



# HIGGINS PARK + PLAYFIELD RESERVE MASTER PLAN

DRAFT MASTERPLAN REPORT

AUGUST 2020



TOWN OF  
VICTORIA PARK

PLACE  
LABORATORY



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# PART 1

# INTRODUCTION

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# BACKGROUND INTRODUCTION

## BACKGROUND

PLACE Laboratory along with sub-consultant A Balanced View (ABV) was engaged in February 2020 to prepare a Master Plan to guide the short and long term revitalisation of Higgins Park and Playfield Reserve.

The Town of Victoria Park has asked that the Master Plan process include Master Plan options that are developed through a co-design workshop process with the Design Reference Group (DRG), with the final preferred option selected by the Town's Elected Members.

The Master Plan options shown in this report have explored the feasibility of the below options that have been provided by the Town of Victoria Park.

**Option 1:** Investigation of the development of a synthetic hockey turf on the Hill View Terrace side of Higgins Park (in addition to an Australian Rules Football Oval).

**Option 2:** Consideration of adding two grass hockey pitches on the Hill View Terrace side of Higgins Park, in addition to the synthetic pitch.

**Option 3:** The development of a second oval for a complete football focus should the synthetic hockey turf be considered unfeasible\*.

\*unfeasible means that it is prohibitive spatially, financially or the impact on the community is considered unacceptable.

In addition to the above options, there are several core considerations that have been explored in each of the options. They include:

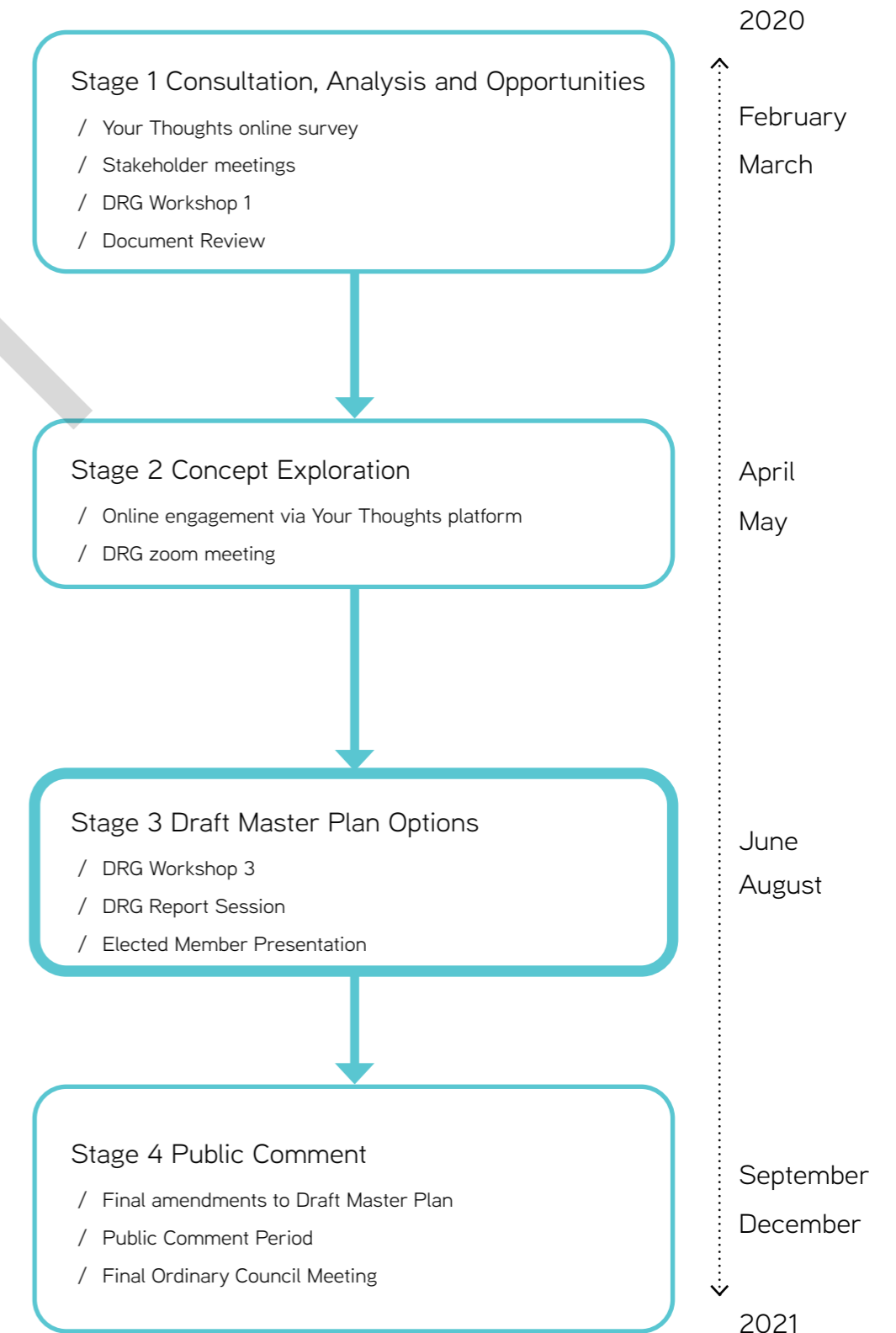
- / The addition of a play space at Playfield Reserve;
- / The refurbishment of the Returned Services League Building and investigation into the inclusion of an additional permanent tenant;
- / The creation of a multi-sport clubroom facility potentially accommodating the Higgins Park Tennis Club, Victoria Park Raiders Junior Football Club, Victoria Park Xavier Hockey Club and Victoria Park Croquet Club;
- / The preservation of space for AusKick on Higgins Park or Playfield Reserve and formalising the use of Millen Primary School oval for that purpose if considered necessary and appropriate;

- / Enhancements to oval(s) including the surface and lighting;
- / The views, aspirations and user needs of the surrounding local community;
- / The retention of mature trees, and opportunities to increase the current tree canopy;
- / A universally accessible path network within and bounding Higgins Park and Playfield Reserve that integrates with the current and planned surrounding bicycle and pedestrian network;
- / Introduction of all age's fitness equipment and/or personal training areas;
- / Consolidation of play equipment;
- / Water management initiatives (drainage and reticulation), such as a Smart Irrigation System;
- / Car parking configuration and active transport opportunities;
- / The investigation of a possible closure of sections of Playfield Street;
- / The inclusion of infrastructure such as safe bike locks, lighting, water fountains and shelter;
- / The removal of turf from the sloped boundary areas and/or from under trees, replaced with locally native vegetation and garden beds.

This Draft Master Plan Report has been informed by several supporting documents that have formed part of this design process. They include:

- / Stakeholder engagement;
- / Site analysis;
- / Collocated facility document;
- / Workshop 1 summary;
- / Workshop 2 summary;
- / Workshop 3 summary; and
- / DRG report (by TOVP).

## MASTER PLANNING TIMELINE



# INTRODUCTION

## PROJECT AREA

Higgins Park and Playfield Reserve are located in the established suburb of East Victoria Park, under 10kms South East of Perth CBD, and are bound by Hill View Terrace, Creaton Street, Playfield Street and Devenish Street. Fred Bell Parade runs through the site from Hill View Terrace to Playfield Street

The site is regarded as one of the Town's main formal sporting facilities as well as a key amenity for the local community.

Playfield Reserve includes the Victoria Park Returned Services League Branch and a small playground. Centrally located is the tennis club and football club rooms. A large southern portion of the site consists of open turf playing fields that accommodate a senior football oval, a senior cricket oval, cricket nets and a small playground.

There is a year-round recreation program that occurs throughout the site, as well as regular bookings from local schools. The site is also a popular location for passive recreation such as dog walking, jogging and walking. Recently the Council approved the relocation of Victoria Park Croquet Club to the site, to be co-located with the tennis facilities.

