

# HOSKEN RESERVE MASTER PLAN REFRESH

background report.

*Refresh Group Outcomes Excerpt*

*The following is an excerpt of pages  
48-54 of the Background Report that  
have been updated after conclusion  
of the Refresh Group Process.  
This should be read in conjunction with  
the Refresh Group Engagement  
Process Report.*

## disclaimer.

Information contained in this document is based on available information at the time of writing. All figures and diagrams are indicative only and should be referred to as such. This is a strategic document which deals with technical matters in a summary way only.

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*this excerpt*

## APPENDICES

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**HOW?  
WHEN?**  
the game plan.

## council resolution.

A draft version of the Background Report (including draft Engagement Summary Report) was presented to the 12 May Ordinary Council Meeting.

The report provided an overview of the findings from Engagement Stage 1, issues analysis, proposed master plan directions outlined in the previous section, and sought direction from Council to confirm the next steps of the master plan refresh process.

At this meeting it was resolved:

*That Council:*

- 1. Thanks local residents, club members and other community members for their involvement and input into the Hosken Reserve Refresh community engagement process;*
- 2. Notes the Background Report and Engagement Summary Report by the independent consultants;*
- 3. Retains the North oval and East field as natural grass and installs a hybrid surface on the South field;*
- 4. Installs a low-level 1.1m black chain mesh fence, with gates that will not be locked, to formalise a football pitch on the North Oval that meets Football Victoria standards;*
- 5. Confirms that the North and East playing areas at Hosken Reserve are to be shared spaces by the Pascoe Vale Football Club and the general community.*
- 6. Confirms that no dogs are to be permitted on to the playing areas on game days and at training times in accordance with the General Local Law 2018; and*
- 7. Resolves that the Refresh Group process will commence as soon as possible to inform the design options for a refreshed masterplan for Hosken Reserve.*

## engagement stage 2 - refresh group process.

In line with the Council resolution, a Refresh Group was established to inform the design options for a refreshed masterplan for Hosken Reserve.

An Engagement Summary Report (Appendix 6) has been prepared that provides detailed findings of the entire engagement process. The following section provides an overview of Engagement Stage 2 – refresh group.

## PARTICIPANTS

An independently selected group of 25 community members met across four meetings to deliberate on proposed master plan elements and provide recommendations back to Council on design options.

The 25 community members included 15 local residents and 10 formal representatives from the following groups:

- Keep Hosken Reserve Accessible resident's group (x2)
- Australian International Academy (x2)
- Merlynston Tennis Club (x2)
- Pascoe Vale Football Club (x2)
- Climate Action Moreland (x1)
- Neighbours United for Climate Action (x1)

## PROCESS

The Refresh Group was originally proposed to meet three times in person, however due to COVID restrictions and lockdown directions, only the first meeting on May 19 2021 was able to be conducted in person.

The sessions reverted to an online format via Zoom which posed a number of operational and participant engagement issues. Some participants found the online process challenging and faced technological difficulties, while others embraced the ability to engage in an alternative format.

In light of the difficulties faced, a fourth meeting was added to ensure as much content as possible could be covered.

## VISION + DESIGN PRINCIPLES

As part of the first session, the Refresh Group focused on establishing agreed values and behaviours for the conduct of meetings, developed a vision for the future of Hosken Reserve, and set five design principles that they would like to achieve.

The vision developed was:

*'Hosken Reserve is an accessible place, where you feel safe, included and part of the community, regardless of who you are or when you visit. It offers diverse experiences to enhance your health and wellbeing, where you can enjoy nature, across the seasons. A sustainable place that we each care for through our shared actions.'*

The five design principles created were:

- Sustainable: protecting and enhancing the biodiversity of the area.
- Access: creating an inclusive space for all ages and abilities to access.
- Equal: designing for equal access, shared and multi-use facilities.
- Reflection: building in places to pause and reflect in nature to ground yourself after a busy day.
- Diverse: allowing for moments of discovery, experiences that evoke the senses and capture the imagination of everyone.

## DESIGN ELEMENTS

Twenty-seven (27) individual elements have been identified as part of the draft design prepared by the Refresh Group (see Appendix 6 – Engagement Summary Report).

