

# Ordinary Meeting of Council Agenda

**to be held on Tuesday 2 April 2019 at 7.00pm  
Richmond Town Hall**

## **Arrangements to ensure our meetings are accessible to the public**

Council meetings are held at either the Richmond Town Hall or the Fitzroy Town Hall. The following arrangements are in place to ensure they are accessible to the public:

- Entrance ramps and lifts (off Moor Street at Fitzroy, entry foyer at Richmond).
- Interpreting assistance is available by arrangement (*tel. 9205 5110*).
- Auslan interpreting is available by arrangement (*tel. 9205 5110*).
- A hearing loop is available at Richmond only and the receiver accessory is available by arrangement (*tel. 9205 5110*).
- Proposed resolutions are displayed on large screen.
- An electronic sound system amplifies Councillors' debate.
- Disability accessible toilet facilities are available at each venue.

## **Recording and Publication of Meetings**

An audio recording is made of all public Council Meetings and then published on Council's website. By participating in proceedings (including during Public Question Time or in making a submission regarding an item before Council), you agree to this publication. You should be aware that any private information volunteered by you during your participation in a meeting is subject to recording and publication.

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## **Order of business**

- 1. Statement of recognition of Wurundjeri Land**
- 2. Attendance, apologies and requests for leave of absence**
- 3. Declarations of conflict of interest (Councillors and staff)**
- 4. Confidential business reports**
- 5. Confirmation of minutes**
- 6. Petitions and joint letters**
- 7. Public question time**
- 8. General business**
- 9. Delegates' reports**
- 10. Questions without notice**
- 11. Council business reports**
- 12. Notices of motion**
- 13. Urgent business**

## 1. Statement of Recognition of Wurundjeri Land

*"Welcome to the City of Yarra."*

*"Yarra City Council acknowledges the Wurundjeri as the Traditional Owners of this country, pays tribute to all Aboriginal and Torres Strait Islander people in Yarra and gives respect to the Elders past and present."*

## 2. Attendance, apologies and requests for leave of absence

Anticipated attendees:

### Councillors

- Cr Danae Bosler (Mayor)
- Cr Misha Coleman (Deputy Mayor)
- Cr Mi-Lin Chen Yi Mei
- Cr Jackie Fristacky
- Cr Stephen Jolly
- Cr Mike McEvoy
- Cr Daniel Nguyen
- Cr James Searle
- Cr Amanda Stone

### Council officers

- Vijaya Vaidyanath (Chief Executive Officer)
- Ivan Gilbert (Group Manager – Chief Executive's Office)
- Lucas Gosling (Director - Community Wellbeing)
- Gracie Karabinis (Acting Group Manager – People, Culture and Community)
- Chris Leivers (Director – City Works and Assets)
- Diarmuid McAlary (Director - Corporate, Business and Finance)
- Bruce Phillips (Director - Planning and Place Making)
- Mel Nikou (Governance Officer)

## 3. Declarations of conflict of interest (Councillors and staff)

## 4. Confidential business reports

### Item

- 4.1 Matters prejudicial to Council and/or any person
- 4.2 Contractual matters
- 4.3 Contractual matters

## **Confidential business reports**

The following items were deemed by the Chief Executive Officer to be suitable for consideration in closed session in accordance with section 89 (2) of the *Local Government Act* 1989. In accordance with that Act, Council may resolve to consider these issues in open or closed session.

### **RECOMMENDATION**

1. That the meeting be closed to members of the public, in accordance with section 89 (2) of the *Local Government Act* 1989, to allow consideration of:
  - (a) matters prejudicial to Council and/or any person; and
  - (b) contractual matters.
2. That all information contained within the Confidential Business Reports section of this agenda and reproduced as Council Minutes be treated as being and remaining strictly confidential in accordance with the provisions of sections 77 and 89 of the *Local Government Act* 1989 until Council resolves otherwise.

## **5. Confirmation of minutes**

### **RECOMMENDATION**

That the minutes of the Ordinary Council Meeting held on Tuesday 19 March 2019 be confirmed.

## **6. Petitions and joint letters**

## **7. Public question time**

Yarra City Council welcomes questions from members of the community.

### Public question time procedure

Ideally, questions should be submitted to Council in writing by midday on the day of the meeting via the form available on our website. Submitting your question in advance helps us to provide a more comprehensive answer. Questions that have been submitted in advance will be answered first.

Public question time is an opportunity to ask questions about issues for which you have not been able to gain a satisfactory response on a matter. As such, public question time is not:

- a time to make statements or engage in debate with Councillors;
- a forum to be used in relation to planning application matters which are required to be submitted and considered as part of the formal planning submission;
- a forum for initially raising operational matters, which should be directed to the administration in the first instance.

If you wish to raise matters in relation to an item on this meeting agenda, Council will consider submissions on these items in conjunction with and prior to debate on that agenda item.

When you are invited by the meeting chairperson to ask your question, please come forward and take a seat at the microphone and:

- state your name clearly for the record;
- direct your questions to the chairperson;
- ask a maximum of two questions;
- speak for a maximum of five minutes;
- refrain from repeating questions that have been asked previously by yourself or others; and
- remain silent following your question unless called upon by the chairperson to make further comment or to clarify any aspects.

## **8. General business**

## **9. Delegates' reports**

## **10. Questions without notice**

## 11. Council business reports

Item	Page	Rec. Page	Report Presenter
11.1 Panther Pavilion and Boat Storage	7	15	Kerry Irwin – Manager Recreation and Leisure Services

The public submission period is an opportunity to provide information to Council, not to ask questions or engage in debate.

### Public submissions procedure

When you are invited by the meeting chairperson to make your submission, please come forward and take a seat at the microphone and:

- state your name clearly for the record;
- direct your submission to the chairperson;
- speak for a maximum of five minutes;
- confine your remarks to the matter under consideration;
- refrain from repeating information already provided by previous submitters; and
- remain silent following your submission unless called upon by the chairperson to make further comment.

## 12. Notices of motion

Item	Page	Rec. Page	Report Presenter
12.1 Notice of Motion No.5 of 2019 - Accessible Tram Stops and Associated Road Infrastructure on Route 96 at Nicholson Village.	94	95	Mike McEvoy - Councillor
12.2 Notice of Motion No. 6 of 2019 - Council Phasing out Use of Gas at Council Venues and Operations	96	97	Mike McEvoy - Councillor

## 13. Urgent business

Nil

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## 11.1 Panther Pavilion and Boat Storage

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### Executive Summary

#### Purpose

To provide further advice to Council following the report presented to Council on 19 March 2019, and to respond to the resolution from this meeting requesting officers to provide further information on:

- (a) what heritage constraints exist to providing a short term storage solution for canoes and kayaks;
- (b) whether the Fairfield Park Master Plan needs to be reviewed in light of its omission of any future plans for canoe and kayaking facilities;
- (c) what short to medium term options are possible to improve storage for canoes and kayaks; and
- (d) what arrangements would be made for canoe and kayak users during any reconstructions of the current facility or a new facility.

#### Key Issues

A report on the Panther Pavilion, Boat Storage and Precinct Planning was presented to Council on 19 March 2019 where it was decided that Council defer consideration of this matter and request officers to provide further information on heritage constraints, Fairfield Park Master Plan, storage options and arrangement options for facility users during any facility reconstruction. (Refer to attachment 1).

The Panther Pavilion, Boat Storage and Precinct Planning report supported an integrated precinct needs analysis, planning and design approach to guide the long term development of the facilities to meet the community, club and council needs.

The condition and viability of the Panther Pavilion and Amphitheatre Boat Storage and Change Rooms Pavilion has been rated as the highest priority for City of Yarra in the recent Status of Council owned Sporting Facilities and Pavilion report.

The Panther Pavilion currently stores around 227 boats within it and the Ivanhoe Northcote Canoe Club (INCC) wish to create a dedicated storage facility to enable the removal of boats from the club house. Council allocated funding in 2018/19 with a view to providing a boat storage facility on the roof top of the Amphitheatre Boat Storage and Change Rooms Pavilion, however this project has not been completed, due to reasons outlined in the previous report to Council on this matter.

Removing the 227 boats in the Panther Pavilion will be an important first step in enabling greater use and functionality of the Panther Pavilion.

Heritage advice has been received that a Planning Permit is required for the removal of the existing structure on the roof of the Amphitheatre Boat Storage and Change room facility.

No planning permit will be required for the construction of a new storage facility in this location provided the facility is valued below \$1M and does not remove trees; the advice provided suggests a simple gable building be architecturally designed to look natural, blend in and be sympathetic to the park environment.

The Fairfield Park Master Plan is largely silent on the Panther Pavilion and Amphitheatre Boat Storage and Change rooms and does not provide strategic direction to guide or address the current issues presented for the Panther Pavilion, Amphitheatre Boat Storage and Change Rooms and the current user needs (Refer attachment 2).

There is an opportunity to revise the Fairfield Park Master Plan, however the addition of a boat storage facility and/or the refurbishment or redevelopment of the Panther Pavilion could occur either without a review of the Master Plan, or whilst this review was undertaken, subject to Council approval.

A number of storage longer term options have been investigated and include:

- (a) Top of Amphitheatre Boat Storage and Change Rooms;
- (b) Lower level of the Amphitheatre Boat Storage and Change Rooms; and
- (c) Lower level of the Panther Pavilion.

The most immediate solution would be to use the top of the Amphitheatre Boat Storage and Change Rooms.

Use of the Amphitheatre Boat Storage and Change Room Pavilion change rooms and toilets located on the first level could be arranged and suitable for use during any construction periods of the Panther Pavilion.

### **Financial Implications**

The adopted 2018/19 budget includes \$50,000 for the development of a new boat storage facility of which \$45,000 remains.

A boat storage facility on top of Amphitheatre Boat Storage and Change Rooms has been costed at \$330,000.

The Status of Council owned Sporting Facilities and Pavilions report to Council on 18 Dec 2018 proposed a three year financial plan for investment in council's pavilions. In 2020/21 an allocation of \$300,000 was identified for the Panther Pavilion and Amphitheatre Boat Storage and Change Rooms Pavilion concept plan and design.

An amount of \$315,000 (reflecting appropriate indexation) has been included in the draft 2019/20 budget for Council consideration, for this project. This amount includes investigation, needs analysis, site assessments and compliance (structure, heritage, culture and environment) concept plan, preliminary design and full design.

The draft long term Capital Works program nominally reflects funding for construction in subsequent years. Any future allocation will be subject to Council approval as part of budget adoption in the respective year.

Council officers have estimated a redevelopment of the Panther Pavilion, Amphitheatre Boat Storage and Change Rooms Pavilion and associated site works at around \$3.5M and have included this for consideration in the long term financial plan in the years 2021/22 and 2022/23. Any future allocation will be subject to confirmation by Council as part of the annual budget process.

A range of options and cost estimates to refurbish the Panther Pavilion only have been estimated as below.

Option A – Refurbishing of existing amenities on the lower floor – estimate \$479,000 (not inclusive of improved access, which would be required and add to the cost and timeframe for the works).

Option B – Fully refurbishment of existing pavilion – estimate \$2,010,000.

Option C – Replacement with a new pavilion in this location – estimate \$2,327,000.

A review of the 2010 Fairfield Park Masterplan would cost \$50,000 (noting this is not strictly necessary in order to proceed with works to these facilities, and does not necessarily prohibit the works commencing even in a review of the Master Plan is deemed appropriate).



## PROPOSAL

1. That Council:

- (a) authorise Officers to commence planning for the provision of a storage facility on the roof of the Amphitheatre Boat Storage and Change Rooms Pavilion in 2019/20, with the remaining available funding in 2018/19 (\$45,000);
- (a) refer an amount of \$285,000 to the draft 2019/20 budget to complete the boat storage project in 2019/20;
- (b) noting the INCC's advice that they support in principle the precinct planning approach, but prefer a more immediate solution, refer an amount of \$200,000 to the draft 2019/20 budget for consideration, to enable the concept and design work to be undertaken on the Panther Pavilion only, to prepare this to be permit and construction ready;
- (c) consider a further allocation in future years to undertake a precinct planning approach; and
- (d) establish a Project Reference Group, involving representatives from the INCC and other stakeholders as appropriate, to oversee the planning and implementation of the storage facility, and to inform the concept and design for the redevelopment of the Panther Pavilion.

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## 11.1 Panther Pavilion and Boat Storage

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Trim Record Number: D19/41929

Responsible Officer: Director City Works and Assets

### Purpose

1. To provide further advice to Council following the report presented to Council on 19 March 2019, and to respond to the resolution from this meeting requesting officers to provide further information on:
  - (a) what heritage constraints exist to providing a short term storage solution for canoes and kayaks;
  - (b) whether the Fairfield Park Master Plan needs to be reviewed in light of its omission of any future plans for canoe and kayaking facilities;
  - (c) what short to medium term options are possible to improve storage for canoes and kayaks; and
  - (d) what arrangements would be made for canoe and kayak users during any reconstructions of the current facility or a new facility.

### Background

2. A report on the Panther Pavilion, Boat Storage and Precinct Planning was presented to Council on 19 March 2019 where it was decided that Council defer consideration of this matter and request officers to provide further information on heritage constraints, Fairfield Park Master Plan, storage options and arrangement options for current facility users during any facility reconstruction. (Refer attachment 1).
3. The Panther Pavilion, Boat Storage and Precinct Planning report supported an integrated precinct needs analysis, planning and design approach to guide the long term development of the facilities to meet the community, club and council needs.
4. The condition and viability of the Panther Pavilion and Amphitheatre Boat Storage and Change Rooms Pavilion has been rated as the highest priority for City of Yarra in the recent Status of Council owned Sporting Facilities and Pavilion report.
5. The Panther Pavilion is a two story facility. The lower level includes amenities and is a very small area not the full size of the upper level (ground level) which is 37.9 x 8m = 303m<sup>2</sup> and made up of three distinct rooms storing around 227 boats in two of these areas.
6. The Amphitheatre Boat Storage and Change Rooms Pavilion is a two story facility with a roof top viewing platform and rotunda. The lower level is 5.85m x 22m with the first level and the rooftop 8.7 x 22m. The lower level includes boat storage, stair case and storage area and the first level includes change rooms and toilets and public toilets.
7. The second level services Amphitheatre events managed by Council's Arts, Culture and Venues team, and includes public toilets and performance change rooms. Outside of these times it is toilet and change facility for Camberwell Grammar and MLC.
8. The Ivanhoe Northcote Canoe Club (INCC) wish to create a dedicated storage facility to enable the pavilion to be redeveloped to meet the club and other community needs in the future. The best immediate option for this appears to be the on the roof top of the Amphitheatre Boat Storage and Change Rooms Pavilion.
9. Removing the 227 boats in the Panther Pavilion will be an important first step in addressing the use and functionality of the Panther Pavilion.

### Heritage constraints

10. A planning permit will be required for the demolition of the existing steel structure that currently sits a top of the Amphitheatre Boat Storage and Change rooms Pavilion and another small shed nearby also servicing INCC.
11. Details of the proposed boat storage building is not required with the application for demolition.
12. Council's Planning Department has advised that communications needs to be arranged and available at the time of advertising so that answers can be provided promptly when the public questions what will be put in place post demolition.
13. Despite the site being located in Heritage Overlay HO 147, a planning permit will not be required for the construction of a storage facility on top of the Amphitheatre Boat Storage and Change Rooms Pavilion if the works are less than \$1M, are being undertaken by Council and does not involved the removal of any trees. This is in accordance with the exemption under clause 62.02-1 in all planning schemes across the state.
14. Heritage advice suggests a simple gable, weatherboard-structure (or equivalent non-flammable material) building be architecturally designed to look natural, blend in and be sympathetic to the park environment
15. Estimated duration of planning process including advertising is 3-6 months. This is a conservative estimate and the process could be completed in a shorter timeframe.

### Fairfield Park Master Plan

16. The Fairfield Park Master Plan was completed in 2009/2010 and adopted by Council in 2010.
17. The Master Plan does not provide strong direction on the precinct that houses the Panther Pavilion, Amphitheatre or surrounding facilities, however it did indicate an intended use for the Amphitheatre Boat Storage and Change rooms, suggesting, 'Upgrade top level of concrete storage/change room building to provide new picnic and BBQ facilities, shelter and lookout'. (Refer attachment 2)
18. Given the limited direction of the Master Plan on the Panther Pavilion and Amphitheatre Boat Storage and Change rooms, the Fairfield Park Master Plan could be revised to integrate future plans for canoe and kayaking facilities. This would ensure that proposed upgrades are appropriate and fitting for this park and broader issues such as access can be addressed holistically. Such a review would be led by Councils Open Space design unit and is anticipated to take approximately 5 months and cost around \$50,000.
19. Officers' advice is that, Council could, on balance, decide to proceed with a project to construct a boat storage facility on the roof of the Amphitheatre Boat Storage and Change rooms, irrespective of the proposed use outlined in the Fairfield Park Master Plan.
20. Officers similarly believe that concept and design work for the refurbishment or redevelopment of the Panther Pavilion could be undertaken (based on this being within the existing building footprint) without the need to review the Fairfield Park Master Plan.
21. Officers believe there could be value in reviewing and updating the Fairfield Park Master Plan, in order to inform a precinct-based approach for these facilities, but that waiting for this to be completed prior to the provision of boat storage, and prior to the design and refurbishment or redevelopment of the Panther Pavilion, is not necessary.

### Storage options

22. A number of storage options have been investigated:
  - (a) Top of Amphitheatre Boat Storage and Change Rooms;
  - (b) Lower level of the Amphitheatre Boat Storage and Change Rooms;
  - (c) Lower level of the Panther Pavilion; and

(d) New site closer to the river.

23. A storage facility purpose built on top of Amphitheatre Boat Storage and Change Room Pavilion is a storage solution that is feasible, costed and can be delivered in the short term, subject to Council support and appropriate budget allocation. Whilst this approach won't remove all boats from the Panther Pavilion, it will address a major part of the issue. The project is costed at \$330,000 and can provide space for up to 186 boats stored six high with no workshop area or 162 boats with a workshop area. This option is supported by INCC.
24. Enlargement of the lower level of the Amphitheatre Boat Storage and Change Room Pavilion may be possible but would require more planning and costing to establish its feasibility. There are currently two rooms divided by a stair case (store 1 - 5.85m x 5.875m and store 2 - 5.85m x 13.875m) and the facility is currently not deep enough to efficiently store the boats with most ranging between 5.3-6.5m with some much larger.
25. The lower level of the Panther Pavilion is only a portion of the size of the upper level with toilets, showers and an internal stair case. It is unknown at this stage if this could be enlarged to cater for boat storage.
26. A new site closer to the river and just in front of the existing facilities was previously investigated by INCC. Whilst it is unknown if this is a feasible option, the road access requirements would be extensive.

Arrangement options for current facility users during any facility reconstruction

27. Use of the Amphitheatre Boat Storage and Change Room Pavilion change rooms and toilets located on the first level could be arranged and suitable for use during any construction periods within the Panther Pavilion. There are two change rooms with toilets and showers and one external public and accessible toilets. The amenities are currently used by Camberwell Grammar and MLC and supports events hosted at the amphitheatre (30-40 during the summer season). Schools mainly use the facilities in the afternoons and Saturday mornings during school terms and INCC in the mornings, evenings and weekends. These facilities are currently underutilised and in superior condition to those within the Panther Pavilion.
28. These potential arrangements have been discussed with the club and whilst not ideal for a long period, are deemed to be acceptable for a time limited period, and in view of the dearth of other options.

**External Consultation**

29. Discussions have taken place with the INCC, who broadly support the Officer recommendation outlined in this report.
30. A recent discussion with Parks Victoria (the land manager of most of the land along the Yarra River) confirmed that there are no immediately identifiable alternative areas suitable for the development of paddle sport infrastructure along the Yarra River within the City of Yarra.

**Internal Consultation (One Yarra)**

31. Internal consultation has taken place with the Building and Asset Management, Open Space design and Planning teams on all aspects of this report.

**Financial Implications**

32. The adopted 2018/19 budget includes \$50,000 for the development of a new canoe storage facility of which \$45,000 remains.
33. A canoe storage facility has been costed at \$330,000.
34. The Status of Council owned sporting facilities and pavilions report to Council on 18 Dec 2018 proposed a three year financial plan for investment in council's pavilions. In 2020/21 an allocation of \$300,000 was identified for the Panther Pavilion and Amphitheatre Boat Storage and Change Rooms Pavilion concept plan and design.

35. An amount of \$315,000 (reflecting appropriate indexation) has been included in the draft 2019/20 budget for Council consideration, for this project. This amount was proposed to undertake investigation, needs analysis, site assessments and compliance (structure, heritage, culture and environment) concept plan, preliminary design and full design.
36. The draft long term Capital Works Program nominally reflects funding for construction in subsequent years. Any future allocation will be subject to Council approval as part of budget adoption in the respective year.
37. Council officers have estimated a redevelopment of the Panther Pavilion, Amphitheatre Boat Storage and Change Rooms Pavilion and associated site works at around \$3.5M and have included this for consideration in the long term financial plan in the years 2021/22 and 2022/23. These allocations are subject to confirmation by Council as part of the annual budget process.
38. Officers believe there may be some opportunity to attract external funding for a redevelopment or refurbishment of these facilities, given their nature, significance and potential.
39. A range of options and cost estimates to refurbish the Panther Pavilion only, have been estimated as below:
  - (a) Option A – Refurbishing of existing amenities on the lower floor – estimate \$479,000 (not inclusive of improved access, which would be required and add to the cost and timeframe for the works);
  - (b) Option B – Fully refurbishment of existing pavilion – estimate \$2,010,000; and
  - (c) Option C – Replacement with a new pavilion in this location – estimate \$2,327,000.
40. A review of the 2010 Fairfield Park Masterplan would cost \$50,000 (noting this is not strictly necessary in order to proceed with works to these facilities, and does not necessarily prohibit the works commencing even if a review of the Master Plan is deemed appropriate).

