- *Safety and Security*
 - Design for natural surveillance (CPTED - Crime Prevention Through Environmental Design).
 - Designs that minimise trips and falls – non-slippery paving and surfaces; curbs along paths (safer for walkers and wheelchairs; prevention of falls); outer edges of paths a different colour; good lighting; prohibit skateboarding and cycling (or designated areas only).
 - Place on low traffic street and safe crossing points (eg pedestrian refuge islands) and traffic calming measures.
 - Lighting.
 - Locate seats in an easily accessible position, with space for people in wheelchairs to sit next to people on seats. Seats with backs and armrests are most appropriate for older adults and the frail aged. Seat and armrest height should also be set at levels to suit older adults (i.e. a seat not too low to the ground and an angular armrest that assists with getting up and sitting down).
- *Accessibility*
 - Accessible parking and toilet.
 - Flat (<2%) and wide paths.
 - Large font signage and easily visible from wheelchairs (height from ground).
 - Free of obstacles.

⁹ Information on age friendly parks design has been sourced from: *Placemaking for an Aging Population – Guidelines of Senior-Friendly Parks*, A Loukaitou-Sideris, L Levy-Storms & M Brozen, UCLA Complete Street Initiative, Luskin School of Public Affairs & Lewis Center for Regional Policy Studies, June 2014; *What do Seniors Need in Parks*, Jared Green, The Dirt – Uniting the Built & Natural Environment, <https://dirt.asla.org/2015/05/06/what-do-seniors-need-in-parks/>, 05-06-2015.

¹⁰ *Placemaking for an Aging Population – Guidelines of Senior-Friendly Parks* (refer above for details), p110.

- Seating - within visual distance of each one; higher than usual with backrests and hand rests; space for wheelchairs and walkers.
- Public transport access.
- *Social support / connection*
 - Seating design to facilitate social interaction – set at right angles, in circle or movable.
 - Seating along paths.
 - Flat area for informal gatherings and large group activities.
- *Physical activity - active recreation and walking*
 - Paths that go somewhere / destination points (eg orchard, public art central feature, sensory garden beds).
 - Paths of different lengths and level of difficulty.
 - Grass and tree area.
- *Comfort*
 - Seating – ergonomic designs with backs and arms; may be slightly higher than normal (easier to get in and out). Avoid metal, surfaces that glare. Space for wheelchairs and walkers; level surfaces around; shade – natural or other (including some with tables).
 - Weather protection – protection from prevailing winds, sun, etc.
 - Universally accessible amenities – water fountains; rubbish bins.
 - Movement – curvilinear and flat paths.
- *Sensory and aesthetic*
 - Mature trees, outdoor art.
 - Plants that mean something to users eg local species.
 - Plant variety – colour, size, fragrance, texture and seasonal variety and traditional (shape and scent that prompt memories).
 - Tactile experiences / qualities.

2) Garden Zones

The Master Plan includes several garden zones with key features being:

- *Orchard*
 - The inclusion of an orchard in the design responds to LCC Public Open Space Strategy (2013) which includes that consideration to be given to proactively identifying reserves that are suitable for neighbourhood orchards.
 - Provides plants from which produce could be picked and enjoyed by the local community.
 - Suggested plants for inclusion are apples, pears, citrus, hazelnuts and olives.
 - A path is included through the orchard to facilitate opportunities for local community to pick the fruit and nuts once the trees mature.



Werribee Park Heritage Orchard



The Orchard Project (United Kingdom)¹¹

- **Sensory Garden Beds**
 - Two raised sensory garden beds for people with Alzheimer's and other dementia memory issues.
 - Raised beds that are easily accessible by people in wheelchairs and who use walkers.
 - Plants that engage and stimulate the five senses and that prompt memories with plants to touch, smell and look at (shape, fragrance, texture).
 - Sealed paths providing access for all.



Raised Garden Beds ¹²

- **Grassed Multi-purpose Area**
 - Provides an area available for informal gathering, group activities and exercises such as yoga, tai chi, etc.
 - If demand and resources area could be activated with gentle exercise programs.

