




KILSYTH RECREATION RESERVE MASTER PLAN

Prepared by Hansen Partnership / September 2022

A scenic outdoor landscape featuring a paved path leading through a grassy area with several trees. In the background, a chain-link fence and a building are visible under a bright blue sky with scattered white clouds. A semi-transparent grey triangle is overlaid on the left side of the image, and a solid black triangle is at the bottom left corner.

We acknowledge and respect Traditional Owners across Australia as the original custodians of our land and waters, their unique ability to care for country and deep spiritual connection to it. We honour Elders past, present and emerging whose knowledge and wisdom has and will ensure the continuation of cultures and traditional practices.

ACKNOWLEDGMENT OF COUNTRY

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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

An 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, and;
- Connecting Young People - Strategic Action Plan 2016-2029.

Consultation

Hansen and 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 formats as listed below.

- 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.

Existing Conditions

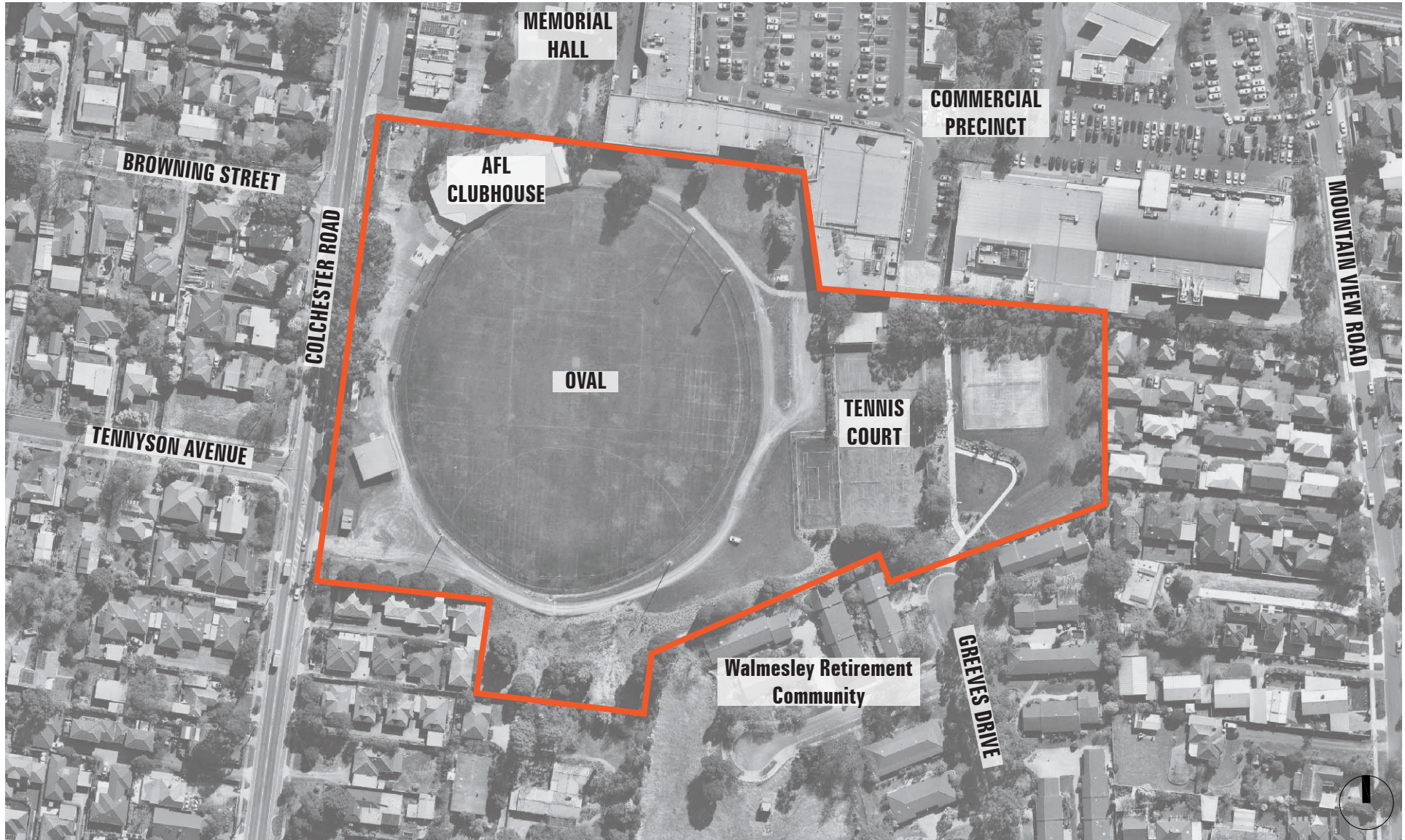


figure 1 Existing site aerial (NTS)



