

ISSUED AS FINAL ADOPTED MASTERPLAN

NAMATJIRA PARK MASTERPLAN

Thursday, 2 September 2021

CITY OF KINGSTON

37 SPRINGS ROAD
#Site Address2
CLAYTON SOUTH
3169

theCommunity
Collaborative.

PRELIMINARY CONCEPT - PC08

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what?

As part of a commitment to improve its open spaces, developing a Namatjira Park Master Plan allows Council to work collaboratively with the community to set the long-term vision for the reserve to ensure it continues to meet the current and future needs of the community.

The master planning process must be responsive to the current needs of space, facilitate community growth, and guide ongoing management and future decision-making for the site in a way that balances environmental, financial and infrastructure requirements.

The City of Kingston appointed planning consultants **theCommunityCollaborative**. to lead a project team including **106Architects** in providing project management and associated planning, investigations, and design services for the Master Plan.

To facilitate this, the Master Plan was delivered in eight steps:

STEP 1 - Oct 2020



Demand Assessment

Literature review
Demographics
Needs analysis

STEP 2 - Nov 2020



Consult - phase 1

Staff, sport clubs, residents
+ other users

STEP 3 - Dec 2020



Technical Assessments

Site survey
Tree investigation
Traffic review

STEP 4 - Dec 2020



Consult - phase 2

Review site assessment
Options analysis

STEP 5 - Jan 2021



Design development

Infrastructure analysis
Site layout designs

STEP 6 - Feb 2021



Consult - phase 3

Review of draft
layout designs

STEP 7 - Mar/Apr 2021



Draft Master plan

Consult review
Design response
Implementation

STEP 8 - May/June 2021



Consult - phase 4

Council reporting
Public exhibition

A supporting 'Issues + Opportunities Report' has been developed that outlines the data, literature, technical advice, and consultation outcomes which should be read in conjunction with this Master Plan.

where?

Namatjira Park is a 12.1HA site in Clayton South that provides a diversity of opportunities including social, family, sport, recreation, play and environment experiences. The reserve has a single oval, single tennis court, sporting pavilion, bowls club and bistro, skate park, playground, tennis wall, basketball half court, and dog off-leash park.

It is currently home to four organised sporting tenants, including traditional training and competition use for gridiron, competition only use for cricket, and year-round use for lawn bowls.

The site also has wetlands with a catchment area of 634ha. The wetlands treat stormwater before it reaches Port Phillip Bay, providing flood protection of local properties, and a home for native wildlife.

the**Community**
Collaborative.

why?

Kingston, along with the rest of Melbourne, has experienced significant population growth in recent years. At the same time, it has seen a boom in sport and recreation participation from women and girls. The result is sporting clubs in Kingston are growing from strength to strength - which is great!

But we also know that changes in work patterns and lifestyle, and cost, time, and access issues, are driving people to active recreation options that best fit individual circumstances. Walking, fitness and gym, and jogging/ running are some of the highest participated activities.

This all means there is greater demand for sports fields, change rooms, playgrounds, trails, paths, and other public facilities to support participation - which Council is under increasing pressure to provide.

Consequently, as part of Council's commitment to support sport and recreation and improve its open spaces, we developed this master plan in response to the following key drivers:



changing participation trends.

People are now increasingly looking to casual, pay-as-you-go or free physical activity options to fit into their busy lifestyles.

This means that increasing opportunities to participate in these active recreation pursuits, while continuing to support traditional sport, may offer the best opportunity to improve the community's health and wellbeing. The ability of our open spaces to meet these changing needs is becoming an increasingly important issue.



asset renewal.

A number of the existing assets at the reserve are nearing the end of their functional life and require renewal. This presents a unique chance for Council to develop a complimentary Master Plan that proposes a range of additional improvements, ensuring that the whole reserve continues to meet community needs into the future.



population growth.

Kingston's population is projected to increase by more than 32,000 people, and the area in and around Clayton South by over 3,000 people, in the next 20 years. We must ensure the facilities and infrastructure we provide to the community continue to support participation by all ages and abilities.



coordinated planning.

Incorporate strategic directions from National (Sport 2030), State (Active Victoria) and local (Kingston Sport and Recreation Strategy) policies and plans provide valuable guidance on how we respond to these challenges and ensures Kingston continues to deliver the best outcomes for the community.



diverse community.

The high proportion of CALD communities within the surrounding precinct, combined with Clayton South and Clarinda being identified as the most disadvantaged areas in Kingston, significant growth in lone person households, less than one-third of the Kingston population meeting the recommended amount of physical activity each week, and over half of the population being overweight or obese, suggest that the investment in sport and recreation infrastructure, and particularly the provision of free, unstructured recreation opportunities, will be of significant benefit to the community.

who?

We have undertaken a comprehensive stakeholder engagement program to understand the current and future needs of Namatjira Park, including council staff interviews, stakeholder submissions, interviews and workshops, and a community survey.

