

Overland Reserve

Master Plan 2017



introduction

Introduction

Overland Reserve is located in the suburb of Keilor East within the Rose Hill Ward and is bounded by Eastleigh Avenue to the south, Parkside Avenue to the east and residences to the north and west.

The Reserve is approximately 5.4 hectares and is defined by the Moonee Valley Open Space Strategy as a 'Municipal' Open Space and its character is classified as 'Sporting'. Overland Reserve is predominantly a park for the local neighbourhood with a wider catchment due its sporting facilities.

The Reserve contains a combination of active playing fields surrounded by mown grass area, two small tree copses along the eastern boundary and a playground, located to the south-east of the site. The adjacent St Peter's Primary School uses the south-east area of the Reserve during recess and lunchtimes on school days.

Moonee Valley City Council's Open Space Strategy recommends to "Prepare and implement a landscape Master Plan for this Reserve."

Whilst the Reserve is primarily sporting in nature and the consultation for the Open Space Strategy revealed this Reserve is currently not well used. The Reserve has the potential to be developed as an important local open space.

Council is committed to preparing a design for an upgraded pavilion for the Reserve within the 2017/18 financial year.

History

Keilor East is part of a region inhabited by the Wurundjeri people for over 40,000 years before European settlement. An abundance of food sources, water and other materials supported these communities.

European settlement of Keilor East dates from the mid-1800s, with some growth in the late 1800s. However significant residential development did not occur until the post-war years, with rapid growth during the 1970s and 1980s including the Overland Reserve area.



Overland Reserve - main oval

planning overlays and land ownership

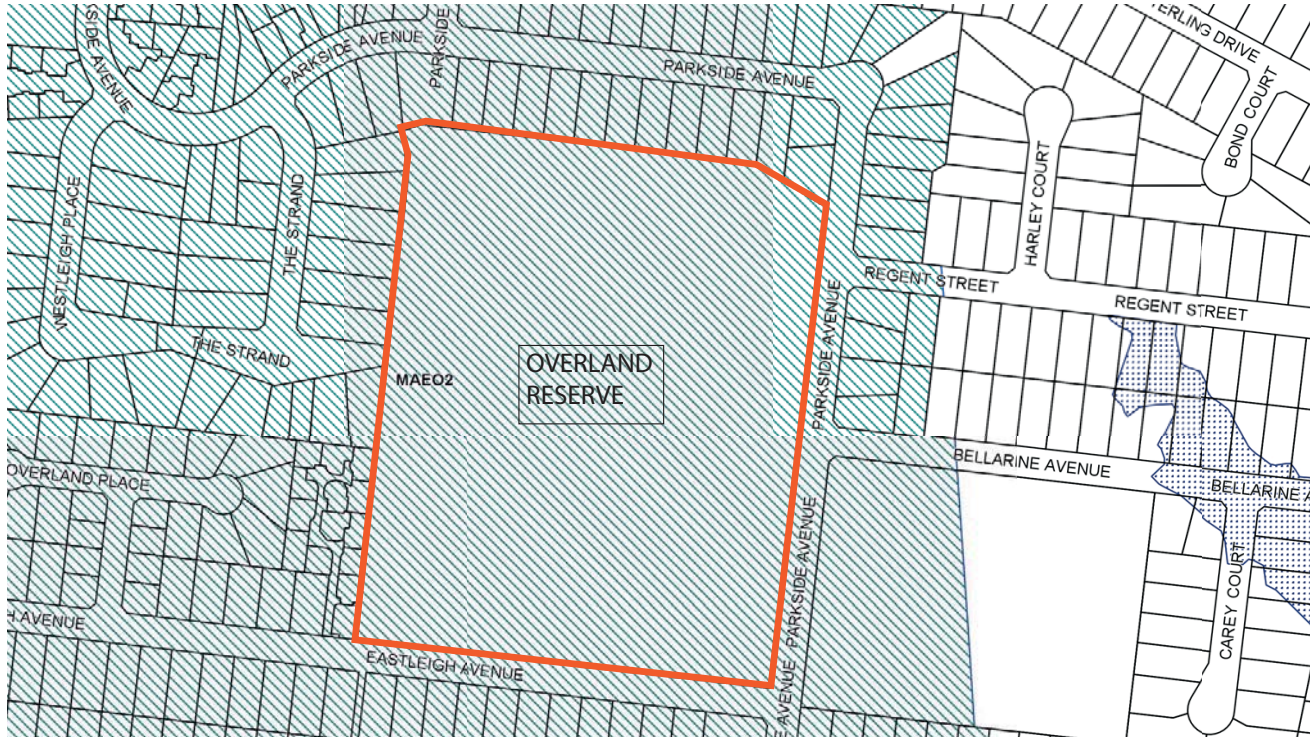


Land Ownership

Overland Reserve is divided into two titles, both owned by Moonee Valley City Council.

Zoning

Overland Reserve is zoned Public Park Recreation Zone (PPRZ).

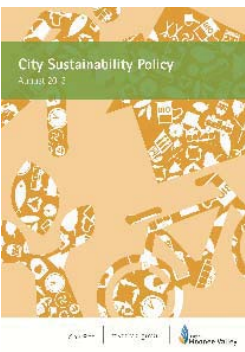
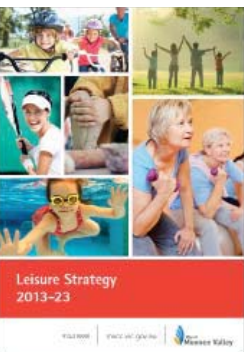


Melbourne Airport Environs Overlay

The site is subject to Schedule 2 of the Melbourne Airport Environs Overlay (MAE02) which identifies areas subject to moderate levels of aircraft noise and limits use and development as appropriate to that level of exposure.