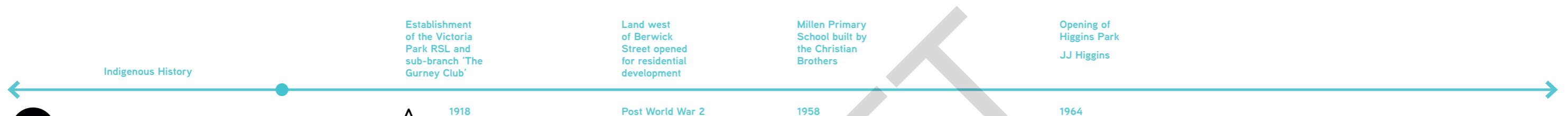
### Key:

--- Project area



# ANALYSIS HERITAGE AND CULTURE

Initial studies have been undertaken into the heritage and cultural significance of Higgins Park and Playfield Reserve and also the wider context of Victoria Park. This research is provided as a guide for future stages of the project to enhance community story-telling through detailed design.



## INDIGENOUS HISTORY

- / Higgins Park and Playfield Reserve are located on Whadjuk Noongar country.
- / The particular language group in the area of the Town of Victoria Park is known as Whadjuk.
- / The Whadjuk people have held a close connection to the land which the Town of Victoria Park resides, from the original mud flats along the Swan River, down the foreshore towards Ellam Street, north to Burswood, and east to the suburb of St James.
- / The area along the Swan River holds much significance to Whadjuk people. The northern part of Burswood is known as Wardoolier, which was inhabited until the 1920s by Whadjuk people.
- / Moving south along the foreshore of the Swan river towards the causeway, a stop at McCallum Park will give a view of Heirisson Island, the birthplace of prominent Whadjuk woman Fanny Balbuk. The land on which McCallum Park is on, is known as Joorolup (Place of the Jarrahs). It is known that this place was used as a campsite by Whadjuk people from the 1850s.
  - source: <https://www.victoriapark.wa.gov.au/Around-town/Community-development/Diversity/Aboriginal-Engagement>
- / Writing in the Perth Gazette in 1833 Robert Lyon described Beeloo in the following terms; "Beeloo, the district of Munday is bounded by the Canning on the south, by Melville water on the west, by the Swan and Ellen's Brook on the north, the eastern boundary of this district I cannot accurately define. Several of the mountains are numbered in Munday's territories and his headquarters are at Wurerup."
- / There are reports of an aboriginal camp to the west of Berwick Street.



## LANDSCAPE

- / A number of trees are listed by the Town of Victoria Park as having cultural and environmental heritage value such as the Nuytsia Floribunda (WA Christmas Tree at the corner of Hill View Terrace and Devenish Street) and the Lophostemon confertus (Queensland Box) on Creaton Street. The significant trees surrounding this parkland are home to a wide variety of native fauna.

## RETURNED AND SERVICES LEAGUE

- / Established in 1918, the club has served returning veterans who have served in conflicts including the Boer War, World Wars One and Two, Korea, Malaya Emergency, Borneo, Vietnam, Timor, Iraq, Iran, Afghanistan and other peacekeeping operations.
- / The Victoria Park Sub Branch opened in 1998 and is also known as The Gurney Club Inc, in honour of Arthur Stanley 'Stan' Gurney, VC. Stan Gurney was the recipient of a Victoria Cross for bravery in the Battle of Tel-El-Eisa, Egypt during World War Two.
- / Arthur Stanley "Stan" Gurney VC (15 December 1908 – 22 July 1942) was an Australian recipient of the Victoria Cross, the highest and most prestigious award for gallantry in the face of the enemy that can be awarded to British and Commonwealth forces. -Source: [www.vicparkrsl.org.au](http://www.vicparkrsl.org.au)



## JJ HIGGINS

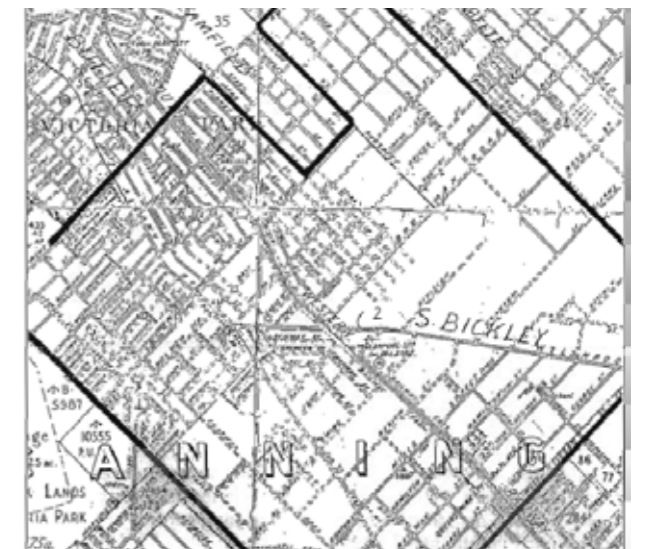
- / Higgins Park was named in honour of JJ Higgins, a resident of Victoria Park, who gave 24 years' service as a councilor to the City of Perth representing the Victoria Park district. He served on the Perth City Council from 1955 to 1987 and became a freeman of the City. Well known throughout the district, Joseph Higgins was also a founding member of the Victoria Park Senior Citizens Welfare Association which began in 1956. He served as president of the Association for 30 years. Driven by his energy, the Association built 70 units for aged people. In his honour one of the blocks of units built for the aged has been named the Joseph J Higgins complex.
- / Mr. Higgins was a popular figure at the Higgins Park Tennis Club attached to Higgins Park. Mr. Higgins died at the age of 82 in 1990. In his obituary in the southern gazette newspaper May 8 1990 Dr Geoff Gallop (Victoria Park MLA) said: "Mr. Higgins was a tireless and uncomplaining worker for the community, be it as a councilor, Justice of the Peace, or welfare worker. His role in the creation and development of the Victoria Park Senior Citizens Association was central. He had the vision to see that quality accommodation close to good facilities and an active social club were the key factors for senior citizens. Most of all though, Joe Higgins will be remembered for his generosity and dedication." Source: Town of Victoria Park Heritage Inventory

## COMMUNITY ASSET

- / Since its creation in the late 1950's, Higgins Park has become a valued community asset. It is a popular destination for passive recreation by neighbours, families and dog walkers, as well as an important formal recreational site hosting junior AFL, cricket, tennis, croquet and fitness classes.

## TOUP HERITAGE INVENTORY

- / Higgins Park and Playfield Reserve is listed as category C within the Town of Victoria Park's Heritage Inventory.
- / Millen Primary School is listed as a place to review in the future for Cultural Significance.
- / A category C listing states that: Retain and conserve if possible: endeavour to conserve the significance of the place through the provision of the town of Victoria Park Planning Scheme; a more detailed Heritage Assessment/Impact Statement\* may be required prior to approval being given for any major redevelopment or demolitions; photographically record the place prior to any major redevelopment or demolition. - \*A brief, Independent evaluation by and architect experienced in heritage conservation. It is not to be confused with a Conservation Plan, which is a more extensive, detailed and costly document. - source: Town of Victoria Park Heritage Inventory