### **Economic Implications**

41. Clubs contribute significantly to the economy of communities. The INCC is the largest canoe club in the State and contributes through an annual turnover of \$75,000, the abundance of volunteer hours and the extensive program of activities and events that service the 300 members and broader community.
42. Investment in planning and construction will have a positive economic impact through permanent and temporary job generation, purchasing of goods and services and the increase in the capacity of the club to service more members and activities.

### **Sustainability Implications**

43. The principles of Environmental Sustainable Design will be embedded in the design element of this project including the conservation of the river, riverbanks and surrounding areas.

### **Social Implications**

44. Community sport organisations can greatly impact the community in which they are embedded. Clubs can produce positive social benefits and increase social capital by bringing communities together, provide opportunities for physical activity and promote health and wellness in our communities.
45. The activities of the INCC are particularly attractive to girls and females and promote female participation and inclusion. The proposal to support the Guides to access this facility would further this objective.

### **Human Rights Implications**

46. There are no human rights implications as a result of this report

### **Communications with CALD Communities Implications**

47. There are no obvious implications for the CALD community as a result of this report.

## **Council Plan, Strategy and Policy Implications**

48. Investing in community sport contributes to the delivery of Council strategies as outlined below.

### Council Plan 2017-2021:

- (a) Strategy 1.2 – Promote a community that is inclusive, resilient, connected and enjoys strong mental and physical health and wellbeing.
- (b) Strategy 1.6 – Promote a gender equitable, safe and respectful community.
- (c) Strategy 1.8 – Provide opportunities for people to be involved in and connect with their community.
- (d) Strategy 2.1 – Build resilience by providing opportunities and places for people to meet, be involved in and connect with their community.
- (e) Strategy 2.5 – Support community initiatives that promote diversity and inclusion.

### Access and Inclusion Strategy 2018-2024:

- (f) Strategy 1.5 – Improve accessibility to City of Yarra buildings and facilities, including ensuring adequate amenities are available.
- (g) Strategy 2.1 – Provide and/or support the community to provide a diverse range of accessible community services and arts, cultural, sport and recreational activities that are creative and fun for all abilities and ages.

### Gender Equity Strategy 2016-2021:

- (h) Action Plan 12 – Gender issues are considered in all policy, planning and service delivery.

## **Legal Implications**

49. There are no legal implications as a result of this report.

## **Other Issues**

50. No other issues have been canvassed in this report.

## **Options**

51. Based on the investigations undertaken to date a number of options can be considered:

- (a) Boat storage only - \$330,000;
- (b) Boat storage and Panther Pavilion full design - \$330,000 + \$200,000 = \$530,000;
- (c) Boat storage and full precinct planning (inclusive of full design of both pavilions, access, etc.) - \$330,000 + \$315,000 = \$645,000; and
- (d) Precinct planning only = \$315,000.

*All of the above options could include a review of the Fairfield Park Master Plan which would add \$50,000 to the total.*

## **Conclusion**

52. It is not possible to achieve the intended outcomes of relocating most of the 227 boats from the Panther Pavilion to a new storage facility with the current remaining allocation in the 2018/19 budget of \$45,000.
53. The INCC have been working with City of Yarra for many years attempting to find a storage solution and achieve an improved pavilion for members and the broader community to enjoy. This has not progressed in a timely manner and the issues have now become more urgent. Their preference is to continue with the boat storage on the roof top of the Amphitheatre Boat Storage and Change Rooms Pavilion and have Council support them to attract external funding for the upgrade of the Panther Pavilion.

54. Investing in an integrated precinct concept plan and design for the site will maximise the outcomes for the current and existing users and the amenity of the overall precinct.
55. Staging the needs analysis/planning/design and construction works could maximise the Councils and clubs opportunities to seek external investment in this regional facility.
56. On the basis of the above, Officers present the recommendation below for Council's consideration.

## **RECOMMENDATION**

1. That Council:
  - (a) authorise Officers to commence planning for the provision of a storage facility on the roof of the Amphitheatre Boat Storage and Change Rooms Pavilion in 2019/20, with the remaining available funding in 2018/19 (\$45,000);
  - (b) refer an amount of \$285,000 to the draft 2019/20 budget to complete the boat storage project in 2019/20;
  - (c) noting the INCC's advice that they support in principle the precinct planning approach, but prefer a more immediate solution, refer an amount of \$200,000 to the draft 2019/20 budget for consideration, to enable the concept and design work to be undertaken on the Panther Pavilion only, to prepare this to be permit and construction ready;
  - (d) consider a further allocation in future years to undertake a precinct planning approach; and
  - (e) establish a Project Reference Group, involving representatives from the INCC and other stakeholders as appropriate, to oversee the planning and implementation of the storage facility, and to inform the concept and design for the redevelopment of the Panther Pavilion.

**CONTACT OFFICER:** Kerry Irwin  
**TITLE:** Manager Recreation and Leisure Services  
**TEL:** 92055371

## **Attachments**

- 1 [↓](#) Panther Pavilion Boat Storage and Precinct Planning Report to Council 19 March 2019
- 2 [↓](#) Fairfield Park Masterplan 2010

# Attachment 1 - Panther Pavilion Boat Storage and Precinct Planning Report to Council 19 March 2019

Ordinary Council Meeting

19 March 2019

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## 11.2 Panther Pavilion, Boat Storage and Precinct Planning

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Trim Record Number: D19/39855

Responsible Officer: Kerry Irwin

[Help](#)

### Purpose

1. To provide Councillors with an update on the project funded in 2018/19 to provide canoe storage, and to outline a number of significant barriers to its construction as originally proposed.
2. To discuss the current condition and viability of the pavilion and possible options to address issues and demand, including Officers proposal to undertake investigation and design work in 2018/19 and 2019/20 in order to design and cost a redevelopment of the facilities in this precinct.
3. To discuss the Ivanhoe Northcote Canoe Clubs proposal for the redevelopment of the Panther Pavilion.

### Background

4. The Panther Pavilion located at Fairfield Park is home to the Ivanhoe Northcote Canoe Club (INCC) - the largest canoe club in Victoria. The Panther Pavilion was built early in the 20<sup>th</sup> century and the INCC was established in 1956 and has been at this site since the 1970s.
5. In December, 2018 Council received a proposal from the Ivanhoe Northcote Canoe Club (INCC) and the Yarra City District Girl Guides for a new approach to the redevelopment of the Panther Pavilion in Fairfield Park titled *The Yarra River Community Recreation Hub* submitted via the 'have your say' page. The proposal aims to 'Create a home for recreation, sport and youth development in the City of Yarra through the redevelopment of the Panther Pavilion in Fairfield Park' which includes works to the existing pavilion and some pathway access works. The proposal sought Councils support to attract State and Federal Government funding, estimated the project to be valued at up to \$750,000, advised of peak body support and possible investment by the club in exchange of a longer term tenancy arrangement. The proposal costs have been estimated by the Club. (Refer to attachment 1).
6. Also on 18 December, 2018 officers presented a Report titled 'Status of Council owned sporting facilities and pavilions' which identified the Panther Pavilion as the most urgent of the 25 sports pavilions in the City of Yarra (without funding nominally allocated toward it in the forward CAPEX program) for investment based on a combination of condition and viability. This report also identified that the Amphitheatre Boat Storage and Change Rooms Pavilion (adjacent to the Panther Pavilion) is in urgent need of attention (refer to attachment 2).
7. The City of Yarra in the 2018/19 budget allocated \$50,000 for the design and construction of a canoe storage facility, which will enable the canoes currently stored inside the club house (227 boats) to move into the new store.
8. The canoe storage facility project was proposed in a location that is inconsistent with the Fairfield Park Master Plan 2010 and is presenting real issues in solving the storage and access issues within the allocated budget, and within the constraints posed by the masterplan and heritage requirements.
9. The Fairfield Park Master Plan (FPMP) dated June 2010 was adopted by Council.
10. The FPMP says the following in relation to the Panther Pavilion and Amphitheatre Boat Storage and Change Rooms:
  - (a) Upgrade top level of concrete storage/change room building to provide new picnic and BBQ facilities, shelter and lookout;



## Attachment 1 - Panther Pavilion Boat Storage and Precinct Planning Report to Council 19 March 2019

Ordinary Council Meeting

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- (b) Modify existing roof to improve light to undercover area and replace concrete wall panels to allow views to the river – subject to detailed design;
  - (c) Remove green-painted steel canoe storage shed; and
  - (d) Improve and turf area to the south of Ivanhoe-Northcote Canoe Club Building, and install new picnic tables.
11. The proposal for canoe storage (with a \$50k budget allocation in 2018/19) was to use the top level of concrete storage/change room building to house the boat storage.
  12. Officers have recognised the inconsistency, and noted some other practical challenges which makes the delivery of this project in this location, with a budget allocation of \$50k inadvisable and impractical to achieve.
  13. Officers' advice at this stage is that even with a significant increase in budget, a storage facility in this location is problematic and inconsistent with the heritage overlay for the site.
  14. Amphitheatre Boat Storage and Change Rooms Pavilion includes the storage of 60 canoes owned by local schools, which is at capacity.

### External Consultation

15. Discussions have taken place with the INCC in regards to the canoe storage facility project and *The Yarra River Community Recreation Hub* proposal. The primary concern expressed related to the level of frustration of committee members due to lack of progress on key infrastructure. In response, Council officers have committed to conveying and discussing any new directions by Council directly to the committee.
16. Officers have not formally responded to the submission received in December 2018, and understand this will be considered as part of the 2019/20 budget deliberations.
17. Heritage advice gained on the pavilion concluded that – 'The Canoe Club building is of contributory significance as one of the few older structures in the Park and also as a structure whose *raison d'être* is directly associated with the original catalyst (boating) for the establishment of the Park. The building has historical and social significance. It adds some visible history to the Park and tangible links with the past, along with the boathouse, and reinforces its historical origins which distinguish it from being just *another* park. Unless there is a strong case that it is dysfunctional and in poor condition (which does not appear to be the case) then it should be retained.'

### Internal Consultation (One Yarra)

18. Internal consultation has taken place with the Building and Asset Management, Open Space and Urban Design Teams on all aspects of this report.

### Financial Implications

19. The adopted 2018/19 budget includes \$50,000 for the development of a new canoe storage facility of which \$45,000 remains.
20. The Status of Council owned sporting facilities and pavilions report to council on the 18<sup>th</sup> Dec 2018 proposed a three year financial plan for investment in council's pavilions. In 2020/21 an allocation of \$300,000 was identified for the Panther Pavilion and Amphitheatre Boat Storage and Change Rooms Pavilion concept plan and design.
21. An amount of \$315,000 (reflecting appropriate indexation) has been included in the draft 2019/20 budget for Council consideration, for this project. This amount includes investigation, needs analysis, site assessments and compliance (structure, heritage, culture and environment) concept plan, preliminary design and full design.
22. The draft long term Capital Works program nominally reflects funding for construction in subsequent years.
23. The Ivanhoe Northcote Canoe Club (INCC) and the Yarra City District Girl Guides proposal for the redevelopment of Panther Pavilion estimated works valued at up to \$750,000. The INCC have the means to invest in the proposed works with \$154,727 recorded as cash in the

## Attachment 1 - Panther Pavilion Boat Storage and Precinct Planning Report to Council 19 March 2019

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bank as at 30 June 2018, noting this would be subject to agreement by the club to make such an allocation. The proposal submitted to Council for a refurbishment of this facility includes their intent to invest in exchange for a longer term tenancy arrangement with Council.

24. Council officers have estimated a redevelopment of the Panther Pavilion, Amphitheatre Boat Storage and Change Rooms Pavilion and associated site works at around \$3.5M and have included this for consideration in the long term financial plan in the years 2021/22 and 2022/23. These allocations are subject to confirmation by Council as part of the annual budget process.

### **Economic Implications**

25. Clubs contribute significantly to the economy of communities. The INCC is the largest canoe club in the State and contributes through an annual turnover of \$75,000, the abundance of volunteer hours and the extensive program of activities and events that service the 300 members and broader community.
26. Investment in planning and construction will have a positive economic impact through permanent and temporary job generation, purchasing of goods and services and the increase in the capacity of the club to service more members and activities.

### **Sustainability Implications**

27. The principles of Environmental Sustainable Design will be embedded in the planning and design element of this project including the conservation of the river, riverbanks and surrounding areas.

### **Social Implications**

28. Community sport organisations can greatly impact the community in which they are embedded. Clubs can produce positive social benefits and increase social capital by bringing communities together, provide opportunities for physical activity and promote health and wellness in our communities.
29. Well-designed sporting facilities can provide space that can be used for a range of community activities in addition to traditional sports use and the INCC is proposing a partnership with Guides.
30. This site offers the opportunity to be designed as hub that can benefit additional and diverse user groups.
31. Investment will assist to ensure these facilities are designed to provide appropriate amenity and a positive social environment for all members of the current and future users and user groups.
32. Investing to improve the capacity of our facilities to provide a female friendly and genuinely accessible environment will encourage broader participation in canoeing and other sporting and recreational activities that could be offered from this site.
33. Universal access to the facilities will be delivered to maximise access and participation by all.

### **Human Rights Implications**

34. There are no human rights implications as a result of this report.

### **Communications with CALD Communities Implications**

35. All works proposed in this report will incorporate CALD community considerations, including participation in the activities provided at the site and provision of information in languages other than English in any public communications.

### **Council Plan, Strategy and Policy Implications**

## Attachment 1 - Panther Pavilion Boat Storage and Precinct Planning Report to Council 19 March 2019

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36. Investing in the planning and redevelopment of the Panther Pavilion and Amphitheatre Boat Storage and Change Rooms Pavilion in an integrated way contributes to the delivery of Council strategies as outlined below.

Council Plan 2017-2021:

- (a) Strategy 1.2 – Promote a community that is inclusive, resilient, connected and enjoys strong mental and physical health and wellbeing.
- (b) Strategy 1.6 – Promote a gender equitable, safe and respectful community.
- (c) Strategy 1.8 – Provide opportunities for people to be involved in and connect with their community.
- (d) Strategy 2.1 – Build resilience by providing opportunities and places for people to meet, be involved in and connect with their community.
- (e) Strategy 2.5 – Support community initiatives that promote diversity and inclusion.
- (f) Strategy 4.4 – Protect Council assets through effective proactive construction management.

Access and Inclusion Strategy 2018-2024:

- (a) Strategy 1.1 – Promote and encourage the application of Universal Design and Universal Access within, and external to Council.
- (b) Strategy 1.5 – Improve accessibility to City of Yarra buildings and facilities, including ensuring adequate amenities are available.
- (c) Strategy 2.1 – Provide and/or support the community to provide a diverse range of accessible community services and arts, cultural, sport and recreational activities that are creative and fun for all abilities and ages.

Gender Equity Strategy 2016-2021:

- (a) Action Plan 12 – Gender issues are considered in all policy, planning and service delivery.

### Legal Implications

37. There are no legal implications as a result of this report.

### Other Issues

38. The identified location for the canoe storage facility has been clearly identified in the Fairfield Park Master Plan (FPMP) adopted by Council as a picnic, BBQ and lookout area and makes recommendations for investment and development. Additionally the access to this site presents challenges due to an existing bluestone lined pathway, the slope and the timber materials that line the rooftop and the need to be altered. The site is located within Yarra's Heritage Overlay thus requiring a planning permit. A large shed on this site is likely to draw community attention through the planning permit process as it will impact on existing and proposed usage and views.
39. Cultural heritage considerations will require further investigation and will be a key part of the integrated planning approach.
40. The Yarra (River) Strategic Plan by Melbourne Water, is due for endorsement in 2019 and will require any works in that area to demonstrate compliance. This will be a consideration in the design works.

### Options

41. Determination of allocated funding towards the Panther Pavilion and Amphitheatre Boat Storage and Change Rooms design will occur as part of the annual budget process inclusive of canoe storage facility options.

### Conclusion

**Attachment 1 - Panther Pavilion Boat Storage and Precinct Planning Report to Council 19 March 2019**

*Ordinary Council Meeting*

*19 March 2019*

42. Proceeding with the proposed canoe storage facility project presents multiple challenges and is not possible to achieve the intended outcomes of relocating 227 boats from the pavilion to the shed.
43. A site for the proposed canoe storage facility that is consistent with the Fairfield Park Master Plan, meets heritage requirements and is within (or near) the budget allocation is yet to be identified.
44. Investing in an integrated precinct concept plan and design for the site will maximise the outcomes for the current and existing users and the amenity of the overall precinct.
45. Staging the planning/design and construction works could maximise the councils and clubs opportunities to seek external investment in this regional facility.
46. On the basis of the above, Officers present the recommendation below for Council's consideration.

**RECOMMENDATION**

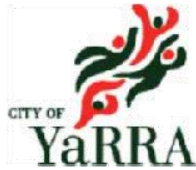
1. That:
  - (a) Council support an integrated approach to the future planning, development and management of the Panther Pavilion and Amphitheatre Storage and Change Room Pavilion area including canoe storage facility options;
  - (b) Officers advise the Ivanhoe Northcote Canoe Club that the proposal they submitted in relation to the redevelopment of the Panther Pavilion was received and noted;
  - (c) The canoe storage facility project with a 2018/19 council budget allocation of \$50,000 does not proceed in favour of an integrated approach to the sites planning and development. The remaining \$45,000 be redirected to commence work to better investigate the needs and options for an integrated site approach to inform the concepts and design work proposed in 2019/20;
  - (d) Officers advise the Ivanhoe Northcote Canoe Club officers that the canoe storage facility project will not proceed in 2018/19;
  - (e) Council considers a budget allocation in 2019/20 for \$315,000 to commence the integrated precinct concept plan and design for a refurbishment of the Panther Pavilion and Amphitheatre Storage and Change Room Pavilion area including canoe storage; and
  - (f) With Council support, officers establish a Project Control group to commence the planning and design process for this project.

**CONTACT OFFICER:** Kerry Irwin  
**TITLE:** Manager Recreation and Leisure Services  
**TEL:** 92055371

**Attachments**

- 1 Yarra River Community Recreation Hub Proposal December 2018
- 2 Sporting Facility Condition Viability Overall Rating

**Attachment 2 - Fairfield Park Masterplan 2010**



# Fairfield Park Masterplan Summary Report



**Prepared by**

Thompson Berrill Landscape Design Pty Ltd  
for City of Yarra

June 2010

**Attachment 2 - Fairfield Park Masterplan 2010**

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## Attachment 2 - Fairfield Park Masterplan 2010

# Acknowledgements

Welcome to the City of Yarra. Council acknowledges the Wurundjeri Community as the first owners of this Country. Today, they are still the custodians of the cultural heritage of this land. Further to this, Council acknowledges there are other Aboriginal and Torres Strait Islander people who have lived, worked and contributed to the cultural heritage of Yarra.

The project team would like to thank the local community for their valuable feedback and time taken to fill in questionnaires. This feedback has informed the Masterplan to set a direction for Fairfield Park that meets existing and future needs of the community.

### Community Stakeholder Groups

Mick Watt, Secretary, Fairfield Cricket Club  
Darko Kolosov, President, Fitzroy City Football Club  
Rob Russell, President, Ivanhoe-Northcote Canoe Club (INCC)  
Paul van der Sluys, Fairfield Boat House Lessee

### City of Yarra

Mark Dornau, Manager, Environmental Services  
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Mark Donnellan, Capital Works Officer Open Space  
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Jonathan Coyne, Recreation and Planning Development Officer  
Janette Kiely, Strategic Planning  
Kate Simnett, Sustainable Transport Officer  
Gordon McVittie, Coordinator, Building Maintenance  
Sandra Margulius, Arts & Cultural Development Officer - Festivals & Events  
Michael Rogers, Arborist  
Stuart Grant, Team Leader Recreation

### Thompson Berrill Landscape Design Pty Ltd

Glenn Berrill and Andrea Szymanski



## Attachment 2 - Fairfield Park Masterplan 2010

# 1 Introduction

Fairfield Park, located in South Fairfield is a destination and venue for a range of passive and active recreation pursuits. The park provides opportunities for people to play and participate in competition soccer and cricket; in addition to canoeing; cycling; and running. It is also popular for more passive activities, such as walking the dog; playing with children; picnicking; nature watching and simply relaxing.

The Main Yarra Trail, Amphitheatre and Fairfield Boat House and Tea Rooms are important features of the park and are directly responsible for attracting visitors from all over Melbourne and give Fairfield Park the status of Regional Open Space, as defined by Yarra's Open Space Strategy (YOSS 2007).

Fairfield Park is also highly valued for the views and natural beauty afforded to the park's visitors, the local community and passers by. In addition to the natural beauty of the landform and Yarra River, the park benefits from earlier plantings of exotic specimen trees on verdant lawn and remnant vegetation within the park and in nearby parkland. Additionally, a number of areas within the park have benefited from the recent resurgence in interest in indigenous plants. The improved habitat values of these plantings attract wildlife, including invertebrates, birds, bats, reptiles and small marsupials.

As Fairfield Park attracts many thousands of visitors to its attractions every year, Council is committed to developing a systematic plan to improve and strengthen the park into the future. This Masterplan has been developed in conjunction with the local community, stakeholder groups and Council officers who have experience in providing services to the Fairfield Park community. Its recommendations reflect the intentions of the Council Plan, Yarra Open Space Strategy and Yarra's Recreation Strategy.