figure 2 Existing vegetation buffer with commercial precinct



figure 4 Stone retaining wall and planted embankment



figure 6 Existing accessible path and drainage channel



figure 3 Existing oval



figure 5 Existing AFL Clubhouse



figure 7 Kilsyth Memorial Hall

Opportunities and Issues



figure 8 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
- 25 Increase activation of the site through exploring placemaking activities
- 26 Review access and parking through the reserve in general
- 27 Increase opportunities for passive surveillance & CPTED principles
- 28 Improve site drainage & WSUD opportunities

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
- 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 9 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.

Precinct Plan

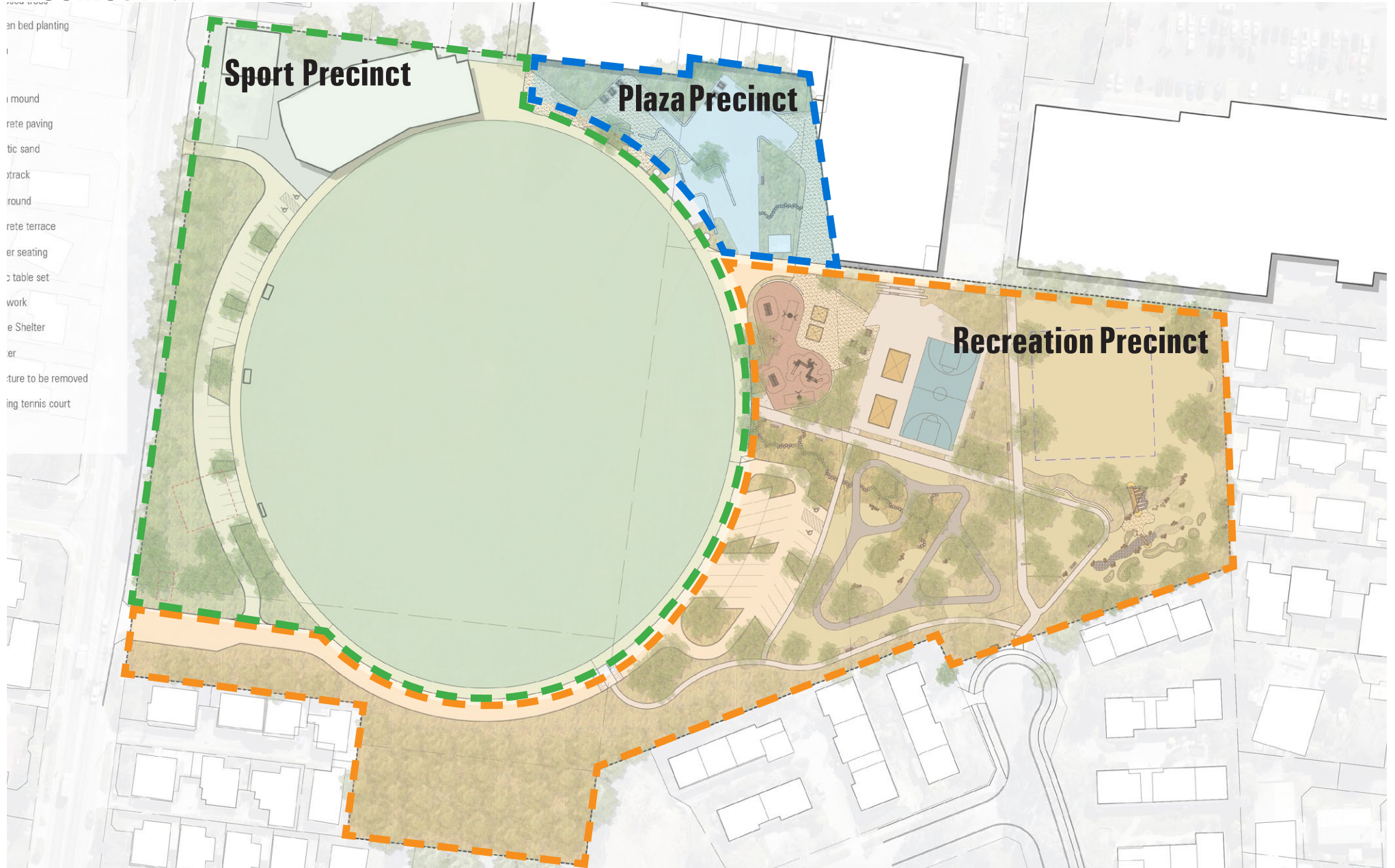


figure 10 Precinct Plan

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.