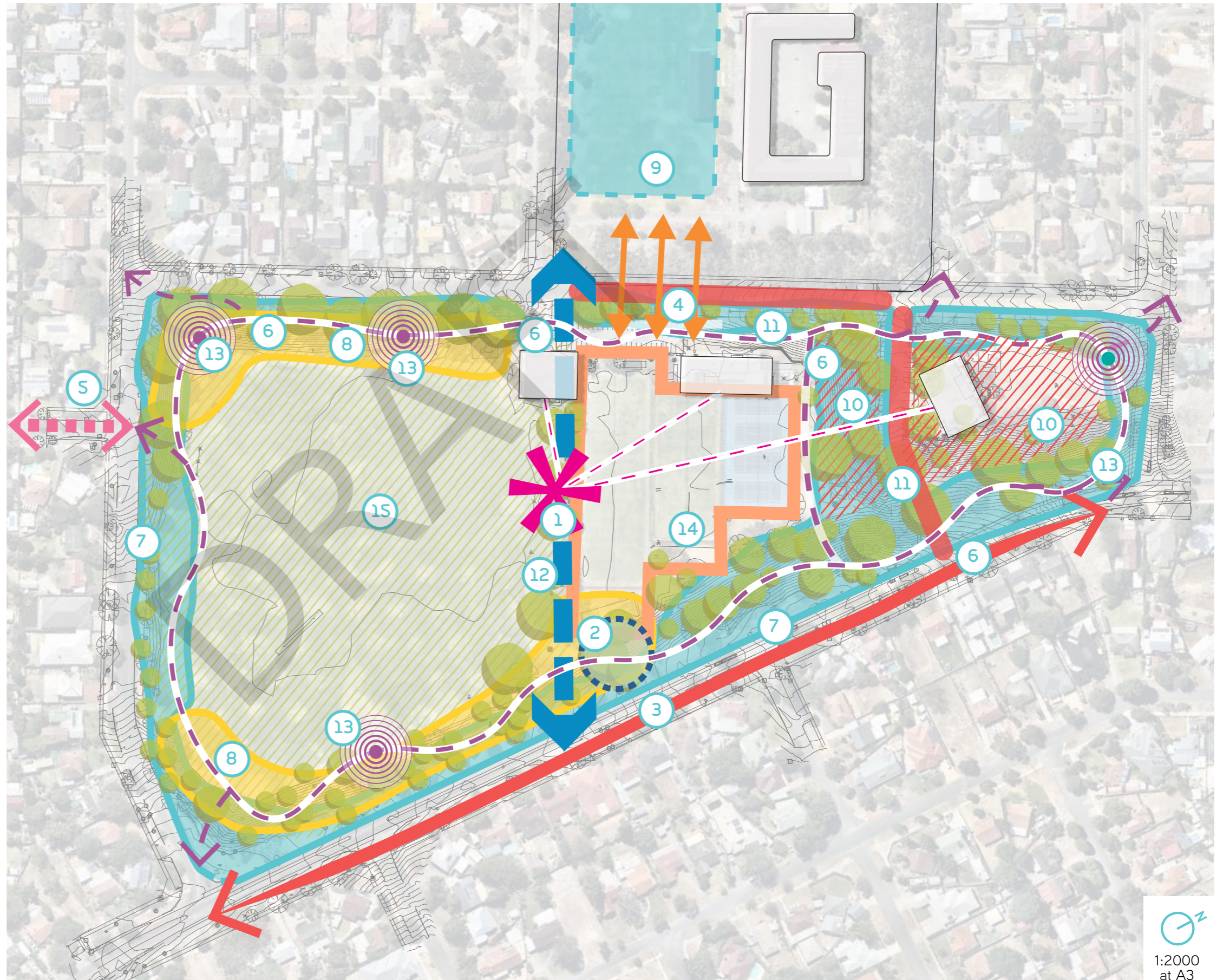
# OPPORTUNITIES + DIRECTIONS

## OPPORTUNITIES PLAN

The following plan captures opportunities identified during Stage 1 analysis with the Design Reference Group and preliminary engagement processes. For site analysis and further background studies please refer to the supporting documents outlined in the introduction.

### Legend:

- ① Ideally a centrally located community hub to cater for each of the community and sporting groups on site, plus additional complimentary user groups.
- ② Retain cricket net provision but provide closer to parking
- ③ Traffic calming measures to Hill View Terrace to ensure a safer environment for park users
- ④ Improve connectivity and safety between Millen Primary School
- ⑤ Strengthen the pedestrian connection to the nearby aged care
- ⑥ Potential pedestrian circuits which ensure accessibility throughout the site and connect to surrounding areas
- ⑦ Potential increased tree and selective shrub planting
- ⑧ Potential expansion zones for sports into embankment
- ⑨ Millen Primary School oval could be used for Auskick, with additional built form proposed for school oval (Size dependant on extent of adjacent facilities to be retained).
- ⑩ Potential zone for activation
- ⑪ Explore closure of Fred Bell Parade and section of Playfield Street
- ⑫ Strengthen the connection from Millen Primary School and area to north of the park to the bus stop on Hill View Terrace
- ⑬ Potential for multiple activity nodes
- ⑭ Approved tennis / croquet court footprint
- ⑮ Investigate sporting field layouts as per design options requirements



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# PART 2

## DESIGN

## OBJECTIVES

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# CONSULTATION DESIGN OBJECTIVES

## OBJECTIVES

The primary objective of the three Master Plan options is to assess the feasibility of including multiple sporting uses within the project area. The following pages outline the spatial and cost implications of including sporting uses of football, cricket, croquet, tennis and hockey.

The role of the Master Plan is to translate the visions and big ideas surrounding additional community uses such as passive and active recreation into tangible strategies to guide detailed design now, and into the future; providing strategies to cater for the immediate community needs; and allowing for the park to adapt to future changes without compromising its integrity.

Throughout the Master Planning process the design team has worked with the Town of Victoria Park and the community through a series of Design Reference Group workshops and continued dialogue between the key sporting group stakeholders to uncover their needs and wants for the project. A summary of these workshops and consultation can be found in the workshop summary reports identified in the introduction.

A key outcome of the Design Reference Group engagement was the formulation of the themes and objectives shown on this page that have helped guide the Master Planning process.

The key themes and objectives of the Master Plan include:

### Theme: SUPPORTING A VARIETY OF USES

- / Create a variety of experiences within the park

#### Objective: A place that becomes a hive of all-day activity

- / In addition to the provision of sporting fields strengthen the identity of the park by providing a mix of passive and active recreation activities for all user groups to engage with in the park.

### Theme: EASY TO GET AROUND

- / Enhance the current circulation and access for people to use the park

#### Objective: A place that is well connected

- / Utilise the site's natural assets, vistas and proposed/existing infrastructure by creating a sense of flow and rhythm to the paths and node locations.
- / Consider Crime Prevention Through Environmental Design (CPTED) principles.
- / Ensure that the width of track is suitable for users to share with on coming users or to walk with small groups.
- / Maximise the larger network of cycling and footpaths surround the park by providing pronounced entry points at the right locations. Provide appropriate infrastructure such as places to lock your bike, water fountains and places to take a break.
- / Consider wayfinding not just as signage but as markers in the landscape to orientate and direct visitors.

### Theme: WONDERFUL NATURE

- / Strengthen the existing biodiversity within the park and allow opportunities for the community to enjoy nature

#### Objective: A place that connects people to nature

- / Retain existing trees and utilise them for their environmental, social and economic benefits. Where appropriate identify existing trees that are deemed suitable to integrate into designed elements such as a playground, walking/jogging tracks, nodes or spectator seating.
- / Identify areas within the site that are appropriate for re-vegetation treatments such as stabilising embankments or buffer zones
- / Utilise planting treatments as a means to engage in education or play. For example, use appropriate species for nature play, habitat creation or creating awareness of indigenous knowledge.

### Theme: A PLACE FOR ALL

- / Create a park that is able to be used by people of all ages and backgrounds

#### Objective: A place that includes our diverse community groups

- / Utilise universal design principles to ensure people of all ages and abilities can enjoy the park.
- / Offer a range of activities for people to connect with the park.
- / Create playspaces that are inclusive to multi-generational users. For example, toddlers, teens, young adults parents and grandparents.
- / Consider how the design can benefit the mental and physical health of different user groups. For example, the use of sensory planting for either its stimulating or calming qualities and providing opportunities for all age fitness.