## 1.1 City of Yarra

The City of Yarra comprises an area of 19.5 square kilometres, is located east of the City of Melbourne, and is bounded by the Yarra River to the south and east. The Cities of Moreland and Darebin abut Yarra's northern boundary, with Boroondara and Stonnington situated to the east and south respectively.

Diversity is Yarra's most outstanding characteristic and its greatest strength. This diversity is reflected in the City's mix of land use activities, built and natural environments and community composition.

The City of Yarra includes the suburbs of Abbotsford, Burnley, Clifton Hill, Collingwood, Cremorne, Fitzroy, North Carlton, North Fitzroy, Princes Hill, Richmond, and the southern portions of Alphington and Fairfield. The whole city has an estimated resident population of 73,501 (ABS, 30 June 2006); over 30 per cent of Yarra residents were born overseas.

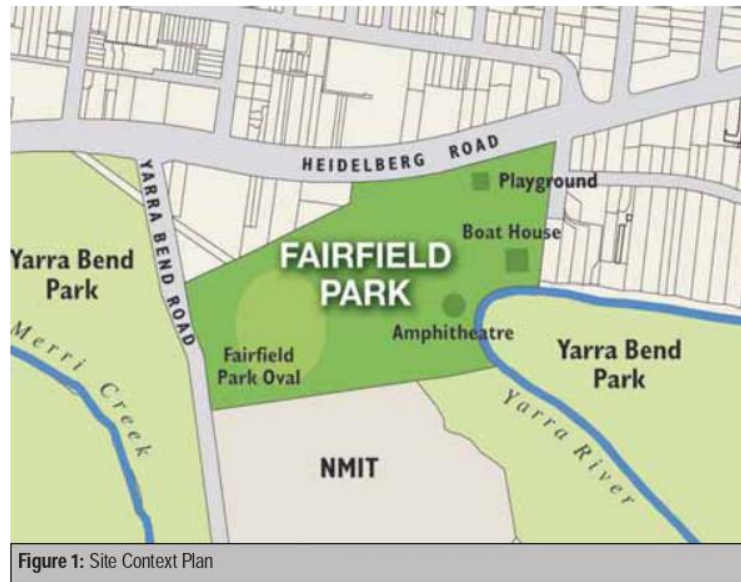
Fairfield is a residential and industrial area; the Yarra Open Space Strategy identifies the 3078 precinct as having more than 350 m<sup>2</sup> of open space per person. Part of the suburb of Fairfield is located in the City of Darebin. Most of the area was developed prior to the 1930s. Fairfield has experienced a small increase in population between 1996 and 2001, as a result of new dwellings being added to the area.

The Area is currently experiencing a gradual growth in overall population numbers, especially young children under the age of 17 years and older adults over the age of 65 years.

## Attachment 2 - Fairfield Park Masterplan 2010

### 1.2 Study Area

Fairfield Park is an open space area of approximately 78,689 square metres located on the north bank of the Yarra River. The park is located on Heidelberg Road, Fairfield. It is bounded on the north by Heidelberg Road and abutting resident boundaries, Yarra bend road to the west, Panther Place and the Yarra River to the east, and NMIT to the South (Melway Map 30, Ref J12). Fairfield Park is subject to a Heritage, Environmental Significance, Design Development and Land Subject to Inundation Overlays.



Located on the boundaries of the Cities of Yarra, Darebin and Boroondara, the park has a regional catchment and attracts visitors from Yarra and adjoining municipalities.

The Park has a number of facilities and distinct areas that are used for both passive and active recreation. These include:

- Fairfield Boathouse;
- Fairfield Amphitheatre and kiosk;
- Ivanhoe/Northcote Canoe Club;
- Fairfield Oval and Sports pavilion;
- Children's Playgrounds;
- Barbecues and picnic areas;
- Main Yarra Trail; and
- Yarra River walking trail.
- The Park also has a number of heritage features including but not limited to:
  - Pipe bridge across the Yarra
  - Landscape vegetation- including Pine, Araucaria, and Plane trees.

The Yarra Open Space Strategy notes that the quantity of open space provided in this precinct more than adequately meets residents needs, but recommends that preparation and implementation of a Masterplan... *will need to identify significant features to retain including planting, path layout and allow a clear process to review the park design to meet local and regional environmental and heritage conservation values.*

## Attachment 2 - Fairfield Park Masterplan 2010

# 2 Masterplan Aim and Objectives

The aim of this Masterplan is to develop a plan to guide the future development of sport and recreation facilities, walking and bicycle trails, and landscape elements within the park into an integrated network of facilities and spaces that are able to meet a broad range of local sporting, recreational and community needs. Any expansion will be limited to the aggregate footprint of the existing structures and recreation spaces as there is to be no net loss of open space. This may involve a reduction in the number of built structures within the park.

### The Master Plan Objectives Include:

- Provision for a balance of active and passive recreation facilities to meet the needs of local and regional communities;
- Support and promote use by a wide range of people including local residents, workers, sporting clubs, casual sporting users and visitors;
- Support the use of Fairfield Park by all age groups with particular concern to provide play space for children and access for people with disabilities;
- Provide for public safety when considering development of the site with respect to passive recreation, public access, vehicle access, public lighting and landscape treatments;
- Investigate the capacity of the park to accommodate additional active recreation facilities in conjunction with improved landscaping;
- Development of a landscape which respects the elements to be retained, the heritage features of the site, and which establishes a cohesive landscape;
- Development of landscape themes that reflect, enhance and are sympathetic to the adjoining Yarra River and parklands;
- Improved access and interface with the river;
- Elimination or reduction of manual handling issues connected with transporting canoes to and from the river;
- Improved functionality of the Park's path and trail network;
- Improved adaptability and flexibility of recreational facilities within the Park; and
- To incorporate best practice environmental principles into the community and recreation facilities including water use, energy use and waste management practices.

## 2.1 Key Tasks

This Masterplan will comprise the following components:

### Amphitheatre

- Review public access, safety and links to theatrical storage area and amphitheatre

### Disability Access

- Investigation of options to improve disability access to the river, boathouse, amphitheatre, open spaces, and walking trails

### Pedestrian and Vehicle Traffic Issues

- A review of current path network to improve disability access, safety and functionality of the site;
- Assess the layout of internal paths for pedestrians, cyclists and maintenance vehicle access;
- Consider bicycle access and routes, bicycle parking

## Attachment 2 - Fairfield Park Masterplan 2010

### Sports Facilities

- Investigation of options to expand the range and number of sporting facilities and spaces within the Park including but not limited to;
  - Half court basketball facility;
  - Tennis rebound wall;
  - Netball practice ring; and
  - Removal of pipe rail fence and redevelopment of oval into a flexible sports space

### Landscape

- Review the layout of pedestrian paths and bicycles trails;
- The development of concept designs for the future development of the sporting and recreational facilities;
- Document existing, remnant and significant vegetation – as per the Heritage study;
- Review existing indigenous plant species' performance;
- Consider landscape character development, including location and patterns of structural plantings and species type and establish overall intent for the reserve;
- Consider ways of incorporating Water Sensitive Urban Design principles to proposed park improvements;
- Clarify informal lawn areas and improve entrance treatments;
- Address the location, selection and design of park furniture within the park, e.g. seats and benches, public lighting, rubbish bins, BBQ's, picnic tables, fencing (sports fields, facilities and boundary), drinking fountains, playgrounds, bicycle stands and signage;
- Consider the signage issues with respect to the Main Yarra Trail, interpretative, heritage and directional signage within the park; and
- Investigate the potential to create linkages of tracks and trails within the Park and those in surrounding municipal areas.

### Car parking

- Review and redesign of existing car parks in order to maximise the number of spaces and functionality of these areas

## 2.2 Project Methodology

The consultant, Thompson Berrill Landscape Design (TBLD) has worked closely with the project manager from Council's Open Space Capital Works and Design unit throughout the duration of the project. On the completion of each stage of the project the consultant presented a report to the project manager and Open Space unit team members detailing the findings of each stage of the project before advancing to the next stage. The consultant used findings of previous research and community consultations and liaises with all the key stakeholders.

It should be noted that the project manager has assisted the consultant with day to day liaison, coordination and communication with the community and stakeholders. Council resources have also be utilised to assist the consultant with organising meetings, displays, advertising and editorial in local newspapers.

### Stage One: Background Research and Site Assessment

- Prepare Base Plans
- Review background documents
- Review the draft Conservation Plan
- Initial briefing meeting with the Project Manager
- Detailed briefing walk over the park
- Landscape site assessment

## Attachment 2 - Fairfield Park Masterplan 2010

- Infrastructure assessment
- Photo and Visual Analysis
- Site Issues and Opportunities Plan

### **Stage Two: Consultation at the Research Phase**

- Project Steering Group Meeting # 1
- Council Officer Workshop # 1
- Consultation meeting with the Fairfield Boat House
- Consultation meeting with the Ivanhoe Northcote Canoe Club
- Consultation meeting #1 with sporting clubs (Fairfield Cricket Club, Fitzroy City Soccer Club)
- Prepare questionnaire to be used on site and distributed to residents
- Summarise the questionnaire outcomes
- Community Consultation report
- Project Steering Group Meeting # 2

### **Stage Three: Draft Masterplan and Report**

- Draft Masterplan
- Preliminary Opinion of Probable Cost (POPC)
- Steering Group Meeting # 3
- Amend and Prepare Draft Masterplan V2
- Draft summary report
- Amend Draft Masterplan and draft summary Report

### **Stage Four: Consultation at the Draft Masterplan Phase**

- Information Leaflet and questionnaire #2 distributed to residents
- Summarise the questionnaires
- Draft Masterplan display plans
- Council Officer Workshop
- Stakeholder Workshop
- Community Consultation report on the outcomes

### **Stage Five: Final Masterplan and Summary Report**

- Steering Committee Meeting # 4
- Final Draft Masterplan and Report
- Final amendments to Draft Masterplan and Summary Report
- Final Masterplan and Report

## **2.3 Background Documents**

The following is a list of the key background documents which informed development of the Fairfield Masterplan Plan. Further details are contained in the Bibliography section of this Masterplan.

- Fairfield Park - A Master Plan Study
- Fairfield Park Landscape Park Master Plan Summary Report
- Yarra Open Space Strategy
- Fairfield Park Boat House - Heritage Assessment
- Fairfield Park Playground - Schematic Design & Functional Analysis
- Fairfield Park - Conservation Management Plan

## Attachment 2 - Fairfield Park Masterplan 2010

### 3 Existing Conditions

#### 3.1 Site Context

Located on the edge of northern Melbourne's volcanic plain, Fairfield Park is relatively broad at its western end. At its eastern end it is constrained to a narrow corridor by Heidelberg Road and the steeply incised Yarra River bank. Around the central focus of the park, the extensive network of access paths reflects the steepness of the slope from the plain to the river. Refer to Figure 5, Existing Conditions Plan.

Fairfield Park is a regional reserve that includes shared paths and trails, a playground, a sports field, picnic and BBQ facilities, car-parking, sports pavilion, canoe club, concert venue, boat hire and tea rooms. Exotic and native trees are planted in the lawn areas, whereas native vegetation such as grasses and shrubs are planted on some of the steeper slopes.



Figure 2: Aerial Photograph of Fairfield Park

Previously part of the former City of Northcote, Fairfield Park is Crown Land and the City of Yarra is the appointed Committee of Management.

Fairfield Park is subject to the following provisions of the Yarra Planning Scheme:

- PPRZ – Public Park and Recreation Zone;
- DDO1 – Design and Development Overlay Schedule 1;
- ESO1 – Environmental Significance Overlay Schedule 1;
- HO146 & HO147 – Heritage Overlay; and
- LSIO – Land Subject to Inundation Overlay.

#### 3.2 Cultural Heritage

The Fairfield Park Cultural Heritage Review identifies a number of features of Fairfield Park with cultural heritage significance, including individual trees, avenues, park infrastructure and Fairfield Boathouse. The landscape, views and vistas have also been mentioned as contributing to the park's cultural heritage.

## Attachment 2 - Fairfield Park Masterplan 2010

### 3.3 Environmental Heritage

The proximity of the Yarra River, Merri Creek, Studley Park and Yarra Bend Park provides habitat for native plants and animals to make Fairfield Park a place of environmental significance.

### 3.4 Adjacent Land Uses

The following land uses occur at locations adjacent to Fairfield Park:

- Open Space
  - Yarra Bend Park at western boundary
  - Yarra River and Studley Park at southeast boundary
- Residential
  - Panther Place and Park Crescent at Eastern boundary
  - Heidelberg Road along northern boundary
- Education
  - NMIT along southern boundary
- Commercial and Industrial
  - Heidelberg Road along northern boundary

### 3.5 Yarra River and Pipe Bridge

The Yarra River, including bed and banks, is managed by Melbourne Water. Formal access to the river is provided by boat launching ramps at the Fairfield Park Boat House and Tea Rooms and via the canoe launch ramp adjacent to the public picnic and BBQ area and amphitheatre.

The proximity of the Yarra River and means that part of the park, including some buildings are subject to inundation.

The Pipe Bridge is operated, managed and maintained by Yarra Valley Water. The bridge provides access for pedestrians and cyclists to the City of Boroondara and Studley Park at Kew. It also forms a key link in the Main Yarra Trail.



Photo 1: Existing Canoe Launch from Steps



Photo 2: Pipe Bridge

### 3.6 Fairfield Boat House and Tea Rooms

The Fairfield Boat House was established in 1908 and offers park visitors opportunities for boating on the Yarra, and refreshments and dining at the tea rooms. The Fairfield Boat House and Tea Rooms are leased by Council to a private lessee. Although the boathouse grounds are not considered in this Masterplan, consideration has been made to address the provision of vehicle and access issues. In the winter of 2010, the Fairfield Boat House and Tea Rooms will be closed for extensive renovations. Through

**Attachment 2 - Fairfield Park Masterplan 2010**

consultation with the lessees, this Master Plan has sought to accommodate any changes to the interface between the boathouse lease area and the park.



**Photo 3:** Panoramic View of the Fairfield Boat House and Tea Rooms from the Pipe Bridge

**3.7 Ivanhoe-Northcote Canoe Club (INCC)**

The INCC club building was originally built for the local swimming club and housed the park's care taker residence. The building has since been refurbished to accommodate the INCC, including kayak and canoe storage. INCC has approx. 300 members who are able to access the club building and its facilities (which include toilets, showers and use of club kayaks) via private key entry. Member groups including competition groups, schools and social groups launch their craft on to the Yarra from Fairfield Park embankment.



**Photo 4:** Ivanhoe-Northcote Canoe Club Building

The club has also installed a green-painted steel shed on the lawn adjacent to the Main Yarra Trail that houses canoes in need of repair.

**3.8 Concrete Storage / Change Room Building**

This building provides internal change room, toilet and shower facilities and a performance storage area for shows at the amphitheatre. The building also accommodates kayak storage area on the lower level, for Methodist Ladies College (MLC) and Camberwell Grammar, who utilise the facilities 2-3 times per week. The top of the structure provides a sheltered lookout with views to the Yarra River.



**Photo 5:** Concrete Storage / Change Room Building

**3.9 Park Furniture and Infrastructure**

Drinking fountains, seats, picnic sets, bollards and fences are all located within Fairfield Park. There is no consistent theme or design suite apparent, instead furniture and infrastructure appears to have been provided at various times by various suppliers on behalf of Yarra City Council and Northcote City Council.



## Attachment 2 - Fairfield Park Masterplan 2010

### 3.10 Playground

The playground is located next to picnic and BBQ facilities adjacent to Heidelberg Road on a turf area planted with exotic specimen trees. The Fairfield Park playground has been recently updated to replace equipment that failed due to wood rot and age. The playground is frequently used by local residents and features predominantly timber play structures, designed for children of all ages.



Photo 6: Playground Areas

### 3.11 Picnic and BBQ Facilities

In addition to the picnic and BBQ facilities at the playground, there are two BBQs and ten picnic tables located adjacent to the Yarra River between the amphitheatre and the Fairfield Boat House. The area consists of granitic sand surface in deep shade. The area is accessible by the path network and visitors with access difficulties may be driven to the site via the driveway to the Boat House.

### 3.12 Toilets

Public toilets are located near the car-park off Heidelberg Road. There are toilets located at the Fairfield Boat House and Tea Rooms for the convenience of their patrons.

Public toilets are also located in Yarra Bend Park at T.H. Westfield Reserve directly opposite the Maxwell Sutherland sporting pavilion in Yarra Bend Road.

### 3.13 Sports Field and Maxwell Sutherland Pavilion

The sports field and pavilion are tenanted by sports clubs on an seasonal basis. In 2009 – 2010, Fairfield Cricket Club and Fitzroy City Soccer Club are the seasonal tenants.

The sports ground is a traditional oval, large enough and suitable for soccer, cricket and Australian football, and bounded by a galvanised pipe and rail fence. Two cricket practice nets are located at the south western boundary, their bowler's run-up encroaching onto the field. A synthetic, all-seasons cricket wicket is located at the centre of the field. Two player shelters/coaches boxes are located on the eastern side of the ground.



Photo 7: Fairfield Park's Existing Open Grass Sporting Oval

## Attachment 2 - Fairfield Park Masterplan 2010

The pavilion consists of male change rooms and a small canteen area. Council has concept designs for a pavilion upgrade but those works are planned for the 2013-14 financial year.



Photo 8: Maxwell Sutherland Sporting Pavilion

### 3.14 Parking

The main car-park, off Heidelberg Road, consists of an asphalt surfaced area with no parking bay markings or vehicle control signage. The car park provides free and convenient parking to park visitors, commuters, local residents and local workers and is often at capacity, whether or not the park is busy. An additional asphalt surfaced parking area further within the park provides five parking bays, including two designated disabled parking bays. There are no devices or regulatory signage prohibiting vehicles from driving further into the park. There is also provision for on-road parking in Heidelberg Road adjacent to Fairfield Park.



Photo 9: Asphalt Surface Main Car park

A gravel surface car-park, off Yarra Bend Road, adjacent to Maxwell Sutherland Pavillion has no formalised parking system and can accommodate up to approximately 25 cars. This car-park is frequently and haphazardly used by NMIT students during weekdays and sporting spectators on weekends. Additional parking in Yarra Bend Park is provided directly opposite the gravel car park at the T.H Westfield Reserve. There is no provision for on-road parking in Yarra Bend Road.



Photo 10: Existing Gravel Car park

### 3.15 Access and circulation

Fairfield Park has an extensive network of existing asphalt and concrete paths. Most of the paths are lined with bluestone edging and bluestone retaining walls. The grade of the paths close to the river and on the slopes varies from 1:8 (very steep) to 1:20 (relatively flat). Even with the steep paths, due to the topography of the site, most path alignments require switchbacks or steps. The main path (section of Main Yarra Trail) through the western part of the park and the main path through the northern part of the park are relatively flat as they are located on the plain.



Path 11: 1:40 Path Along Upper Embankment

## Attachment 2 - Fairfield Park Masterplan 2010

Main vehicle access to the park is via the driveway at Heidelberg Road. In addition to the driveway, access into Fairfield Park for cyclists and pedestrians is provided at the following entries:

- Main Yarra Trail at Yarra Bend Road and at Pipe Bridge;
- Secondary car-park at Yarra Bend Road;
- Pedestrian gate adjacent to playground at Heidelberg Road;
- Panther Place/Park Crescent/Heidelberg Road; and
- Unsealed trail along Yarra River under Pipe Bridge (access to and from Yarra Bend Park).

Desire lines are evidence of mountain bike riding within the park, specifically in areas of steep terrain. These tracks may provide direct alternative routes (to the sealed paths), but often create safety concerns and erosion issues.



Photo 12: Staggered Bluestone Retaining Wall



Photo 13: Desire Lines reveal off-path bike riding

### 3.16 Utilities

#### Drainage

All park drainage goes to the Yarra River, either across land or via pipes and pits that discharge directly into the river. A detailed condition assessment was not conducted as part of this project; however City of Yarra conducts regular maintenance of the drainage systems across the municipality. A large drain, servicing a catchment to the north of Heidelberg Road, runs along an easement at Panther Place at the eastern edge of the park.

#### Mains Water Supply

Mains water supply is available throughout Fairfield Park and is connected to all buildings, irrigation systems and drinking fountains.

#### Electricity

Mains supplied electricity is available to all buildings throughout the park and is connected to public lighting and sports field lights.

High tension electricity distribution infrastructure runs along and overhead the southern boundary of Fairfield Park.

#### Gas

A significant gas distribution main runs through Fairfield Park, and has a direct impact on the construction of new infrastructure.

## Attachment 2 - Fairfield Park Masterplan 2010

# 4 Masterplan Recommendations

The following recommendations are made in consideration of the aims and objectives of the Fairfield Park Masterplan project, the Draft Masterplans and stakeholder and Community Consultations report, (attached as Appendix C).

