



KILSYTH RECREATION RESERVE

MASTER PLAN

Draft for Adoption August 2023

A scenic landscape featuring a paved path leading through a grassy area with several trees. In the background, there is a chain-link fence and some buildings. The sky is bright blue with scattered white clouds. A semi-transparent white triangle is overlaid on the left side of the image, and a black banner is at the bottom.

Yarra Ranges Council acknowledges the Wurundjeri and other Kulin Nations as the Traditional Owners and Custodians of these lands. We pay our respects to all Elders, past, present, and emerging, who have been, and always will be, integral to the story of our region. We proudly share custodianship to care for Country together.

ACKNOWLEDGMENT OF COUNTRY

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figure 1 *Kilsyth Recreation Reserve Sports Oval*

Introduction

Purpose

Kilsyth Recreation Reserve is a valuable community recreational centre providing a wide range of formal and informal recreational uses.

This Master Plan aims to provide a comprehensive analysis and guidance for the future planning and programming of the Reserve to better accommodate its existing users, as well as providing opportunities for additional activities and uses.

Context

Kilsyth Recreation Reserve is located in Kilsyth over an area of roughly 4.5 hectares. The site is separated into two distinct activity areas with the western oval providing facilities for more formulated activities such as football, and the tennis courts to the east.

The site is located to the south of the Kilsyth Town Centre and accommodates a high volume of pedestrians travelling to the Town Centre from the residential areas to the south and west of the site.

Background Assessment

A extensive series of background studies and assessments were conducted as part of the master planning process, including a review of the following:

- Zoning;
- Overlays;
- Yarra Ranges Council Plan 2017-2021;
- Yarra Ranges Community Safety Plan and Action Plan 2014-2018;
- Environment Strategy 2015-2015;
- Recreation and Open Space Strategy 2013-2023;
- Integrated Water Management Plan 2017;
- Integrated Transport Strategy;
- Health and Wellbeing Strategy 2017-2021;
- Playspace Plan 2019-2029;
- Child and Youth Strategy 2014-2024;
- Connecting Young People - Strategic Action Plan 2016-2029;
- Gender Equality Act 2020;
- Yarra Ranges Gender Equality Action Plan 2021-2025; and,
- Kilsyth Recreation Reserve Master Plan, Gender Impact Assessment May 2023.

Demographics

The estimated resident population for Kilsyth is 10,095 with a population density of 1,225 persons per square km.

A summary of the demographics include:

- In 2021, the dominant age structure for persons in Kilsyth was ages 30 to 34, which accounted for 7.3% of the total persons.
- The largest increase in persons between 2021 and 2026 is forecast to be in ages 80 to 84, which is expected to increase by 122 and account for 4.2% of the total persons.
- The largest 5 year age group in 2026 is 30 to 34 years, with a total of 761 persons.

The emerging groups in the area between 2016 and 2021 were in the aged groups:

- Parents and homebuilders (35 to 49) (+283)
- Seniors (70 to 84) (+231 people)
- Young workforce (25 to 34) (+143 people)
- Elderly aged (85 and over) (+109 people)

Overall the ratio of males to females in Kilsyth is fairly even, except slightly more younger males (under 10 years) and significantly more females over 80 years.

Reference:

*Kilsyth Population and Age Structure - Key findings
Age-sex pyramid 2021*

Source: forecast.id accessed on 16 June 2023

Guiding Principles

The following list outlines key findings identified as part of the consultation process and forms the guiding principles to inform concept development and the Master Plan.

These include:

- Improving access and circulation;
- Ensuring facilities, amenities and facilities serve all age groups;
- Promote all-accessible and gender-neutral spaces;
- Enhance facilities for sporting clubs;
- Protect and enhance biodiversity and natural shade provision; and,
- Gender Equity and Gender-inclusive design initiatives.

Consultation

Council sought to engage with the local community and stakeholder groups to seek insight into the wants, needs, the general perception of the existing conditions at the Reserve, as well as identifying the features and characters which are considered valuable and significant.