### Theme: MAINTAINING A SENSE OF SPACIOUSNESS

- / Maintain and support the sense of open green space within the park

#### Objective: A place that responds to its surroundings

- / Utilise the sites topography to integrate built elements such as terracing, nodes, playspaces.
- / Create a sense of 'visual flow' and cohesion between the built elements through details such as colour, material selections and form.
- / Make sure enough open space is left for passive recreation such as walking your dog, picnics on the lawn or kick-about spaces for all sports.

### Theme: IMPACT ON SURROUNDING RESIDENTS

- / Minimise impact on surrounding residents

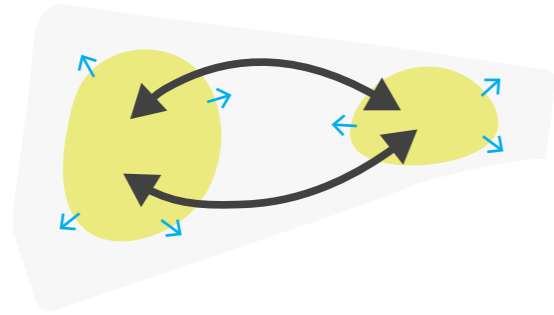
#### Objective: A place that respects the surrounding residents

Things to consider:

- / Think about the surrounding residents and how they will be impacted by any activities that currently occur or could occur and provide designed elements that help to minimise this. For example the use of buffer planting along the edges of the site to help reduce noise or the location of activity nodes within the park to reduce any impacts on residents.

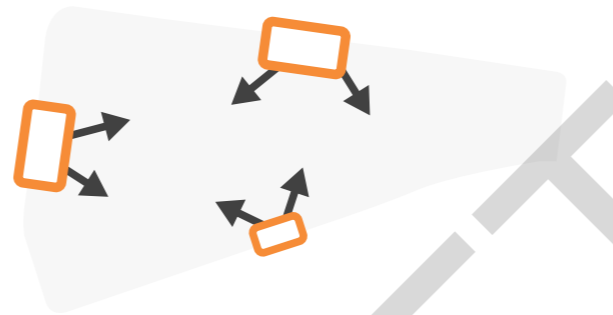
# MASTER PLAN DESIGN DESIGN PRINCIPLES

To assist in translating the themes and objectives into tangible design moves a series of guiding principles have been created to guide the Master Planning process.



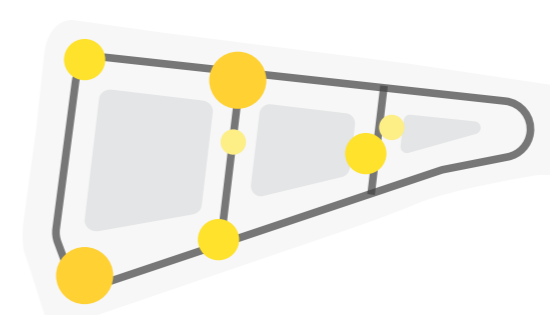
## GREEN CONNECTION

Maintain and connect the two open green spaces within the park



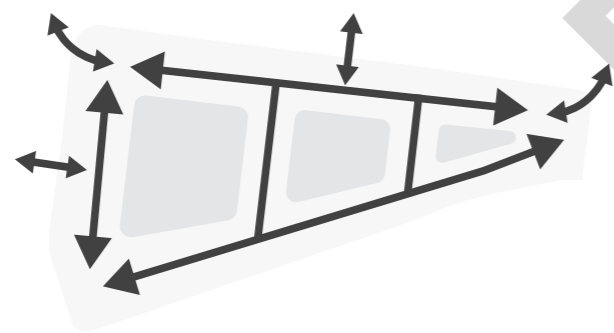
## ARRIVAL EXPERIENCE

Improve and enhance the arrival experience



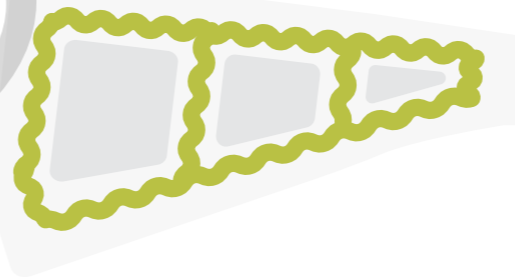
## NODES

Disperse a diverse range of community experiences throughout the park



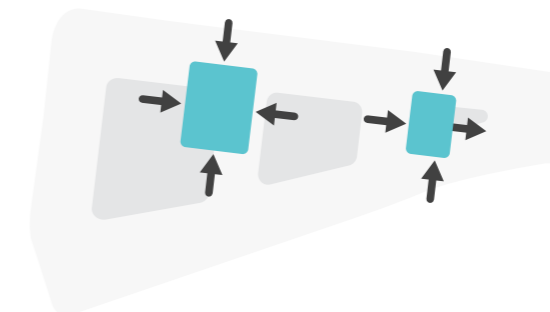
## CIRCULATION

Provide access for all ages and abilities through-out the park, as well as connections outside the park



## GREEN NETWORK

Increase the natural amenity through increased tree and vegetation planting



## COMMUNITY ANCHORS

Provide community spaces that draw people to them, encouraging interaction between community members

# PART 3

## LANDSCAPE MASTER PLAN OPTIONS

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# MASTER PLAN DESIGN DESIGN OPTIONS

## INTRODUCTION

The three master plan design options presented on the following pages have been prepared to address the ToVP's requirement to explore different scenarios of provision for sporting uses and inclusion of a diverse range of community recreation opportunities and landscape improvements. The purpose of presenting three options is to allow exploration of different outcomes for Higgins Park and Playfield Reserve, which will help inform the next steps towards determining a preferred approach to the redevelopment of the park. The options shown are not in any order of preference.

It is worth noting the quantum of tennis and croquet courts and their collective location central to the park is a fixed feature across all three options. Likewise, the retention of the RSL building and RSL as the main tenant is also considered a fixed element. An opportunity has been identified for the South Perth RSL to collocate with the existing RSL branch. The DRG identified a desire for improved access to community spaces and meeting rooms. The RSL building could potentially accommodate this. While the master plan options identify improvements to the external areas surrounding the RSL building, separate work will need to be undertaken to determine what, if any, additions, structural alterations or internal changes may be required to meet community needs as part of a broader review of community facility provision in the Town.

The following master plan design options have been informed by various community and stakeholder engagement inputs. The sporting use arrangements respond to the functional requirements of each sport, the constraints imposed by the site and the aim to meet the project objectives identified earlier in this report. The community recreation features, and landscape improvements generally are a "kit of parts" that have been applied to the site in different arrangements. While these arrangements have been influenced by spatial layout of the sporting uses, there has also been exploration of different ways the "kit-of-parts" can be applied to the site. There is some interchangeability between options of many of the community recreation elements shown in the three options.



# MASTER PLAN DESIGN DESIGN OPTION 1

## DESIGN OPTION 1

Design Option 1 incorporates a sporting use scenario that allows sharing of Higgins Park for Australian rules football, hockey and cricket, whilst accommodating the current number of croquet and tennis courts. There is capacity for a senior Australian rules football oval plus potential Auskick playing areas on Higgins Park, Playfield Reserve and Millen Primary School. Lighting to 100 lux is allowed for on the senior oval to allow night games with ability to reduce to 50 lux for training, in addition to 50 lux lighting to the smaller oval in the southwest corner. The artificial hockey turf facility is typical of other recent facilities constructed in Perth and will accommodate senior competition level play. It is proposed the turf be sunk below existing ground level by approximately 90cm to minimise visual impact. The turf will be lit to 500 lux to allow night play. The hockey turf is proposed to have 1.8m high fencing with retractable fencing above the side perimeter, and taller fencing behind the goals. A senior cricket oval is collocated with the football oval. Some retaining walls are required at the edges of the playing fields to accommodate the facilities. This may necessitate the removal of some trees (subject to further detailed design), which would be offset by new tree planting. The design also includes improved drainage and irrigation to the site.