## 4.1 Vegetation

- Consider replacing (non-heritage significant) exotic tree species when they die with native species
- Strengthen specimen and botanical tree plantation by planting selected native and exotic trees among existing trees
- Retain existing Monterey cypress pines along Panther Place
- Undertake thinning of Oak trees at the riverside picnic/BBQ area to reduce canopy cover
- Remove poplar trees in poor condition and replace with native species
- Plant boundary of sporting oval with Eucalyptus species to provide shade in the summer months for sporting spectators and to define edge of the playing field
- Retain existing native trees and plant additional scattered indigenous over-storey trees to area along southern boundary with NMIT
- Screen the southern boundary fence at NMIT using indigenous grasses and shrubs
- Retain large open turf area for dog walking and passive recreation activities
- Improve entry from the main car park into the park with indigenous over-storey trees
- Undertake selective thinning of existing Red Gum plantings, south east of oval, to encourage healthy growth of trees
- Retain views through spruce trees into Fairfield Park from Heidelberg Road
- Replace fencing along Heidelberg road and improve hedge planting
- Retain area south of Panther Place to the river as a firebreak, using turf or low fire danger indigenous vegetation

## 4.2 Access and Circulation

- Realign part of the Main Yarra Trail to provide greater area of open space for passive recreation use, designate as shared pedestrian and cyclist path and provide directional and advisory signage
- Downgrade surface of replaced Main Yarra Trail path to gravel and sign as pedestrian use only (no cyclists)
- Remove existing bluestone planter at the Pipe Bridge entry and replace with traffic calming treatment more appropriate to pedestrians and cyclists - subject to detailed design
- In the longer term, when the pipe bridge is decommissioned by Yarra Valley Water, upgrade existing access for pedestrians and cyclists - subject to detailed design
- Install 'Cyclist Dismount' sign at entry to Pipe Bridge
- Install 'Keep Left' sign at exit from Pipe Bridge
- Remove duplicated set of concrete stairs north of Amphitheatre Ticket Box and provide ten permanent bicycle racks, and provision for temporary bicycle storage during events at the amphitheatre
- Provide loading bay for canoeists adjacent to the Main Yarra Trail at the INCC club building for improved safety of trail users

## Attachment 2 - Fairfield Park Masterplan 2010

- Realign pathway to Fairfield Boat House to allow for service vehicle movement through the site without damaging parkland or bluestone walls
- Improve service vehicle access to the Fairfield Park Boat House for delivery vehicle turn around, and provide a drop off and pick up zone for disabled visitors only, as part of Boat House upgrade works 2010
- Realign vehicle entry and install regulatory car park signage restricting vehicle access to services and deliveries and to drop off disabled or infirm patrons only
- For further details, refer to the Access and Circulation Plan (Figure 4.)

### 4.3 Infrastructure

- Relocate and provide new cricket practice nets
- Update and refurbish Maxwell Sutherland Pavilion and provide undercover areas for spectators
- Fence and screen rear of pavilion building for secure lock up and storage of sporting equipment
- Remove redundant pipe and rail fence from sporting oval
- Improve and turf area to the south of Ivanhoe-Northcote Canoe Club Building, and install new picnic tables
- Upgrade top level of Concrete storage/change room building to provide new picnic and BBQ facilities, shelter and lookout. Modify existing roof to improve light to undercover area and replace concrete wall panels to allow views to the river - subject to detailed design
- Remove green-painted steel canoe storage shed
- Retain existing bike racks adjacent to the toilet block
- Install new drinking fountains throughout the park
- Public toilet facilities to be retained at existing location. Address accessibility issues and upgrade exterior façade of building to reflect Fairfield Park character - subject to detailed design
- Install entry sculpture feature at Heidelberg Road driveway
- Retain large open grass areas and picnic/BBQ facilities surrounding existing playground for informal recreation activities

### 4.4 Planning

- Formalise existing gravel car park to provide 22 car parking bays. Parking conditions and regulatory signage subject to future parking plan
- Provide 22 new additional 90 degrees parking bays along Yarra Bend Road, with views directly onto the sporting grounds. Parking conditions and regulatory signage subject to future parking plan
- Configuration of sports field to accommodate one senior and one junior soccer pitches and retain existing cricket pitch
- Realign main entry at Heidelberg Road and formalise main car park to accommodate 62 parking bays, including four disabled parking bays. Parking signage subject to future parking plan. Incorporate vehicle barrier fencing, bollards and Water Sensitive Urban Design (WSUD).
- Install central garden bed island at main entrance planted with groundcovers and selected specimen trees
- Provide new Fairfield Park location map at path junction
- Retain and improve existing playground based on ongoing local consultation
- Proposed location for regional playground, picnic facilities and shelter is subject to future detailed design

## Attachment 2 - Fairfield Park Masterplan 2010

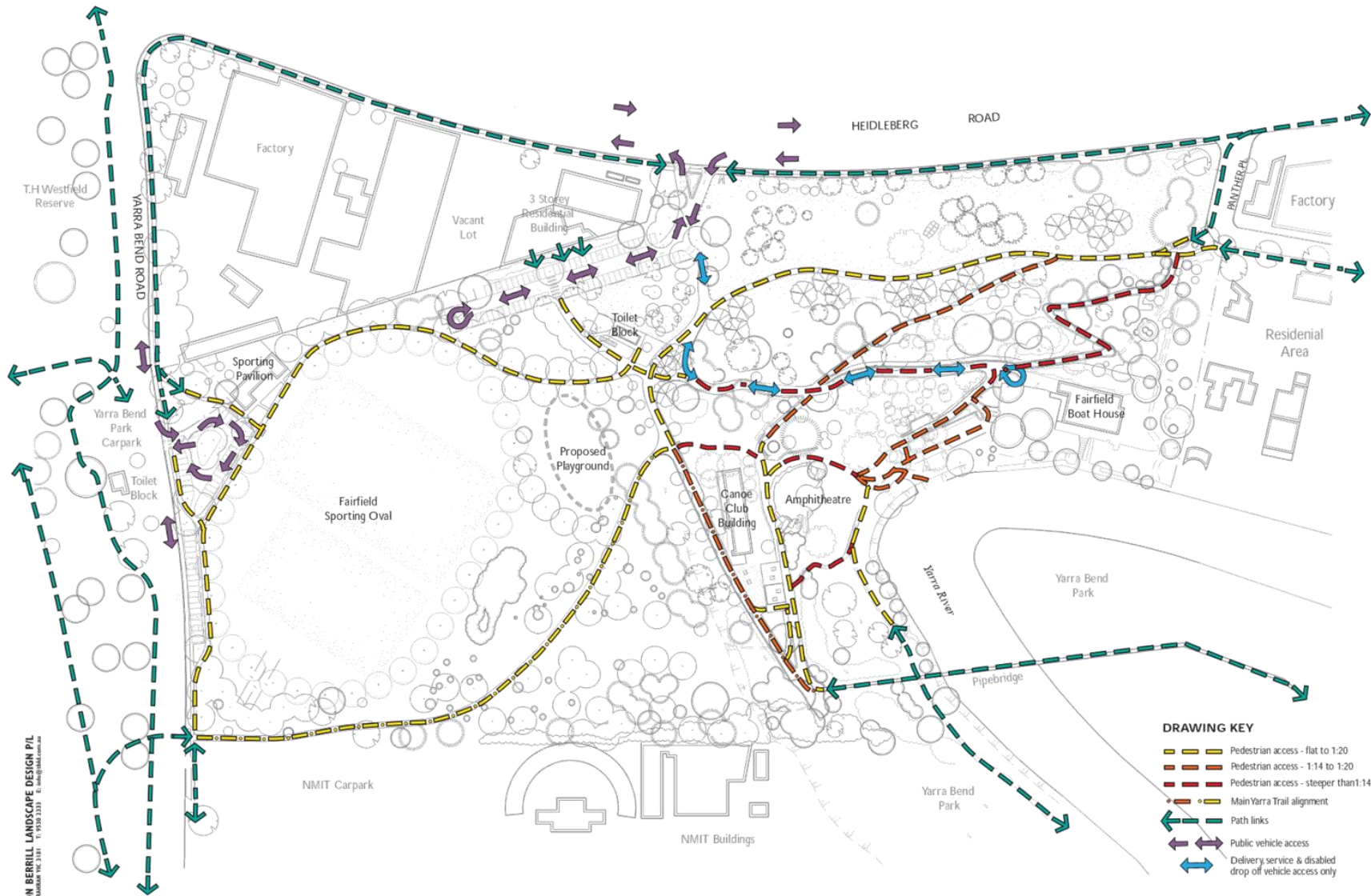
- Where practical, lower height of continuous and staggered bluestone retaining walls where fall heights and safety issues are identified

### 4.5 River Edge Precinct

- Install additional picnic and BBQ facilities
- Install new 12.0m long pipe rail handrail and install 9.0m long timber seat with backrest for groups
- Widen existing 1.0m access ramp to 2.0m for all ability access
- Retain existing steps, retaining wall and handrail barrier
- Remove rocks, install jute mat and plant bank with attractive strong indigenous ground covers
- Install paved surface and two kayak stands for public and club use
- Install new concrete retaining wall with 8.0m long timber seat
- Extend existing launch platform to 17m to accommodate three kayaks



Attachment 2 - Fairfield Park Masterplan 2010



**DRAWING KEY**

- Pedestrian access - flat to 1:20
- Pedestrian access - 1:14 to 1:20
- Pedestrian access - steeper than 1:14
- Main Yarra Trail alignment
- Path links
- ↔ Public vehicle access
- ↔ Delivery service & disabled drop of vehicle access only

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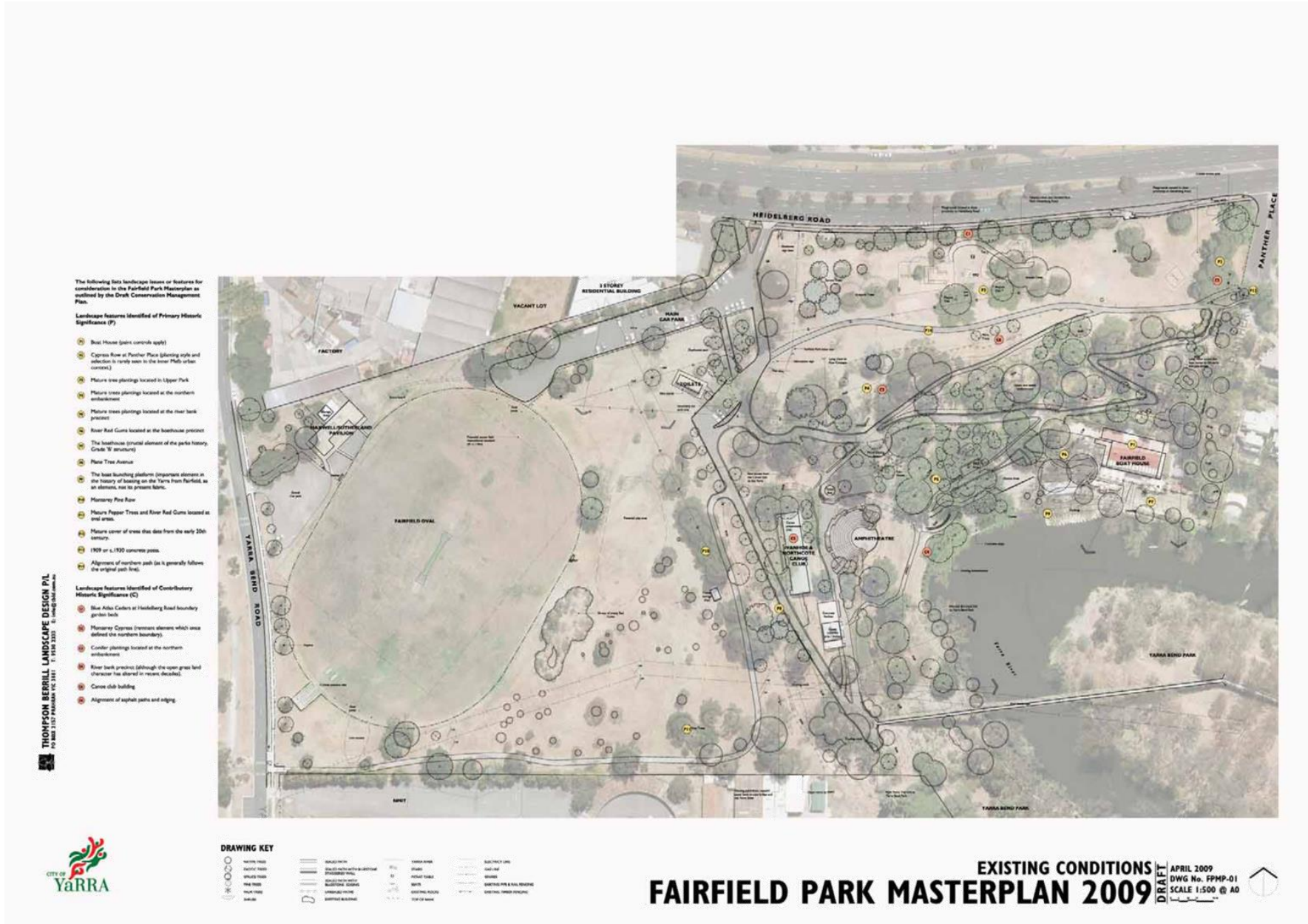
**PATH ACCESS & CIRCULATION PLAN  
FAIRFIELD PARK MASTERPLAN 2009**

AUGUST 2009  
DWG No. PACP-01  
SCALE 1:1500 @ A3





Attachment 2 - Fairfield Park Masterplan 2010



## Attachment 2 - Fairfield Park Masterplan 2010

### 5 Bibliography

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## Attachment 2 - Fairfield Park Masterplan 2010

### Appendices

- A - Photoboard #1, Prepared by TBLD P/ L for City of Yarra, April 2009
- B - Photoboard #2, Prepared by TBLD P/ L for City of Yarra, April 2009
- C - Stakeholder and Community Consultation Report, May 2010
- D - Preliminary Option of Probable Costs, October 2009

**Attachment 2 - Fairfield Park Masterplan 2010**

# Appendix A

Photoboard #1, Prepared by TBLD P/ L for City of Yarra, April 2009

Attachment 2 - Fairfield Park Masterplan 2010



Group planting of River Red Gums



Sporting oval



Access path to palm grove lookout



Poplars along Yarra Bend Road



Sporting pavilion



Asphalt carpark outside toilets



Mothers with kids along access path



Asphalt path along nmt



Asphalt carpark



View of sporting oval from nmt



Main Yarra Trail alignment



Access path between carparks



Bike stand outside toilets



Blue stone edging



Fairfield Park entry



Northern path alignment



Botanical parkland



Historic concrete post



Playground

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PHOTO BOARD #1  
FAIRFIELD PARK MASTERPLAN 2009

APRIL 2009

**Attachment 2 - Fairfield Park Masterplan 2010**

## **Appendix B**

Photoboard #2, Prepared by TBLD P/ L for City of Yarra, April 2009

Attachment 2 - Fairfield Park Masterplan 2010



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**PHOTO BOARD #2**  
**FAIRFIELD PARK MASTERPLAN 2009**

APRIL 2009

## Attachment 2 - Fairfield Park Masterplan 2010

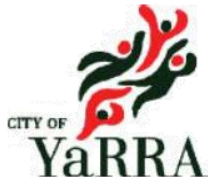
### Appendix C

Stakeholder and Community Consultation Report, May 2010, including attachments:

- Fairfield Park Information Leaflet and Questionnaire
- Fairfield Park Information Leaflet and Questionnaire – No. 2



Attachment 2 - Fairfield Park Masterplan 2010



# FAIRFIELD PARK MASTERPLAN 2010

## Stakeholder & Community Consultation Report

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May 2010

## Attachment 2 - Fairfield Park Masterplan 2010

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## Attachment 2 - Fairfield Park Masterplan 2010

### 1.0 INTRODUCTION

#### 1.1 Project scope

Based on our evaluation of the brief, a detailed visit to assess the site conditions, and our experience of developing public park master plans, we offer the following preliminary objectives that we would aim to archive in the Fairfield Park Master plan:

- Increasing people's pride and participation in the community
- Protecting and enhancing historical values
- Enhancing the physical and recreational environment for all to enjoy
- Improving personal safety
- Promoting health and wellbeing
- Improving environmental values
- Enhancing infrastructure design
- Assessing major facilities

#### 1.2 Consultation methodology

The stakeholder and community consultation process was comprised in two stages as follows;

##### Stage 1

- Project Steering Group Meeting # 1
- Council Officer Workshop # 1
- Consultation meeting with the Fairfield Boat House
- Consultation meeting with the Ivanhoe Northcote Canoe Club
- Consultation meeting #1 with sporting clubs (Fairfield Cricket Club, Fitzroy City Soccer Club)
- Prepare questionnaire to be used on site and distributed to residents
- Summarise the questionnaire outcomes
- Community Consultation report
- Project Steering Group Meeting # 2

##### Stage 2

- Information Leaflet and questionnaire # 2 distributed to residents
- Summarise the questionnaires
- Draft Master plan display plans
- Council Officer Workshop
- Stakeholder Workshop
- Community Consultation report on the outcomes

## Attachment 2 - Fairfield Park Masterplan 2010

### 2.0 STAKEHOLDER CONSULTATION

#### Stakeholder Members

- Fairfield Boat House
- Ivanhoe Northcote Canoe Club
- Fairfield Cricket Club
- Fitzroy City Soccer Club

#### 2.1 Fairfield Boat House

Members of the Project Team met with the Fairfield Boat House Stakeholders on Tuesday April 28 2009, 4:30pm to 5:30pm, at the Fairfield Boat House. The following notes are issues specifically relating to the Boat House operations, discussed at the meeting:

##### Vehicle access

- Vehicle access required to the Boat House 24/7.
- Types of vehicles which access the Boat House; 10 tonne trucks, public cars for disabled drop off and pick up, cyclists, garbage trucks (including reversing down driveway), fire trucks, disability buses, ambulances, etc
- Typical working day, 3-5 delivery trucks (fruit, seafood, butcher, bread, milk, juice, coffee, general goods, eggs – generally deliveries occur Thursday and Friday). Maximum 20 trucks per week
- Inadequate turning circles are an issue at the entry to the Boathouse
- Lease area, potentially expanded for turning circles and disabled access.

##### Access control – to prohibit general public access

- Button/ Intercom boom gate at main car park (possibly difficult to manage by the Boat House)
- Signs at the main car park preferred, (delivery and service vehicles access only, 10min disabled drop off and pick up, no standing etc)

##### Main Car Park

- Formalise and improve main car park to Australian Standards
- Removal of smaller car park is acceptable.
- Time control (2P & 4P on weekdays)
- Consider staff parking permits
- Provide disabled parking
- Disabled drop off and pick up at the Boat House



Fairfield Boat House on the Yarra River



Boating activities

## Attachment 2 - Fairfield Park Masterplan 2010

The following notes are additional issues relating to Fairfield Park, discussed at the meeting:

### Other Park Issues

- Bluestone walls are excessive and could be reduced
- Potential new 20-30 bicycle storage racks location needs to be considered
- Potential weekend parking at NMIT
- Upgrade of BBQ facilities area
- Speed control on Heidelberg Road (70km/h to 60km/h)
- Speed control up pathway (5km/h to 10km/h)
- More historical reference in the park architecture
- Improved lighting
- Render exterior wall to toilet block
- Less shrubs for security reasons and more tall trees
- Concrete canoe storage building detracts from park ambience
- Thin out pines to rear of Boathouse to allow more light in to the Boat House area (currently dark during winter months)
- Oak woodland, currently excessive planting density, potential to thin out oaks.
- Remove elm suckers along the Yarra and plant native trees

## 2.2 Ivanhoe Northcote Canoe Club

Members of the Project Team were scheduled to meet with the Ivanhoe Northcote Canoe Club Stakeholders on Tuesday April 28 2009, 5:30pm to 6:30pm, at the Canoe Club. The Canoe Club were unable to attend the meeting and rescheduled to meet on site on Tuesday 26th May 2009, 12pm to 2pm.

The following notes are key issues discussed regarding the INCC **operations** and **storage**:

- 350+ members (not including school groups).
- School members include Methodist Ladies College and Camberwell Grammar who occupy the concrete building storage facilities on site.
- INCC provide storage facilities for privately owned canoes and shared canoes for members.
- Canoe storage is at capacity.
- Inadequate change room facilities for male and female members.
- INCC would like space / a room large enough to hold on site club functions.
- Amphitheatre performances use change rooms in large concrete building very seldom, approximately 2 - 3 times per year.



Ivanhoe-Northcote Canoe Club logo



Canoe preparation at the club house

### Vehicle control:

- Vehicle and trailer drop off and manoeuvring issues due to the buildings location within the park.
- Conflicts of use with cyclists when transporting canoes around the building.
- Narrow path for manoeuvring vehicles and trailer.

## Attachment 2 - Fairfield Park Masterplan 2010

- A drop off/ pull over bay adjacent to the INCC building would be a feature supported by the INCC.

### River access:

- Difficult access to the river's edge from the INCC building, obstacles include concrete steps, handrails, park visitors and the visitors feeding the birds / other waters edge activities.
- Inadequate canoe launching area (ex. length 14m) of launching step. An extension of 2 - 3 metres would be preferred.



Canoeist access from the club house to the Yarra River's edge is via a multitude of concrete steps

## 2.3 Sporting Clubs

TBLD and members from Yarra City Council met with the Sporting Clubs Stakeholders who utilise the Fairfield Oval and Pavilion, on Tuesday April 28 2009, 6:30pm to 7:30pm, at Yarra City Council, Fitzroy Town Hall, 210 Napier Street, Fitzroy.

Representatives from the Fairfield Cricket Club and Fitzroy City Soccer Club attended the sporting clubs stakeholders meeting.

### 2.3.1 Fitzroy City Soccer Club

The following notes are issues specifically relating to the Fitzroy City Soccer Club operations, discussed at the meeting:

#### 6 Soccer Teams

- 1 x Women's metro league
- 2 x Vic soccer leagues
- 2 x Division 1 (1 team) & Division 2 (1 team)
- 1 x master's team (over 35's)
- Fitzroy City Soccer Club has resided at Fairfield Park for 15 years.