The consultation process for the Kilsyth Recreation Reserve Master Plan took place from the 10th of October to the 24th of November 2019, and covered a number of format as listed:

- Council internal workshop;
- Council Project Reference Group workshop;
- Local user group and stakeholder engagement;
- AFL Outer East;
- Briefing with the Kilsyth Community Action Group;
- (2) Community drop-in session on site;
- Direct mailing, and;
Online survey.

The consultation feedback generally identified improvements to amenity and retention of the existing character. The results can be found in the Kilsyth Recreation Reserve Background Report.

Phase 1 - Informing the Draft Master Plan

Consultation completed which informs the Draft Master Plan includes:

- Bulletin and survey
- Council internal workshop
- Project Reference Group (PRG) workshop
- Community drop-in session on site
- Local user group and stakeholder engagement
- Direct mailing

The key findings includes:

- Improve linkages between the town centre and Kilsyth Recreation Reserve;
- Maintain connectivity to the Reserve and Kilsyth Shopping Centre from the retirement village;
- Strengthen opportunities for passive recreation for all age groups;
- Improve pedestrian access and circuits within the

Reserve & promote access for all;

- Remove underutilised tennis courts;
- Explore options to strengthen community use and a place to socialise, including young and elderly;
- Maintain and enhance sportsground facilities for AFL Outer East and Eastern Ranges Football Club Value views to the Dandenong Ranges;
- Increase trees for habitat and shade.

Phase 2 - Reviewing the Draft Master Plan

The following consultation and feedback of the Draft Master Plan includes:

- YRC Shaping Pages - Survey
- Kilsyth Community Action Group
- Walmsley Retirement Village
- Kilsyth Football Practice Matches
- Churinga Shopping Centre, Kilsyth

The key findings includes:

- Overall support of the Master Plan;
- Opportunity to add fitness/gym station, additional seating, water feature, kiosk facility, signage, lighting;
- Consider fenced dog park, widen access for emergency vehicles; and
- High need for access to public toilets and provide extra bins; and
- Improve access through the loading zone between Dan Murphy's and woolworths. However this is private land and any modifications are restricted by vehicle movement requirements and owner's discretion.