The existing club buildings would be demolished and a new shared facility would be built to accommodate the needs of football, hockey, tennis and croquet clubs, and include changerooms for cricket and public toilets. The shared facility will be built approximately 90cm above surrounding ground levels to improve viewing experiences to the playing surfaces. The shared facility would not include any dedicated community meeting rooms or hall (these are currently provided in the RSL building), however there will be social/function rooms that could be hired out.

There are currently 85 existing sealed parking bays in Higgins Park and Playfield Reserve. This option increases the number of bays to approximately 145. Additional informal parking is possible on park verges and on street.

The adjacent table highlights the key inclusions in this option. The design master plan for Option 1 and detailed area descriptions are provided in the following pages. Indicative images of the typical features of the proposal are also provided in this report.

Inclusion	Option 1
Football oval	x1 senior football oval (165mx110m) x1 junior/Aus kick oval (90mX60m)
Hockey pitches	x1 fenced synthetic hockey turf
Cricket oval	x1 senior cricket oval
Tennis courts	Retained quantity with revised access
Croquet Courts	Retained quantity with revised access
Multi-sport club room	Yes - proposed new build to accommodate additional user
Consolidation of play equipment	Yes
Refurbishment of the Returned Services League Building and investigation into the inclusion of an additional permanent tenant	Yes
Preservation of space for AusKick on Higgins Park or Playfield Reserve	With this arrangement of football facilities, the Victoria Park Raiders Junior Football Club have stated that there is not sufficient space for the club to continue its existing fixtures in one location, and will result in the dispersion of the mixed-gender, female, and male teams over multiple sites.  Millen Primary School have confirmed that use of the school's oval for AusKick can continue. Should this continue, a formalised agreement is recommended. However, due to the construction of an administration building now located on the oval, this space cannot accommodate the oval size requirements for the older age brackets that will be dispersed from Higgins Park.
Retention of mature trees, and opportunities to increase the current tree canopy	2 trees removed 53 additional trees planted plus understory planting
Removal of turf from the sloped boundary areas and/or from under trees, replaced with locally native vegetation and garden beds	Yes
A universally accessible path network within and bounding Higgins Park and Playfield Reserve	Yes
Introduction of all age's fitness equipment and/or personal training areas	Yes
Enhancements to oval(s) including the surface and lighting	Yes
Water management initiatives (drainage and reticulation),	Yes
Car parking configuration modification	Yes
Possible closure of sections of Playfield Street	Yes - Interchangeable options available
Active transport opportunities	Yes
Infrastructure such as safe bike locks, water fountains and shelter	Yes
The views, aspirations and user needs of the surrounding local community	Yes - These have been identified through broad engagement early in the project, including pop up events and an open community survey, and continual collaboration with the Design Reference Group, made up of community and stakeholder representatives. While it is understood that not all options will be supported by all, the intention of the Design Reference Group is to provide as much community and stakeholder input into each option as possible. The submissions received through the public comment period will also be used to influence the selection of a preferred option by Elected Members.

# MASTER PLAN DESIGN DESIGN OPTION 1

## Legend:

- 1 Centrally located shared sports building with low seating terracing around perimeter and public wifi node
- 2 Relocate cricket nets
- 3 Traffic calming measures including raised pedestrian cross overs to Playfield Street with connections to Millen Primary School to ensure a safer environment for park users and enhance the schools connection to the park
- 4 All ages, multi-ability community playground with shade structure and picnic and BBQ facilities including, bike racks, drink fountain, way finding signage referencing local flora, fauna and indigenous culture
- 5 Senior football oval / cricket oval with synthetic wicket
- 6 Fenced synthetic Hockey pitch
- 7 Aus-Kick football oval with access path
- 8 Youth zone including mixed sports courts, graphic surface treatment, terraced embankment, lighting, drink fountain, planting, bike racks and sloped playspace
- 9 Universal access path network to bus stop
- 10 Re-vegetation and expansion of existing Kokoda trails network including wayfind and signage
- 11 Upgrades to Playfield Reserve and surrounds to RSL including expansion of forecourt for outdoor events, additional tree planting, universal access footpaths and reconfiguration of car parking
- 12 Formalised parking including provision of 90 degree parking and on street parking
- 13 Relocation of 1 tennis court and 2 croquet courts, new access path and spectators viewing area. All other courts to remain unchanged.
- 14 Seating terraces with small picnic setting, drink fountain and small nature play space
- 15 All ages community facilities including fitness equipment and spectator seating



# MASTER PLAN DESIGN DESIGN OPTION 1



## PLAYFIELD STREET

In this option some existing car parking is retained off street on Higgins Park with formal parking added to the verge of Playfield Street. Playfield Street remains a through street with traffic calming devices to slow traffic and improve pedestrian connections between the school and the park. Graphic treatments to the pavement reinforce the definition of this zone as a pedestrian priority zone and a section of street could be temporarily closed for events such as large sports carnivals.

The youth zone is constrained by the retained parking on Higgins Park and is therefore extended around both the western and eastern sides of the tennis and croquet courts. It could include multisport hard courts and games, low key skateable and wheeled sport elements, climbing and parkour elements and chillout spaces.

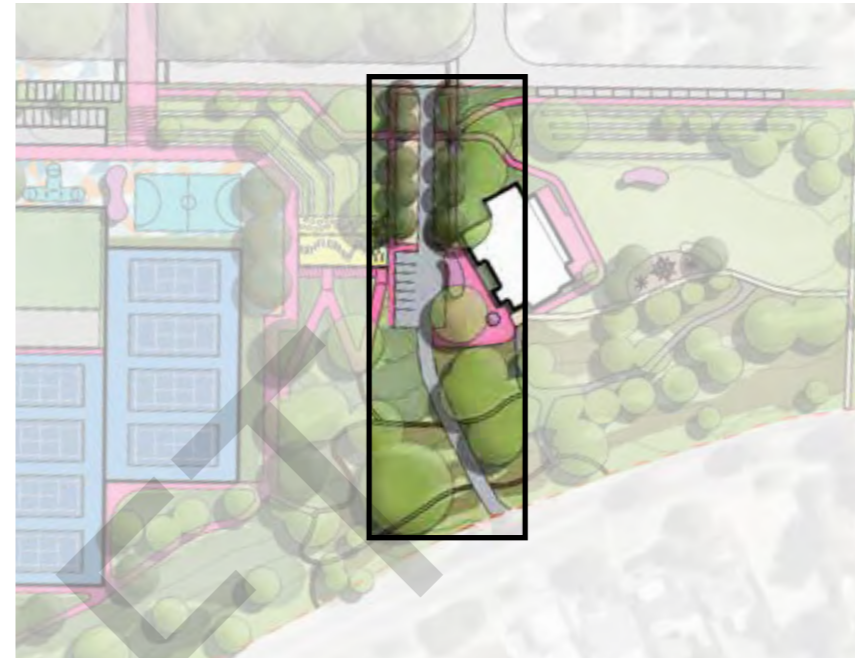
Note: The design intent and features shown in this option can also generally be applied to either of the other options.



## EMBANKMENT ZONE

A destination sloped play zone is proposed for this location to take advantage of the embankment and create unique play and fitness experiences. Terraces will provide a great outlook over the park and its facilities. Ramped access is included as part of the overall park circuit.

Note: The design intent and features shown in this option can also generally be applied to either of the other options.