#### Fairfield Oval Use

- Redesign oval to accommodate 1 senior and 1 junior pitch, including 5m run off area, (size of pitch to be determined).
- Remove pipe rail fence if necessary
- 25 soccer teams at Ivanhoe Grammar
- Injuries on cricket pitch
- 9 teams at 1 ground (Yarra Jets – 3 additional teams)
- Park schedule is 20hrs of use per week. Turf management and recreational management of the oval are required to avoid over use.
- Current use is 20+ hours
- Juniors train after school hours and play weekend mornings.
- Seniors train after 7pm and play weekend afternoon.

## Attachment 2 - Fairfield Park Masterplan 2010

### Pavilion

- Steps area is a waste of space (not undercover)
- Limited space indoors inside for teams
- Female change rooms inadequate
- Asphalt area provides a hard surface underfoot and is durable during high use periods.
- Functionality improvement required
- Location of structure with regard to the pitch works for both teams

### Lighting

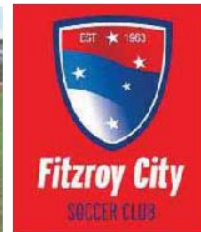
- Inadequate for training sessions
- NOTE: Lighting is YCC management and operational issue. Council does have a lighting replacement program and Fairfield Park is listed for a lighting upgrade in 2012 / 2013.
- Club offered to contribute to cost.



FCSC - First Team 2009



FCSC - Second Team 2009



Fitzroy City Soccer Club logo

### 2.3.2 Fairfield Cricket Club

The following notes are issues specifically relating to the Fairfield Cricket Club operations, discussed at the meeting:

#### 2 Cricket Teams

- 2 teams, working on starting up juniors
- Fairfield Cricket Club has resided at Fairfield Park for 20 years

#### Fairfield Oval Use

- Saturdays from Oct-March, 1pm – 6pm
- Cricket use the existing pipe and rail fence as a way of demarking the boundary. If the fence is to be removed a new method will need to be introduced as an operational issue by the cricket club. E.g. maintained boundary with point of hats/ flags for games.

#### Pavilion

- Change rooms inadequate
- Internal size inadequate
- Extend rather than re-build



## Attachment 2 - Fairfield Park Masterplan 2010



Fairfield Cricket Club logo



Fairfield Cricket Club 2005/06 Seconds Grand Final Day

The following notes are additional issues relating to Fairfield Park, discussed at the meeting:

### Carpark

- Always full (main carpark)
- Soccer also uses ground carpark across the road

### Trees

- More trees around sporting area for shade and wind protection

### Other Issues

- BBQ facilities inadequate



Informal (and inappropriate) use on Fairfield Oval



Cricket nets



Gravel car park



Maxwell Sutherland Pavilion

**Attachment 2 - Fairfield Park Masterplan 2010****3.0 COMMUNITY CONSULTATION QUESTIONNAIRE #1****3.1 Introduction**

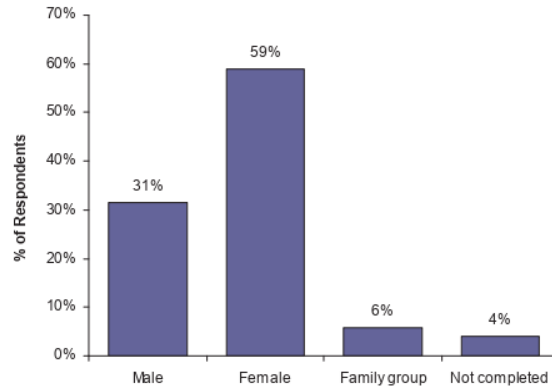
Information leaflet and questionnaire #1 was prepared to seek feedback from the local community regarding Fairfield Park. Respondents were able to list how they travelled to the park, parts of the park they visited, the types of activities they enjoyed and what they valued about the current conditions in Fairfield Park. Respondents were also given the opportunity to provide details of any problems or suggested improvements with the current provisions in Fairfield Park. Refer to Attachment A in the appendices for details.

A total of approximately 600 leaflets were distributed via letterbox drop to households in the Fairfield area. A digital copy of the leaflet was also posted on the Yarra City Council website, where respondents could download, print, complete and return to Council. A total of 51 questionnaires were completed and returned, and the outcomes of these have been summarised.

## Attachment 2 - Fairfield Park Masterplan 2010

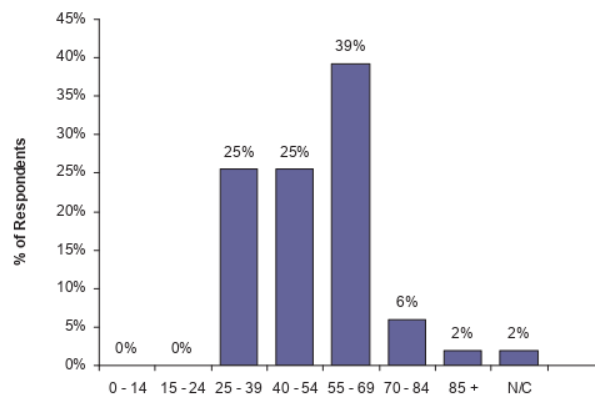
### 3.2 Details of Respondents

#### 3.2.1 Gender



The majority of respondents are female.

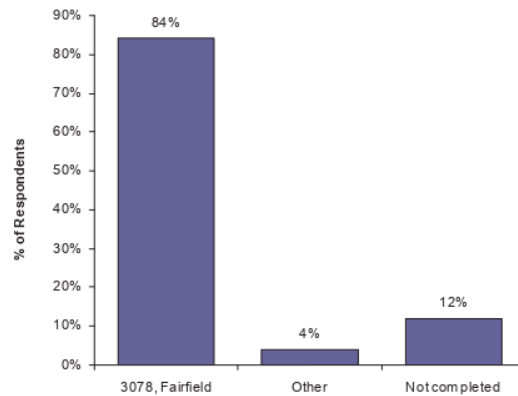
#### 3.2.2 Age range



The majority of respondents fall into the 55 - 69 age bracket, with a significant number of responses from people aged between 25 and 54. A small number of respondents are aged over 70.

## Attachment 2 - Fairfield Park Masterplan 2010

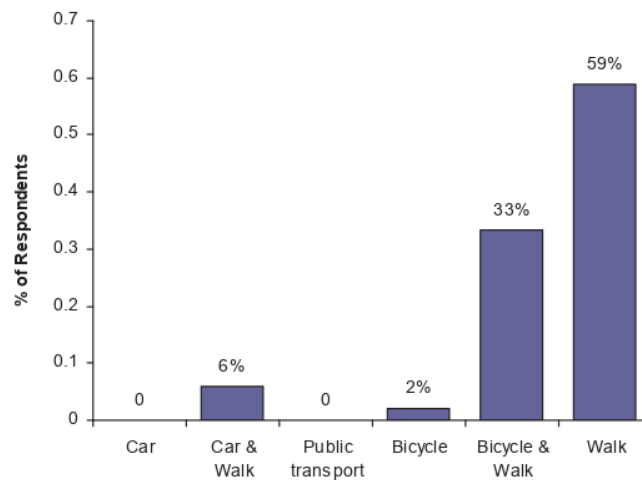
### 3.2.3 Where they live



84% of respondents were from Fairfield. Only 2 respondents indicated that they came from outside Fairfield; one from Northcote, and the other from Keilor. 6 respondents did not include their postcode.

### 3.3 Local Community Responses

#### 3.3.1 How people get to Fairfield Park

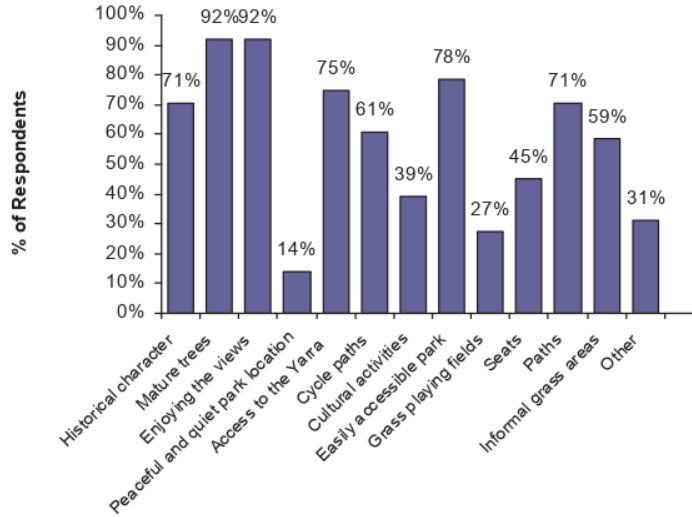


By far the majority of respondents to this survey walk to Fairfield Park, with some also travelling by bicycle. The distribution of the survey was to households located within approximately 500 metres radius of the Park, to assess the use of the space and facilities by people for whom Fairfield Park is their local park.

## Attachment 2 - Fairfield Park Masterplan 2010

### 3.3.2 What people value about Fairfield Park

Note respondents were able to list more than one aspect in their response.



The views and mature trees offered by the Park are valued by almost everyone who completed the survey. The easy accessibility, access to the Yarra, and the historical character of the Park are also highly valued. Most people use the paths and cycle paths within the park, as well as the informal grass areas. There were a significant number of other aspects of the park which people included here.

Please note that the category of Other (with the number of respondents for each) includes:

- Playground (5)
- Area for dogs; where they can be off-lead (3)
- Close to city (2)
- Picnic facilities; BBQ (2)
- Access to Yarra Bend (1)
- Fairfield Boathouse (1)
- Amphitheatre (1)

**Attachment 2 - Fairfield Park Masterplan 2010**

**3.3.3 What places people visit within Fairfield Park, and how often**

Respondents were able to indicate multiple places in a tick box format.

	Daily	Weekly	Monthly	Once or twice a year	Never	Not Completed
<b>The Amphitheatre</b>	0%	0%	8%	51%	14%	27%
<b>Parkland or playground adjacent to Heidelberg Road</b>	24%	31%	12%	14%	4%	16%
<b>Ivanhoe - Northcote Canoe Club</b>	0%	0%	4%	4%	49%	43%
<b>Sports oval</b>	4%	4%	4%	10%	37%	41%
<b>Sports Pavilion</b>	0%	0%	2%	4%	51%	43%
<b>Fairfield Boathouse</b>	2%	14%	24%	39%	0%	22%
<b>Picnic area along the Yarra River</b>	4%	8%	18%	39%	4%	27%
<b>Yarra River</b>	31%	18%	25%	6%	6%	14%
<b>Other</b>	4%	4%	2%	0%	2%	88%

The most visited place on a daily basis is the Yarra River; with most people (74%) visiting it at least monthly. The parkland/playground area adjacent to Heidelberg is also frequently used; with 55% visiting it daily or weekly (and 81% altogether).

The Fairfield Boathouse is visited by most people, though less often; 79% of respondents visit the boathouse, though for 63% of them this is monthly or less often. The picnic area along the Yarra is also visited by most people; (69%) though for the majority this is an occasional event. Most respondents also visit the Amphitheatre; though for most of them, this happens during the season when events and performances are taking place there, and so 51% report visiting just once or twice a year.

The canoe club, the sports oval and sports pavilion are the least cited areas for visiting. This may be due to the majority of users of these facilities, coming from areas further away than the immediate vicinity.

Please note that the category of Other includes:

- Circuit walk via Park and Chandler Highway bridge
- Walking tracks
- Pipe bridge
- Playground

## Attachment 2 - Fairfield Park Masterplan 2010

### 3.3.4 What activities people do at Fairfield Park, and how often

Respondents were able to indicate multiple activities in a tick box format.

	Daily	Weekly	Monthly	Once or twice a year	Never	Not completed
<b>Cycling along the paths</b>	12%	22%	22%	6%	12%	27%
<b>Walking</b>	43%	33%	12%	4%	0%	8%
<b>Exercise</b>	14%	22%	6%	4%	20%	35%
<b>Organised sports</b>	0%	0%	2%	2%	47%	49%
<b>Canoeing or kayaking</b>	2%	0%	8%	6%	39%	45%
<b>Catching up with friends and family</b>	2%	12%	18%	33%	4%	31%
<b>Picnics</b>	0%	6%	14%	33%	8%	39%
<b>Walking the dog</b>	29%	4%	0%	6%	29%	31%
<b>Using playground</b>	4%	16%	12%	12%	18%	39%
<b>Fishing</b>	0%	0%	2%	8%	45%	45%
<b>Bush walking</b>	2%	16%	14%	8%	16%	45%
<b>Attending amphitheatre performances</b>	0%	2%	8%	53%	10%	27%
<b>Dining at the Boathouse</b>	0%	6%	18%	39%	2%	35%
<b>Rowing at the Boathouse</b>	0%	2%	0%	33%	24%	41%
<b>Other</b>	2%	2%	0%	0%	0%	96%

In line with the outcomes of most open space use surveys, walking is the most popular activity, including walking of dogs. Cycling is the next most significant, followed by exercise. Casual activities such as picnics, and catching up with friends and family are also popular with most respondents. The proximity to the Yarra River, and the high value placed on the accessibility of this (see also 2.5, 2.6), is consistent with a large uptake of this type of activity in the Park. Bushwalking is less commonly done but is significant.

44% indicate that they use the playground, but there were several responses about the need for replacing and upgrading the playground equipment.

## Attachment 2 - Fairfield Park Masterplan 2010

A large number of people attend events at the Amphitheatre, during the performance season, hence infrequently, but it is a valued aspect of the activities available at the Park.

The Fairfield Boathouse is also used by many respondents, though on a less frequent basis, for dining (64%) and rowing (35%).

Note: The Fairfield Boathouse is privately leased and has been included because of its status as an important destination within Fairfield Park.

Please note that the category of Other includes:

- Photography
- Enjoying sitting and watching
- Feeding ducks and birds

### 3.4 Any problems or suggested improvements for Fairfield Park

Space was left for respondents to add comments relating to each of the questions; with Question 5 asking them to indicate any problems or suggested improvements. The following is a summary of responses.

#### 3.4.1 General comments

No	General Comments List
<b>11</b>	<b>Playground</b>
5	Playground, equipment needs replacing to increase age range catered for
2	Playground, more seats needed around playground
1	Playground, equipment unsafe for toddlers
1	Playground, needs fencing due to dogs
1	Playground, sandpit suggested
1	Playground, tree & shrub plantings need replacing
<b>10</b>	<b>Walking</b>
6	Walking, shared pedestrian and bike paths through the park are dangerous for walkers/ conflict of use
2	Walking, foot bridge over pipe needs widening to accommodate walkers & cyclists
1	Walking, prefer natural path surfaces to concrete
1	Walking, security is an issue; walking after dark is unsafe
<b>7</b>	<b>Park</b>
5	Park is great, natural beauty and bush setting highly valued
1	Park is great, don't commercialise this area
1	Park charges, strongly oppose introduction of charges for use of park
<b>7</b>	<b>Fairfield Boathouse</b>
2	Fairfield Boathouse, improve landscaping around boathouse
2	Fairfield Boathouse, needs refurbishment
1	Fairfield Boathouse, better coffee needed
1	Fairfield Boathouse, inexpensive drinks & snacks including fruit, need to be available
1	Fairfield Boathouse, too expensive; inaccessible for families
	Note: The Fairfield Boathouse is privately leased, and has only been included because of its status as an iconic part of Fairfield Park



## Attachment 2 - Fairfield Park Masterplan 2010

<b>5</b>	<b>Picnics</b>
2	Picnics, additional BBQs needed
2	Picnics, more drinking water fountains needed
1	Picnics, European wasps a major problem
<b>4</b>	<b>Seating</b>
3	Seating, need additional seats
1	Seating, park seats in poor condition
<b>3</b>	<b>Cycling</b>
1	Cycling, bike path transitions & maintenance needs attention
1	Cycling, bikes causing damage to vegetation, fences etc when riding off paths
1	Cycling, bike hire, make available
<b>3</b>	<b>Yarra River</b>
1	Yarra River, improved access for launching boats is required
1	Yarra River, weed control along bank needs attention
1	Yarra River, regularly walk along river to Alphington wetlands
<b>3</b>	<b>Shelter</b>
3	Shelter, need shelter from wet weather for seats, BBQs, play areas
<b>3</b>	<b>Parking</b>
2	Parking, a problem
1	Parking, dangerous when cars park beyond main carpark & inside recreational area
<b>3</b>	<b>Lighting</b>
3	Lighting, needs improving
<b>2</b>	<b>Signage</b>
1	Signage, interpretive signs needed; historical, indigenous, including pictures
1	Signage, too many intrusive signs
<b>2</b>	<b>Dogs</b>
1	Dogs, signage needs improving esp. area adjacent to Heidelberg Rd re dogs on leashes
1	Dogs, unrestrained and unsupervised dogs are a problem
<b>1</b>	<b>Amphitheatre</b>
1	Amphitheatre, ensure maintenance for use & enjoyment by future generations
<b>8</b>	<b>Additional general comments</b>
2	Bluestone walls, need repair
1	Adult workout equipment, suggest provision of this
1	All-ability access, needs improved facilities
1	Grass playing fields, suggest gravel surface, instead of grass
1	Maintenance, park needs better maintenance & upkeep in general
1	Questionnaire, simplify folding system/instructions
1	Shooting, no shooting

**Attachment 2 - Fairfield Park Masterplan 2010****3.4.2 Summary of comments**

- The largest number of comments relates to the playground, with most comments referring to the need for a greater range of play equipment to suit children from toddlers, for whom the equipment is considered unsafe, to older children. Since consultation began, elements of the playground and surrounding infrastructure have been improved / replaced and works in this area are being undertaken as a matter of course.
- The next most commented on issue is that of the shared traffic conflicts between walkers and cyclists, with walkers considering the current shared paths to be unsafe. These issues partly relate to perceived carelessness of cyclists; ignoring signs and travelling too fast.
- There were a number of positive comments about the Park, and how its natural bush setting is much enjoyed.
- There were several suggestions for shelters for wet weather - including for seating, BBQ, and play areas. Also several comments related to the need for more seating, generally throughout the park as well as around the playground.
- Three people suggested that better lighting would improve the facilities in and the safety of, the Park.
- A number of comments related to the Boathouse, and its need for refurbishment, and landscaping works. Given the large number of people who use this facility, this is a significant perceived issue. These issues will be addressed as part of the restoration works undertaken by the lessee in 2010. (Edits from JH)
- General maintenance was commented on, both as an overall issue, and specifically relating to seats and bluestone walls.

## Attachment 2 - Fairfield Park Masterplan 2010

### 4.0 COMMUNITY CONSULTATION QUESTIONNAIRE #2

#### 4.1 Introduction

Yarra City Council in consultation with local community groups and sporting clubs is preparing a Masterplan to guide the future direction of works at Fairfield Park.

The Draft Fairfield Park Masterplan was prepared in consultation with the local community and relevant agencies.

The Draft Fairfield Park Masterplan was displayed in three locations from January 27 2010, being:

- On site at Fairfield Park, Heidelberg Road, Fairfield
- Collingwood Town Hall reception counter, 140 Hoddle Street, Abbotsford
- Richmond Town Hall reception counter, 333 Bridge Road, Richmond

The Draft Fairfield Park Masterplan and Information Leaflet and Questionnaire #2 was also available on the Yarra City Council's website. The consultation phase ran from late January to late February 2010.

During the research and analysis phase of the project a preliminary questionnaire #1 was distributed to the local community to gauge major issues and suggested improvements for the park (refer Section 3.0). Following the preparation of the Draft Masterplan a second information leaflet and questionnaire was distributed summarising the key features of the Draft Masterplan. This consultation report is a summary of the feedback received on the Draft Fairfield Park Masterplan from the second questionnaire and an outline of proposed changes to the plan as a result of the comments.

The second questionnaire was designed so that residents were able to provide feedback for each recommendation by agreeing or disagreeing with Key Design Features. They were also able to indicate if they believed a particular recommendation was of high priority. Space was also available for respondents to make general comments and/ or detail why they agreed or disagreed with the recommendations. The Information Leaflet and questionnaire is attached to the report for reference. Refer Attachment A.

In total approximately 400 questionnaires were distributed using a variety of methods:

- available to download from City of Yarra website and return
- available at the display board on site at Fairfield Park
- printed copies were distributed to local residents living in a 500m radius of Fairfield Park

A total of 33 surveys were completed and returned which represents an 8.25% return rate. The survey outcomes including any general comments are summarised in Section 4.4 and Section 4.5. In addition to the survey results ten written submissions were received. These are summarised in Section 5.0.

#### 4.2 Summary of response to Key Design Features of Questionnaire #2

Questionnaire respondents were asked to indicate their views on each Key Design Feature of the Draft Plan. By ticking the relevant box of 'agree', 'disagree' or 'don't know' respondents could indicate their views. They were also able to demonstrate if they believed a particular recommendation was of high priority through an optional additional check box.

## Attachment 2 - Fairfield Park Masterplan 2010

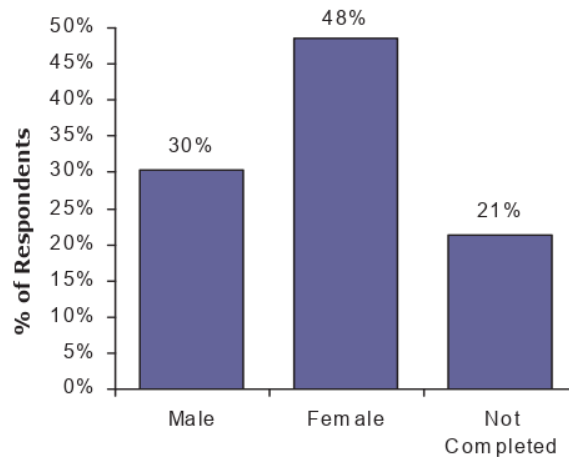
The following table is a summary of the outcomes of the question in order of agreement (1: most agree, 10: least agree) and lists the priority for implementation (1: highest, 9: lowest priority) in the right hand column. Where more than one proposed Key Design Feature has the same order of agreement (ie. the same percentage results from the survey) they have been listed as being equal.