We received some important feedback through this process, with a focus being on retaining the wetlands, trees and 'naturalness' of the site, traffic management and public safety improvements, playspace upgrades, and sport and active recreation upgrades. Based on the feedback received, draft concept plans were developed.

Another round of Stakeholder Reference Group and Project Working Group engagement sessions were undertaken to test and challenge early design thinking. Following this, the concept plans were further refined into a preferred Draft Master Plan and released for public consultation with feedback anticipated via a range of methods.

how?

The overarching design vision for the reserve is: "Create a high-quality public realm that includes multi-functional built infrastructure and green open spaces suitable for a diverse mix of passive and active sport and recreational activities."

This will be achieved through adherence to a set of guiding principles that will inform development of the site, focused on: Sport and active recreation infrastructure; Public amenity; Safety; Mobility and access; Parking/traffic; Tree and vegetation management; and Sustainability.

The Master Plan must propose facilities and elements to support an existing demand for sport and active recreation and an increase in passive recreation, offering a range of options for the improvement of the health and wellbeing of the Kingston community.

The benefit of getting the balancing act just right between active and passive activities ensures use of the reserve is maximised, boosting the local site amenity and reinforcing whole of community ownership. The following key directions are proposed:

- Provision of two rectangular fields
- Accommodate new sporting club during winter sporting season
- Pavilion upgrade and relocation
- Upgrade of floodlights
- Provision of cricket nets
- Update fitness + play areas
- Develop urban recreation zone inc. tennis court, basketball court, tennis hitting wall, and skate/bmx facilities
- Preserve wetlands as a 'natural oasis'
- Provision of limited new car parking
- Improve security lighting throughout
- Improve pedestrian links throughout
- A range of well vegetated areas will support landscape improvements
- Provision of distance markers throughout trail network
- Formalise existing pedestrian access entry points and promote CPTED
- Develop a shared path along the Mordialloc Settlement Drain
- Ensure stormwater connections are prioritised and consider irrigation of open space areas to support provision of 'cool refuges'

when?

The Master Plan is proposed for implementation over a 5-7 year period and anticipated to cost in the order of \$8,382,489, rising to \$12,320,489, after contingencies and cost escalations are added (over 5 years).



LEGEND: <div><div> DISABLED PARKING</div><div> TACTILE PAVERS</div><div> TEMPORARY BENCH MARK</div><div> HOUSE DRAIN</div><div> ELECTRICAL LIGHT POLE</div></div> <div><div> EXISTING TREE</div><div> TITLE LINE</div><div> TELSTRA PIT</div><div> BOLLARD</div><div> ELECTRICAL POLE</div></div> <div><div> INVERT LEVEL</div><div> JUNCTION PIT</div><div> GRATED PIT</div><div> SIDE ENTRY PIT</div><div> PHOTOS</div></div>
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EXISTING SITE PLAN



EXISTING TENNIS

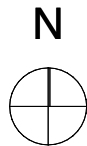


EXISTING SKATE



EXISTING VEGETATION

EXISTING MASTERPLAN
Scale 1:1250, 1:10 @ A1 :: 1:2500 @ A3



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NAMATJIRA PARK MASTERPLAN
PRELIMINARY CONCEPT - PC08

37 SPRINGS ROAD
#Site Address2
CLAYTON SOUTH

FOR CITY OF KINGSTON
PROJECT NO A20109
Thursday, 2 September 2021

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RevID	Revision	Date
A	ISSUED FOR STAKEHOLDER REVIEW	05-05-2021
B	ISSUED AS FINAL ADOPTED MP	23-08-2021