## FRED BELL PARADE

It is proposed the access from Hill View Terrace be retained. A small car park would be retained close to the RSL and be supplemented by formalised verge parking on Playfield Street.

The forecourt to the RSL would be improved to increase exposure to the RSL, museum and community rooms, and provide a better setting for the memorial. The rear of the RSL would be opened to Playfield Reserve and provide better connectivity to an amphitheatre, nature playground and access for community groups.

Note: The design intent and features shown in this option can also generally be applied to either of the other options.



## HIGGINS PARK PLAYGROUND

A smaller play space is provided near the shared sports building to provide play opportunities, particularly for locals and sports club visitors. The play areas are supplemented by picnic and barbeque facilities and associated amenities such as park furniture and public toilets.

Note: The design intent and features shown in this option can also generally be applied to either of the other options but must be considered in relation to overall play opportunities provided in the park to ensure adequate provision.

# MASTER PLAN DESIGN DESIGN OPTION 2

## DESIGN OPTION 2

Design Option 2 incorporates a sporting use scenario that allows sharing of Higgins Park for hockey and cricket, whilst accommodating the current number of croquet and tennis courts. The artificial hockey turf facility is typical of other recent facilities constructed in Perth and will accommodate senior competition level play. It is proposed the turf be sunk below existing ground level by approximately 90cm to minimise visual impact. Two natural grass hockey playing fields are also accommodated. The artificial turf will be lit to 500 lux to allow night play. The hockey turf is proposed to have 1.8m high fencing with retractable fencing above the side perimeter, and taller fencing behind the goals. The natural grass hockey playing surfaces will be lit to 250 lux to allow training. A senior cricket oval and junior cricket oval is collocated with the hockey fields. Some retaining walls are required at the edges of the playing fields to accommodate the facilities. This may necessitate the removal of some trees (subject to further detailed design), which would be offset by new tree planting. The design also includes improved drainage and irrigation to the site.

The existing club buildings would be demolished and a new shared facility would be built to accommodate the needs of hockey, tennis and croquet clubs, and include changerooms for cricket and public toilets. The shared facility will be built approximately 90cm above surrounding ground levels to improve viewing experiences to the playing surfaces. The shared facility would not include any dedicated community meeting rooms or hall (these are currently provided in the RSL building), however there will be social/function rooms that could be hired out.

There are currently 85 existing sealed parking bays in Higgins Park and Playfield Reserve. This option increases the number of bays to approximately 130. Additional informal parking is possible on park verges and on street.

The adjacent table highlights the key inclusions in this option. The design master plan for Option 2 and detailed area descriptions are provided in the following pages. Indicative images of the typical features of the proposal are also provided in this report.

Inclusion	Option 2
Football oval	No - The spatial restrictions of the site and the scope of this option to investigate one synthetic and two grass hockey turfs means that there is no remaining space for the existing Victoria Park Raiders Junior Football Club.
Hockey pitches	x1 fenced synthetic hockey turf x2 grass hockey turfs
Cricket oval	x1 senior cricket oval x1 junior cricket oval
Tennis courts	Retained quantity with revised access
Croquet Courts	Retained quantity with revised access
Multi-sport club room	Yes - proposed new build to accommodate additional user
Consolidation of play equipment	Yes
Refurbishment of the Returned Services League Building and investigation into the inclusion of an additional permanent tenant	Yes
Preservation of space for AusKick on Higgins Park or Playfield Reserve	No - The spatial restrictions of the site and the scope of this option to investigate one synthetic and two grass hockey turfs means that there is no remaining space for the existing Victoria Park Raiders Junior Football Club.
Retention of mature trees, and opportunities to increase the current tree canopy	3 trees removed 58 additional trees planted plus understory planting
Removal of turf from the sloped boundary areas and/or from under trees, replaced with locally native vegetation and garden beds	Yes
A universally accessible path network within and bounding Higgins Park and Playfield Reserve	Yes
Introduction of all age's fitness equipment and/or personal training areas	Yes
Enhancements to oval(s) including the surface and lighting	Yes
Water management initiatives (drainage and reticulation),	Yes
Car parking configuration modification	Yes
Possible closure of sections of Playfield Street	Yes -Interchangeable options are available and include traffic calming measures and improved pedestrian crossings on Playfield Street, and full closure of Playfield Street between Etwell Street and Ramsden Avenue. These are detailed in the draft masterplan report.
Active transport opportunities	Yes
Infrastructure such as safe bike locks, water fountains and shelter	Yes
The views, aspirations and user needs of the surrounding local community	Yes - These have been identified through broad engagement early in the project, including pop up events and an open community survey, and continual collaboration with the Design Reference Group, made of up community and stakeholder representatives. While it is understood that not all options will be supported by all, the intention of the Design Reference Group is to provide as much community and stakeholder input into each option as possible. The submissions received through the public comment period will also be used to influence the selection of a preferred option by Elected Members.



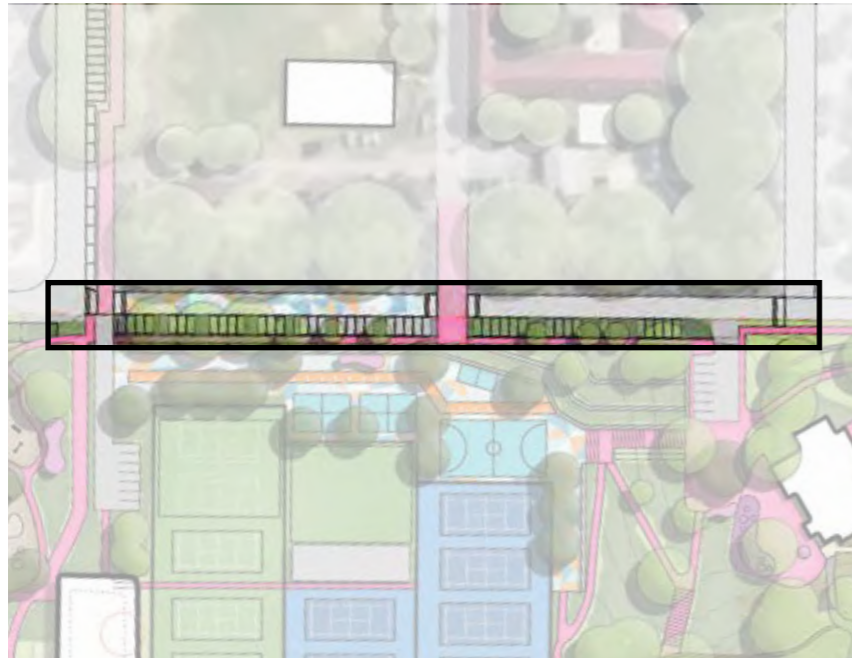
# MASTER PLAN DESIGN DESIGN OPTION 2

## Legend:

- 1 Centrally located shared sports building with low seating terracing around perimeter and public wifi node
- 2 Relocate cricket nets
- 3 Traffic calming measures including raised pedestrian cross overs to Playfield Street with connections to Millen Primary School to ensure a safer environment for park users and enhance the schools connection to the park
- 4 All ages, multi-ability community playground with shade structure and picnic and BBQ facilities including, bike racks, drink fountain, wayfinding signage referencing local flora, fauna and indigenous culture
- 5 1 Senior and 1 Junior Cricket oval with synthetic wickets
- 6 Fenced synthetic Hockey pitch
- 7 Grass Hockey pitch
- 8 Youth zone including mixed sports courts, graphic surface treatment, terraced embankment, lighting, drink fountain, planting and bike racks
- 9 Universal access path network including connection to bus stop
- 10 Re-vegetation and expansion of existing Kokoda trails network including wayfind and signage
- 11 Upgrades to Playfield Reserve and surrounds RSL including expansion of forecourt for outdoor events, additional tree planting, universal access footpaths and reconfiguration of car parking
- 12 Formalised parking including provision of 90 degree and parallel parking and on street parking
- 13 All ages community facilities including fitness equipment and spectator seating
- 14 Relocation of 1 tennis court and 2 croquet courts, new access path and spectators viewing area. All other courts to remain unchanged.
- 15 Amphitheatre with small nature play space and drink fountain within Playfield Reserve



# MASTER PLAN DESIGN DESIGN OPTION 2



## PLAYFIELD STREET

In this option existing parking is replaced by formal parking added to the verge of Playfield Street. Playfield Street remains a through street with traffic calming devices to slow traffic and improve pedestrian connections between the school and the park. Graphic treatments to the pavement reinforce the definition of this zone as a pedestrian priority zone and the section of street could be temporarily closed for events such as large sports carnivals.