¹¹ Photo Sources: L - Werribee Park Heritage Orchard, <http://www.werribeeparkheritageorchard.org.au/photo-gallery/2011-2/>; R – The Orchard Project https://www.theorchardproject.org.uk/guides_and_advice/choosing-apple-varieties-to-plant/

¹² Photo Sources: L - The Portland Memory Garden <http://www.centerofdesign.org/pages/purpose.htm>; R - Sedona Winds Assisted Living, Gardens for Humanity <http://www.universaldesignstyle.com/wheelchair-accessible-gardens-gardens-humanity/>

- *Planting*
 - Low maintenance and drought resistant planting with inclusion of mature trees from Latrobe City Council species list.
 - The two existing trees, Mahogany Gum and Lilly Pilly are to be maintained.
- *Future Options to Consider*
 - Potential low hedge maze offers the opportunity to assist in stimulating cognitive function and performance.
 - Consider inclusion of an edible garden (vegetables and herbs) if local community groups are prepared to undertake responsibility for development within LCC requirements / guidance and responsibility for ongoing maintenance.



Existing Mahogany Gum

3) Public Art Central Feature

A public artwork (eg sculpture) as a central feature / focal point that is visible from the main pedestrian access points has been included. Options include consideration of public art that represents the value of LCC aged community, with the aim of helping to foster community identity and wellbeing and pride in Kingsford Street Reserve.

4) Support Infrastructure and Amenities

- *Park Furniture - Seating & Tables*
 - To enhance amenity for users and provide social opportunities a range and mix of furniture is proposed.
 - To encourage and facilitate social connection different formats and combinations of seating is proposed with spaces for wheelchairs and walkers, singles for those who want to sit alone and multiple seating for interaction.



Age Friendly Seating with Space for Walker ¹³

¹³ Photo Sources: VelopA, <https://www.velopa.com/products/street-furniture/bench-for-the-elderly/vivanti-bench-for-the-elderly-wood-with-backrest-with-rollator-facility-1x1-seater/>

- A sheltered conversation / reading area under a pergola / arbour has been included in the design overlooking the open grassed area.
- Seating offering views of the public art central feature and the sensory garden area.
- Picnic tables with covered shelters and wheelchair pad provide places for social interaction and small group activities such as chess, board games and cards. A chess board is suggested to be included on one or two picnic tables.



Wheelchair Friendly Table & Bench Setting ¹⁴



Table with Chess Board ¹⁴

- Ergonomic designs – seating with backs and arms and potentially slightly higher than normal so easier to get in and out.
- Furniture that is durable, easily replaced (product continuity, commercially available) and accessible.
- *Pedestrian Access and Movement*
 - Main entrance at Kingsford Street with secondary access from Hinkler Street.
 - Path network that facilitates access for all with sealed paths from entry points and through the sensory garden area.
 - Granitic sand path through the orchard and connecting to grassed area and main path network.
 - Walking loop / circuit - design that provides a gentle walking circuit connecting park features which can be used for gentle 'physical activity'.
 - Wide paths for accessibility.
 - Consider option at design of providing handrails on some path sections (accessibility and safety).



Example of Dementia Friendly Park Design ¹⁵

¹⁴ Photo Sources: Emerdyn, <http://www.emerdyn.com.au/product-detail/the-george-table-and-bench-setting-dda-table>; Draffin Street Furniture, <https://draffin.com.au/product/kiama-table-setting/>

¹⁵ Dementia Friendly Environments, Ageing & Aged Care, Department of Health & Human Services, <https://www2.health.vic.gov.au/ageing-and-aged-care/dementia-friendly-environments/gardens-outdoors>

- *Other key infrastructure and amenities features:*
 - Accessible toilet provision to increase usage and length of stay.
 - Universally accessible drinking fountains.
 - Shade provision to be a mix of both natural shade (planting of mature trees) and shelters for instant shade provision. Shade is important for seating and tables for sun smart, weather protections and age friendly park
 - Signage consistent with age friendly design with maps, wayfinding to assist those with cognitive issues, plant signage, large font for visually impaired, use of graphics and symbols and at a height suitable for people using wheelchairs, walkers and mobility scooters.
 - Transparent fencing at both street frontages providing clear site lines.
 - Car parking with provision of designated disabled car parking spaces and angled street parking (wider than normal for ease of access) at both streets.
 - Option to consider provision of mobility scooter charging point located at the accessible toilet and potential for sheltered parking (facilitate usage and length of stay).