The individual elements received varying levels of support, with five (5) not meeting the pre-determined 60% consensus when a survey was conducted, including:

- #2 - North senior pitch
- #4 - South spectator area
- #5 - Football pavilion
- #22 - Community garden
- #23 - Shepard St road closure

Of the above five (5) elements, #2 and #5 had relatively equal levels of support/not support, while the remaining three (3) elements were all majority supported without meeting the 60% consensus quote.

Element #2 relating to the establishment of a senior football (soccer) pitch on the existing 'North' oval received the most robust discussion. There were strong advocates for both enlarging the pitch size to improve functionality for the conduct of concurrent junior football games and training and reducing the pitch size to maximise resident access to open space.

It should be noted that some participants expressed that their survey responses were qualified by extra commentary provided. This can make the analysis of outright support above difficult. An example of this is the support for indented parking along Pallet St, for which it was expressed by some members that this support was in the context of removing additional parking from other areas on the site.

A number of other items outside of the scope of Hosken Reserve Master Plan design options were raised by the Refresh Group including:

- Hours of use: Council should review hours of use + advertise when grounds are not booked / used
- Fencing: Inclusion of fencing on the North pitch still a concern – is the use of gates necessary? Can alternative designs (Appendix 7) be considered?
- Sustainability: Ensure sustainability is embedded in implementation (LED lighting, surface treatments etc.)
- Richards Reserve: Consideration of increasing usage at Richards Reserve to alleviate use of Hosken
- Sanger Reserve / Linear Reserve: Council should upgrade facilities in these spaces to facilitate improved community use
- Open Space Strategy: The upcoming strategy review should consider demand and usage for all reserves and provide direction on what the primary function is and who the primary users are



## DESIGN REVIEW

The draft design prepared by the Refresh Group was reviewed by Council officers against Council policy, management practices and operational procedures. This review focused on a number of outstanding matters including:

- North pitch: Confirmation of size
- Community garden: inclusion on site
- Traffic: Bakers Rd entrance, Shepard St treatment, and Pallet St indented parking
- East development sites: relationship of property development on site boundary
- General operational matters: bin placement, emergency/ maintenance vehicle access etc.

A revised design has been prepared that factors in the above review, as shown in the following section. The following specific changes have been applied:

### 1. North pitch: increased to 105m x 68m

It is understood that the proposed pitch sizes of the Refresh Group draft design meet Football Victoria minimum standards.

However, the limited field size specifically impacts on the number of junior (MiniRoos) games and training that can be undertaken. The inclusion of a fenced pitch on the North Oval also removes the ability to line mark an additional small-sided pitch as is currently done, further reducing functionality.

It is Council's goal to increase participation in sport, and as there are no spatial site constraints, best practice design would align to Football Victoria's preferred pitch size of 105m x 68m on the North Oval.

Providing a full-size pitch by the comparatively small increase in length by 5m and width by 8m limits the reduction of formal allocated space to 25.96%. This would significantly increase functionality and participation opportunities for juniors, allowing more games and training to be played concurrently.

By improving functionality of the space, it is believed this may reduce the number of hours required to be booked, which may then in turn provide additional time for community use outside of formal sport bookings.

Not increasing North pitch size results in a loss of functionality and participation opportunities for both playing and training by 2 x u6/7 pitches and 1 x u8/9 pitches. A loss of 1 x u8/9 pitch on the East field also occurs.

Figure 24. Provision of junior pitches comparison

LOCATION	NORTH		EAST	
OPTION	PREFERRED	PROPOSED	CURRENT	PROPOSED
SIZE	105m x 68m	100m x 60m	80m x 40m	65m x 40m
U6/U7	8 pitches	6 pitches	4 pitches	4 pitches
U8/U9	4 pitches	3 pitches	2 pitches	1 pitch
U10/U11	2 pitches	2 pitches	1 pitch	1 pitch

It should also be noted that there is still a 15m reduction in length of the current East pitch size. This would continue to impact existing users, particularly junior training and match functionality and the ability to run interschool sport activities.

### 2. Carpark: East boundary alterations

Council's Strategic Planning and Urban Design team indicated a preference for siting the car parking adjacent to the East field rather than the Shepard St boundary.