The youth zone is predominantly located along the northern side of the tennis and croquet courts. It could include multisport hard courts and games, low key skateable and wheeled sport elements, climbing and parkour elements and chillout spaces.

Note: The design intent and features shown in this option can also generally be applied to either of the other options if parking requirements were addressed.

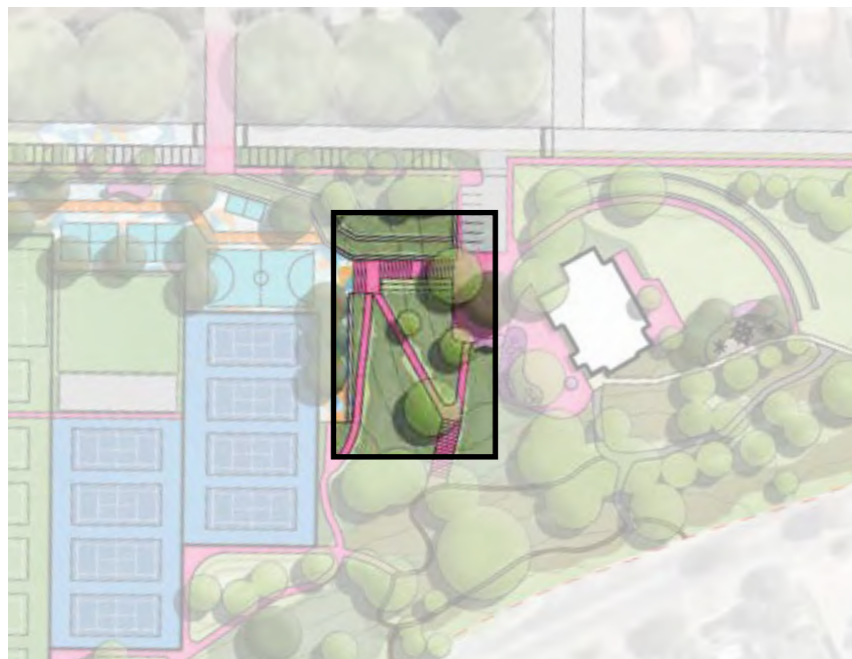


## FRED BELL PARADE

It is proposed the access from Hill View Terrace be removed to allow extension of native planting and nature appreciation trails. A small car park would be retained close to the RSL and be supplemented by formalised verge parking on Playfield Street.

The forecourt to the RSL would be improved to increase exposure to the RSL, museum and community rooms, and provide a better setting for the memorial. The rear of the RSL would be opened to Playfield Reserve and provide better connectivity to an amphitheatre, nature playground and access for community groups.

Note: The design intent and features shown in this option can also generally be applied to either of the other options.



## EMBANKMENT ZONE

A destination small sloped play zone and exercise stairs are proposed for this location to take advantage of the embankment and create unique play and fitness experiences. Play opportunities are limited in this area given there is a large play space proposed in Higgins Park near the shared sports building. Terraces will provide a great outlook over the park and its facilities. Ramped access is included as part of the overall park circuit.

Note: The design intent and features shown in this option can also generally be applied to either of the other options but must be considered in relation to overall play opportunities provided in the park to ensure adequate provision.



## HIGGINS PARK PLAYGROUND

A large community play space is provided near the shared sports building. This will be a significant feature of the park and an anchor for activity. The play areas are supplemented by picnic and barbeque facilities and associated amenities such as park furniture and public toilets.

Note: This extensive play space cannot be considered in other options due to space restrictions.

# MASTER PLAN DESIGN DESIGN OPTION 3

## DESIGN OPTION 3

Design Option 3 incorporates a sporting use scenario that allows sharing of Higgins Park for Australian rules football and cricket, whilst accommodating the current number of croquet and tennis courts. There is capacity for a flexible senior Australian rules football oval, large junior oval, plus potential additional training and Auskick playing areas on Higgins Park, Playfield Reserve and Millen Primary School. Lighting to 100 lux is allowed for on the senior oval to allow night games, with ability to reduce to 50 lux for training. In addition, lighting to 50 lux lighting is allowed for all remaining grass playing/training surface on Higgins Park. A senior cricket oval and junior cricket oval is collocated with the Australian Rules football fields. The design also includes improved drainage and irrigation to the site.

The existing club buildings would be demolished, and a new shared facility would be built, or the existing football club building could potentially be retained and extended, to accommodate the needs of the football, tennis and croquet clubs. The building would also include changerooms for cricket and public toilets. The facility could be built up to approximately 90cm above surrounding ground levels to improve viewing experiences to the playing surfaces. The shared facility would not include any dedicated community meeting rooms or hall (these are currently provided in the RSL building), however there will be social/function rooms that could be hired out.

There are currently 85 existing sealed parking bays in Higgins Park and Playfield Reserve. This option increases the number of bays to approximately 105. Additional informal parking is possible on park verges and on street.

The adjacent table highlights the key inclusions in this option. The design master plan for Option 3 and detailed area descriptions are provided in the following pages. Indicative images of the typical features of the proposal are also provided in this report.

Inclusion	Option 3
Football oval	x1 senior football oval (165mx110m) x1 junior football oval (120mX90m)
Hockey pitches	Nil
Cricket oval	x1 senior cricket oval x1 junior cricket oval
Tennis courts	Retained quantity with revised access
Croquet Courts	Retained quantity with revised access
Multi-sport club room	Yes - possible extension and renovation to existing building or new build
Consolidation of play equipment	Yes
Refurbishment of the Returned Services League Building and investigation into the inclusion of an additional permanent tenant	Yes
Preservation of space for AusKick on Higgins Park or Playfield Reserve	Yes - AusKick can remain on both Higgins Park and the Millen Primary School oval.
Retention of mature trees, and opportunities to increase the current tree canopy	0 trees removed 48 additional trees planted plus understory planting
Removal of turf from the sloped boundary areas and/or from under trees, replaced with locally native vegetation and garden beds	Yes
A universally accessible path network within and bounding Higgins Park and Playfield Reserve	Yes
Introduction of all age's fitness equipment and/or personal training areas	Yes
Enhancements to oval(s) including the surface and lighting	Yes
Water management initiatives (drainage and reticulation),	Yes
Car parking configuration modification	Yes
Possible closure of sections of Playfield Street	Yes - Interchangeable options are available and include traffic calming measures and improved pedestrian crossings on Playfield Street, and full closure of Playfield Street between Etwell Street and Ramsden Avenue. These are detailed in the draft masterplan report.
Active transport opportunities	Yes
Infrastructure such as safe bike locks, water fountains and shelter	Yes
The views, aspirations and user needs of the surrounding local community	Yes - These have been identified through broad engagement early in the project, including pop up events and an open community survey, and continual collaboration with the Design Reference Group, made of up community and stakeholder representatives. While it is understood that not all options will be supported by all, the intention of the Design Reference Group is to provide as much community and stakeholder input into each option as possible. The submissions received through the public comment period will also be used to influence the selection of a preferred option by Elected Members.