ORDER OF AGREEMENT	PROPOSED KEY DESIGN FEATURE	RATING OF PRIORITY
1	Indigenous planting and dog walking area	Equal 1
2	Enhance botanical character	Equal 1
Equal 3	Upgrade INCC building surrounds	Equal 7
Equal 3	Upgrade top level of INCC building	Equal 7
Equal 4	Yarra Edge precinct upgrade	2
Equal 4	Sports pavilion	Equal 7
5	Additional car park	5
6	Main car park improvements	3
Equal 7	Secondary gravel car park	Equal 6
Equal 7	Pipe Bridge entrance	Equal 6
8	Playground upgrade	8
9	Main Yarra Trail realignment	4
10	Lower height of bluestone walls	9

### 4.3 Details of respondents

#### 4.3.1 Gender

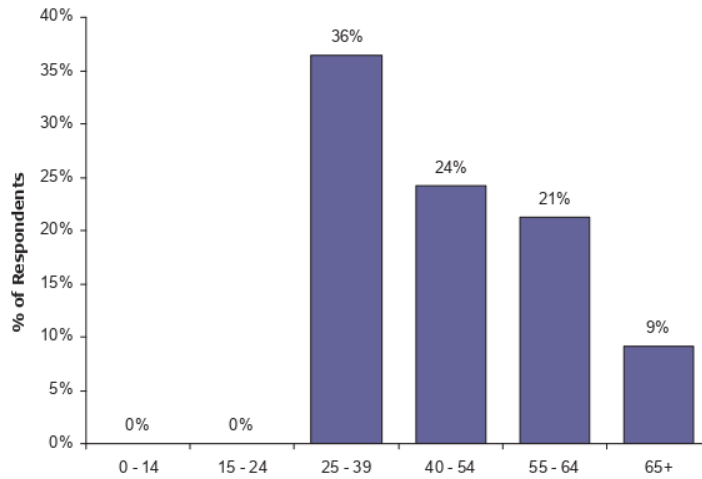
Significantly more females responded to the questionnaire (48%) than males (30%) which is similar to the gender breakdown for respondents of the first survey. Over one fifth of the respondents did not complete this question.



## Attachment 2 - Fairfield Park Masterplan 2010

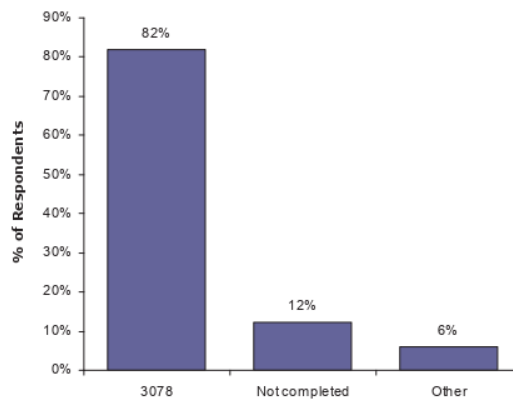
### 4.3.2 Age range

The majority of questionnaire respondents are in the 25- 39 age category (36%) with numbers of respondents declining as the age categories get older. In contrast, the highest percentage of respondents from survey 1 were in the 55- 69 age bracket with only a quarter of respondents belonging to the 25-39 group.



### 4.3.3 Where they live

The vast majority of respondents of the questionnaire are from postcode 3078, which encompasses the suburbs of Fairfield Park and Alphington.



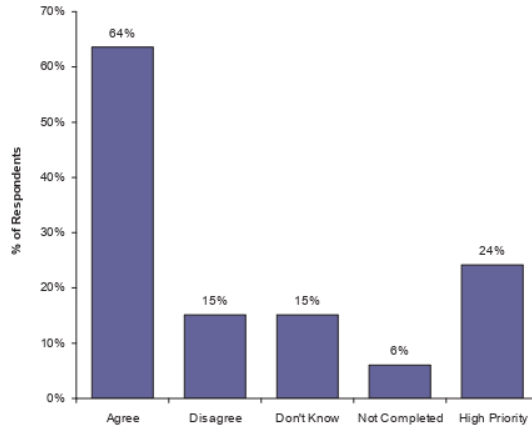
## 4.4 Responses to Key Design Features

Questionnaire respondents were asked to indicate their views on each Key Design Feature of the Draft Plan. By ticking the relevant box of 'agree', 'disagree' or 'don't know' respondents could indicate their views. They were also able to demonstrate if they believed a particular recommendation was of high priority through an optional additional check box.

## Attachment 2 - Fairfield Park Masterplan 2010

### 4.4.1 Key Design Feature 1: Main Car park

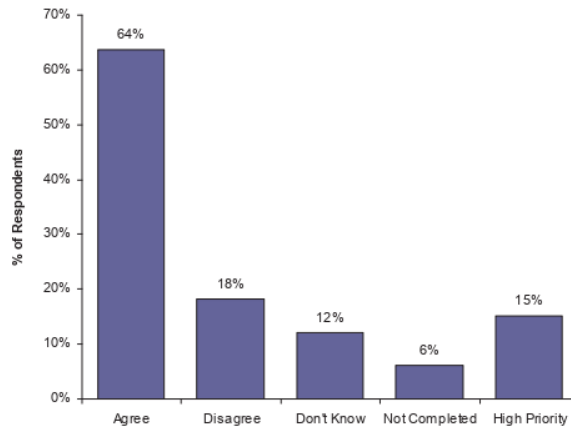
Formalise main car park to accommodate 62 parking bays and 4 disabled parking bays. Sign as 4P (4 hour parking). Install signage restricting vehicle access into the park so only service, delivery and disabled vehicles are allowed.



64% of respondents agree with the proposal to formalise the existing main car park with 24% indicating this to be of a high priority. 15% both disagree and don't know and 6% of respondents did not answer this question.

### 4.4.2 Key Design Feature 2: Secondary Car park

Formalise existing gravel car park to provide 22 car parking bays and sign as 4P (4 hour parking) between 7am - 7pm.

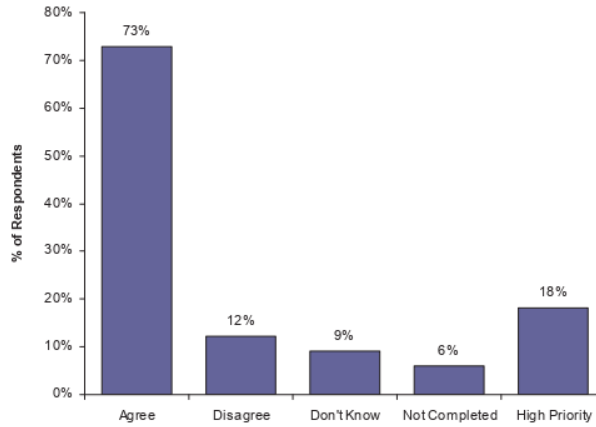


64% of respondents indicated that they agree with the proposed changes to the existing gravel car park with 15% considering this to be high priority. 18% disagree, 12% are unsure and 6% did not complete the question.

## Attachment 2 - Fairfield Park Masterplan 2010

### 4.4.3 Key Design Feature 3: Additional Car Parking Area

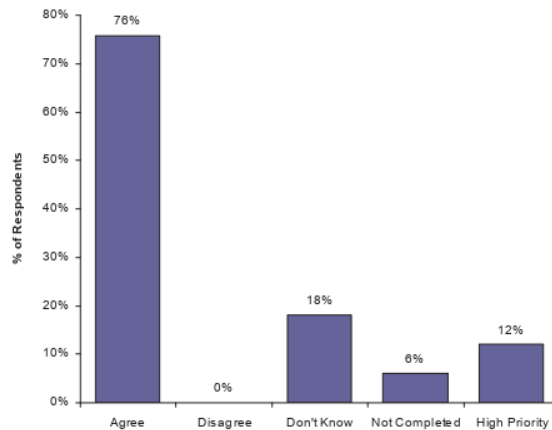
Provide 22 new additional 90 degree parking bays along Yarra Bend Road. Sign as 4P (4 hour parking) between 7am - 7pm.



A high 73% of respondents indicated they agree with this recommendation with 18% of these considering it of high priority. 12% disagree, 9% don't know and 6% did not complete this question in the survey.

### 4.4.4 Key Design Feature 4: Sports Pavilion

Update and refurbish sporting pavilion and provide undercover areas for spectators.

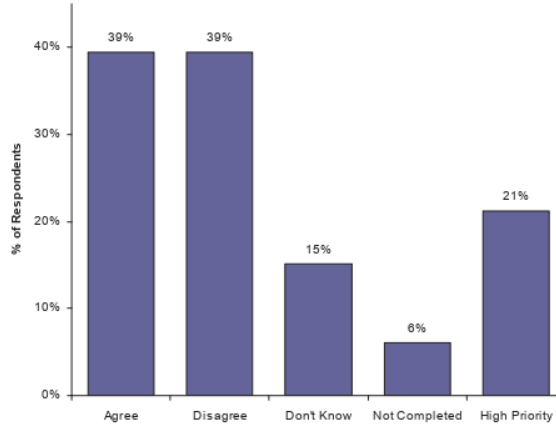


None of the respondents disagreed with this recommendation, 18% don't know, but a high 76% agree with updating the sports pavilion. 12% see this as a priority. These results are in line with those from the first survey where increased shelter in the park was suggested.

**Attachment 2 - Fairfield Park Masterplan 2010**

**4.4.5 Key Design Feature 5: Main Yarra Trail Realignment**

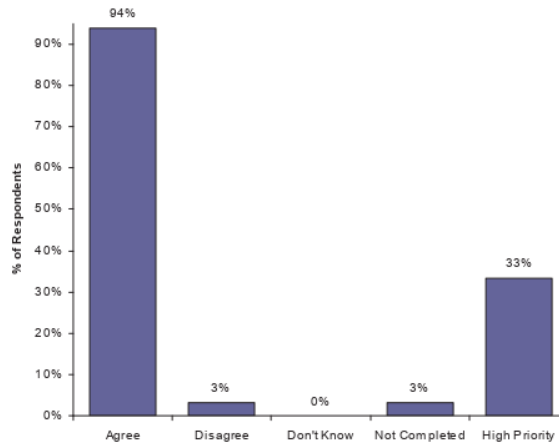
*Realign part of the Main Yarra Trail to provide commuters with a shorter and direct route.*



As indicated in the chart above, the respondents are split when it comes to this recommendation. An even 39% both agree with and disagree with realigning a section of the Main Yarra Trail. Compared to other recommendations a relatively high 21% believe this to be of a high priority. 15% don't know and 6% did not complete this question.

**4.4.6 Key Design Feature 6: Indigenous Planting and Dog Walking Area**

*Retain existing native trees and plant additional indigenous trees. Retain large open area for dog walking and passive recreational access.*



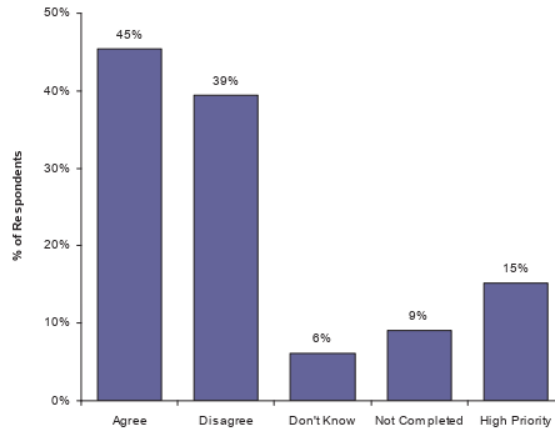
At 94%, the vast majority of respondents support this recommendation with a third indicating they see this as a high priority. Only 3% disagree with or did not complete this question. There were a number of comments made both in the general comments section of the survey and in the written submissions received expressing concern that the large open park area would be impeded on for other uses. Refer to Section 2.3 and 3.0.



## Attachment 2 - Fairfield Park Masterplan 2010

### 4.4.7 Key Design Feature 7: Pipe Bridge Entry

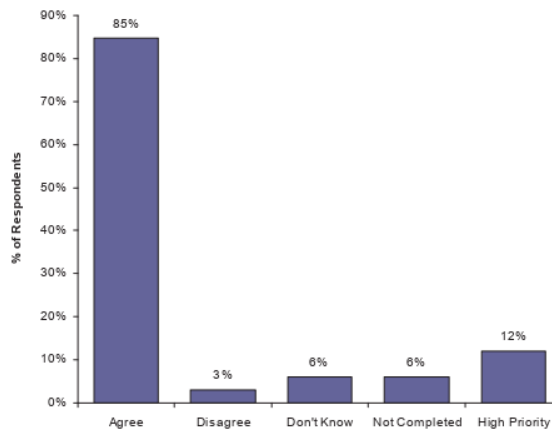
*Remove existing bluestone planter and replace with suitable barrier. Use yellow hazard line marking to designate one-way traffic to pipe bridge entry and install regulatory signage.*



A significant number of respondents both agree and disagree with this recommendation, 45% to 39% respectively. 15% see these works as a high priority where 15% either don't know or did not complete the question.

### 4.4.8 Key Design Feature 8: Ivanhoe-Northcote Canoe Club (INCC)

*Improve and turf area to the south of the INCC building, and install new picnic tables. Provide loading bay for the INCC off the Main Yarra Trail route (opposite building) for improved safety of trail users.*

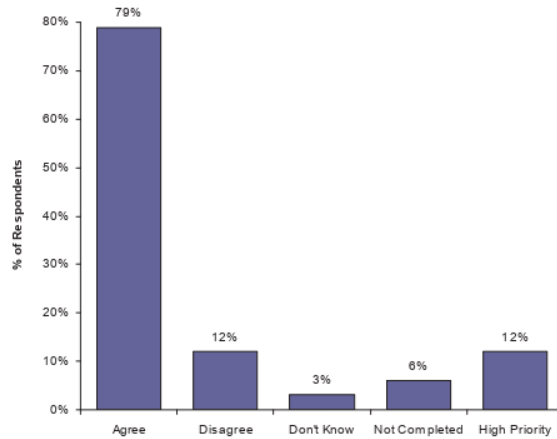


Survey results for this recommendation reveal a high percentage of respondents (85%) agree with works suggested for the Ivanhoe-Northcote Canoe Club and surrounds. Only 3% disagree with this recommendation and 6% don't know.

**Attachment 2 - Fairfield Park Masterplan 2010**

**4.4.9 Key Design Feature 9: Upgrade Top Level of INCC Building**

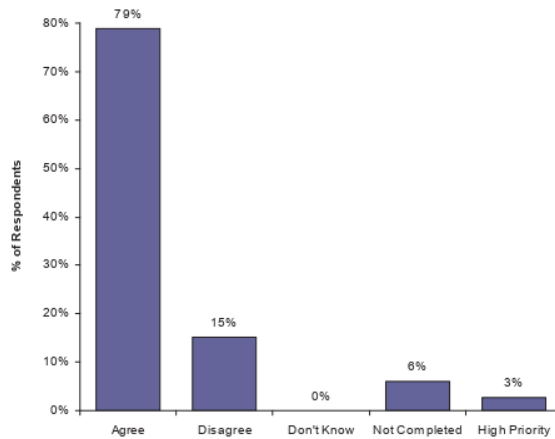
*Upgrade top level of building to provide new picnic and BBQ facilities and remove concrete wall panels at shelter lookout*



As per the previous recommendation a high number of respondents (79%) indicated they agree with works around the INCC building with 12% seeing it to be of a high priority. 12% disagree, and 9% either don't know or did not answer the question.

**4.4.10 Key Design Feature 10: Yarra Edge Precinct Upgrade**

*Install additional BBQs and picnic tables, install 2 long timber seats and 2 kayak stands, at the Yarra edge precinct. Widen existing path to provide all ability access and revegetate eroded banks.*

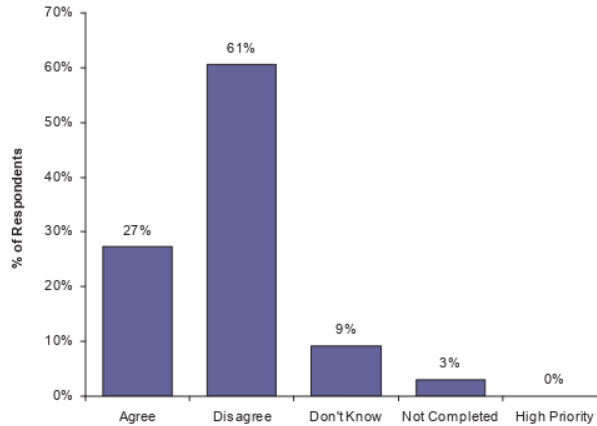


Whilst a high percentage of respondents indicated they agree with this recommendation (79%) only 3% of these view these works to be of a high priority. 15% disagree with the Yarra edge precinct upgrade, whilst interestingly none of the respondents were undecided. During the research and analysis phase of this project and results from the first survey, the Yarra river edge was identified as an area of concern. It should be noted that whilst a high number of respondents agree with the recommendation, it received relatively low numbers of responses in the high priority section.

## Attachment 2 - Fairfield Park Masterplan 2010

### 4.4.11 Key Design Feature 11: Lower Height of Bluestone Walls

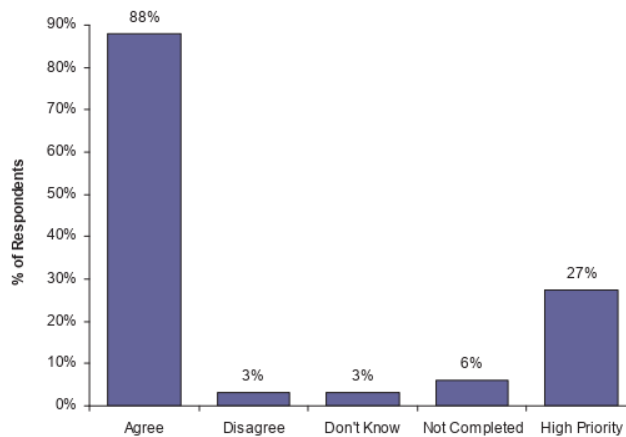
*Lower the height of continuous and staggered retaining walls by removing upper bluestone block layers where appropriate, across the entire park's path network.*



This is the only recommendation to receive a higher number of respondents who disagree with the suggested works than agree. A significantly higher 61% disagree with lowering the height of the retaining walls compared to 27% that agree and none of the respondents believe this to be of a high priority. This may indicate that respondents believe these works to be unnecessary.

### 4.4.12 Key Design Feature 12: Enhance Botanical Character

*Undertake planting of native and exotic trees among existing botanical character trees. Retain large open grass areas, retain BBQ facilities and install a picnic shelter.*

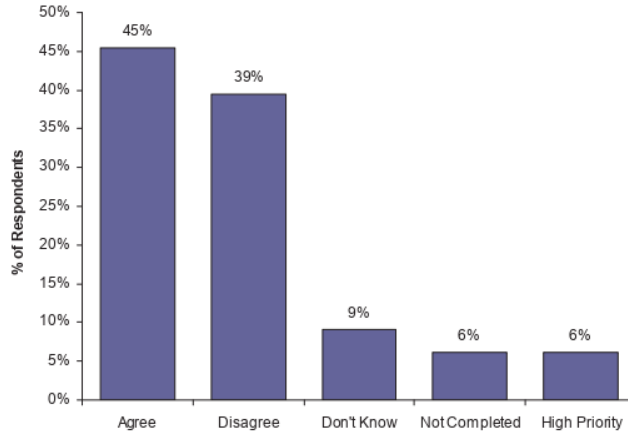


A high 27% of respondents view this recommendation as being of a high priority, with a total of 88% agreeing with this proposal. Only 3% both disagree and don't know and a standard 6% did not complete this question.

**Attachment 2 - Fairfield Park Masterplan 2010**

**4.4.13 Key Design Feature 13: Playground**

*Retain existing swing set and remove adjacent playground equipment, when regional playground is built.*



The response to this recommendation from the questionnaire was mixed. 45% of respondents agree with the suggested works but a relatively low 6% see them as being a high priority. A high 39% disagree and 9% don't know or did not complete this question.

**4.5 Summary of the General Comments to Questionnaire #2**

The following table summarises the key comments and issues raised in the questionnaires. The table includes a response to the comment and in italics a summary of whether a change is recommended to be made to the Draft Masterplan. The No. column in the table below refers to the number of respondents who made the comment.