NAME
EXISTING MASTERPLAN

SHEET / REV

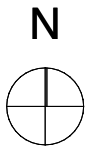
MP_0.1

PROPOSED MASTERPLAN



ITEM	DESCRIPTION
1 Shared multi-purpose pavilion	Relocation of 700m2 equivalent pavilion as extension of bowls club facility, per indicative layout sketches. Inclusive of remodelling of some existing internal areas, new storage areas, relocation of water tanks, adjacent landscaping and demolition of existing.
2 Bowling green #3	Redevelopment as covered, all-weather synthetic green utilising tension membrane structure or similar. Inclusive of adjacent landscaping and renewal of external 'al fresco' areas between existing facility and new covered green.
3 Field of play	Development of expanded field of play area (116m x 155m gross area) to accommodate two rectangle fields (110m x 60m) with a new turf wicket table (23m x 15m) between and an oval (100m x 112m) overlaid. Includes allowance for safety run-offs of 3m at goal lines and between fields and turf table, 5m on external sides. Includes drainage and irrigation upgrades, and provision of covered player boxes, scoreboard and other ancillary facilities. A 1m high retaining wall may need to be constructed at the South-East corner where surrounding path network is less than 5m from the field of play – to be confirmed during detailed design phase
4 Sports lighting	Upgrade of floodlights to training standard (100 lux) but constructed with capacity for future upgrade to playing standard (200 lux).
5 Cricket nets	Provision of 3 lane minimum cricket net structure. Develop as fully enclosed structure and consider provision of futsal goals built into fence line to promote alternative uses.
6 Northern carpark renewal	Renewal of existing 139 parking spots and allowance for kerb extension to provide new exit point onto Springs Rd facilitating one-way traffic flow through carpark. Includes provision of overflow parking area for up to 50 added informal parking spots to accommodate peak usage.
7 Active recreation zone	Renewal of existing infrastructure, including the provision of tennis courts (x2) with basketball/netball (x1) and futsal (x1) courts overlaid, rebound wall and skate/ scooter/ BMX infrastructure. Overlaying of additional courts (i.e. futsal goals running east/west across other courts) and provision of supplementary active recreation infrastructure such as a bouldering wall, ping pong table etc.) subject to detailed design.
8 Central carpark remodel	Renewal of existing 24 parking spots and provision of an estimated 15 new parallel parking spaces along access road and provision of vehicle turning point at rear of public toilets.
9 Playspace augmentation	Review accessibility improvements and implement ongoing renewal of infrastructure as required. Develop nature-based play extension into adjacent vegetated areas
10 Outdoor exercise equipment	Complete renewal of existing outdoor exercise equipment. Focus on delivery of both static and moveable items that focus on strength, cardiovascular and flexibility to promote participation by all ages and abilities.
11 Wetlands route distance markers	Provision of nondescript distance markers and accompanying signage throughout wetlands trail network to support use as key active recreation site (walking, jogging, running etc.).
12 Public amenity infrastructure	Allowance for the renewal and/or provision of public amenity features (such as signage seating, shade, water fountains, bicycle parking etc.) adjacent to new developments / key activity nodes such as the active recreation zone, pavilion, playspace and wetlands. Includes four defined public amenity sites and additional infrastructure dispersed along path network.
13 Trees and vegetation	Allowance for the ongoing establishment of additional trees and vegetation areas in line with existing planting schedule and in partnership with the Friends of Namatjira.
14 Path and trail network	Provision of 1km2 new paths and trails that connect key activity areas to existing network as depicted. To be developed in line with Council standard park pedestrian network treatment, assumed to be gravel in line with existing.
15 Security lighting	Improve security lighting throughout reserve including focus on key activity nodes (public toilets, active recreation zone etc.) and path network lighting every ~30m. Lighting to be developed in accordance with Council's 'Public Lighting Policy'.
16 Passive open space irrigation	Allowance for ongoing consideration of installing irrigation of passive open space areas as part of any future works to support provision of cool refuges. Includes cost of irrigation system and connections, assuming access to existing water catchment allotment remains.
n/a Power Supply upgrade	Upgrade to three-phase electrical power supply to the site to support enhanced facility development.
n/a Wetlands overhead wire network	Removal of overhead wire lines previously used to detract gulls.

PROPOSED MASTERPLAN
Scale 1:1250 @ A1 :: 1:2500 @ A3



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NAMATJIRA PARK MASTERPLAN
PRELIMINARY CONCEPT - PC08

37 SPRINGS ROAD
#Site Address2
CLAYTON SOUTH

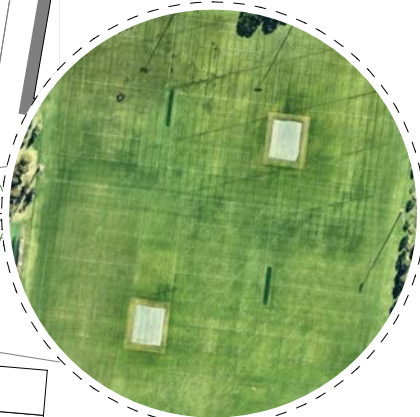
FOR CITY OF KINGSTON
PROJECT NO A20109
Thursday, 2 September 2021

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A	ISSUED FOR STAKEHOLDER REVIEW	05-05-2021	PROPOSED MASTERPLAN
B	ISSUED AS FINAL ADOPTED MP	23-08-2021	

SHEET / REV

MP_0.2



OPEN GRASSLAND
FIELD OF PLAY

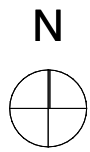


SKATE / SCOOTER
INFRASTRUCTURE



MULTI-SPORTS COURTS

MASTERPLAN DETAIL - Mixed
Scale 1:500, 1:10 @ A1 :: 1:1000 @ A3



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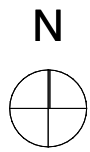
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B	ISSUED AS FINAL ADOPTED MP	23-08-2021	

SHEET / REV
MP_1.0



MASTERPLAN DETAIL - Soccer
Scale 1:500 @ A1 :: 1:1000 @ A3



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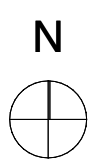
RevID	Revision	Date	NAME
A	ISSUED FOR STAKEHOLDER REVIEW	05-05-2021	MASTERPLAN DETAIL - Soccer
B	ISSUED AS FINAL ADOPTED MP	23-08-2021	