The overlay requires permits for use of land for a dwelling, and other uses including, amongst others, arts and craft centre, education centre, office, place of assembly, restricted recreation facility and tavern. A permit is required to construct a building, for subdivision dwelling density is restricted.

strategic directions



Open Space Strategy

Vision: *A linked, sustainable and accessible system of quality open space well used by Moonee Valley's diverse community, comprising the waterway corridors that are highly valued for their native habitat and recreational use, and a diverse range of other open space Reserves across the City including historical gardens, large sporting Reserves and a network of smaller vibrant open spaces.*

Overland Reserve is a 'Municipal' Open Space, with character classified as 'Sporting'.
The recommendation in the Open Space Strategy is "Prepare and implement a landscape Master Plan for this Reserve."

The anticipated length of stay and potential use of the Reserve guides the type of facilities considered. As a Municipal Park the following facilities may be appropriate:

- Barbeques
- Car parking
- Club based indoor recreation and leisure facilities
- Club based outdoor recreation and leisure facilities, including sports fields, courts etc.
- Drinking taps
- Feature garden beds
- Informal sports facilities including tennis wall
- Basketball half court
- Cricket nets
- Large open grassed areas
- Lighting
- Paths – including shared
- Picnic shelters
- Playground – Large
- Public toilets
- Rubbish bins
- Seating
- Skate facilities

Leisure Strategy 2013

The Leisure Strategy focuses on enabling, supporting and improving people's capacity to be active socially, mentally and physically. This will involve many people and organisations, including community groups, clubs and commercial entities, working together to help achieve positive health and wellbeing outcomes for our community.

The strategy includes goals that will guide us in our planning for leisure services, places and spaces. The goals are:

- Enable enhanced program and service delivery
- Optimise, develop or redevelop spaces and places for leisure activities to meet the needs of multiple users
- Encourage leisure participation across the whole community
- Ensure that people are informed about leisure opportunities
- Support both structured and casual leisure activities
- Support, facilitate and build effective partnerships

City Sustainability Policy

"In 2035, Moonee Valley will be a city of clean, green and beautiful, vibrant, diverse and sustainable community that people experience as friendly and safe to live in." MV Next Generation 2035

Our lifestyles and cities are rapidly changing and our City Sustainability Policy takes the environmental knowledge we have gained over the past ten years, and brings it forward into the design and policy development for our community.

For leadership in city sustainability, Council's strategies need to think long term, find big picture connections and lay the foundations for more specific strategies, actions and guidelines.

The policy provides guidance through four themes:

- Urban Ecology – Greening our City
- Living Locally – Designing our City Better
- Your Home and Workplace – Lessening the Impact
- Valuing our Resources – Ways to lessen our waste

existing conditions and recommendations

Buildings and structures

A design for an upgraded pavilion at the Reserve is being prepared in 2017/18.

Other structures on site include:

- Set of three practice cricket nets located on the mid western boundary
- A storage container located near the cricket nets
- A large scoreboard and bin storage cage in the car park
- Sport field lighting - four poles to Oval 1 and two poles to Oval 2