Existing Conditions

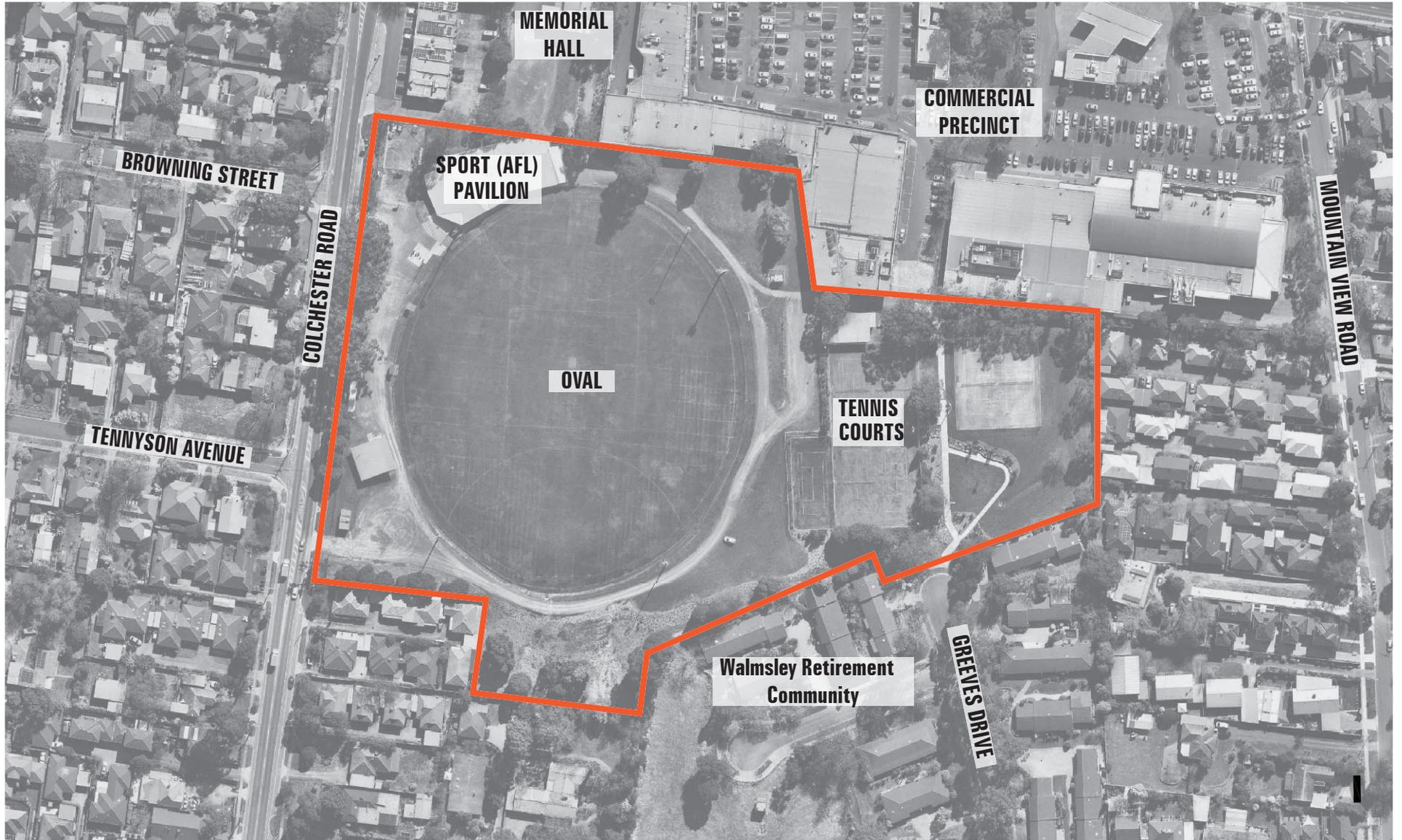


figure 2 Existing site aerial (NTS)



figure 3 Existing vegetation buffer with commercial precinct



figure 5 Stone retaining wall and planted embankment



figure 7 Existing accessible path and drainage channel



figure 4 Existing oval



figure 6 Existing AFL Pavilion



figure 8 Path from reserve to rear Kilsyth Memorial Hall

Opportunities and Issues



figure 9 Opportunities and constraints plan (NTS)

Opportunities

- 1 Investigate options to upgrade the oval to meet TAC standards and improve drainage
- 2 Opportunity to update LED lights to oval
- 3 Review and potentially upgrade existing access treatments through the reserve to improve user experience
- 5 Opportunity to review/remove the old visitors change rooms / storage building
- 6 Replant understorey and beautify frontage onto Colchester Road
- 7 Opportunity to create entry point that highlights views to the Dandenongs
- 10 Create a stronger pedestrian connection to the north
- 11 Explore options for new facilities/activity centre with links to the sports pavilion and/or Kilsyth Memorial Hall
- 12 Opportunity for a secondary spectator area / perimeter seating
- 13 Explore opportunities to activate the shopping precinct and to provide formal pedestrian links to the reserve
- 15 Explore new designs for carparking layout and location
- 16 Create a vegetation buffer between residents and the reserve & incorporate more trees and planting in general
- 17 Explore options for new land use (tennis courts area) that benefit the sporting and local community
- 18 Retain & strengthen north south connection from residential area to shopping precinct. Promote access for all

- 19 Opportunity to open up and highlight entry from shopping precinct
- 20 Continue to work with Kilsyth Shopping Centre management to improve linkages between the town centre & the reserve
- 21 Retain and enhance views to the Dandenongs
- 22 Investigate options to provide alternate storage area, timekeepers room and location for scoreboard if relocated from the old scout hall building
- 23 Opportunity to review fencing along Colchester Road and remove old toilet block (now integrated in new pavilion)
- 24 Opportunity to incorporate wayfinding signage measures at pedestrian entries
- Increase activation of the site through exploring placemaking activities
- 25 Review access and parking through the reserve in general
- 26 Increase opportunities for passive surveillance & CPTED principles
- 27 Improve site drainage & WSUD opportunities