SHEET / REV

MP_1.1



MASTERPLAN DETAIL - Gridiron
Scale 1:500 @ A1 :: 1:1000 @ A3



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PRELIMINARY CONCEPT - PC08

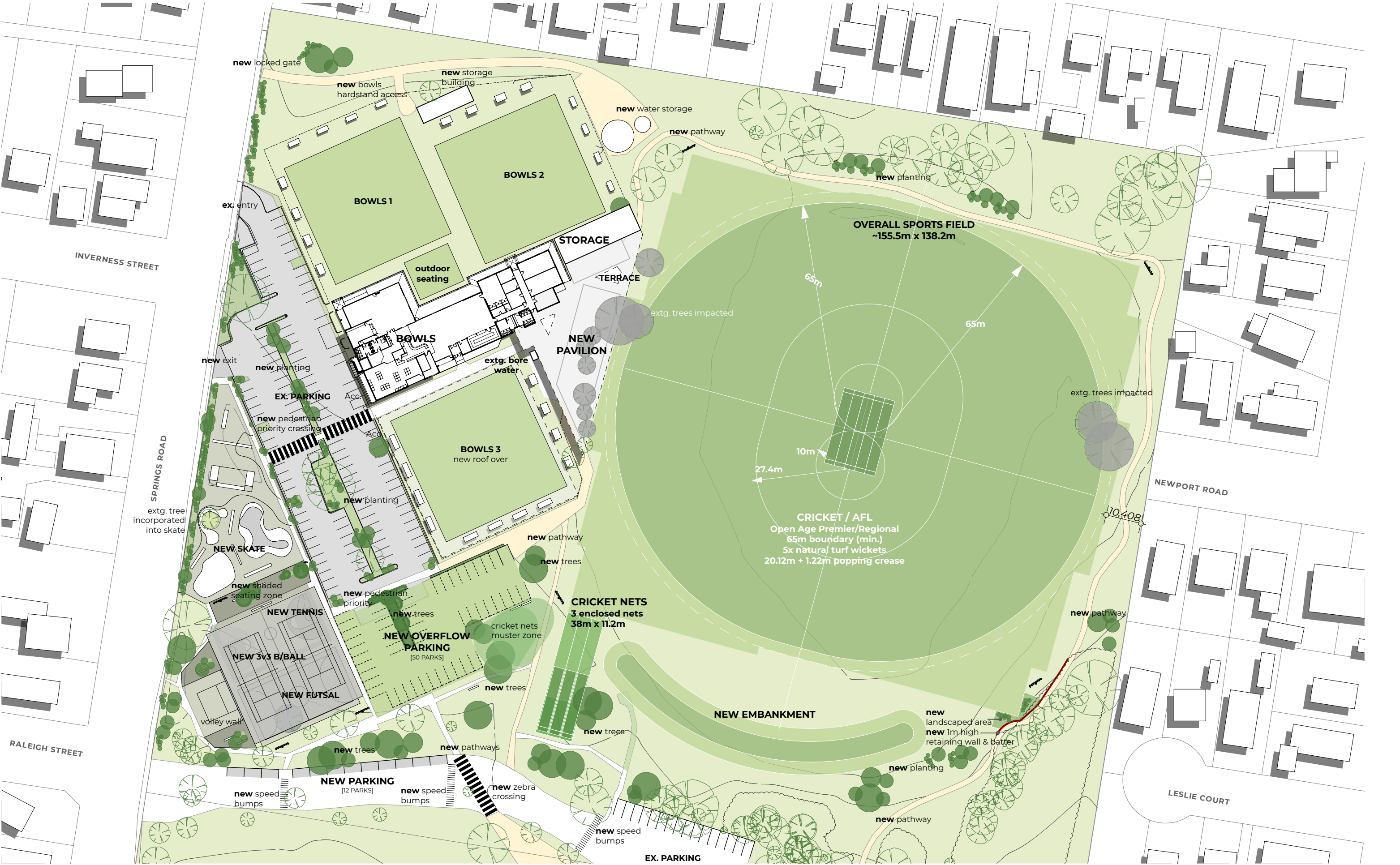
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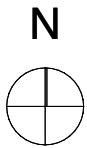
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A	ISSUED FOR STAKEHOLDER REVIEW	05-05-2021	MASTERPLAN DETAIL - Gridiron
B	ISSUED AS FINAL ADOPTED MP	23-08-2021	

SHEET / REV
MP_1.2



MASTERPLAN DETAIL - Cricket
Scale 1:500 @ A1 :: 1:1000 @ A3



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A	ISSUED FOR STAKEHOLDER REVIEW	05-05-2021	MASTERPLAN DETAIL - Cricket
B	ISSUED AS FINAL ADOPTED MP	23-08-2021	