Raised Beds and Amenity Example ¹⁶

3.3 Indicative Cost Guide

At this stage of design and development it is not possible to provide an accurate cost plan until detailed designs are prepared. The project landscape architects Michael Smith and Associates, have prepared an “Opinion of Probable Cost” for the Kingsford Street Reserve Master Plan.

¹⁶ Photo Sources: What do Seniors Need in Parks, Jared Green, <https://dirt.asla.org/2015/05/06/what-do-seniors-need-in-parks/> L: ASLA 2006 Professional General Design Honor Award. The Elizabeth & Nona Evans Restorative Garden Cleveland Botanical Garden, Cleveland, Ohio by Dirtworks / K. Duteil; R: Portland Memory Garden / Brian Bainnson

Existing construction cost data for similar facilities (where available) has been utilised to identify estimated costs within a range for the proposed projects. It is not possible to provide completely accurate cost plans at this stage and these costs should be regarded as a guide only as detailed designs / plans are required to be completed with the site features which will enable more accurate cost schedules.

Final project development timing also needs to be considered as annual construction cost escalation will impact on the proposed cost estimate.

The capital cost estimates are based on rates as at October 2019 and no cost escalation has been allowed for. It is recommended that a Quantity Surveyors Report is prepared for each project as part of the design process.

The following have been excluded from the cost estimate:

- Council internal costs.
- Cost escalation.
- Staging costs.
- Upgrading, new or replacement of existing authority services infrastructure to the site and diversion or re-location of any existing in-ground services.
- Land, legal, marketing, finance costs and provision / upgrade of any services.
- Adverse soil conditions including excavation of rock, replacement of soft spots, testing, removal and replacement of contaminated soil.
- Pile or bored pier foundations.
- ESD initiatives.
- Latent conditions.
- Works to adjoining roads or outside a site boundary.
- Asbestos and other hazardous materials removal.
- Authority fees and charges.
- Relocation / Decanting costs.
- Stormwater detention / retention on site.
- Planning, design, professional or permit fees.
- Public art.

The table on the following page provides the “Opinion of Probable Cost” estimate for the Master Plan components.

Table 7 Opinion of Probable Cost Estimate

Master Plan Component	Estimated Cost (Exc GST)
Garden beds & trees (cultivation, topsoil to 150mm depth; mulch and planting shrubs; raised timber boxes; maze hedges; trees evergreen & deciduous)	\$59,100
Furniture including concrete pads (Seating, picnic tables, bike racks, rubbish bins, pergola and seating underneath)	\$43,000
Paths (sealed @1.8m wide assume reinforced concrete and granitic sand path 0.9m wide)	\$94,000
Unisex Accessible Toilet supply, install & connect to the sewer line (eg Landmark Single Cubicle Toilet K9801)	\$73,000
Signage (4 signs including graphic & fabrication)	\$12,000
Surfaces (granitic sand; mulch to specific sites – 2 existing trees and orchard)	\$16,500
Ground cultivation (assume some areas saved near pergola; cultivation of existing ground, spreading topsoil, seeding in April – no irrigation)	\$40,000
Earthworks (bulk trimming, set out of paths, garden beds, general ground shaping)	\$4,000
Civil Works to Car Park Areas (Nature strip converted to car parks asphalt seal; new kerbings & drainage; reinstatement of nature strip area)	\$28,000
Lighting and cabling; switch boards	\$40,000
Site establishment, meetings, co-ordination, set-out	\$8,000
Demolition (sports courts, buildings, including disposal to LPD)	\$25,000
Nature Strip for car parks, civil works; herbicide spraying of most grassed areas	\$10,000
Maintenance & establishment (Allowance) (garden beds, tanker watering 3 months; assume no irrigation to grassed areas)	\$4,000

Note: the cost figures provided in the table above do not include the public art central feature or any of the excluded items listed previously.