- 28

Issues

- 1 Constraints with the site size and orientation to fit a larger oval
- 2 Existing light poles may obstruct extension of oval
- 3 Sloping land restricts the movement of pedestrians, vehicles and extension of facilities
- 4 Pinch point between oval and residential fencing
- 5 Pinch point between existing building & oval creating safety issues
- 6 Existing mature trees are lifting the public footpath & require monitoring
- 8 Operations area restricting where the larger oval can be placed
- 9 New clubrooms and facilities restricting where the larger oval can be placed
- 11 Any proposals within this site would be subject to approval by council
- 14 Telecommunications tower to be maintained, vehicle access to tower must be retained
- 18 Steep grades along existing path
- 19 Loading zone and access path is commercial property (not Council owned).
- 29 Existing drainage culvert would increase difficulty for circular path around oval

Master Plan

LEGEND

-  Existing trees
-  Proposed trees
-  Garden bed planting
-  Lawn
-  Oval
-  Lawn mound
-  Concrete paving
-  Granitic sand
-  Pumptrack
-  Playground
-  Concrete terrace
-  Timber seating
-  Picnic table set
-  Rockwork
-  Shade Shelter
-  Shelter
-  Structure to be removed
-  Existing tennis court



figure 10 Master Plan

Master Plan

- 1 Demolishing old toilet block and old hall/storage rooms to improve traffic flow and parking.
- 2 Improving traffic flow and parking opportunities.
- 3 New storage facility for clubhouse.
- 4 Oval upgrade - including new timekeeper's room, new coach boxes, new nets behind goal posts, oval resurfacing, drainage upgrade and lighting upgrade.
- 5 Existing drainage culvert to be incorporated into new perimeter path.
- 6 Installation of new local level playground and picnic area.
- 7 Installation of new multi-use court and shelters covered viewing areas.
- 8 New sensory walk with planting species of varying sizes, colours, textures and scents.
- 9 Increased public toilet access at AFL pavilion.
- 10 Upgrading entry experience from Kilsyth Memorial Hall with new plantings and signage.
- 11 Multi-use plaza space and terrace seating area facing oval.
- 12 Maintenance vehicle access to substation and telecommunication tower.
- 13 New pump track and lawn area.
- 14 New sealed perimeter path for pedestrians and joggers.
- 15 Upgrade to entrance from the shopping district with new lighting, planting and potential public art / sculpture installation.
- 16 Existing eastern tennis court area to be opened for public use (short term). The courts will be removed in the long term for a new multi-use open lawn area.
- 17 New tree grove with high canopy and clear trunk to improve natural shading and character without reducing passive visibility.
- 18 New nature play area with rain garden.
- 19 Investigate potential new pedestrian access to Reserve from the shopping district.

Layout & Design Development

Implementation of the Master Plan recommendations will include more detailed design development of the recreation and plaza precincts. The layout proposed in the Master Plan is conceptual and may change through the detailed design development phase. Further community consultation will be undertaken at this time.