SHEET / REV
MP_1.3



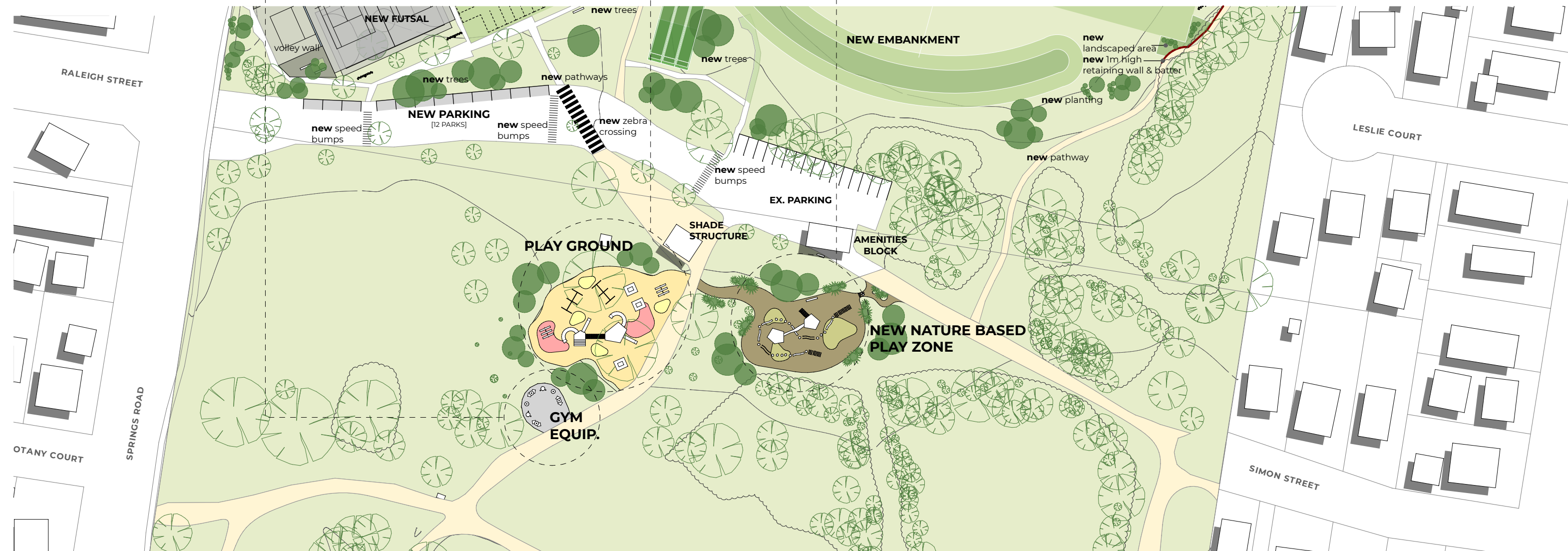
GYM EQUIPMENT



PLAYGROUND



NATURE BASED PLAY



MASTERPLAN DETAIL - Play Zone
Scale 1:500 @ A1 :: 1:1000 @ A3



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NAMATJIRA PARK MASTERPLAN

PRELIMINARY CONCEPT - PC08

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A	ISSUED FOR STAKEHOLDER REVIEW	05-05-2021	MASTERPLAN DETAIL - Play Zone
B	ISSUED AS FINAL ADOPTED MP	23-08-2021	