The indicative “Opinion of Probable Cost” (excluding public art central feature and items listed previously) is estimated to cost in the range of \$410,000 to \$505,000 (Exc GST).

The option exists to stage the implementation of the Master Plan and this will be considered further in the Implementation / Management Plan which will be prepared following the Community Consultation. An indicative option is:

- 1) Stage One: demolition of remaining infrastructure at the reserve (pavilion, shed, fencing, courts, etc).
- 2) Stage Two: parking provision, path network with lighting, site fencing, orchard, public art central feature, accessible toilet, pergola with seating (sheltered conversation / reading area) and selected park furniture.
- 3) Stage Three: sensory garden beds, low hedge maze, park furniture and any other remaining items.

APPENDICES

Appendix One: LCC Public Open Space Strategy - Parkland General Use – Local Indicative Infrastructure

Table 8 Parkland General Use – Local Indicative Infrastructure

Parkland – General Use Infrastructure	Local
Security / amenity lighting	✓
Reserve Fencing	Must not have
Public toilets	✗
Pathways	✓ Unsealed or sealed
Path circuit	✓
Disability / Wheel access (Universal access)	✓
Car parking	✓ Unsealed
Bicycle rack	✓
Park seating	✓
Picnic table/s	✗
Public BBQ facilities	Must not have
Drinking taps	✓
Shade	✓ Natural only
Play space / playground	✓
Fitness stations	✗
Signage and way finding	✓
Multi-use half court / hit-up wall	✓
Skate park facilities	✗
Litter bin/s	✓
Landscape - trees	✓
Landscape – garden beds	✓
Informal lawn area/s	✓
Ornamental water features	✗
Public art	✓
Vehicle barriers	✓

Legend

✓ Might have

✗ Should not have

Source: Public Open Space Strategy Volume 1: Strategy and Recommendations (2013)

Appendix Two: Dog Park Key Components & Site Selection

The Dog and Cat Management Board, Government of South Australia has published, *Unleashed A Guide to Successful Dog Parks* (2013) identifies the following:

- Key Components:
 - Fencing - perimeter and also any dividing fencing if providing areas for small and large dogs.
 - Gates (two per entry with self-closing child proof locks) and airlock.
 - Service / maintenance gates.
 - Pathways, variety of ground surfaces and landscaping.
 - Essential amenities – drinking fountains, bins and bag dispensers, shelter and seating, signage.
 - Optional amenities – lighting, toilets, dog equipment.
 - Car parking – off street parking is important as research indicates that the majority of dog park users travel to the dog park by car (may be dependent on size of dog park and size of area park is serving). Proximity of parking to dog park entrance is important to encourage owners to keep dogs on leash until after they have entered the park (safety and risk).
- Location – characteristics / features of a good location are:
 - *Be easily accessible by road*
 - *Have adequate space for off-street parking*
 - *Have connections to existing pedestrian paths and trails*
 - *Be within walking distance of residential areas*
 - *Have good surveillance from public areas (not an isolated site).*
 - *Proximity to compatible uses/activities or other community facilities*
 - *Some natural vegetation and topography*
 - *Good drainage.*¹⁷
 - Co-location with other facilities for users to be able to have a range of experiences / engage in other activities.
- Size: dog parks vary in size, however generally larger parks are said to be better including being less stressful for dogs and opportunities for different activity zones. The advantages and disadvantages of small dog parks include:
 - *Advantages:* local community focus and lower construction cost.
 - *Disadvantages:* potential for overcrowding, dog conflict, overuse resulting in surface quality issues and *inattentive owner behaviour*.

Other factors to consider include:

- Residential buffer – provide a buffer between nearby residences so that there are no more disturbances from dog parks than other typical park uses.

¹⁷ *Unleashed A Guide to Successful Dog Parks* The Dog and Cat Management Board, Government of South Australia (2013)

- Buffer to other park facilities eg playgrounds, picnic facilities, sport facilities and other programmed areas.
- Accessibility – ensure that the dog park is accessible for all.