It is understood that this helps in terms of maintenance of the car park (reduction in corners/ edge treatments), allows provision of a path along the rear of future residential properties in adjacent development sites, reduces pedestrian/ car conflict in the car park, and would locate lighting of the car park further away from the future dwellings.

In particular, from a CPTED safety benefit, the provision of footpaths to the interface of the industrial sites was supported as they are very likely to be developed. This will enable the development to create ground floor entries, avoid high blank fences outcome, and activate to look more like a normal street.

### 3. Central plaza: relocation

It was recommended that the central plaza be shifted further East so that the new trees proposed don't inhibit views from the football pavilion to the field of play. In doing so, sightlines from the carpark to the playground and surrounds is also improved.

### 4. Vehicle access: clear delineation

To ensure vehicular access is appropriately catered for during detailed design phases, the proposed vehicle access points have been more clearly identified on the map. This includes identification of access to the South pitch on both the East and West ends of the football pavilion for maintenance vehicles.

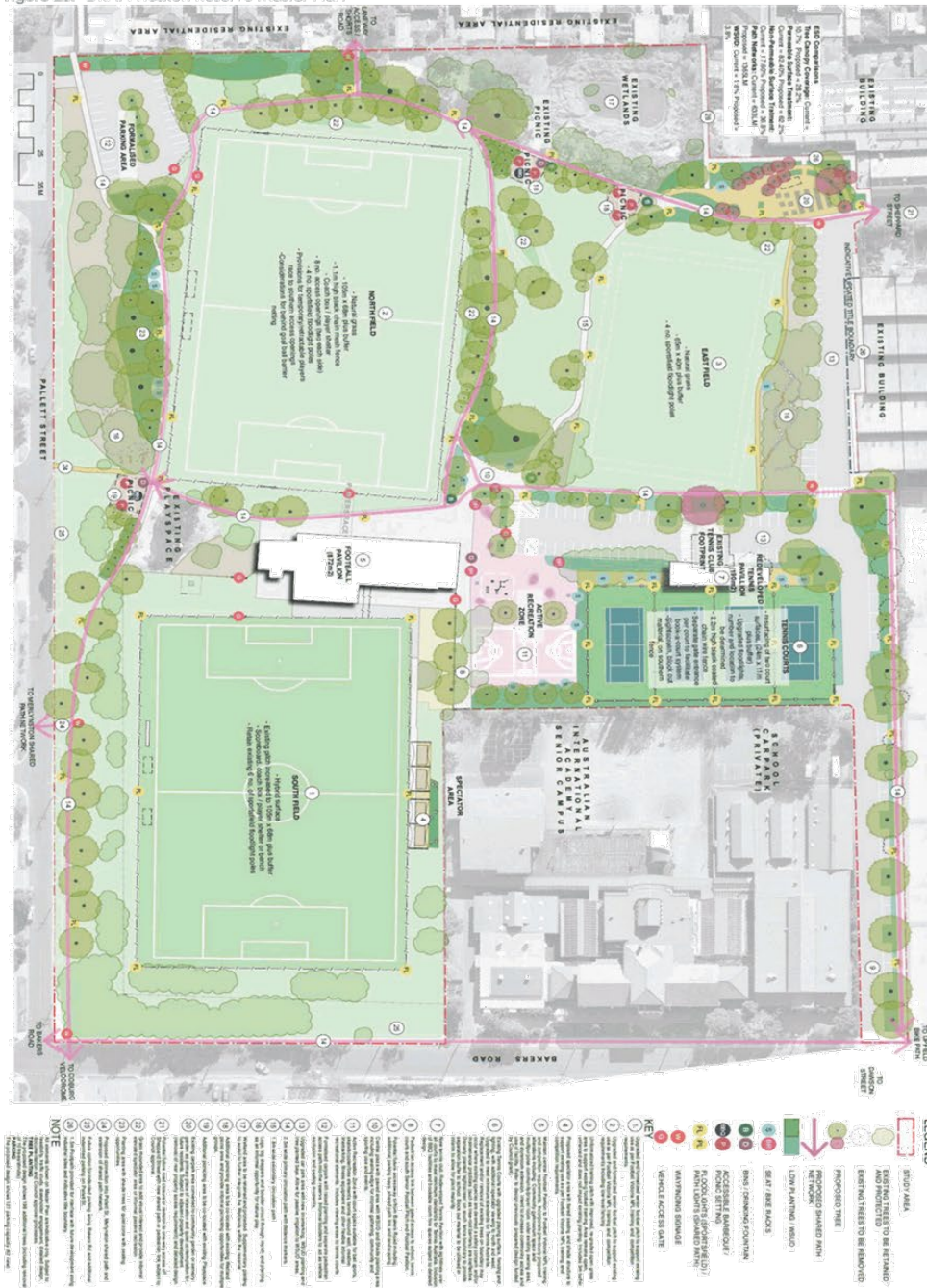
### 5. Shared User Path: Ulm St connection