Recommendations

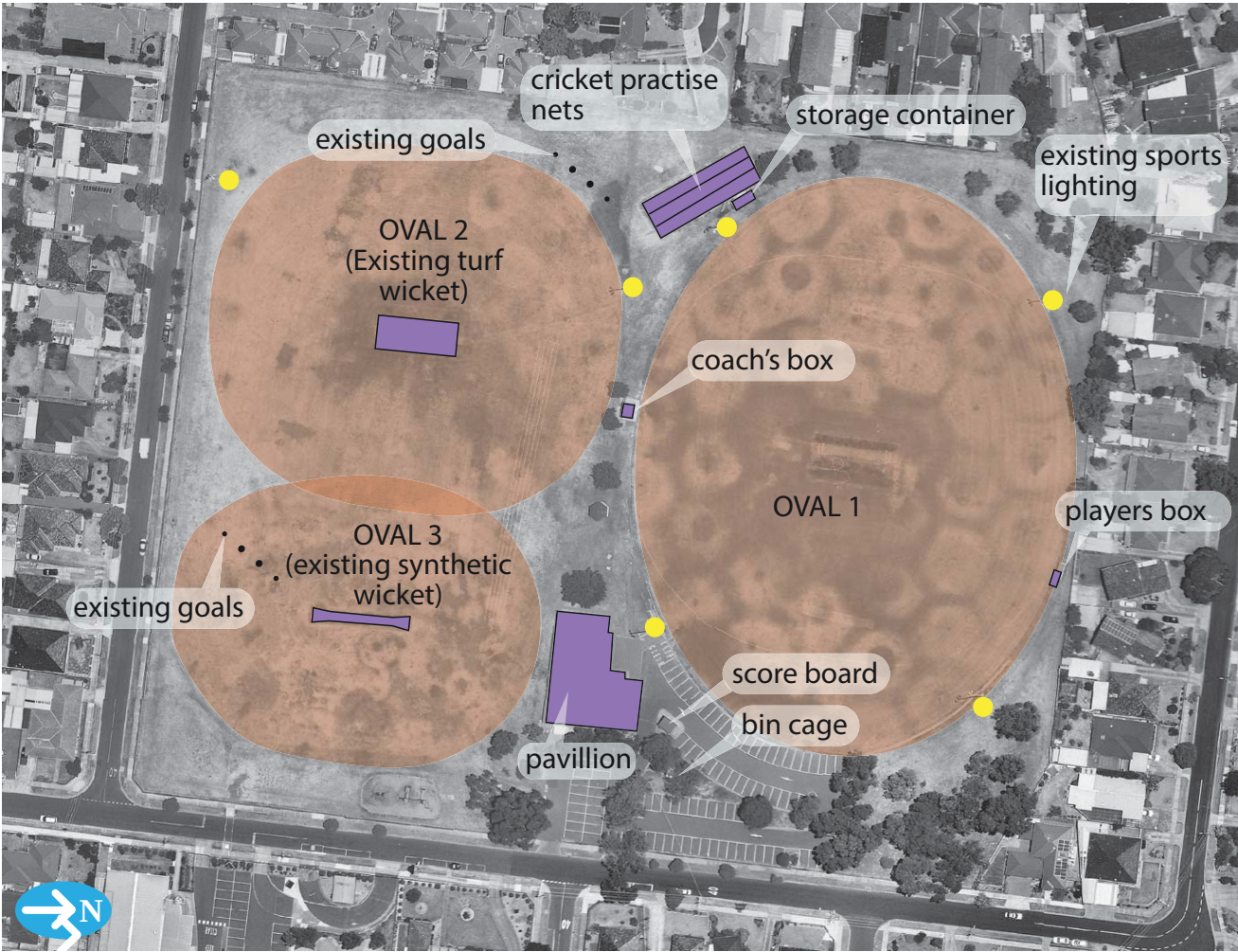
It is recommended that the design of the new pavilion is informed by the Master Plan with consideration for site context, formal and informal uses, access and circulation. The new pavilion will be multi-story enabling a condensed footprint and will be orientated to all ovals. The stormwater pit to the south of the pavilion will be addressed as part of the new pavilion design. The proposed pavilion footprint is indicative and subject change through the design process.

The pavilion will be designed in accordance with Council's Sport Development Plan 2014. It will now include externally accessible public toilets (in accordance with recommendations of the Open Space Strategy) with baby change facilities and sufficient storage space, avoiding the need for additional storage structures in the Reserve.

It is recommended to relocate the cricket nets to allow for improved pedestrian connection to and from the Strand. A standard cricket net facility rather than a multi-use cricket net facility, is recommended for the three lane nets in this Reserve. This is to avoid any adjacent storage requirements and high installation costs.

It is recommended to relocate the existing scoreboard currently located within the car park to a new location that is visible from the pavilion, and to relocate the bin storage cage within a re-designed car park. It is recommended to add a players box for visiting players on the south side of Oval 1. The existing players box to the north of Oval 1 could be replaced with a combined scoreboard/players box structure. Note that the scoreboard is subject to funding by the Sporting Club.

It is recommended to upgrade lighting to Oval 2 with additional light poles in accordance with the Sports Field Lighting Development Plan recommendations.



Overland Reserve - existing structures and sports usage



Overland Reserve - existing pavilion

existing conditions and recommendations

Formal Sports Usage

Overland Reserve contains one main oval to the north (Oval 1) and two smaller ovals to the south (Ovals 2 & 3). These are all used throughout the year for Australian Rules Football and Cricket. The East Keilor Football Club and East Keilor Cricket Club use the Reserve for games and training. Overland Reserve is the only Reserve used by these clubs for practice and home games. The football club use all three ovals for training. The cricket club do not have games on Oval 2 and 3 at the same time but require both a synthetic wicket for their junior competitions and a turf wicket for senior games.

A netball court located within the adjacent St Peter's school is currently being used for netball training. It is reported to be in poor condition. The Netball Facility Review and Development Plan 2009 does not include any recommendations for Overland Reserve.

Ball protection fencing is currently provided behind the goals on the west side of Oval 1, however cricket balls and footballs have reportedly entered a number of residential properties to the west side of Oval 2. In addition potential damage from balls deter people parking in the car park area behind the eastern Oval 1 goals.