City of Greater Geelong adopted the *Fenced Dog Parks Siting, Design and Management Guidelines* in April 2019¹⁸ and identified steps to choosing a site including *Step 2 Eliminate any sites unsuitable for a fenced dog park* with two points of relevance being:

- *local and neighbourhood parks (as per our park hierarchy classification)*
- *parks less than the preferred minimum size of 3,000m²*

The guidelines also state that they will aim:

- *... to position fenced dog parks in areas where there is little conflict with other land uses.*
- To use ‘a setback or buffer between the dog park and neighbouring houses to reduce potential conflict.’

¹⁸ City of Greater Geelong *Fenced Dog Parks Siting, Design and Management Guidelines* (April 2019), p15.

Appendix Three: Kingsford Street Reserve Master Plan – Scope of Components

No	Item	Comments
1.	Demolish: <ol style="list-style-type: none"> Storage Shed. Pavilion. Tennis and Bocce Courts: <ol style="list-style-type: none"> Remove all fencing. Remove infrastructure, all hard stand and associated fill. 	<ul style="list-style-type: none"> Area under tennis courts may need some rehabilitation.
2.	Entry & Site Fencing: <ol style="list-style-type: none"> Main entry point from Kingsford Street. Secondary entry from Hinkler Street. Some form of site fencing (prevention of vehicle access and user safety). 	<ul style="list-style-type: none"> Ensure transparent fencing on Kingsford Street and Hinkler Street (for clear sightlines and safety – CPTED and vistas from properties).
3.	Garden Zones: <ol style="list-style-type: none"> Orchard – fruit and nuts with paths to enable access. Option to include some heritage varieties. Sensory – for Alzheimer’s and other dementia / memory; at least one raised garden bed with low height, low maintenance and drought resistant sensory planting. Design points: path network to facilitate access; seating; low maintenance and drought resistant planting; inclusion of mature trees from LCC species list. 	<ul style="list-style-type: none"> Consider inclusion of Edible Garden (vegetables and herbs) if community groups prepared to be responsible for development within Council requirements / guidance and responsible for ongoing maintenance. If budget allows consider raised wicking beds (reduced watering required). Options to approach could include Moe Senior Citizens, the two local Primary Schools (intergenerational project), etc. Use Latrobe City Council species list.
4.	Grassed Multi-purpose Area – informal gatherings and maybe group activities; suitable for exercise (eg yoga, tai chi, etc).	<ul style="list-style-type: none"> Area could be activated with gentle exercise programs.
5.	Public artwork (eg sculpture) as a central feature / focal point - located central to park so visible from main pedestrian access points.	<ul style="list-style-type: none"> Consider a piece that represents the value of LCC aged community.

No	Item	Comments
6.	<p>Amenities:</p> <ul style="list-style-type: none"> a) One unisex accessible toilet - essential for age friendly park to increase usage and length of stay. b) Universally accessible drinking / water fountain/s. c) Accessible rubbish bins. d) Bike racks. 	
7.	<p>Path network:</p> <ul style="list-style-type: none"> a) All paths to be accessible - aim for sealed. b) Outer edges of paths a different colour; curbs along paths (safer for those using walkers or wheelchairs). c) Paths throughout plantings to enable access; no dead-end paths – all must lead somewhere. d) Walking loop / circuit – encourage gentle walking exercise; open viewing, gentle curves; path/s that take users through and around gardens with regular seating and if long enough distance markers for those wanting to keep track of their exercise. 	<ul style="list-style-type: none"> • LCC guidelines for paths. • Handrails – consider option at design of providing handrails on some path sections (accessibility and safety).
8.	<p>Seating & tables:</p> <ul style="list-style-type: none"> a) Ergonomic with backs and arms and slightly higher than normal. b) Places for wheelchairs, walkers, etc. c) Different combinations – some singles for those who want to sit alone, doubles for social connection, etc. d) Formats – some at right angles / in circle to encourage and facilitate social interaction; some with tables; along paths at distance so can see next seat. e) Tables with seating – that enable ease of access (not ones that need to climb over seat to access); could include one with chess board. 	