ITEM	NO.	SUMMARY OF COMMENT	RESPONSE	PROPOSED CHANGE
<b>4.5.1</b>	<b>Playground</b>			
4.5.1a	6	Playground equipment and associated picnic facilities should be upgraded not removed	Since consultation began, elements of the playground and surrounding infrastructure have been improved / replaced and works in this area are being undertaken as a matter of course.	<b>Proposed change</b> <i>The existing playground will be retained and improved and is subject to future detailed design.</i>
4.5.1b	3	Proposed playground and BBQ facilities should be integrated and sheltered from the elements	The footprint of the regional playground was indicatively located on the Masterplan. The design of the playground and associated facilities is subject to future detailed design and not within the scope of works for the Masterplan project.	<b>Proposed change</b> <i>The proposed playground and associated facilities are subject to future detailed design.</i>
4.5.1c	1	Proposed playground location is unsafe as it is next to car park and toilet block	Refer to 4.5.1b	<b>Proposed change</b> <i>As above.</i>

**Attachment 2 - Fairfield Park Masterplan 2010**

<b>4.5.2</b>		<b>Bicycle Path</b>		
4.5.2a	5	Existing paths have cyclist and pedestrian conflicts and safety concerns. Proposed path will also have these issues.	Path user conflicts are a key issue in many inner suburb parks. A section of the Main Yarra Trail is located within the parkland and is used by commuters, recreational cyclists and pedestrians, who acknowledge this is a key issue within Fairfield Park.	<b>Proposed change</b> <i>Provide additional features to improve the clarity of use whilst on the path e.g. Upgrade line marking to current standards to clearly delineate pedestrian and cyclist usage and install regulatory signage e.g. shared path and give way</i>
4.5.2c	1	Bicycle path, signage required for pedestrian safety	Refer to 4.5.2a	<b>Proposed change</b> As above
4.5.2d	1	Yarra Trail realignment unnecessary	Realignment of the Main Yarra Trail redirects visitors away from the boundary fence adjoining NMIT, allows for planting screening works, provides a direct link to the proposed regional playground, minimising the need for future additional paths within the park.	<b>Proposed change</b> <i>Retain existing path alignment and downgrade surface to a gravel path for pedestrian use only to avoid path use conflicts.</i>
4.5.2e	1	Bicycle path, to be separated for cyclists and pedestrians	Refer to 4.5.2a	<b>Proposed change</b> As above
4.5.2f	1	Bicycle lane along Yarra Bend Road to be retained	No on road bicycle lane along Yarra Bend Road opposite Fairfield Park.	<b>No change</b>
<b>4.5.3</b>		<b>Open Space</b>		
4.5.3a	2	Picnic shelter, proposed location will impede on open space	The footprint of the picnic shelter was indicatively located on the Masterplan and is subject to future detailed design.	<b>No change</b>
4.5.3b	2	Informal ball games, safe flat open grassed area required	Informal ball games on flat open grassed area can be played on the existing sporting field or when occupied by formal sporting activities, within the large open grassed area east of the proposed realigned trail.	<b>No change</b>
4.5.3c	2	Sports oval is not able to be used for informal/ park visitor ball games due to frequent formal sporting use, large open area required	Refer to 4.5.3b.	<b>No change</b>
<b>4.5.4</b>		<b>Park Infrastructure</b>		
4.5.4a	2	Boat House and surrounds, upgrade required	The Boat House and surrounds are not within the scope of works for the Masterplan. These issues will be addressed as part of the restoration works undertaken by the lessee in 2010.	<b>No change</b>
4.5.4b	1	Building top level upgrade not necessary due to infrequent use	The current use of the upper level of this building is infrequent, due to inadequate facilities.	<b>No change</b>
4.5.4c	1	Drinking fountains, additional required	An existing drinking fountain is located at the top of set of stairs at Fairfield Park.	<b>Proposed change</b> <i>Update plan to include additional drinking fountains in appropriate locations.</i>

**Attachment 2 - Fairfield Park Masterplan 2010**

4.5.4d	1	Rubbish bins, additional required if increasing BBQ facilities	Additional rubbish bins would be required with the additional BBQ facilities.	<b>Proposed change</b> <i>Update plan to include additional rubbish bins adjacent to additional BBQ facilities</i>
4.5.4e	1	Rubbish bins, require more frequent maintenance	Frequency of maintenance of rubbish bins is a Council wide issue.	<b>No change</b>
<b>4.5.5</b>	<b>Parking</b>			
4.5.5a	2	Car parking in middle of cycling track is very dangerous, to be removed	The existing central car park was identified in the Draft Masterplan to be removed.	<b>No change</b>
4.5.5b	1	Car parking, additional not required as park is easily accessible by other modes of transport	Fairfield Park is a regional park which encompasses local and regional visitor use and requires additional car parking to cater for organised sporting use, organised cultural events and privately leased commercial use.	<b>No change</b>
4.5.5c	1	Car parking, availability may be affected by proposed residential apartment block opposite main car park	The car parking at Fairfield Park is to be used by park visitors. The parking restrictions identified on the Masterplan aim to restrict parking by non park users.	<b>No change</b>
4.5.5d	1	Car parking, disabled parking should be grouped with regular parking	Disabled parking bays were identified in the Draft Masterplan within the main parking area upgrade.	<b>No change</b>
<b>4.5.6</b>	<b>Draft Masterplan</b>			
4.5.6a	2	Families should be given priority, as they are the most frequent park users	Fairfield Park is a large, public inner city parkland which caters to a large variety of visitor use. Formal and informal activities are continuously ongoing within Fairfield Park.	<b>No change</b>
<b>4.5.7</b>	<b>General</b>			
4.5.7a	2	Dog walking and off lead area a priority	Area for lead dog walking is addressed in the plan.	<b>No change</b>
4.5.7b	1	Planting, native / indigenous trees preferred	Indigenous and native planting of species is important within the park, especially surrounding the Yarra River. A mixture of botanical character located on the upper northern banks along Heidelberg Road is also important in retaining the historical character and development of the site.	<b>Proposed change</b> <i>Update plan to include and increase in indigenous planting surround the Yarra River, whilst maintaining historic botanical character as indicated on the plan.</i>

## Attachment 2 - Fairfield Park Masterplan 2010

### 5.0 SUMMARY OF WRITTEN SUBMISSIONS TO QUESTIONNAIRE #2

A summary of each written submission received has been included below. Where the submission is from a local resident, names are not listed for privacy reasons.

#### 5.1 Fairfield Park Boathouse

The operators of the Boathouse have recently been awarded the tender to continue for another 20 years.

The following are key points regarding **parking**:

- Parking is an important factor outside of the venue itself in influencing a customer's decision.
- Concern that proposed changes will result in reduction of available parking bays for visitors, which will deter them from dining at the Boathouse.
- More diligent enforcing of parking restrictions a good idea as will deter residents using general public parking.
- Parking was once available on Panther Place but was restricted due to resident issues.
- The available parking at Heidelberg Road is at capacity on the weekends.
- Current parking is used by a number of visitors, including The Canoe Club, those using the BBQs and picnic areas and the Boathouse.
- Current street parking and the parking next to the sporting oval is not as well known or obvious to many users.
- There are 54 more units being built next to the existing units with 1.5 parks per unit, which will potentially increase the demand for parking.
- Four-hour parking limit is too short for Boathouse function guests who will have to either move their car half way through a function or leave early. Longer parking for function guests is required.
- Disabled parking bays near the Boathouse required for elderly or disabled customers.
- Parking for taxis also needs to be considered.
- Lighting should be installed in the car park to increase safety and security for all visitors.

The following are key points regarding **park infrastructure**:

- Bollard lighting extended to the car park.
- Provision of bike racks.

#### 5.2 Food Consultants Australia (FCA)

The FCA were involved in the Yarra City Council tender process for the Fairfield Boathouse and are currently consulting to the Fairfield Boathouse on the redevelopment of the site amongst other aspects of the business.

The following are key points regarding **Boat House Operations**.

The major operational objectives of the planning process for the refurbishment of the Fairfield Boathouse are:

- Increased appeal to all customers
- Build a thriving function business that is not susceptible to weather variations
- To have functions running simultaneously with general park activities without impacting the quality of experience for either user
- Improving the Fairfield Boathouse experience to attract more customers and keep them coming back

## Attachment 2 - Fairfield Park Masterplan 2010

- Improved back and front of house facilities that allow all aspects of the business to be operated more effectively
- Success in achieving the Boathouse's objectives relies on more customers more often.
- Parking is a key factor in selecting a function venue.
- Function guests would require at least five hours parking.
- Conference guests would require all day parking. Is there the possibility of having a voucher or sticker system for all day events?

The submission from the Boat House and the FCA raised a number of issues regarding the accessibility, parking duration and ease of use by its customers. In response the draft Masterplan has identified a parking plan will be required in conjunction with the proposed main carpark upgrade. This parking plan is subject to future investigation. A lighting plan is currently in progress by Council.

### 5.3 Ivanhoe North Canoe Club (INCC)

- The INCC submitted a detailed submission in response to the Draft Masterplan consultation phase, which included a proposal for the establishment of a new canoe club facility and boat landing facility to better meet the needs of all users of Fairfield Park.

The following are key concerns raised by the INCC regarding the ongoing use of the current facilities:

- Difficulty in carrying boats
- Shared access using stairs
- Poor storage
- Difficulty accessing bots from storage racks
- No access for people with impaired mobility
- Poor internal and external condition of the INCC building.
- Inadequate change room and kitchen facilities
- No space large enough for club meetings/ social events
- Limited space for gym equipment

The submission from the INCC has identified a potential site for the construction of a new building closer to the river, downstream from the canoe ramps. The proposal is beyond the scope of the Master Plan due to the complexity of issues and regulations for consideration, including Council's building regulations, heritage, development and environmental policies and overlays and the requirement for assessment of any proposal by other agencies with regard to environmental values and flood inundation. A feasibility study, which considers the proposal for a new facility at the proposed location, may be undertaken in conjunction with council at a later date.



**Attachment 2 - Fairfield Park Masterplan 2010**

**5.4 Resident Submissions**

The following table summarises the key comments and issues from the 7 residential submissions received during the consultation phase. The table includes a response to the comment and in italics a summary of whether a change is recommended to be made to the Draft Masterplan. The No. column in the table below refers to the number of respondents who made the comment.

ITEM	NO.	SUMMARY OF COMMENT	RESPONSE	PROPOSED CHANGE
<b>5.4.1 Parking</b>				
5.4.1a	6	The car park needs improvement and restrictions but suggest imposing the 4hr parking only on weekends or select times (not 24 hours) to allow for park functions etc.	A future detailed investigation and parking plan for Fairfield Park will be developed by Council as a result of the Masterplan process.	<i>No change to proposed formalisation of the main car park. Timed parking restrictions are subject to future parking plan.</i>
5.4.1b	2	4hr parking will increase the number of cars able to park during the day and will reduce local resident abuse of this facility.	Refer to 5.4.1a	<b>No change</b> As above
5.4.1c	2	4hr parking may be a deterrent to the longer-term visitors like kayakers and bike riders whose activities take longer to complete.	Refer to 5.4.1a	<b>No change</b> As above
5.4.1d	1	Leave parking unrestricted for time, widen car park for ease of use, improve the asphalt and add bay markings	Refer to 5.4.1a	<b>No change</b> As above
5.4.1e	1	Designate bays for disabled visitors	Disabled parking bays were located within the main car park area on the Draft Masterplan.	<b>No change</b>
5.4.1f	1	Strongly support the formalisation of existing gravel car park		<b>No change</b>
5.4.1g	1	Support providing 22 additional 90 degree parking along Yarra Bend Road		<b>No change</b>
<b>5.4.2 Playground</b>				
5.4.2a	7	Suggestion to retain the existing playground.		<b>Proposed change</b> <i>The existing playground will be retained and improved subject to future detailed design.</i>
5.4.2b	6	Upgrade the existing playground, suggest fencing the playground / or the surrounding area to address safety concerns.	Existing playground and surrounding park infrastructure has been improved / replaced.	<b>Proposed change</b> As above
5.4.2c	3	Concern that the proposed playground's location will be dangerous due to proximity to the car park and the bicycle path.	The footprint of the future regional playground is indicatively located on the Masterplan. The design of the playground and associated facilities will be subject to further community consultation and detailed design.	<b>No change</b>
5.4.2d	3	Current playground is safer due to vegetation screening than the proposed location, which is exposed. There is no natural shade or shelter on the plan in	Refer to 5.4.2c	<b>Proposed change</b> As above

**Attachment 2 - Fairfield Park Masterplan 2010**

ITEM	NO.	SUMMARY OF COMMENT	RESPONSE	PROPOSED CHANGE
		this area.		
5.4.2e	2	Would appreciate an opportunity to comment on the regional playground or plans which have not been made available.	Refer to 5.4.2c	<b>Proposed change</b> <i>As above</i>
5.4.2f	1	Proposed playground has potential to attract vandalism, remnants of overnight drinking or drug use.	Refer to 5.4.2c	<b>Proposed change</b> <i>As above</i>
5.4.2g	1	The creation of a regional playground in front of the residential apartments at 272 Heidelberg Rd will impact property values and noise levels	Refer to 5.4.2c	<b>Proposed change</b> <i>As above</i>
5.4.2h	1	The proposed playground relocation will reduce the parks open space.	Refer to 5.4.2c	<b>Proposed change</b> <i>As above</i>
5.4.2i	1	Strongly support the proposed adventure playground.		<b>No change</b>
<b>5.4.3</b>	<b>Open Space</b>			
5.4.3a	3	Open space areas will be restricted by proposed plan. Retain as it is currently, it is used by many groups and individuals for a variety of uses.	Open space areas have been addressed in the plan for a diversity of users.	<b>No change</b>
5.4.3b	2	Concern that the proposed area for "passive recreation and dog walkers" is a small space, directly under powerlines. Retain as large open space.	Refer to 5.4.3a	<b>No change</b>
5.4.3c	1	Suggestion to retain and improve the open space adjacent to the sporting oval by planting more trees.	Refer to 5.4.3a	<b>No change</b>
<b>5.4.4</b>	<b>Pathways</b>			
5.4.4a	3	The Yarra Trail creates the greatest park user conflicts due to the inherent differences in the needs and preferences of pedestrians and cyclists	A section of the Main Yarra Trail is located within the parkland and is used by commuters, recreational cyclists and pedestrians, who acknowledge this issue within Fairfield Park.	<b>Proposed change</b> <i>Provide additional features to improve the clarity of use whilst on the path e.g. Upgrade line marking to current standards to clearly delineate pedestrian and cyclist usage and install regulatory signage e.g. shared path and give way</i>
5.4.4b	2	Suggest use the planned upgrade to develop two separate and appropriate trails for pedestrians and cyclists.	Realignment of the Main Yarra Trail redirects visitors away from the boundary fence adjoining NMIT, allows for planting screening works, provides a direct link to the proposed regional playground, minimising the need for future additional paths within the park.	<b>Proposed change</b> <i>Retain existing alignment as a gravel path for pedestrian use only to further reduce path use conflicts.</i>
5.4.4c	1	Realigning part of the Main Yarra Trail is a good idea. Suggest planting trees for shade.		<b>No change</b>
5.4.4d	1	Suggest linking the new pathway	The Draft Masterplan	<b>No change</b>

**Attachment 2 - Fairfield Park Masterplan 2010**

ITEM	NO.	SUMMARY OF COMMENT	RESPONSE	PROPOSED CHANGE
		from the car park on Yarra Bend Road with the path to the toilet in front of the sporting pavilion. To make it distinguishable from the concrete apron at the front of the pavilion to ensure sporting clubs give regard to other park users on the weekends.	identified a path linking the Yarra Bend Road Car park to the toilet and to the centre point of the park.	
5.4.4e	1	The short section of path at the Heidelberg Road/ Panther Place entry to the park should be connected with existing path network.	The Draft Masterplan aimed to limit the proposal of additional path works whilst retaining this remnant, historical park entrance and reduce cyclist speed entry to the park from Heidelberg Road.	<b>No change</b>
<b>5.4.5</b>	<b>Park Infrastructure</b>			
5.4.5a	2	More detail needed on the type of shelter proposed including whether visitors will have to pay to use the facilities (as per Studley Park)	Picnic shelter location and type are subject to future detailed investigations and design.	<b>No change</b>
5.4.5b	1	Shelter not required- they often become places for graffiti and broken bottles.	Refer to 5.4.5a	<b>No change</b> <i>As above</i>
5.4.5c	1	Shelter is not needed in proposed location, especially if the intention is to retain this area as open space.	Refer to 5.4.5a	<b>No change</b> <i>As above</i>
5.4.5d	1	Concern about removal of bluestone edging as it adds to park character and children love to walk along it. What will replace the removed edging?	Risk and safety assessment of the bluestone retaining walls to be undertaken by Council.	<b>Proposed change</b> <i>Note to be added to Masterplan to indicate removal of bluestone layers only where any fall height and safety issues are identified.</i>
5.4.5e	1	Removing the bluestone retaining walls is a good idea.	Refer to 5.4.5d	<b>Proposed change</b> <i>As above</i>
5.4.5f	1	The sporting pavilion is an eyesore; requires upgrade and refurbishment	The Draft Masterplan identified the need for the sporting pavilion upgrade and refurbishment.	<b>No change</b>
5.4.5g	1	Great idea to upgrade the area to the south of the Canoe Club with new picnic tables etc. This area appeared to be for exclusive use of the club members		<b>No change</b>
5.4.5h	1	Additional BBQs will definitely get used- great idea.		<b>No change</b>
<b>5.4.6</b>	<b>Planting</b>			
5.4.6a	2	Upgrade the garden beds and fence along Heidelberg Rd	The Draft Masterplan identified replacing fence and improving planting along Heidelberg Road.	<b>No change</b>
5.4.6b	2	Agree it is important to retain and enhance the established "botanical character".		<b>No change</b>
5.4.6c	2	Suggest planting lots of indigenous trees along the Yarra Bend Road frontage of the park and internally around the sporting oval, using Yellow Box, She Oaks and Lightwoods.	The Draft Masterplan identified planting native and indigenous trees in the western precinct of the park to compliment the adjacent T.H	<b>No change</b>

## Attachment 2 - Fairfield Park Masterplan 2010

ITEM	NO.	SUMMARY OF COMMENT	RESPONSE	PROPOSED CHANGE
			Westfield Reserve and enhance the native vegetation link between the Yarra River and Merri Creek.	
5.4.6d	2	Suggest additional revegetation along the river. Gradually phase out pine trees with indigenous species especially Palm trees.	Tree replacement along the river, when existing trees senesce will be with indigenous species and subject to future investigation and tree replacement program by Council.	<b>No change</b>
5.4.6e	1	Suggest replacing trees lining the path of the Pipe Bridge, which are in declining health, with locally indigenous species	Refer to 5.4.6c	<b>No change</b> <i>As above</i>
<b>5.4.7</b>	<b>General Park Improvements</b>			
5.4.7a	2	Suggest improvements to Heidelberg Rd entrance signage	Draft Masterplan identified installation of entry sculpture feature and upgrade of entry signage.	<b>No change</b>
5.4.7b	1	Suggestion to repair the loose steel planks on the Pipe Bridge	Pipe Bridge upgrade works are outside the scope of the Masterplan.	<b>No change</b>
5.4.7c	1	Agree with the majority of the planned development particularly added vegetation and car park improvements.		<b>No change</b>
5.4.7d	1	Strongly support the proposal to remove the steel pipe fence from around the outside of the oval.		<b>No change</b>
5.4.7e	1	The interface at NMIT has an ugly border of a large chain mesh fence. Can this be improved?	Draft Masterplan identified screening boundary fence to NMIT using indigenous vegetation.	<b>No change</b>

**Attachment 2 - Fairfield Park Masterplan 2010**

**ATTACHMENT A**

**The Fairfield Park Masterplan Leaflet & Questionnaire #1**

Attachment 2 - Fairfield Park Masterplan 2010



# FAIRFIELD PARK

## Information Leaflet & Questionnaire

### What is the plan for?

Yarra City Council, in consultation with local community groups and sporting clubs, is currently preparing a Masterplan to guide the future direction of works within Fairfield Park.

### Where is the project up to?

The project is in its first phase of research to identify priority issues, what you value about Fairfield Park and what needs to be considered in the plan.

### How can you be involved?

Please complete the questionnaire, and then fold, seal and mail it to Council using the pre-paid facility (no stamp required) by Wednesday 15 July 2009.

### Who can I contact for more information?

Mark Donnellan  
Capital Works Officer – Open Space  
Tel: (03) 9205 5724



### Q1. How do you get to Fairfield Park?

Please tick

- Car
- Public transport
- Bicycle
- Walk

### Q2. What do you value about Fairfield Park?

Please tick

- Historical character
- Mature trees
- Enjoying the views to the Yarra River
- Peaceful and quiet park location
- Access to the Yarra
- Cycle paths
- Cultural activities
- Easily accessible park
- Grass playing fields
- Seats
- Paths
- Informal grass areas
- Other (Please specify) \_\_\_\_\_

Gender Male  Female

Age Range 0-14  25-39  55-69   
15-24  40-54  70-84

Postcode

If you would like to be kept informed about the project, please provide us with your details:

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

EMAIL: \_\_\_\_\_

The personal information requested in this survey is confidential and will be used for analysis and research purposes only and will not be disclosed for any other purpose.



**Attachment 2 - Fairfield Park Masterplan 2010**

# Questionnaire

Q3. What places within Fairfield Park do you visit and how often do you go there?	Frequency of Use					Comments
	Daily	Weekly	Monthly	Once or twice a year	Never	
The Amphitheatre						
Parkland or playground adjacent to Heidelberg Road						
Ivanhoe - Northcote Canoe Club						
Sports oval						
Sports Pavilion						
Fairfield Boathouse						
Picnic area along the Yarra River						
Yarra River						
Other (Please specify) .....						

Q4. What activities do you do at Fairfield Park and how often?	Frequency of use					Comments
	Daily	Weekly	Monthly	Once or twice a year	Never	
Cycling along the paths						
Walking						
Exercise						
Organised Sports						
Canoeing or kayaking						
Catching up with friends and family						
Picnics						
Walking the dog						
Using playground						
Fishing						
Bush walking						
Attending amphitheatre performances						
Dining at the Boathouse						
Rowing at the Boathouse						
Other (Please specify) .....						

**Q5. Are there any problems or suggested improvements with the current provisions in Farfield Park?**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

**Delivery Address:**  
 PO Box 168  
 RICHMOND VIC 3121

**FOLD DIAGRAM**  
 Once completed fold questionnaire  
 as diagram shows:



No stamp required  
 if posted in Australia



City of Yarra  
 Open Space Planning  
 Reply Paid 168  
 RICHMOND VIC 3121

**Attachment 2 - Fairfield Park Masterplan 2010**

**ATTACHMENT B**

**The Fairfield Park Masterplan Leaflet & Questionnaire #2**



**Attachment 2 - Fairfield Park Masterplan 2010**



*Information Leaflet & Questionnaire #2*

**What is the plan for?**

Yarra City Council, in consultation with local community groups and sporting clubs, is currently preparing a Masterplan to guide the future direction of works at Fairfield Park.