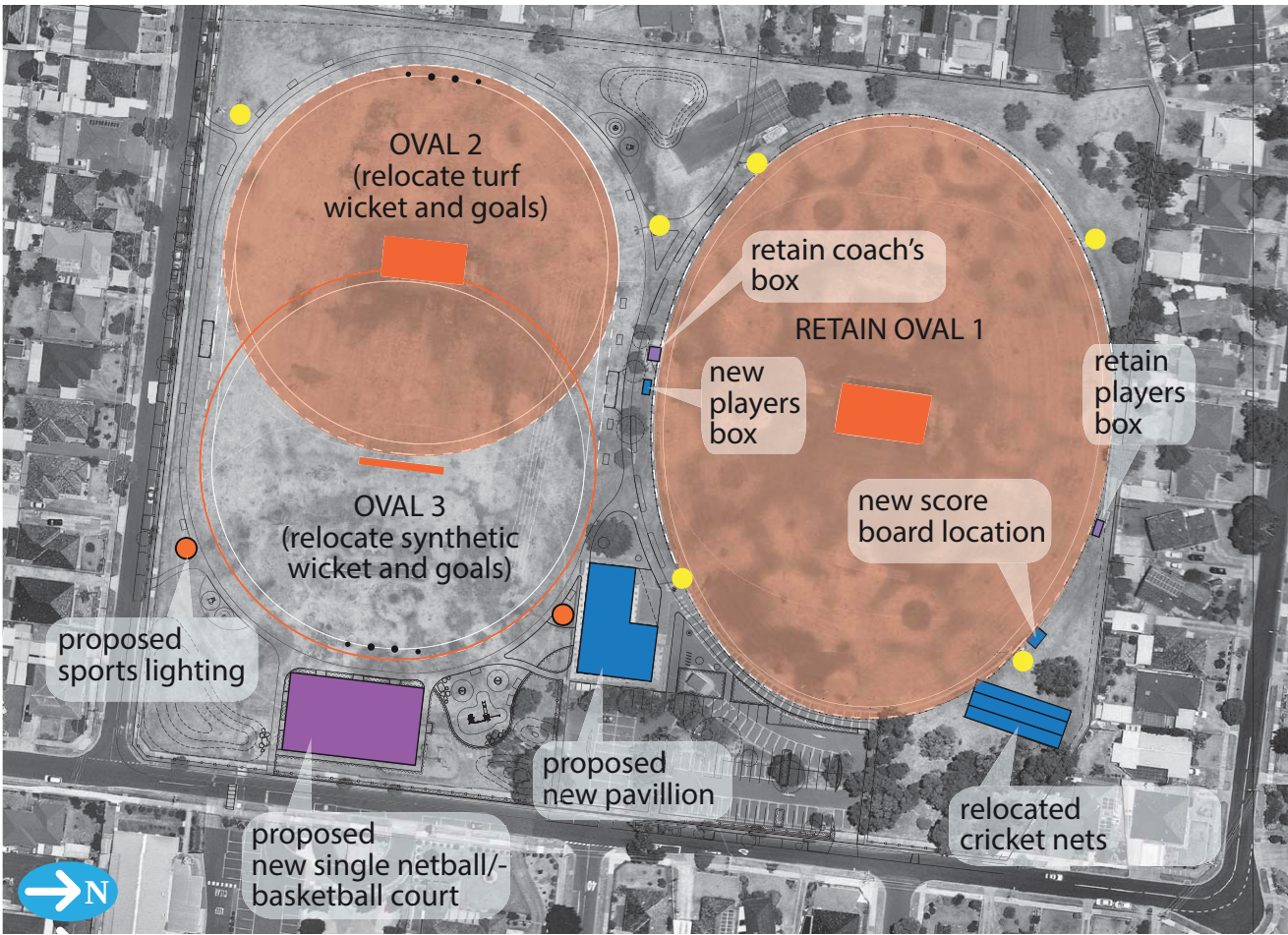
Recommendations

It is recommended to provide a single community use multi-lined netball /basketball court with a fixed multi head netball/basketball goal/hoop and seating. The netball/ basketball court would be constructed to current Netball Victoria compliance standards. It is intended that this court would be available to be booked for training purposes. Earthworks would be required as part of the implementation works.

It is recommended to increase and enhance open space for informal use to the south east corner of the Reserve with new planting, increased seating and an improved playspace. This requires realigning and further overlapping Ovals 2 and 3 and relocating both the wickets. The goals are proposed to be relocated to an east-west orientation to match Oval 1 with wickets being covered during the football season.

It is recommended to provide ball protection fencing along the western perimeter, adjacent to Oval 2. Ball protection fencing is also proposed behind the goals at the eastern end of Ovals 1 and 3. The extent and design of the fencing will be determined in consultation with the sports clubs and residents and is subject to easement restrictions.

It is recommended to upgrade the existing galvanised pipe fence around Oval 1 and to provide improved drainage, through a new spoon drain and subsurface drain, around the Oval 1 perimeter.



Overland Reserve - proposed buildings, structures and sports usage



Overland Reserve - oval 1



Overland Reserve - ovals 2 & 3

existing conditions and recommendations

Pedestrian pathways and entrances

There are no pedestrian paths provided within the Reserve apart from the paved area immediately around the pavilion. Access from Parkside Avenue to the pavilion and Oval 1 is currently through the car park.

Footpaths are located along the south and eastern perimeter of the park. A crossing point is located on Parkside Avenue opposite St Peter's Primary School.

Recommendations

It is recommended to provide pathways to improve access to park facilities and to create recreational circuits.

It is recommended to provide a path link to The Strand to the west of the Reserve and at a location near the lane way off Eastleigh Avenue at the south west corner of the Reserve.

The car park area is the main entry to the Reserve and it is recommended to make the car park more pedestrian friendly including designated pedestrian paths through the car park.

The footpath located along the southern edge of the Reserve is proposed to be re-located inside the park and will form part of the circuit path. This will provide space for the proposed indented parking along Eastleigh Street.

It is recommended to install a new pram crossing on Parkside Avenue opposite the footpath on the north side of Regent Street and a maintenance crossing on Eastleigh Avenue near the western boundary to improve pedestrian and maintenance access to the Reserve.



Overland Reserve - proposed pathways



Overland Reserve - view from The Strand

existing conditions and recommendations

Vehicular circulation & car parking

The Reserve car park includes approximately 97 spaces. The existing entry/exit point is not preferable because it is directly opposite an intersection. St Peter's Primary School staff currently use the Reserve car park during the day.

There is traffic congestion in streets surrounding the Reserve at school pick up and drop off times and during senior football matches. Cars park on both sides of the street, reducing circulation to a single lane. Parking restrictions have been applied to alleviate the congestion. No parking applies to the south side of Eastleigh Avenues during school pick up and drop off times and to the west side of Parkside Avenue opposite the car park on Saturdays between 9-3 from April to September.