LEGEND

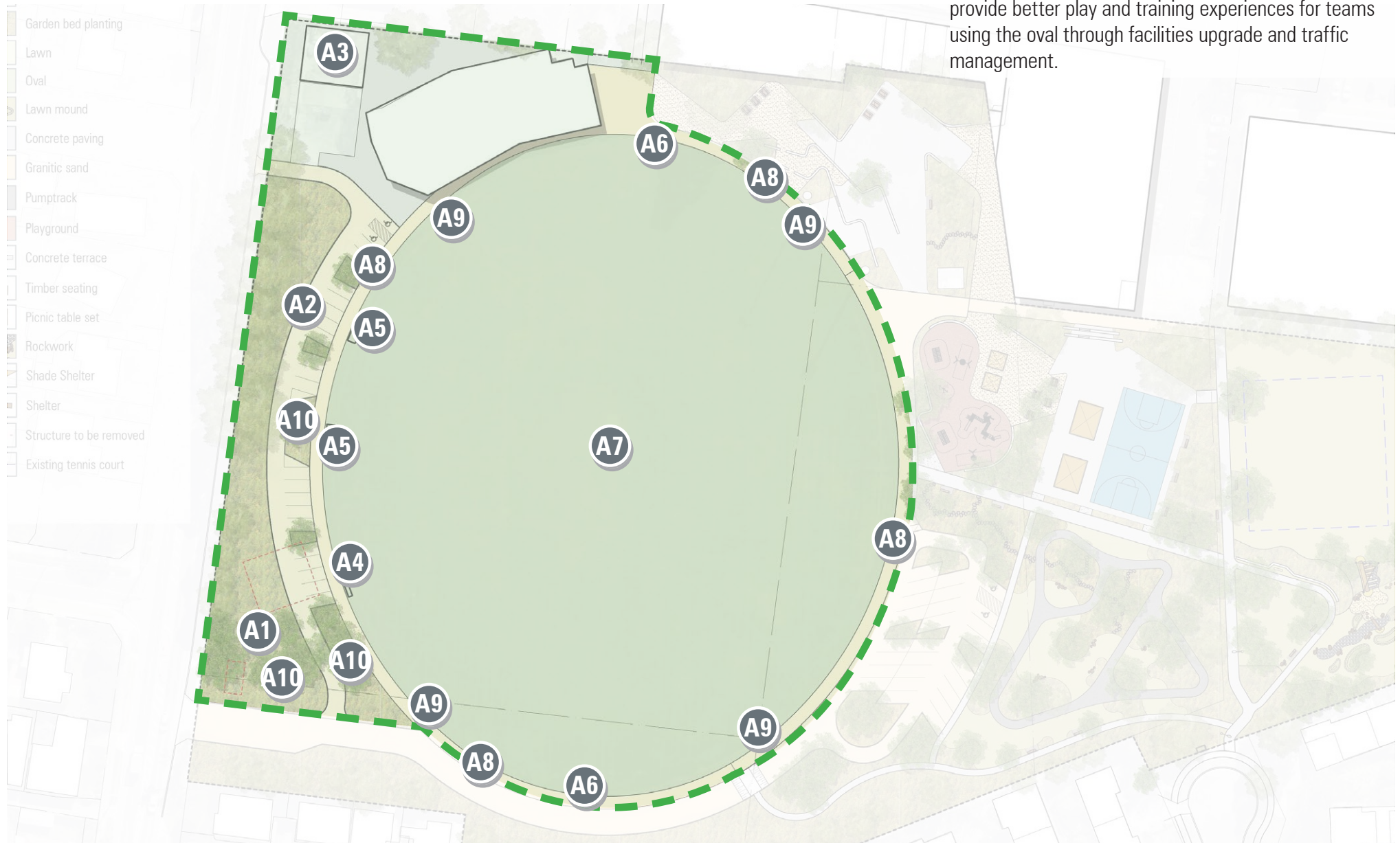
Short term	1-5 years
Medium term	6-10 years
Long term	10+ years