SHEET / REV

MP_2.0



EXISTING TIMBER PLATFORM



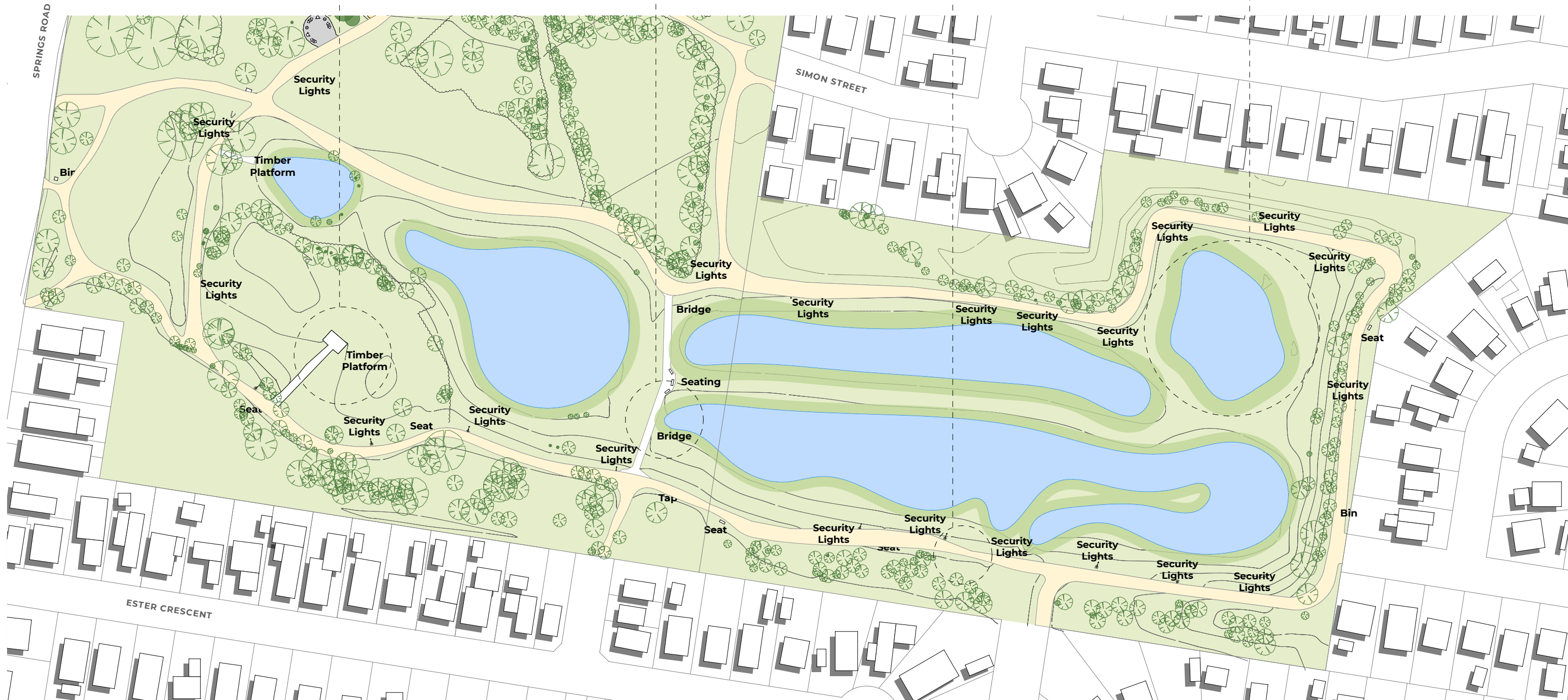
EXISTING BRIDGE



EXISTING PATHS AND
OVERHEAD WIRES



EXISTING WETLANDS



MASTERPLAN DETAIL - Wetlands
Scale 1:750 @ A1 :: 1:1500 @ A3



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A	ISSUED FOR STAKEHOLDER REVIEW	05-05-2021	MASTERPLAN DETAIL - Wetlands
B	ISSUED AS FINAL ADOPTED MP	23-08-2021	

SHEET / REV

MP_3.0



PAVILION PLAN
Scale 1:125 @ A1 :: 1:250 @ A3



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NAMATJIRA PARK MASTERPLAN

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PAVILION LOCATION PLAN
Scale 1:1000 @ A1 :: 1:2000 @ A3

RevID	Revision	Date	NAME
A	ISSUED FOR STAKEHOLDER REVIEW	05-05-2021	PAVILION PLAN
B	ISSUED AS FINAL ADOPTED MP	23-08-2021	

SHEET / REV

MP_4.0

implementation.

The table below provides an indication of costs and priority of works that reflects the:

- Dependency of other works;
- Level of design development required;
- Available funding; and
- Statutory and regulatory approvals, where applicable.

The proposed developments within the Master Plan have been estimated by a reputable Quantity Surveyor at a total cost of \$8,382,489, rising to \$12,320,489, after contingencies and cost escalations are added (over 5 years).

The Master Plan is recommended for delivery over a 5-7 year period. Implementation is subject to future Council Budget and/or external funding opportunities.