A parking occupancy survey was undertaken of parking within 350m of the Reserve on Saturday 29 April 8am-5pm and Thursday 4 May, 3pm - 8pm, 2017. The timing of the survey factored in football games including a senior football game, school pick up and drop off and evening sports training. The results indicated that during the times surveyed there was available parking capacity within 350m of the Reserve.

Recommendations

It is recommended to improve pedestrian access through the car park by reconfiguring the layout. The new layout would provide an new single entry /exit at the north end of the car park. The number of accessible parking spaces would increase in line with Council's Accessible Parking Review. There would be a slight decrease in the number of parking spaces in the car park.

It is recommended to provide indented parking on Parkside Avenue adjacent to the car park with a further stretch along Eastleigh Avenue. The indented parking would allow two way traffic relieving some of the current congestion. As the car parking is subject to further design, numbers shown are indicative however it is anticipated that the indented parking would provide a net increase of parking spaces during school pick up and drop off times and no loss of parking during Saturdays 9am-3pm, from April to September, a peak time for football games.

The proposed parking is subject to further design and may require footpath relocation and some tree removal.

It is recommended that clubs to encourage members and spectators to use alternative forms of transport including buses, active transport or shared transport.



Overland Reserve - existing car parking



Overland Reserve - proposed car parking

existing conditions and recommendations

site hydrology, drainage & irrigation

The ovals at Overland Reserve are currently irrigated using potable water. The car park is centrally crowned and may provide some passive irrigation onto the oval to the west in high rainfall events. However the kerbed car park planting areas would not receive any passive irrigation. A stormwater pit on the south side of the pavilion sits in a low, poorly drained area and the north west side of Oval 1 is poorly drained.

The Integrated Water Supply Plan (June 2012) prepared by City West Water, working with Moonee Valley City Council, developed alternative, sustainable water supply strategies for many of MVCC's open spaces and sporting facilities including Overland Reserve. The document includes high level concept design and cost analysis for strategy options for each project site.

Overland Reserve was considered as part of a large catchment including JH Allan Reserve. A range of water supply options were considered against the base case of potable water. The report recommends a stormwater harvesting strategy which includes shared treatment and storage facilities at JH Allan Reserve. Stormwater would be diverted from the Milleara Road drain to be treated and stored in a large underground tank at Overland Reserve for irrigation for both Overland Reserve and JH Allan Reserve.

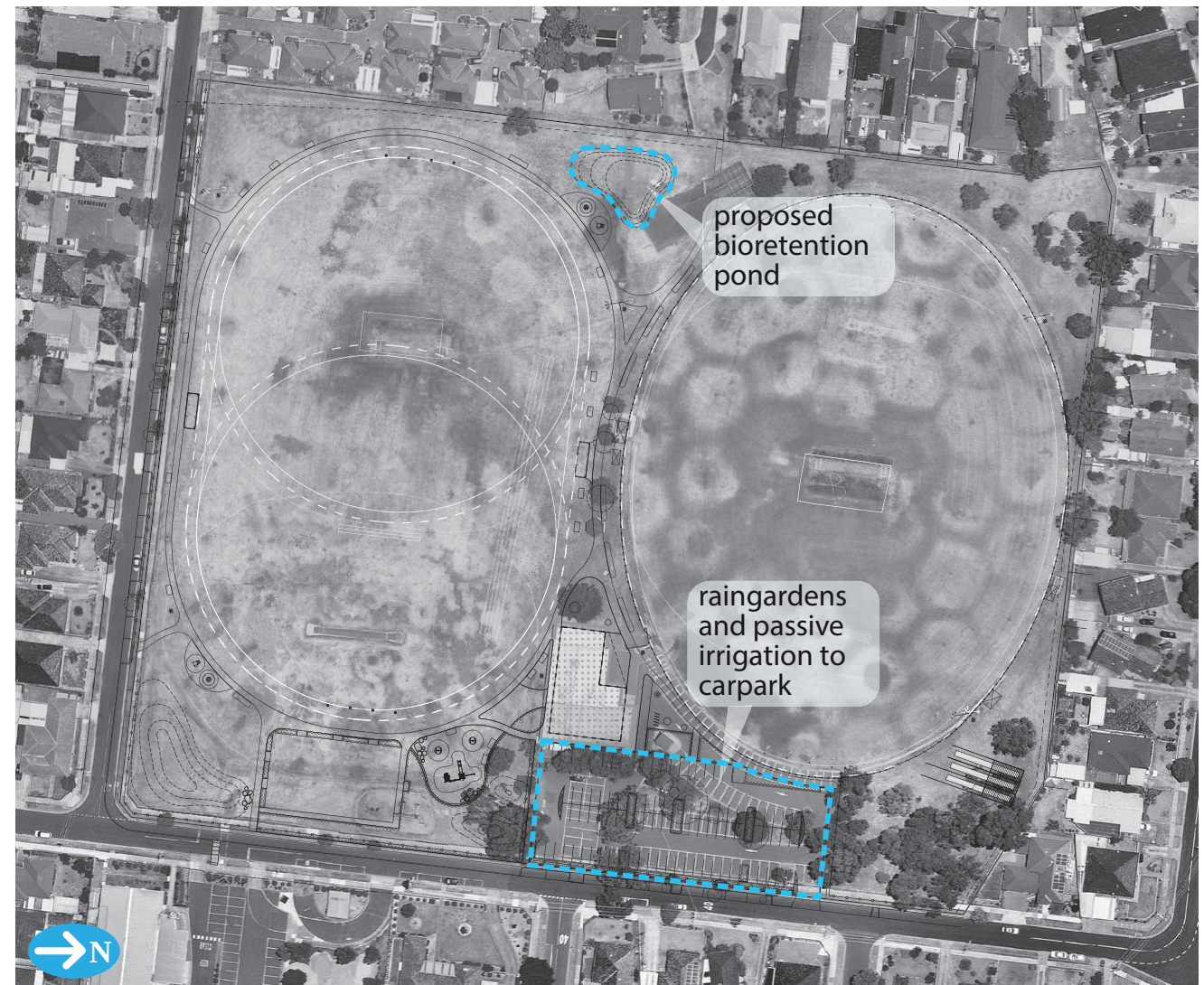
A review of the concept for feasibility and costing would guide any future design. The irrigation demand assumptions in the report appear high and requires review. Feasibility would also consider spatial requirements including; on site treatment (e.g. bio-retention pond), consider alternative local stormwater harvesting sources and review whether treatment and storage is more appropriately located at JH Allan Reserve.