Feedback from the community to formalise the existing desire path from the playground to Ulm St was supported by officers. The use of stairs or other treatment down the steep ridge is acceptable in recognition of the DDA compliant path provided further South.

concept plan.

The draft Master Plan is provided below. Refer Appendix 8 for a high-resolution version.

**Figure 25. DRAFT Hosken Reserve Master Plan**





## environmentally sustainable design opportunities assessment

Moreland City Council regards environmental sustainability as a high priority for its built environment.

Incorporating environmentally sustainable design into new developments is a requirement under the Moreland Planning Scheme. The objective is that development should achieve best practice in environmentally sustainable development from the design stage through to construction and operation.

The policy provides objectives and application requirements for residential, mixed use and non-residential development. It recognises the importance of considering environmentally sustainable design at the time of planning approval for new developments.

While the requirement is not applicable to master plan projects such as Hosken Reserve, identification of a range of high-level ESD performance measures has been provided to assist in understanding how the master plan performs from an ESD perspective.

### CANOPY COVERAGE

Currently, Hosken Reserve is estimated to have 10.7% tree canopy cover. Under the proposed design this is set to significantly increase by more than 2.5 times existing levels to 28.2%.

### SITE PERMEABILITY

Hosken Reserve is estimated to have a 82.4% permeable to 17.6% non-permeable surface treatment split. As a result of the proposed design changes there will be an increase in permeable surface treatments on the site that will alter this split to 62.2%/36.8%.

### WSUD COVERAGE

Hosken Reserve currently has an estimated 1.6% surface area that can be considered as integrating WSUD. The proposed design seeks to more than double that, lifting WSUD coverage to 3.8% of site surface area.

## ACTIVE TRANSPORT

The proposed design is set to more than double the current path network at Hosken Reserve. The volume of defined paths will increase from 633 lineal meters to 1,365 lineal meters. This will link the surrounding shared path network to and through the site and further support walking and bicycle use as sustainable transport options.

In addition, four bike rack locations have been identified, focused on the central plaza and active recreation zone to promote bike use.

## DETAILED DESIGN

Given the master plan is a strategic document that only provides a high-level overview of proposed development in limited detail, the most benefit from an ESD perspective could arguably be achieved during detailed design phases of each key element.

In particular, the following key items will be reviewed and assessed during detailed design to ensure alignment to Council's ESD goals:

- Adopt a recycling target of at least 70% for all demolition and construction waste
- Achieve an energy efficiency standard at least 10% above minimum NCC compliance for built form development
- Install energy efficient lighting to achieve an improvement of at least 10% above NCC compliance for lighting power density – specifically the use of LED for sportsground floodlights and path lighting
- Provide daylight and occupancy sensors for external lighting – specifically use of motion sensors for path network and security lighting
- Provide on-site renewable energy generation – specifically the use of solar on sports pavilion roof structures
- Reduce water use for landscape irrigation by selecting low water consuming plants
- Landscape design that maintains or enhances infiltration of stormwater on site
- Incorporate indigenous and/or productive gardens into the design
- Retaining existing stormwater harvesting and connect to sporting facilities
- Incorporate electric vehicle charging infrastructure, pending Council's broad policy implementation
- Allocate 5% or at least 5 parking spaces for motorbikes and/or small vehicles

# WHEN?

## implementation.

### ESTIMATED COSTS

A Cost Estimate has been developed that provides an estimation of probable costs and are subject to:

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

The proposed developments within the Master Plan have been estimated at a total cost of \$5,884,963 (ex GST and contingency) and implementation is subject to future Council Budget and/or external funding opportunities.