Precinct Plan

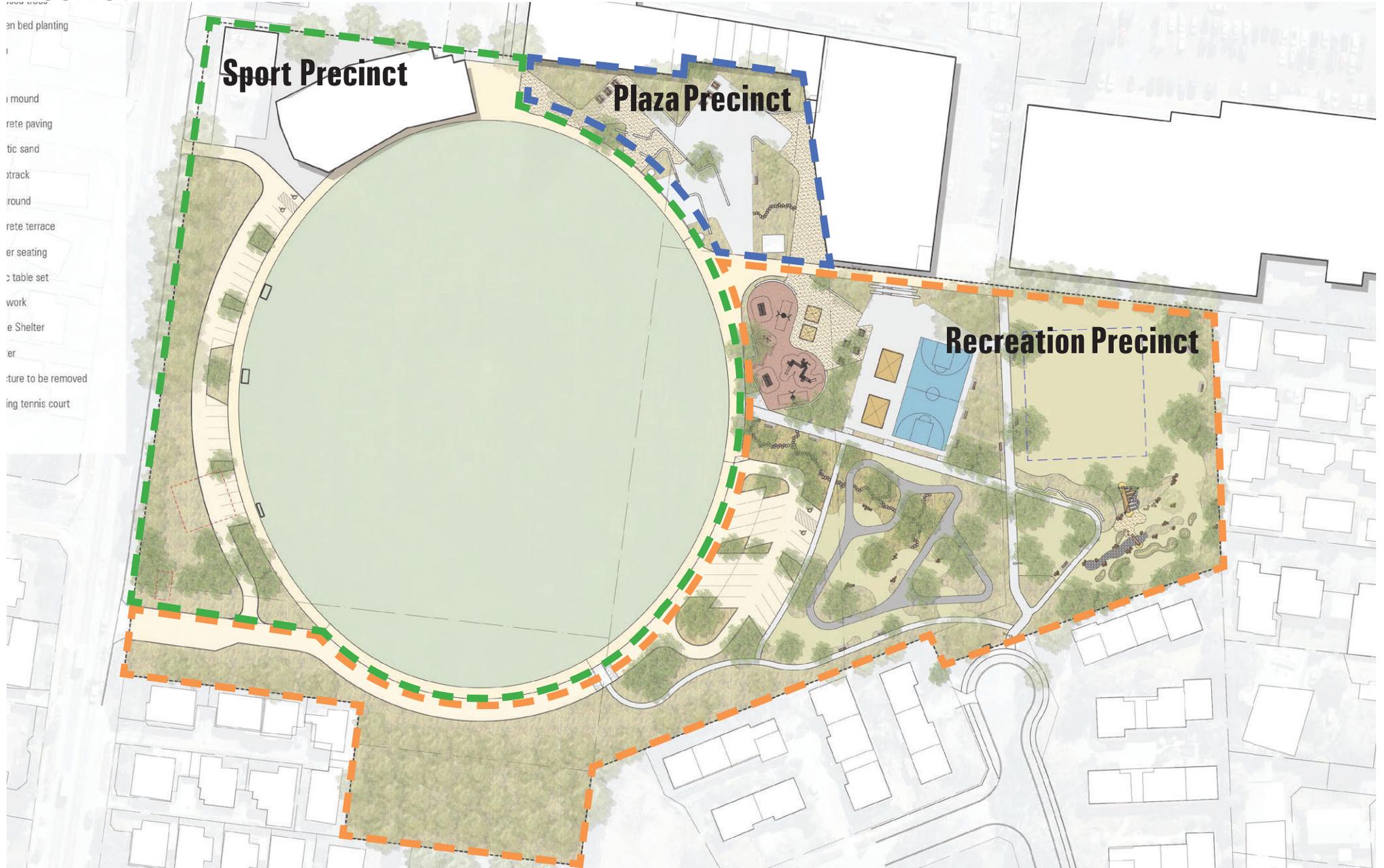


figure 11 Precinct Plan

Master Plan Implementation

The implementation of the Master Plan will be mostly procured through Council Funding, however, some additional funding through State/Federal Government Grants and Club/Community Contributions will contribute to certain proposed initiatives within the overall Master Plan.

A summary of the recommendations, approximate cost and time frames for each precinct are listed as follow.

Total Implementation Plan Costing

Reference	Project Stage	Estimate Cost	Potential Funding Contribution		
			Council	State/Federal Government Grant	Club/YR Grant / Community
A	Sport Precinct	\$1,079,350	\$563,275	\$436,075	\$80,000
B	Plaza Precinct	\$400,300	\$205,900	\$194,400	-
C	Recreation Precinct	\$2,510,975	\$1,622,900	\$882,825	\$5,250
	Total	\$3,990,625	\$2,392,075	\$1,513,300	\$85,250

Precinct 1: Sport Precinct

The Sport Precinct aims to provide upgrades the existing oval and associated facilities. The upgrade will provide better play and training experiences for teams using the oval through facilities upgrade and traffic management.