No	Item	Comments
9.	Shade: <ol style="list-style-type: none"> Is important for seating and tables for sun smart, weather protection and age friendly park. Mix of natural shade (importance of mature tree plantings) and shelters for instant shade provision. Consider use of deciduous climbers (on suitable structures) to provide shade in summer and winter sun. 	<ul style="list-style-type: none"> Only the two trees currently with one, a <i>Eucalyptus botryoides</i> (Mahogany Gum) is prone to limb drop; consider options for user safety; no seating to be provided underneath; to be monitored; likely to require removal in future – if so and any wood / sections in suitable condition, assess capacity to be reclaimed for use in the park.
10.	Pedestrian Access: provide multiple access points.	<ul style="list-style-type: none"> Maintain gate access from units (in proximity to existing trees).
11.	Signage: identification, information, directional and safety or regulatory, prohibition and advisory. <ol style="list-style-type: none"> Main entrance sign with map at Kingsford Street. Secondary entrance sign with map at Hinkler Street. Consider map in proximity to orchard / central key point for ease of navigation; location is dependent on overall design. Wayfaring signage – assist those with cognitive issues. Information and plant signage within park. Suitable height for wheelchairs, walkers and mobility scooters. Large font for vision impaired; use of graphics / symbols. 	
12.	Lighting: <ol style="list-style-type: none"> Solar LED. Consistent and even (reflected downward). Glare free lighting. Avoid low level and in-ground lighting along paths. 	

No	Item	Comments
13.	<p>Car parking provision:</p> <ul style="list-style-type: none"> a) All sealed – accessibility and safety. b) Main car parking at Kingsford Street south of existing entry, with angled street parking; two (2) accessible and three (3) standard (wider than normal for ease of access). c) Additional one (1) accessible parking space and two (2) standard (wider than normal for ease of access) at Hinkler Street to south of existing vehicle access point (increased accessibility). 	<ul style="list-style-type: none"> • Angle parking into site will require re-location / re-alignment of existing footpaths. • Consider: mobility scooter charging point located at accessible toilet (available same hours as toilet) and potential for sheltered parking.

Appendix Four: Opinion of Probable Cost

KINGSFORD STREET RESERVE, MOE
OPINION OF PROBABLE COSTS
Based on the concept plan
Prepared by Michael Smith and Associates

MICHAEL SMITH & ASSOCIATES
LANDSCAPE ARCHITECTURE AND URBAN DESIGN

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17th October 2019

1. Site establishment, meetings, co-ordination, set out	\$8,000
2. Demolition Sports courts, buildings, including disposal to L.P.D.	\$25,000
Nature strip for car parks, civil works. Herbicide spraying of most grassed areas.	\$10,000
3. Earthworks – bulk trimming, set out of paths, garden beds, general ground shaping.	\$4,000
4. Civil works to car park areas. Nature strip converted to car parks asphalt seal. New kerbings and drainage. Reinstatement of nature strip area.	\$28,000
5. Landmark Single Cubicle toilet (K9801), supply, install and connect to the sewer line.	\$73,000
6. Lighting and cabling, switch boards.	\$40,000
7. Site furniture including concrete pads. Seating, picnic tables, bike racks, litter bins.	\$28,000
8. Pergola and seating under	\$15,000
9. Sealed paths 1.8m wide. Assume reinforced concrete	\$91,000
10. Granitic sand surface	\$7,000
11. Granitic sand path 0.9 metres wide	\$3,000
12. Signage- No.4 signages including graphic and fabrication	\$12,000
13. Mulch to specific sites, 2 existing trees and orchard	\$9,500
14. Assume some areas could be saved near pergola. Cultivation of existing ground, spreading top soil, seeding in April (no irrigation)	\$40,000

15. Garden beds	
Cultivation, top soil to 150mm depth.	
Mulch and planting shrubs.	\$48,000
Raised timber boxes.	\$5,000
Maze hedges.	\$2,000
Trees – Evergreen	\$2,500
Trees Deciduous	\$1,600
16. Maintenance and establishment to garden beds, tanker watering 3 months	Allow
Assume no irrigation to grassed areas.	\$4,000

Total excluding GST	\$456,600
GST	\$45,660
Total including GST	\$502,260