### NEXT STEPS

It is recommended that the draft Master Plan Report is presented to the July Council meeting for approval to be publicly exhibited for community feedback in July/August before Council considers it for endorsement (anticipated in September/October 2021).

### EXISTING FUNDING

In line with the Hosken Reserve Master Plan (2009), Council has included the following items in the 5-year capital budget plan, totalling \$2,302,500:

- Synthetic soccer - \$615,000 (2020/21) – no longer synthetic development
- Sports field Lighting - \$200,000 (2020/21)
- Merlynston Tennis Club (MTC) pavilion - \$566,000 (2021/22)
- MTC - court refurbishment - \$100,000 (2021/22)
- Soccer/football pavilion - \$221,500 (2021/22)
- South soccer pitch reconstruction - \$600,000 (\$300,000 in 2021/22 and \$300,000 in 2022/23)

This means there is a shortfall of \$3,582,463 (excluding contingency) in existing funding that must be sourced from future Council budget and/or external sources.

Figure 26. Estimated costs: Hosken Reserve

#	ITEM	DESCRIPTION (COST ESTIMATE REFERENCE IN BRACKETS)	COST
1	Upgraded and formalized senior football pitch to support existing use as per Football Victoria NPL training and competition requirements.	- Hybrid surface, Existing pitch increased to 105m x 68m plus buffer, Scoreboard, coach box / player shelter or bench, Retain existing 6 no. of sportsfield floodlight poles (2.01)	\$1,215,000.00
2	Upgraded and formalized senior football pitch to support existing use as per Football Victoria NPL training and competition requirements including low-level fencing	- Natural grass, 105m x 68m plus buffer, 1.1m high black chain mesh fence, Coach box / player shelter, 8 no. access openings (two each side), Provisions for temporary/retractable players race to southern access openings. Considerations for behind goal ball barrier netting (2.02) - 4 no. sportsfield floodlight poles (1.18)	\$900,000.00
3	Unformalized training pitch with improved, re-graded open grass area to support existing football training. Area remains open, unfenced and does not impact existing planting. Includes 3m buffer.	- Natural grass, 65m x 40m plus buffer (2.04) - 4 no. sportsfield floodlight poles (1.18)	\$180,000.00
4	Proposed spectator area with tiered seating and shade structure to support existing use as per Football Victoria NPL training and competition requirements.	- 31m x 5.5m cantilevered arch roof structure, Approx. 4.6m high, Tiered seating to accommodate between 250-300 people, (2.05)	\$250,000.00
5	Maintain central Football Pavilion to Football Victoria NPL training and competition requirements. Incorporate previously proposed alterations including: Community gymnasium space and multipurpose community/prayer room under existing awning area, and storeroom extension, Intent to increase community access and use of facility. Refer to design previously prepared (design funded by Council grant).	- Gym/community room: 6m x 18m single-storey area within the extent of the existing roof line, Storeroom extension: 5m x 14m single-storey area enclosing existing open air storage area, (2.06)	\$221,500.00