Recommendations

It is recommended to provide stormwater cleansing and passive irrigation through rain gardens and swales in the upgraded car park. Permeable paving shall be considered in the car park upgrade to increase permeability.

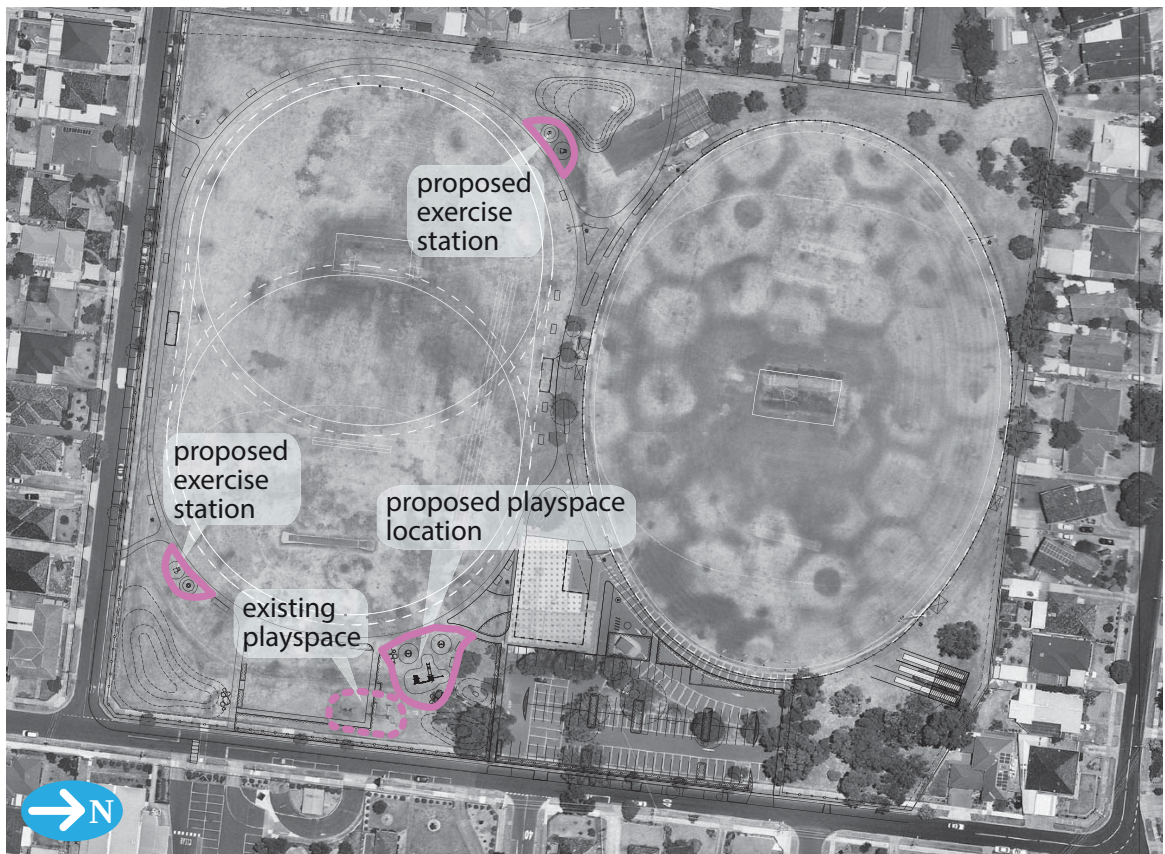
It is recommended to further investigate the feasibility of the sustainable water supply concept in the Integrated Water Supply Plan. This feasibility would include a review of cost benefit, preferred treatment and storage locations and irrigation demand. It would also consider investigation of an alternative concept for harvesting and storing car park and roof run off for irrigation purposes at Overland Reserve. An area set aside for a possible bio-retention pond could alternatively be planted out as a tree copse.

It is proposed to improve drainage to Oval 1 by installing a spoon and subsurface drain around the Oval perimeter.



Overland Reserve - water sensitive urban design opportunities

existing conditions and recommendations



Overland Reserve - proposed playspace and exercise stations

Playspaces and Exercise Stations

The playspace is located adjacent to Parkside Avenue with a high fence separating it from the road. The location of the playspace is not visible from the main oval.