Figure 1. Implementation Plan: Namatjira Park Master Plan

#	ITEM	DESCRIPTION	PRIORITY	COST
1	Shared multi-purpose pavilion	Relocation of 700m² equivalent pavilion as extension of bowls club facility, per indicative layout sketches. Inclusive of remodelling of some existing internal areas, new storage areas, relocation of water tanks, adjacent landscaping and demolition of existing.	High	\$2,377,789
2	Bowling green #3	Redevelopment as covered, all-weather synthetic green utilising tension membrane structure or similar. Inclusive of adjacent landscaping and renewal of external 'al fresco' areas between existing facility and new covered green.	High	\$1,322,000
3	Field of play	Development of expanded field of play area (116m x 155m gross area) to accommodate two rectangle fields (110m x 60m) with a new turf wicket table (23m x 15m) between and an oval (100m x 112m) overlayed. Includes allowance for safety run-offs of 3m at goal lines and between fields and turf table, 5m on external sides. Includes drainage and irrigation upgrades, and provision of covered player boxes, scoreboard and other ancillary facilities.	Low	\$1,547,700
4	Sports lighting	Upgrade of floodlights to training standard (100 lux) but constructed with capacity for future upgrade to playing standard (200 lux).	Medium	\$220,000
5	Cricket nets	Provision of 3 lane minimum cricket net structure. Develop as fully enclosed structure and consider provision of futsal goals built into fence line to promote alternative uses.	High	\$175,000
6	Northern carpark renewal	Renewal of existing 139 parking spots and allowance for kerb extension to provide new exit point onto Springs Rd facilitating one-way traffic flow through carpark. Includes provision of overflow parking area for up to 50 added informal parking spots to accommodate peak usage.	Low	\$842,000
7	Active recreation zone	Renewal of existing infrastructure, including the provision of tennis courts (x2) with basketball/netball (x1) and futsal (x1) courts overlayed, rebound wall and skate/ scooter/ BMX infrastructure. Overlaying of additional courts (i.e. futsal goals running east/west across other courts) and provision of supplementary active recreation infrastructure such as a bouldering wall, ping pong table etc.) subject to detailed design.	High	\$677,000
8	Central carpark remodel	Renewal of existing 24 parking spots and provision of estimated 15 new parking spaces along access road and provision of vehicle turning point at rear of public toilets.	Medium	\$290,000
9	Playspace augmentation	Review accessibility improvements and implement ongoing renewal of infrastructure as required. Develop nature-based play extension into adjacent vegetated areas.	Medium	\$118,000
10	Outdoor exercise equipment	Complete renewal of existing outdoor exercise equipment. Focus on delivery of both static and moveable items that focus on strength, cardiovascular and flexibility to promote participation by all ages and abilities.	Medium	\$77,000
11	Wetlands route distance markers	Provision of nondescript distance markers and accompanying signage throughout wetlands trail network to support use as key active recreation site (walking, jogging, running etc.).	Low	\$28,000
12	Public amenity infrastructure	Allowance for the renewal and/or provision of public amenity features (such as signage seating, shade, water fountains, bicycle parking etc.) adjacent to new developments / key activity nodes such as the active recreation zone, pavilion, playspace and wetlands. Includes four defined public amenity sites and additional infrastructure dispersed along path network.	Medium (ongoing)	\$129,000
13	Trees and vegetation	Allowance for the ongoing establishment of additional trees and vegetation areas in line with existing planting schedule and in partnership with the Friends of Namatjira.	High (ongoing)	\$110,000
14	Path and trail network	Provision of 1km² new paths and trails that connect key activity areas to existing network as depicted. To be developed in line with Council standard park pedestrian network treatment, assumed to be gravel in line with existing.	High	\$83,000
15	Security lighting	Improve security lighting throughout reserve including a focus on key activity nodes (public toilets, active recreation zone etc.) and path network lighting every ~30m. Lighting to be developed in accordance with Council's 'Public Lighting Policy'.	High (ongoing)	\$136,000
16	Passive open space irrigation	Allowance for ongoing consideration of installing irrigation of passive open space areas as part of any future works to support provision of cool refuges. Includes cost of irrigation system and connections, assuming access to existing water catchment allotment remains.	Low (ongoing)	\$129,000
n/a	Power supply upgrade	Upgrade to three-phase electrical power supply to the site to support enhanced facility development.	High	\$110,000
n/a	Wetlands overhead wire network	Removal of overhead wire lines previously used to detract gulls.	Low	\$11,000
Sub-total				\$8,382,489
Design contingency (5%)				\$420,000
Cost escalation (5 years)				\$1,242,000
Construction contingency (10%)				\$1,105,000
Authorities and headworks (1.5%)				\$166,000
TOTAL				\$12,320,489



delivery implications.

field of play development.

Consideration of the existing form and function of the site must factor in the expressed future demand for facilities outlined.

The proposal to develop the field of play from a standard oval that can only support a single rectangle field running over the top of a cricket turf table to an enlarged area capable of supporting two rectangle fields off-set either side of a turf wicket table is a defined effort to future proof the site for generations to come. This will increase the field of play area from an existing 18,500m² to 21,500m² - equal to a 16% increase in m² of grassed field of play area.

This is undertaken in response to the expected population growth, recent increases in club membership, and poor utilisation of existing facilities due to condition and practicality:

- With the increased population expected in the area surrounding Namatjira Park comes increased demand placed on open space
- Council and state sporting association planning documents state that there is a need for additional ovals (AFL/cricket) and soccer fields in Kingston, which will be intensified into the future
- Kingston's Planning Scheme and Sport and Recreation Strategy pay particular attention to encouraging the development of 'multi-use' assets to maximise flexibility in facility use and to assist in reducing development and operational costs of facilities
- It is Council's preference to prioritise development that supports increased utilisation of existing assets, rather than look to develop new facilities and additional locations. Given Namatjira Park is already a defined sporting reserve, it makes sense to look to maximise the use of this space before developing elsewhere
- The existing single field of play limits growth of existing clubs. Significant growth has been seen in junior males and senior females and is expected to continue into the future
- The gridiron club in particular have turned prospective players away, most notably interested female participants, and are 'stacking' more players into each team than is practical. The club plan to add a 2nd men's team and establish a women's team
- The cricket pitch, in its current location, ensures the pitch is in the field of play and is a danger to the safety of players. The gridiron league was forced to investigate the playing surface several times in the last 5 years due to injuries – particular concerns with it not being level and has a 'hill'
- The existing field of play requires renewal in the medium to long term, and specifically requires a drainage upgrade as a matter of urgency. As such, it is a prime opportunity to consider broader development of the field of play area at the same time to ensure there is no 'regret spend' from poor future foresight

It is believed that while this will support growth of the existing gridiron club, there is a unique opportunity to incorporate the addition of a new winter season tenant at the site, such as football (soccer).