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6	Existing Tennis Courts with upgraded playing surface, fencing and lighting, with additional spectator viewing to north and west. Upgraded to meet minimum standards for Tennis Australia. Replacement and/or removal of existing trees on boundary may occur where existing species are deemed a safety concern and/or maintenance practices (such as tree-root barriers) are ineffective. Densely planted 'sightscreen' on south fence boundary to provide separation buffer to school. Block out material to be utilised in interim to allow for plant maturity.	- Resurfacing of two court surfaces, (24m x 11m plus buffer), 2.2m high black coated chain wire fence, separate gate entrance per court to facilitate book-a-court system (2.04) - Upgraded floodlights, number and location to be determined (1.19) - 5 x park seating (1.20)	\$237,500.00
7	New tennis club. Redeveloped Tennis Pavilion with sightlines over all courts to meet minimum standards for Tennis Australia. Inclusion of BBQ facilities and bookable room hire spaces subject to detailed design.	- 190m2 floor area (2.07)	\$566,000.00
8	Pedestrian access link between gated access to school, tennis courts and south Senior Football Pitch and Football Pavilion.	- (1.02)	\$25,300.00
9	Potential future accessway to/from Bakers Road including additional parking bays, shared path link and landscaping.	- (1.03)	\$200,000.00
10	Central plaza with paved area with WSUD and Shade planting area including seating edge for informal gathering, community and sporting use and events.	- 768m2 (3.01) - 2 x park seating (1.20) - 2 x bike racks (1.22) - 2 x bins (1.23)	\$112,980.00
11	Active Recreation Zone with court space suitable for ball sports, skate/scooter/bmx elements, tennis rebound wall, creative linemarking, fitness equipment and other flexible informal recreational elements. Includes viewing areas to tennis courts.	- 1337m2 (2.08) - exercise equipment (2.09) - 1 x drink tap (1.25) - 1 x bike racks (1.22) - 5 x park seating (1.20)	\$388,190.00
12	Formalised carpark with raised planting and separate pedestrian access path into the reserve. Informal boulders to act as vehicle exclusion and seating moments.	- linemarking + landscaping (1.04) - 34 bollards (1.28)	\$46,800.00
13	Upgraded car park area with new linemarking, WSUD planting, and tree planted bays. Allow for passive irrigation to WSUD areas.	- linemarking + landscaping (1.05)	\$60,000.00
14	2.5m wide primary circulation path with distance markers.	- 859LM of new path (1.06) - includes path lighting (1.17)	\$353,800.00
15	1.8m wide secondary circulation path	- 95LM of new path (1.07) - includes path lighting	\$15,200.00
16	Logs, log steppers and boulder circuit through mulch and planting as an informal opportunity for nature play.	- (1.09) - 1 x park seating (1.20)	\$30,250.00
17	Wetland area to be retained and protected. Supplementary planting to assist to further integrate the Wetlands within the reserve	- (3.02)	\$10,000.00
18	Additional picnicking area to be co-located with existing Wetland picnic area and provide informal picnicking opportunities for multiple groups.	- (1.10) - 5 x picnic settings (1.21) - 2 x shade structure (1.26) - 1 x drink tap (1.25) - 1 x BBQ (1.24) - 2 x bins (1.23)	\$183,500.00
19	Additional picnicking area to be co-located with existing Playspace	- (1.11) - 2 x picnic settings (1.21) - 1 x shade structure (1.26) - 1 x BBQ (1.24) - 1 x drink tap (1.25)	\$91,000.00
20	Existing carpark area converted to community garden or sensory garden as primary place of relaxation and quiet contemplation for future residents. Subject to adjacent property development (removal of rear property access requirement) and detailed design.	- 1 x park seating (1.20)	\$43,500.00
21	Potential future road closure or revision to one-way access off Sheppard Street with new shared path or pedestrian link subject to Council approval.	- (1.13)	\$50,000.00
22	Grass mounded area to add visual interest and provide informal elevated spectator area or informal passive recreation	- 900m2 (3.03)	\$27,000.00
23	Planting area with shade trees for quiet zone with seating opportunities.	- 4 x park seating (1.20)	\$14,000.00
24	Proposed connection into Pallett St. Merlynston shared path and extension of shared path network.	- 51LM (1.14)	\$20,400.00
25	Future option for indented parking along Bakers Rd and additional indented parking on Pallett St.	- 225LM (1.15)	\$67,500.00
26	1.5m Footpath provided for interface with future development along industrial sites and indicative title boundary.	- 51LM (1.14)	\$28,140.00
-	Vehicle Access Gate: Galvanised steel gate for vehicle access. Install gate for restricted vehicular access at nominated location in the existing carpark. Access for maintenance and emergency vehicles only.	- 7 gates (1.01)	\$28,000.00
-	WSUD Planting: Impervious surface rainwater runoff treatment beds included in and around carparking and central plaza to mitigate pollution.	- 2654m2 (3.06)	\$159,240.00
-	Wayfinding Signage (W): Wayfinding signage, installed at entries and exits into the park.	- 6 signs (1.27)	\$60,000.00
-	The proposed design shows 199 additional trees (including removal of 10 trees/shrubs)	- 199 trees (3.04) - low planting (3.05) - seeded grass (3.07) - local toppings (3.08) - timber mulch (3.09)	\$252,228.00
-	The proposed design shows 127 parking capacity (62 new)	- 32 bays (1.16)	\$48,000.00
Sub-total			\$5,884,963.00
Contingency (20%)			\$1,176,992.60
TOTAL			\$7,061,955.60