The Playspace Plan 2013-23 nominates the playground as a Minor playspace, providing for intermediate aged children (4-8 years). The Playspace Implementation Plan nominates the playspace for upgrade in 2016/17 as part of Playground renewal.

Recommendations

It is recommended to relocate the playspace away from the edge of the Reserve with adjacent seating and picnic facilities.

It is recommended to provide one or more exercise stations around the oval for people who want to increase their fitness levels in an open and social setting.



Overland Reserve - proposed seating shelters and other furniture

Shelter, seating & other furniture

Limited seating is provided around the Reserve with some aged seating around the south side of Oval 1 and a single rotunda containing a picnic setting. Coach's boxes are provided for Oval 1 and some mounds are used by spectators to the north west of Oval 1.

Recommendations

It is recommended to provide some sheltered seating for Oval 2 and 3 that could be used for both player bench or for informal use. This would allow removal of the existing rotunda.

It is recommended to provide additional spectator seating around all the ovals for spectators and informal use.

Additional picnic tables, bins and barbeques are proposed to be located near the pavilion. Bike parking and drinking fountains are to be located near the pavilion entry. Signage is to be installed as required.



Examples of outdoor exercise station

existing conditions and recommendations

Vegetation and Urban Ecology

There are a limited numbers of trees in the Reserve and the existing garden beds around the car park are in poor condition.

There are two native tree copses, one to the north-east corner of the site and one between the car park entry and the playspace. These trees are providing valuable habitat to the local area as well as trapping air pollutants, reducing summer temperatures and sequestering carbon.

Recommendations

It is recommended to retain and enhance the tree copses, with additional tree planting.

It is recommended to increase canopy cover with new tree plantings to the perimeter of the Reserve, along the proposed central path and to seating locations and along the adjacent roads. Tree planting to the grassed area at the Reserve end of the Strand would restrict illegal parking. All tree planting will be a minimum of 3.0m from adjacent residential properties. Street Tree Planting will be in accordance with Council's Tree Management Strategy.

It is recommended to provide shrub planting in key locations to increase ecological complexity and biodiversity.

It is recommended to provide rain gardens around the car park that capture car park runoff and provide passive irrigation to adjacent planting.



Overland Reserve - existing and proposed vegetation



Overland Reserve - existing tree copse



Overland Reserve - limited existing tree planting



SPORTS FACILITIES

- 1 Multi-lined netball/basketball court with seating.
- 2 Oval 2 and 3: Overlap ovals. Relocate wickets and goal posts. Additional sports lighting (location indicative).
- 3 Oval 1: upgrade drainage and fence.
- 4 Cricket nets relocated with a break in the adjacent oval fence.
- 5 Ball protection fencing locations: western boundary of Oval 2, eastern side of goals on Oval 1 and Oval 3.
- 6 Scoreboard relocated (subject to sports club funding).
- 7 New player's box

PAVILION

- 8 New multi-storey pavilion including storage and publicly accessible toilets. Includes surrounding paved areas with furniture. Note that the pavilion footprint is indicative and subject to future design.

PEDESTRIAN PATHWAYS AND ACCESS

- 9 Pathways link facilities in the Reserve and provide access through the car park and to and from adjacent streets and St Peters Primary School.
- 10 Circuit path around Ovals 2 and 3.

CAR PARKING

- 11 Car park upgrade to meet standards and improve pedestrian access. Includes four accessible car parking spaces, upgraded fencing and relocated bin storage.
 - 12 New car park entry /exit.
 - 13 Indented parking on Parkside Avenue.
 - 14 Indented parking on Eastleigh Avenue.
- Note all car parking proposals are subject to change during detailed design.

PLAYSPACE & EXERCISE STATIONS

- 15 Playspace: upgrade in accordance with Council's Playspace Plan.
- 16 Exercise stations along the circuit path.

SEATING & FURNITURE

- 17 Additional seating to both Ovals for spectators and informal use.
- 18 Seating shelters to Oval 2 for player's bench and informal use.
- 19 Picnic area with barbeque.
- 20 Bike parking and drinking fountain.

WATER SENSITIVE URBAN DESIGN

- 21 Rain gardens/swales in car park for storm water cleansing and passive irrigation. Locations are indicative and subject to car park and drainage design development.
- 22 Feasibility study for stormwater harvesting, treating and storage system for irrigating the ovals.

TREES & OTHER VEGETATION

- 23 Tree copses: expand with new trees.
- 24 New native tree to the perimeter of the reserve, the car park and key locations.
- 25 New deciduous shade trees along the proposed central path and key locations.
- 26 Native low shrub planting.
- 27 New street tree planting in accordance with Council's current Tree Management Strategy.
- 28 Tree planting and bollards at the end of the Strand to obstruct illegal parking.

LEGEND

	Existing Tree (to be retained)		Proposed Native Tree
	Existing Tree to be Removed		Proposed Deciduous Tree
	Irrigated Grass Surface		Proposed Stormwater Treatment
	Non Irrigated Grass Surface		Existing Sports Lighting
	Proposed Garden Beds (low native planting)		Proposed Sports Lighting (location indicative)
	Proposed Raingarden		Proposed Seats, Picnic Tables & Bins
	Proposed Concrete Path		Proposed Feature Rockwork
	Proposed Gravel		Ball Protection Fencing
	Proposed Asphalt Paving		Pedestrian Entry
	Proposed Feature Paving		Maintenance Entry Gate
	Proposed Softfall Mulch		Pedestrian Access

Scale 1:600 @ A1
August 2017



consultation

Round 1 consultation - Information Gathering

A first round of consultation gathered information about community ideas and concerns. A total of 35 written submissions were received.