Given the expressed demand is not current, but expected to impact Council in the future, the field of play is noted as a low priority item to be implemented as and when demand outstrips supply.

carparking.

Investigations undertaken found that if two sporting fields were to be developed there would be a specified lack of 50 carparks at peak usage times (i.e. two games played concurrently).

The master plan identifies a site for future carpark development should the field of play development occur, and demand become apparent. In the interim, there is the option to retain this area as a grassed informal overflow parking area. The existing carparks still require a level of renewal and in particular would benefit from the development of a new exit point to create one-way traffic flow in the north carpark, and a turning bay in the central carpark.

sportsground lighting.

The existing sportsground lighting is poor. The master plan recommends development of floodlights to training standard (100 lux) but constructed with capacity to upgrade to playing standard (200 lux). A lighting plan has been prepared (Issues + Opportunities Report - Appendix 12) that shows that a 4 x 12 floodlight system, with 30m high poles, can be implemented. The lighting system performance meets the minimum lighting criteria of AS2560.2.3 Lighting for Football and the design is compliant with AS4282:2019 Obtrusive Light, ensuring limited impact on residential amenity.

However, timing will be a key consideration in the implementation of sportsground lighting. Given the recommendation for an impending field of play development, it is recommended that any sportsground lighting upgrade be delivered in a layout that supports the provision of two rectangle fields, even if only to be utilised for the existing single rectangle field in the interim to ensure there is no 'regret spend'.

bowls club development.

On the 23 September 2019, Council acknowledged a request from the Clayton Bowls Club for support to develop an indoor bowling green at an estimated cost of \$5.6M. Council funded a financial assessment of the Clayton Bowls Club's financial model for the development of an indoor bowling green and consideration of alternative strategic options. The financial assessment (completed prior to COVID) identified that the Club's operational performance has improved and demonstrated a sustainable model to operate the proposal. However the availability of funding to realise the \$5.6M proposal remains unsecured.

Therefore, in the absence of a viable capital funding model and the likely inability of the Club to secure a loan to fund the proposed development partially or fully, officers have been working with the Club to identify suitable alternative facility improvements. Through the master planning process, the Club has now reviewed its facility needs and confirmed a preference for the installation of an all-weather bowls green (synthetic surface) with a membrane cover that provides protection from the sun and rain, at a significantly reduced cost.

There are opportunities for Council to explore an agreement that sees Council invest in facility improvements to support improved sporting participation, in exchange for achieving long-term policy objectives of supporting community groups to transition away from EGM's. In addition, the development promotes the possibility of a combined development with the proposed sports pavilion upgrade, promoting the use of shared multi-use spaces.

sports pavilion.

The existing sports pavilion is referred to as 'one of the worst pavilions in Kingston' and is noticeably reaching end of useful life. It does not meet contemporary sporting standards.

Gridiron Victoria note that the existing gridiron club are one of the most active clubs in recruiting and development but have been limited in their ability to host games and to enter a Women's team due to substandard facilities not meeting guidelines. They have received a high level of interest over the past 3 years for a women's team, but unfortunately the feedback has been consistent in highlighting the pavilion facilities are not acceptable nor an inviting environment suitable for women in sport.

Similar feedback has been provided by existing cricket club users, with future intent to grow both junior and female participation, for which improved pavilion facilities are required.

In any master plan development option, a complete redevelopment of the pavilion is recommended. Its existing location does not provide sun and prevailing wind protection and thus redevelopment is a prime opportunity to consider relocation to the opposite side of the field of play.

ecological impacts.

The proposed masterplan necessitates the removal of 10-12 trees. An ecological assessment was undertaken which identified that areas affected consists of scattered planted Australian native trees that provide food resources to a range of native fauna. However, they represent a small proportion (3%) of the existing trees, so any impact of removal is minor. Notwithstanding this, the removal of trees is seen as a last resort and it is Council policy to offset any tree loss on a 3:1 ratio, with increased planting beyond this recommended in the plan.

In recognition that the new planting will likely be saplings/nubile trees, proactive planting is recommended as a high priority item for implementation ahead of future tree loss. This will enable the establishment and growth of new trees prior to the loss of established trees, minimising the visual and ecological impact.

The ecological assessment also notes that any impact from the proposed sports field lighting on fauna is likely to be minor and that none of the fauna involved are likely to be threatened species.

Design considerations such as optical covers around diodes that reduce the scatter of light and focus the light beam in specific directions and ensuring lights are aimed down and into the centre of the oval will be utilised to minimize the lights' ability to reflect into the sky and thus the resulting light pollution.

All other lighting, such as path network lighting and building security lighting will be implemented in line with Council's Public Lighting Policy, focusing on environmentally and ecologically sensitive designs.

ISSUED AS FINAL ADOPTED MASTERPLAN

NAMATJIRA PARK MASTERPLAN

Thursday, 2 September 2021

CITY OF KINGSTON

37 SPRINGS ROAD
#Site Address2
CLAYTON SOUTH
3169

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106
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