Activity Area: Sport Precinct

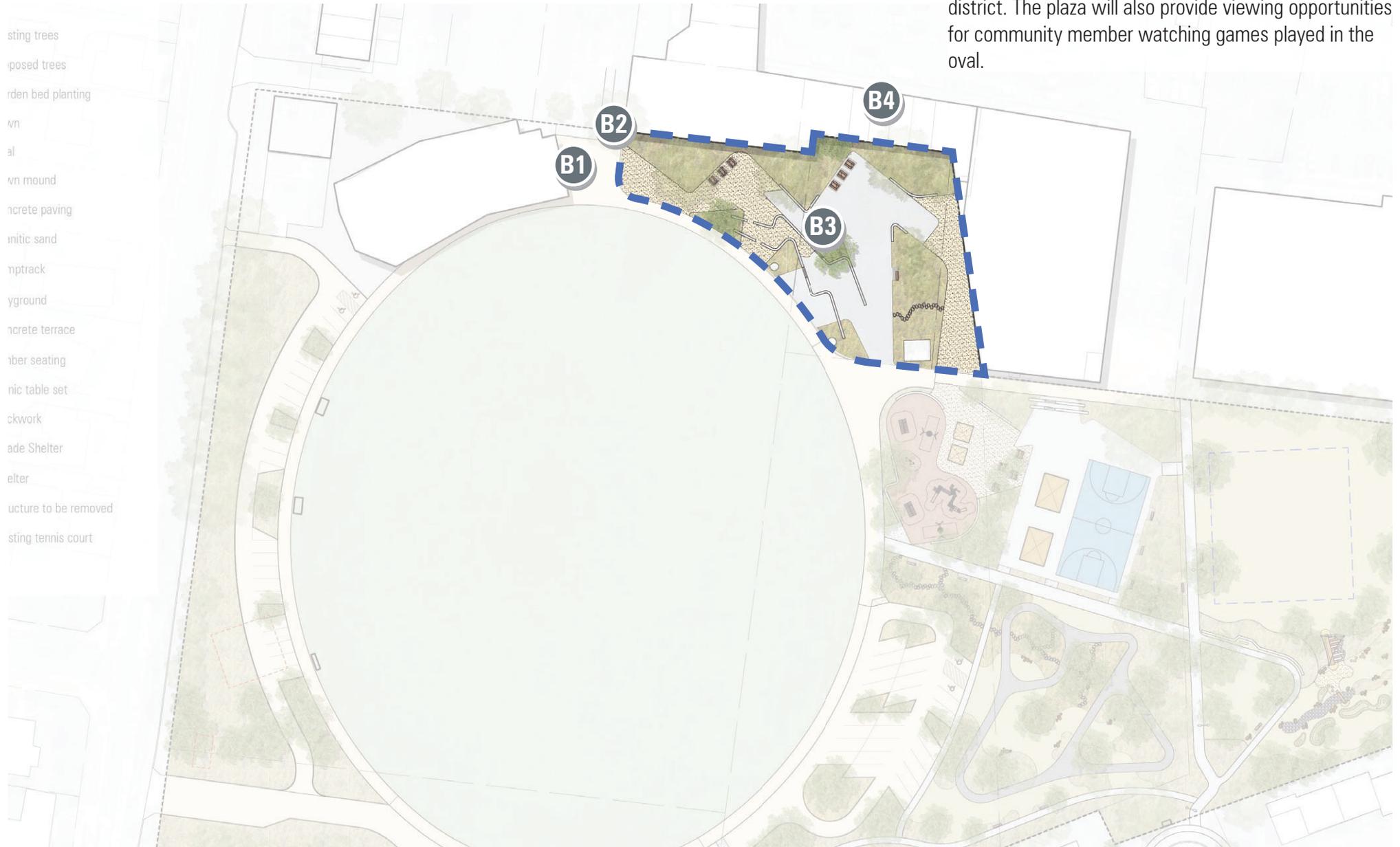
LEGEND

Short term	1-5 years
Medium term	6-10 years
Long term	10+ years

Reference	Recommendations	Estimate Cost	Time Frame	Potential Funding Contribution		
				Council	State/Federal Government Grant	Club/YR Grant / Community
A1	Demolish old toilet block and old hall/storage rooms to provide improved traffic flow and parking.	\$70,000	Medium	\$70,000	-	-
A2	Realignment of road and car park to the west of the oval (gravel).	\$165,600	Medium	\$165,600	-	-
A3	New storage facility for football club.	\$25,000	Short	\$20,000	-	\$5,000
A4	Erect a level 3 box to accommodate the timekeepers room and scoreboard	\$28,750	Medium	\$6,875	\$6,875	\$15,000
A5	Erect two Level 3 coaches / players boxes (as per Monbulk)	\$57,500	Medium	\$13,750	\$13,750	\$30,000
A6	Erect nets behind goals	\$60,000	Short	\$10,000	\$20,000	\$30,000
A7	Improved drainage and resurfacing of the oval	\$230,000	Medium	\$92,000	\$138,000	-
A8	Construct path around oval perimeter	\$80,500	Medium	\$40,250	\$40,250	-
A9	Oval lightning upgrade to LED	\$162,000	Short	\$64,800	\$97,200	-
A10	Landscaping upgrade	\$200,000	Medium	\$80,000	\$120,000	-
Sub-Total		\$1,079,350		\$563,275	\$436,075	\$80,000