**Where is the project up to?**

Following consultation with the local community and agencies the Draft Masterplan has been prepared for comment.

**Where can you see and comment on the Draft Masterplan?**

A full size colour plan will be on display from 27 January 2010 at:

- On site at Fairfield Park, Heidelberg Road, Fairfield
- Collingwood Town Hall reception counter, 140 Hoddle Street, Abbotsford
- Richmond Town Hall reception counter, 333 Bridge Road, Richmond

and on the Council website: [www.yarracity.vic.gov.au](http://www.yarracity.vic.gov.au)

**How can you be involved?**

Please complete the questionnaire on the other side, and then fold, seal and mail it to Council using the pre-paid facility (no stamp required) by 25 February 2010.

**Who can I contact for more information?**

Mark Donnellan  
 Capital Works Officer - Open Space  
 Tel: (03) 9205 5724  
 Email: [openspace@yarracity.vic.gov.au](mailto:openspace@yarracity.vic.gov.au)

The key issues the local community identified to be addressed in the Masterplan include:

- Playground equipment
- Pedestrian and cyclist path conflicts
- Seating insufficient & poorly maintained
- Yarra river edge precinct
- Shelter

Issues from other research including stakeholder consultation, review of reports and site visits include:

- Carparking
- Yarra river edge
- Bluestone edging maintenance
- Signage
- Sporting oval use

If you would like to be kept informed about the project, please provide us with your details:

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

EMAIL: \_\_\_\_\_

The personal information requested in this survey is confidential and will be used for analysis and research purposes only and will not be disclosed for any other purpose.



Attachment 2 - Fairfield Park Masterplan 2010

# Questionnaire #2

**Gender**

Male  Female

**Age Range**

0-14     25-39     55-64  
 15-24     40-54     65+

Postcode

**Proposed Key Design Features**

▶ Please tick ✓ the appropriate box to indicate your view on the proposed Key Design Features, (refer to the Draft Masterplan on the front page), and the ones you think are a high priority to implement.

	AGREE	DISAGREE	DONT KNOW	HIGH PRIORITY
1 Formalise main car park to accommodate 62 parking bays and 4 disabled parking bays. Sign as 4P (4 hour parking). Install signage restricting vehicle access into the park so only service, delivery and disabled vehicles are allowed.				
2 Formalise existing gravel car park to provide 22 car parking bays and sign as 4P (4hr parking) 7am - 7pm.				
3 Provide 22 new additional 90 degree parking bays along Yarra Bend Road. Sign as 4P (4hr parking) 7am - 7pm.				
4 Update and refurbish sporting pavilion and provide undercover areas for spectators.				
5 Realign part of the Main Yarra Trail to provide commuters with a shorter and direct route.				
6 Retain existing native trees and plant additional indigenous trees. Retain large open area for dog walking and passive recreational activities.				
7 Remove existing bluestone planter and replace with suitable barrier. Use yellow hazard line marking to designate one-way traffic to pipe bridge entry and install regulatory signage.				
8 Improve and turf area to the south of the Ivanhoe-Northcote Canoe Club (INCC) building, and install new picnic tables. Provide loading bay for the INCC off the Main Yarra Trail route (opposite building) for improved safety of trail users.				
9 Upgrade top level of building to provide new picnic and BBQ facilities and remove concrete wall panels at shelter lookout.				
10 Install additional BBQs and picnic tables, install 2 long timber seats and 2 kayak stands, at the Yarra edge precinct. Widen existing path to provide all ability access and revegetate eroded banks.				
11 Lower the height of continuous and staggered retaining walls by removing upper bluestone block layers where appropriate, across the entire park's path network.				
12 Undertake planting of native and exotic trees among existing botanical character trees. Retain large open grass areas, retain BBQ facilities and install a picnic shelter.				
13 Retain existing swing set and remove adjacent playground equipment, when regional playground is built.				

**Any additional comments** Please feel free to attach additional comments if there is insufficient space

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Delivery Address:  
 PO Box 168  
 RICHMOND VIC 3121

**FOLD DIAGRAM**

Once completed fold questionnaire as diagram shows:



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City of Yarra  
 Open Space Planning  
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 RICHMOND VIC 3121

**Attachment 2 - Fairfield Park Masterplan 2010**

## **Appendix D**

Preliminary Option of Probable Costs, October 2009

**Attachment 2 - Fairfield Park Masterplan 2010**

**FAIRFIELD PARK MASTERPLAN  
Preliminary Opinion of Probable Cost V1**

Prepared by TBLD P/L for City of Yarra October 2009

Please note: This preliminary opinion of probable cost has been prepared for planning purposes only.  
All items and rates are subject to detailed design.

No.	Description	No.	Item	Rate	TOTAL	Stage
<b>1.0</b>	<b>SITE ESTABLISHMENT</b>					
1.1	Site establishment and preliminaries (5%)	1	Item	\$59,313	\$59,313	1 to 4
	<b>Subtotal to Site Establishment</b>				<b>\$59,313</b>	
<b>2.0</b>	<b>DEMOLITION</b>					
2.1	Demolish and remove existing galv. pipe and rail fence incl footings from sporting oval (480m Total Length)	1	Item	\$2,000	\$2,000	1
2.2	Demolish and remove part of 3.0m wide concrete Main Yarra Trail path and regrass (seed).	250	lin.m	\$30	\$7,500	2
2.3	Demolish and remove existing 3.0m wide asphalt path and edging from existing carpark and regrass (seed)	30	lin.m	\$30	\$900	1
2.4	Demolish and remove existing set of steps leading directly to the bluestone ticket box and revegetate steep bank.	1	Item	\$10,000	\$10,000	3
2.5	Remove 8No. existing poplar trees along Yarra Bend Road and 4No. mature oak trees along the Yarra River (inc. transport off site)	12	No.	\$750	\$9,000	2
2.6	Remove existing cricket nets, cricket pitches and regrass (seed).	1	Item	\$2,000	\$2,000	2
2.7	Remove top layer of staggered bluestone retaining walls and clean, across park.	1	Item	\$10,000	\$10,000	2
2.8	Remove playground equipment (except swing set) along Heidelberg Road. Note: Works to be completed once regional playground is constructed.	1	Item	\$1,000	\$1,000	4
2.9	Demolish and remove existing canoe storage shed (inc. transport off site) and regrass (seed).	1	Item	\$2,000	\$2,000	4
	<b>Subtotal to Demolition</b>				<b>\$44,400</b>	
<b>3.0</b>	<b>PATHS</b>					
3.1	Install 4.0m wide asphalt park entry path from main car park to the existing path alignment	50	lin.m	\$180	\$9,000	1
3.2	Install 3.0m wide Main Yarra Trail reinforced concrete path from Yarra Bend Road to the existing path alignment	180	lin.m	\$300	\$54,000	2
3.3	Install 3.0m wide asphalt path from Yarra Bend Road, around the sporting pavilion and oval, to main park entry and path junction.	320	lin.m	\$150	\$48,000	2
3.4	Install 3.0m wide asphalt path from Yarra Bend Road to the sporting pavilion.	40	lin.m	\$150	\$6,000	3
3.5	Realign edge of asphalt path for vehicle access from the main car park to existing palm grove area.	100	lin.m	\$50	\$5,000	4
3.6	Remove existing bluestone planter box at pipe bridge entry and resurface with asphalt, linemark and install cyclist safety barrier.	1	Item	\$8,000	\$8,000	1
	<b>Subtotal to Paths</b>				<b>\$130,000</b>	
<b>4.0</b>	<b>SIGNAGE</b>					
4.1	Upgrade main park entry signage at Heidelberg Road	1	Item	\$2,500	\$2,500	2
4.2	Install custom Fairfield Park location plan	1	No.	\$1,000	\$1,000	2
4.3	Install 'Cyclist Dismount' sign at pipe bridge entry	1	No.	\$250	\$250	1
4.4	Install 'Keep Left' sign at pipe bridge entry	1	No.	\$250	\$250	1
	<b>Subtotal to Signage</b>				<b>\$4,000</b>	
<b>5.0</b>	<b>CAR PARKS (INC. SURFACING, SIGNAGE, DRAINAGE, FENCING &amp; PLANTING)</b>					
	<b>* PROVISIONAL ESTIMATE ONLY</b>					
5.1*	Upgrade and modify existing asphalt main car park to accommodate (62 cars) to AS standard parking bay sizes, incl linemarking, WSUD and landscaping. Install vehicle barriers, fencing, signage and bollards. Remove excess asphalt at southern end of main car park.	1	Item	\$150,000	\$150,000	1
5.2*	Upgrade and formalise existing gravel sporting oval car park at Yarra Bend Rd, to accommodate (22 cars) inc. WSUD and landscaping. Install vehicle barriers, fencing signage and bollards.	1	Item	\$150,000	\$150,000	2
5.3*	Construct asphalt sealed car park along Yarra Bend Road (20 cars) inc. line marking, WSUD and landscaping. Install vehicle barriers, fencing, signage and bollards.	1	Item	\$120,000	\$120,000	3
	<b>Subtotal Car Parks</b>				<b>\$420,000</b>	

**Attachment 2 - Fairfield Park Masterplan 2010**

No.	Description	No.	Item	Rate	TOTAL	Stage
<b>6.0</b>	<b>PARK BUILDINGS</b>					
	<b>* PROVISIONAL ESTIMATE ONLY</b>					
6.1*	Upgrade and refurbishment of Maxwell Sutherland Sporting Pavilion inc. secure equipment storage area.	1	Item	\$150,000	\$150,000	4
6.2*	Toilet building façade upgrade.	1	Item	\$50,000	\$50,000	4
6.3	Undertake Ivanhoe-Northcote Canoe Club (INCC) building assessment. Reconfiguration of internal building socialising area, toilet and shower facilities and canoe storage subject to detailed investigation and design.	1	Item	n/a	n/a	4
6.4	Concrete storage shed to be assessed and canoe storage facilities improved.	1	Item	n/a	n/a	3
6.5*	Improve park user access to top level of concrete storage building. Level and install instant turf to area, picnic tables, BBQ facility and improve views from the structure.	1	Item	\$100,000	\$100,000	1
	<b>Subtotal to Park Buildings</b>				<b>\$300,000</b>	
<b>7.0</b>	<b>OTHER PARK WORKS</b>					
	<b>* PROVISIONAL ESTIMATE ONLY</b>					
7.1	Install regional playground	1	Item	n/a	n/a	3
7.2*	Upgrade of Yarra Bank picnic precinct incl modify steps, extend launch platform, install 1No. New BBQ, seating, retaining walls, landscaping and two (2) new kayak stands.	1	Item	\$150,000	\$150,000	2
7.3	Install new water drinking fountains and rubbish bins	1	Item	\$7,500	\$7,500	1
7.4	Remove and replace 8No.damaged and install 6No.new park bench seats	14	No.	\$1,200	\$16,800	1
7.5	Install new picnic tables at northern botanical parkland area	2	No.	\$3,000	\$6,000	1
7.6	Upgrade fencing along Heidelberg Road	1	Item	\$10,000	\$10,000	3
	<b>Subtotal to Other Park Works</b>				<b>\$190,300</b>	
<b>8.0</b>	<b>PLANTING, REVEGETATION &amp; WEED CONTROL WORKS</b>					
8.1	Plant scattered overstorey indigenous trees within park (species selection subject to detailed investigation and design).	1	Item	\$5,000	\$5,000	1
8.2	Plant boundary ring of advanced trees around sporting oval (species subject to detailed investigation and design).	33	No.	\$350	\$11,550	1
8.3	Plant mature specimen trees inc. site prep and mulch, at northern upper botanical parkland area (tree species selection subject to detailed investigation and design)	18	No.	\$500	\$9,000	1
8.4	Buffer and screening planting using native and indigenous shrub species to NMIT boundary fence	3,500	m2	\$10	\$35,000	1
8.5	Revegetation to riparian zones along Yarra River	1,500	m2	\$10	\$15,000	2
8.6	Upgrade low screening planting in garden beds along Heidelberg Road inc. site preparation, tube stock & weed control.	1	Item	\$8,000	\$8,000	2
8.7	Install instant turf including sub grade preparation, supply and spread site topsoil, seeding and minor weed control to areas when playground equipment is removed	900	m2	\$10	\$9,000	3
8.8	Weed control and revegetation of existing informal tracks along steep embankments within the park.	1	Item	\$5,000	\$5,000	2
	<b>Subtotal to Planting</b>				<b>\$97,550</b>	
<b>9.0</b>	<b>MAINTENANCE</b>					
9.1	Maintenance of all constructed works (TBC)					
	<b>Subtotal to Maintenance</b>					
<b>Subtotal</b>					<b>\$1,245,563</b>	
	Contingencies including investigation, geotech engineering and detailed design doc				\$124,556	
	<b>TOTAL PRELIMINARY OPINION OF PROBABLE COST INC. CONTINGENCIES &amp; SITE ESTABLISHMENT</b>				<b>\$1,370,119</b>	

**STAGING BREAKDOWN OF WORKS**  
(Not including Site Establishment or Contingencies Costs)

STAGE	
1	\$361,250
2	\$462,000
3	\$155,000
4	\$208,000
<b>Subtotal</b>	<b>\$1,186,250</b>

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**12.1 Notice of Motion No.5 of 2019 - Accessible Tram Stops and Associated Road Infrastructure on Route 96 at Nicholson Village.**

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Trim Record Number: D19/51066

Responsible Officer: Group Manager Chief Executive's Office

I, Councillor Mike McEvoy, hereby give notice that it is my intention to move the following motion at the Ordinary Meeting of Council to be held on 2 April 2019:

*“That Council:*

- (a) affirms its strong support for the installation of DDA-compliant accessible transport tram stops;*
- (b) notes its long history of advocacy for the route 96 upgrade project, including its leadership in a campaign for accessible tram stops through Friends of Route 96 launched jointly in 2006 by Yarra, Melbourne, Moreland and Port Phillip Councils;*
- (c) notes the previous consultation and in-principle support provided by Council for stop design may need review, given the passage of time;*
- (d) resolves as a matter of urgency, to receive a public report (as soon as practicable) on the PTV / VicRoads proposal for Stops 20, 21 and 22 (Route 96) and therefore seek to obtain and where possible, make public the traffic modelling from VicRoads / PTV of traffic flows for:
 
  - (i) easy access tram stops” through the Nicholson Village Activity Centre, against what is being proposed;*
  - (ii) a continuous single traffic lane as against the proposed two lanes of traffic merging into one lane, at the tram stop locations; and*
  - (iii) the implications of lowering the speed limit to 40kph, as operates in other City of Yarra activity centres; and**
- (e) requests that officers write to PTV and VicRoads signalling Council’s interest in reviewing the design of accessible tram stops in Nicholson Village, informed by the above traffic flow information and to integrate with the principle of facilitating access to and viability of the Nicholson Village activity centre.”*

**Background**

1. PTV are in the process of consulting stakeholders regarding the next section of Nicholson Street / Tram Route 96 with a view to providing accessible tram stops.
2. This is the last section of work to be upgraded on Route 96 to make the route entirely accessible and DDA compliant end-to-end. It is therefore important that the project proceeds as soon as possible.
3. Residents and traders have raised a number of concerns concerning the design and placement of stops in Nicholson Village.
4. In the last Council term, Council gave in-principle approval for the designs, but given the passage of time and with new residents, businesses and new Councillors, Council may choose to review its update that decision, taking new factors into account.
5. Stops 20, 21 & 22 have been designed as centre-island stops, retaining 2 lanes of traffic, necessitating the removal of mature trees and parking. By comparison, easy access stops would enable a reduction to one lane of traffic, activation of the footpath through the activity centre, and possible retention of street trees.
6. In the broader context:

- (a) where other accessible stops are being rolled out by PTV/VicRoads within MCC boundaries, it is noted that concerns have arisen related to the lack of priority and consideration of other road users, as distinct from motor vehicle users, and the engagement processes which the State Government agencies, PTV and VicRoads, have used, with respect to these matters;
- (b) the initial PTV / VicRoads consultations re upgrades to universally accessible stops took place 4-5 years ago and much has changed in that time e.g. new businesses, residents and Councillors;
- (c) in the 2017 process for consulting on the Nicholson Street / Tram Route 96, within Moreland, and the roll out of accessible stops, the provision for suitable pedestrian and bike linkages for east / west users on Nicholson Street (*Moreland City*) proposals were generally well considered. However, there were few, if any, improvements for bike users travelling north / south on this road (e.g. no bike lanes were proposed, when Nicholson Street had been identified on Travel smart maps for Yarra as a bike route; and
- (d) it is understood Nicholson Village traders have put to PTV / VicRoads that the works not to be implemented until the quiet trading period in January 2020 so as minimise adverse impacts on trading activity and offer time for further input on an accessible tram stop design which better supports the Nicholson Village activity centre amenity and viability. Representations have also been made to reduce traffic speed through the activity centre from 60 km/h to 40 km/h.

## RECOMMENDATION

### 1. That Council:

- (a) affirms its strong support for the installation of DDA-compliant accessible transport tram stops;
- (b) notes its long history of advocacy for the route 96 upgrade project, including its leadership in a campaign for accessible tram stops through Friends of Route 96 launched jointly in 2006 by Yarra, Melbourne, Moreland and Port Phillip Councils;
- (c) notes the previous consultation and in-principle support provided by Council for stop design may need review, given the passage of time;
- (d) resolves as a matter of urgency, to receive a public report (*as soon as practicable*) on the PTV / VicRoads proposal for Stops 20, 21 and 22 (Route 96) and therefore seek to obtain and where possible, make public the traffic modelling from VicRoads / PTV of traffic flows for:
  - (i) easy access tram stops” through the Nicholson Village Activity Centre, against what is being proposed;
  - (ii) a continuous single traffic lane as against the proposed two lanes of traffic merging into one lane, at the tram stop locations; and
  - (iii) the implications of lowering the speed limit to 40kph, as operates in other City of Yarra activity centres; and
- (e) requests that officers write to PTV and VicRoads signalling Council’s interest in reviewing the design of accessible tram stops in Nicholson Village, informed by the above traffic flow information and to integrate with the principle of facilitating access to and viability of the Nicholson Village activity centre.

## Attachments

There are no attachments for this report.

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## 12.2 Notice of Motion No. 6 of 2019 - Council Phasing out Use of Gas at Council Venues and Operations

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Trim Record Number: D19/51167

Responsible Officer: Group Manager Chief Executive's Office

I, Councillor Mike McEvoy, hereby give notice that it is my intention to move the following motion at the Ordinary Meeting of Council to be held on 2 April 2019:

*“That Council:*

*(a) notes:*

- (i) its commitment to achieve carbon neutrality in its own operations as soon as possible;*
- (ii) it’s recent commitment to support the community to achieve zero net emissions as quickly as possible through the development of a Climate Emergency Plan, with the draft of this plan due in August 2019;*

*(b) recognises that a significant proportion of its operational emissions come from the use of gas, and that much of this relates to our sports and leisure centres;*

*(c) requests Officers to report on a program to enable the phase out of the use of gas in Council venues and operations, and;*

*(d) directs officers to:*

- (i) outline a plan for all Council operations and venues to be gas-free by a specified date between 2024 and 2029;*
- (ii) incorporate this plan into the Long Term Financial Plan and Council’s Carbon Neutral Action Plan; and*
- (iii) outline relevant actions in the Climate Emergency Plan to encourage the Yarra community to ‘get off gas’.”*

### **Background**

1. Yarra Council is committed to achieve carbon neutrality in its own operations as soon as possible. We have declared a Climate Emergency and committed to urgent action, including through the development of a Climate Emergency Plan for the municipality due in August 2019. Since January 2019 all of Council’s buildings and street lights are powered by 100% renewable electricity. But many of Council’s facilities still rely on gas, including leisure centres where gas heating is used for our swimming pools.
2. In the context of climate emergency, burning gas is no longer acceptable. In the UK, a report by the Committee on Climate Change advised the Government that from 2025 at the latest, no new homes should be connected to the gas grid (The Guardian, 21 February 2019). In Australia, there is a growing call from the community for Councils to show leadership to help move our communities off gas, including from Climate Emergency Declaration and Mobilisation in Action (CEDAMIA).
3. Council Officers at Yarra are already turning their mind to this piece of work. It is important that Council lead by example with a plan to rapidly reduce its own use of gas while engaging developers, State and Federal Governments and our local community in the campaign to get off gas.



## RECOMMENDATION

1. That Council:
  - (a) notes:
    - (i) its commitment to achieve carbon neutrality in its own operations as soon as possible;
    - (ii) it's recent commitment to support the community to achieve zero net emissions as quickly as possible through the development of a Climate Emergency Plan, with the draft of this plan due in August 2019;
  - (b) recognises that a significant proportion of its operational emissions come from the use of gas, and that much of this relates to our sports and leisure centres;
  - (c) requests Officers to report on a program to enable the phase out of the use of gas in Council venues and operations, and;
  - (d) directs officers to:
    - (i) outline a plan for all Council operations and venues to be gas-free by a specified date between 2024 and 2029;
    - (ii) incorporate this plan into the Long Term Financial Plan and Council's Carbon Neutral Action Plan; and
    - (iii) outline relevant actions in the Climate Emergency Plan to encourage the Yarra community to 'get off gas'.

## Attachments

There are no attachments for this report.