Consultation included:

- A community session at Overland Reserve 1-3pm Sunday 27 November 2016
- Feedback forms were letter box dropped with reply paid envelopes to 1,800 surrounding addresses. Responses were received via the feedback form and also through emails and phone calls.
- A meeting with key stakeholders - East Keilor Sporting Club and St Peter's Primary School.

The following key feedback was used to prepare the draft Master Plan:

- Support for netball facility on site Concern with current traffic and parking congestion during school pick up and drop off times and when senior football matches are held.
- Request for additional tree planting
- Support for the playground and request to relocate the playground to a more central location and away from the road
- Request for more seating and sheltered seating for viewing games

Round 2 consultation - Draft Master Plan

A second round of consultation presented a draft master plan with two options. Option 2 included a four court netball facility and removal of the third oval. A total of 64 written submissions were received.

Consultation included:

- A community session at Overland Reserve 9-11am Saturday 24 June 2017
- Feedback forms were letter box dropped with reply paid envelopes to 1,800 surrounding addresses.
- Responses were received via the feedback form and also through emails and phone calls.
- A meeting with key stakeholders - East Keilor Sporting Club and St Peter's Primary School.
- A meeting with the Essendon District Netball Association

The following key feedback was used to prepare the final Master Plan:

- Support for netball facilities
- Against netball facilities - main reason: Do not want to lose 3rd oval, concern that proposed netball will exacerbate noise, lighting and parking
- Retain and /or improve oval 1 fence which is required for crowd control.
- Do not support proposed cricket net location.
- Ball protection fencing /improved ball protection fencing required.
- Problems with parking in the Strand.

The total of options preferences received were: Option 1: 38, Option 2: 42.



External Stakeholders

- East Keilor Cricket Club
- East Keilor Football Club
- St Peter's Primary School
- Essendon District netball Association

Internal Consultation

- City Design
- Sport and Recreation
- Traffic and Transport
- Sustainability
- Depot Operations
- Community Planning

implementation

Based on the current facility upgrade needs and feedback received from the community, the following implementation plan has been developed. The Master Plan implementation will occur over a period of approximately fifteen years and will be subject to budgetary considerations and possible external funding opportunities. The purpose of Master Plans for open spaces such as Overland Reserve is to provide a guiding document for any future development that may occur within the Reserve. *The stormwater harvesting system items are subject to further feasibility.

Short Term 2017/18-21/22		Cost Estimate \$	Ongoing maintenance / programmed replacement
2017/18	Pavilion design	TBC	Plan for recurrent maintenance
	<i>Subtotal</i>	<i>(Pavilion design cost TBC)</i>	
2018/19	Pavilion construction (stage 1). Estimated cost of building works: \$3,100-00 per sqm	TBC	Recurrent maintenance required
	Design for car parking including WSUD, paths, indented parking & crossings	80,000	Plan for recurrent maintenance
	Design of netball /basketball court	20,000	Plan for recurrent maintenance
	Landscape design: pavilion surrounds landscaping, paths, seating shelters, furniture, signage, planting & playspace (in house)	<i>in-house</i>	Plan for recurrent maintenance
	Stormwater harvesting feasibility	30,000	Review recurrent maintenance requirements
	Design & install ball protection fencing to western boundary of Oval 2	100,000	Plan for recurrent maintenance
	<i>Subtotal</i>	<i>(230,000+ pavilion cost)</i>	
2019/20	Pavilion construction (stage 2) including pavilion surrounds landscaping	TBC	Recurrent maintenance required
	Detailed design of stormwater harvesting, treatment, storage & irrigation*	150,000	Plan for recurrent maintenance
	Car park construction including: rain gardens, paths, crossings, score board re-location & fencing.	300,000	Recurrent maintenance required
	Indented street parking construction	250,000	Recurrent maintenance required
	Design & install ball protection fencing to east of Ovals 1 & 3	50,000	Plan for recurrent maintenance
	<i>Subtotal</i>	<i>(750,000+ pavilion cost)</i>	
2020/21	Construction of netball court including earthworks & path surrounds	150,000	Recurrent maintenance required
	Playspace construction	150,000	Recurrent maintenance required. Upgrade required in approximately. 20 years.
	Construction of paths, shelters & furniture	500,000	Recurrent maintenance required
	Construction of new cricket nets & demolition of existing	100,000	Recurrent maintenance required
	Re-locate goal posts & wickets Ovals 2/3	85,000	Recurrent maintenance required
	Tree planting & garden bed construction	30,000	Recurrent maintenance required
	<i>Subtotal</i>	<i>(1,015,000)</i>	
Medium Term 2022-2026			
	Construction of stormwater harvesting system* (piped from Melbourne Water drain with connection to JH Allan) and irrigation.	2,000,000	Recurrent maintenance required
	Design & install oval lighting upgrade	160,000	Recurrent maintenance required
	Design & install exercise stations	20,000	Recurrent maintenance required
	Install new fence Oval 1	50,000	Recurrent maintenance required
	Design & install drainage main drain & spoon drain to Oval 1	40,000	Recurrent maintenance required
	<i>Subtotal</i>	<i>(2,270,000)</i>	
Long Term 2027-2031 and ongoing through recurrent budgets			