Activity Area: Sport Precinct

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	Medium	\$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 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: Plaza Precinct

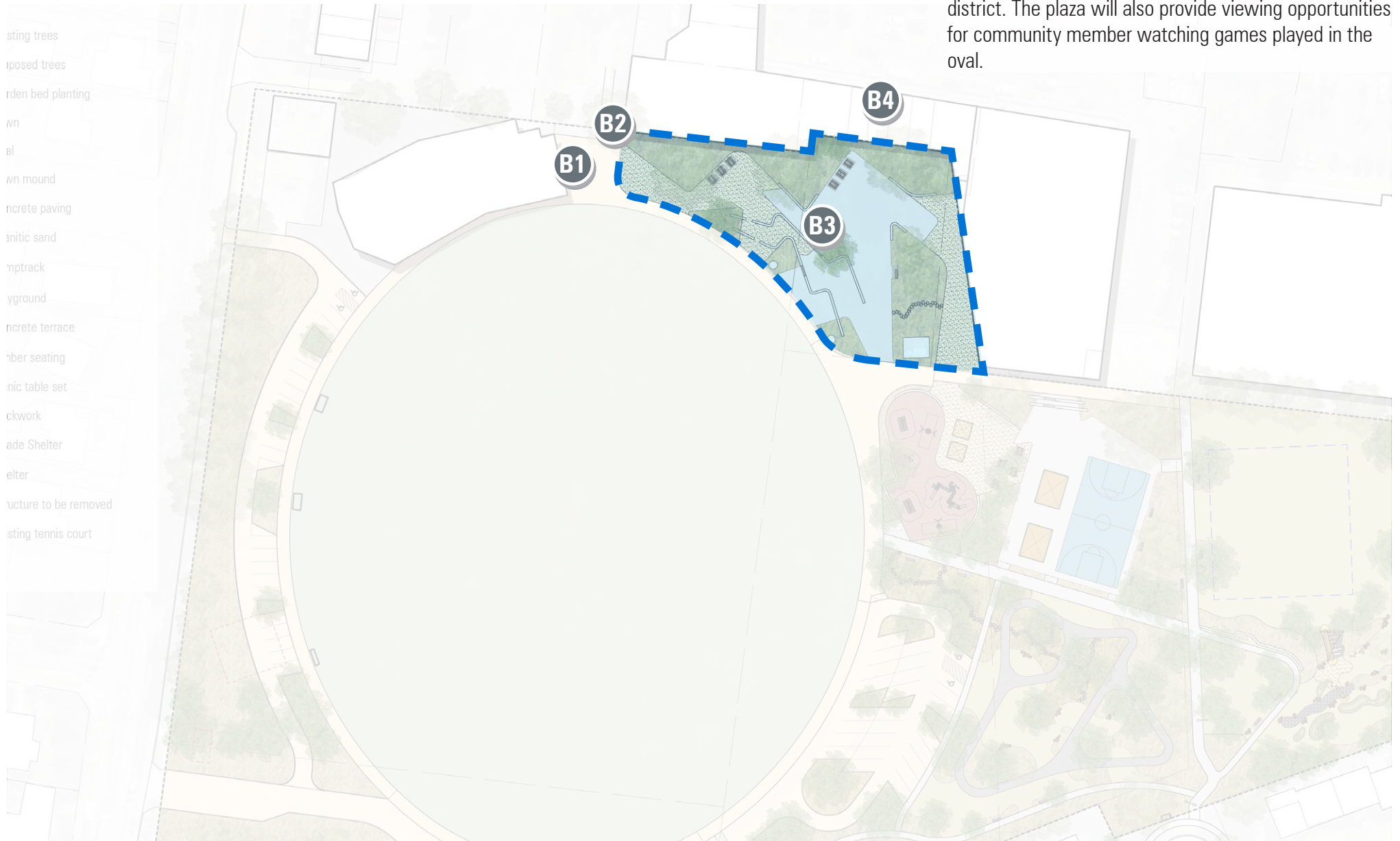
LEGEND

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 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: 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.	\$125,350	Short/Medium	\$62,350	\$63,000	-
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		\$2,410,975		\$1,572,900	\$832,825	\$5,250

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.



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	\$2,410,975	\$1,572,900	\$832,825	\$5,250
Total		\$3,890,625	\$2,342,075	\$1,463,300	\$85,250