Precinct 2: Plaza Precinct

The Plaza Precinct aims to provide opportunities for improved interaction and connectivity with the shopping district. The plaza will also provide viewing opportunities for community member watching games played in the oval.



Activity Area: Plaza Precinct

LEGEND

Short term	1-5 years
Medium term	6-10 years
Long term	10+ years

Reference	Recommendations	Estimate Cost	Time Frame	Potential Funding Contribution		
				Council	State/Federal Government Grant	Club/YR Grant / Community
B1	Increase access to Public Toilet (Pavilion)	\$11,500	Short	\$11,500	-	-
B2	Formalise entry from Kilsyth Memorial Hall with signage and landscape treatment.	\$13,800	Long	\$6,900	\$6,900	-
B3	New multi-use plaza space and terrace seating area	\$375,000	Long	\$187,500	\$187,500	-
B4	Advocate to establish a formal entry (min. 4.5m wide) and active frontage/s between the Kilsyth Shopping Precinct and Kilsyth Recreation Reserve.	N/A	Ongoing	-	-	-
Sub-Total		\$400,300		\$205,900	\$194,400	-

Precinct 3: Recreation Precinct

The Recreation Precinct aims to diversify the range of activities that could be enjoyed by community members using Kilsyth Recreation Reserve. Larger single use infrastructure will be replaced with a variety of activity areas interconnected with a series of new paths.



Activity Area: Recreation Precinct

LEGEND

Short term	1-5 years
Medium term	6-10 years
Long term	10+ years

Reference	Recommendations	Estimate Cost	Time Frame	Potential Funding Contribution		
				Council	State/Federal Government Grant	Club/YR Grant / Community
C1	Removal of old tennis clubhouse and en-tous-cas court infrastructure for future redevelopment of the space.	\$230,000	Short	\$230,000		-
C2	Potential location for public art/sculpture and feature lighting to strengthen the Reserve entry from the Kilsyth shopping precinct.	\$17,250	Medium	-	\$12,000	\$5,250
C3	New local level playspace with picnic shelters and seating under tree grove.	\$271,000	Short/Medium	\$135,500	\$135,500	-
C4	New multi-purpose court with LED lighting.	\$225,350	Short/Medium	\$112,350	\$113,000	-
C5	New pump track.	\$375,000	Short/Medium	\$175,000	\$200,000	-
C6	Redevelopment of car park area, maintaining access to telecommunications tower and services sub-station (gravel).	\$529,000	Medium / Long	\$529,000	-	-
C7	Review opportunities with owner to improve the path entry at north east corner of the Reserve with Churinga Village.	N/A	Short	-	-	-
C8	Make available the synthetic courts for public/community use (as per the Yarra Ranges Tennis Plan).	\$575	Short	\$575	-	-
C9	Conversion of old synthetic tennis courts to open lawn area with landscaping.	\$18,400	Short	\$18,400	-	-
C10	Improve and extend path networks throughout the Reserve *(staged works aligned with areas of development).	\$86,250	Short / Medium	\$43,000	\$43,250	-
C11	New nature play area incorporating WSUD treatment.	\$184,000	Medium	\$92,000	\$92,000	-
C12	Sensory walk trail.	\$24,150	Medium	\$12,075	\$12,075	-
C13	Planting upgrades and revegetation works	\$550,000	Medium/long	\$275,000	\$275,000	-
Sub-Total		\$2,510,975		\$1,622,900	\$882,825	\$5,250

Supporting Documentation

The Kilsyth Recreation Reserve Master Plan is underpinned by research and extensive consultation, collated in the following documents:

- Background Report 2023
- Gender Impact Assessment Report 2023



Contact Details



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