# MASTER PLAN DESIGN DESIGN OPTION 3

## Legend:

- 1 Shared sports building with potential to expand and extend to existing clubhouse including public wifi node
- 2 Relocate cricket nets
- 3 Road closure to Playfield Street with play items and connections to Millen Primary School to ensure a safer environment for park users and enhance the schools connection to the park
- 4 All ages, multi-ability community playground with shade structure and picnic and BBQ facilities including, bike racks, drink fountain way finding signage referencing local flora, fauna and indigenous culture
- 5 Senior football oval (with options for multiple configurations)
- 6 1 Junior and 1 Senior Cricket oval with synthetic wickets
- 7 Junior football oval
- 8 Youth zone including mixed sports courts, graphic surface treatment, terraced embankment, lighting, drink fountain, planting and bike racks
- 9 Universal access path network including connection to bus stop
- 10 Re-vegetation and expansion of existing Kokoda trails network including wayfinding and signage
- 11 Upgrades to Playfield Reserve and existing RSL including expansion of forecourt for outdoor events, additional tree planting, universal access footpaths and reconfiguration of car parking to Playfield Street
- 12 Formalised parking including provision of parallel parking and on street parking
- 13 All ages community facilities including fitness equipment and spectator seating
- 14 Relocation of 1 tennis court and 2 croquet courts, new access path and spectators viewing area. All other courts to remain unchanged.
- 15 Seating terraces with small picnic setting, drink fountain and small nature play space within Playfield Reserve



# MASTER PLAN DESIGN DESIGN OPTION 3



## PLAYFIELD STREET

In this option Playfield Street is closed to vehicle traffic along the southern interface to the school. This provides an opportunity to create seamless connectivity between the park and the school. It takes advantage of the leafy green atmosphere of the street and creates activation by repurposing the pavement for play, sport, and recreation. Graphic treatments to the pavement reinforce the definition of this zone as a traffic free zone. The youth zone is fully integrated with Playfield Street and could include multisport hard courts and games, low key skateable and wheeled sport elements, climbing and parkour elements, sloped play and chillout spaces.

Note: The design intent and features shown in this option can also generally be applied to either of the other options but may require redesign or car parking to meet parking demand, particularly near the shared sports building.



## FRED BELL PARADE

It is proposed the access from Hill View Terrace be removed to allow extension of native planting and nature appreciation trails. A small car park would be created close to the RSL and be supplemented by formalised verge parking on Playfield Street.

The forecourt to the RSL would be improved to increase exposure to the RSL, museum and community rooms, and provide a better setting for the memorial. The rear of the RSL would be opened to Playfield Reserve and provide better connectivity to an amphitheatre, nature playground and access for community groups.

Note: The design intent and features shown in this option can also generally be applied to either of the other options.



## EMBANKMENT ZONE

This zone would be fully integrated and connected as an extension of the Playfield Street and youth zone and extend activity to the embankment to take advantage of the unique play and fitness opportunities. Terraces will provide a great outlook over the park and its facilities. Ramped access is included as part of the overall park circuit.

Note: The design intent and features shown in this option can also generally be applied to either of the other options.



## HIGGINS PARK PLAYGROUND

A smaller play space is provided near the shared sports building to provide play opportunities, particularly for locals and sports club visitors. The play areas are supplemented by picnic and barbeque facilities and associated amenities such as park furniture and public toilets.

Note: The design intent and features shown in this option can also generally be applied to either of the other options but must be considered in relation to overall play opportunities provided in the park to ensure adequate provision.

# MASTER PLAN DESIGN DESIGN OPTIONS REFERENCE IMAGERY

Community use reference images:



PLAY ITEMS



PLAY ITEMS



SLOPED PLAY



RETAINING WALLS



PICNIC AND BBQ FACILITIES



PATHS



PLAY SPACE



SHARED SPORTS BUILDING



FITNESS ELEMENTS



HOCKEY FENCING



PLANTING



NATURE PLAY

# PART 4

## IMPLEMENTATION AND COSTING

DRAFT

# STAGING AND COSTING

## DESIGN OPTIONS IMPLEMENTATION PLANS

### IMPLEMENTATION

The proposed implementation strategy for each option provides flexibility for the park users if the entire development of Higgins Park and Playfield Reserve Master Plan scope was not to proceed at the same time. This would ensure community access is provided to different areas of the park as it is developed over time.

The implementation of Higgins Park and Playfield Reserve Master Plan may be subject to financing and resourcing of the project so the Town of Victoria Park may wish to implement the project accordingly. In general there are three zones that may progress independently or collectively:

#### Western Zone:

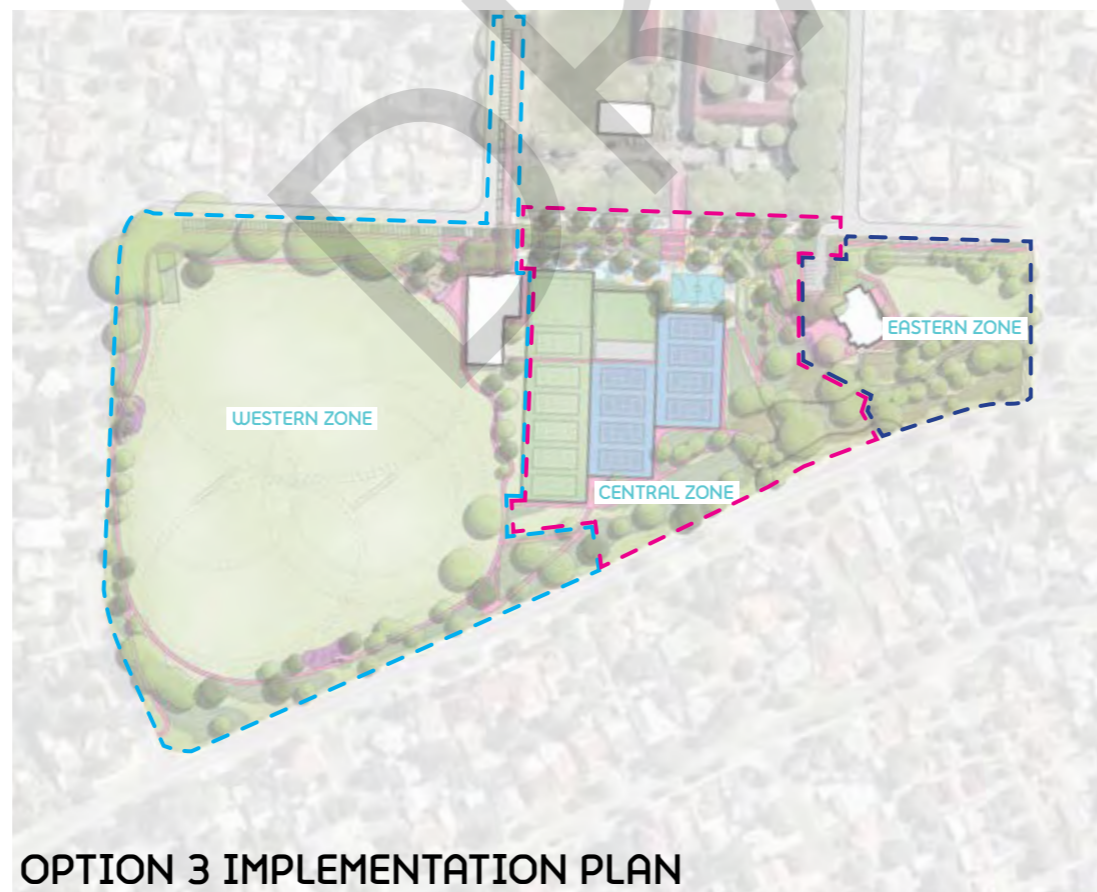
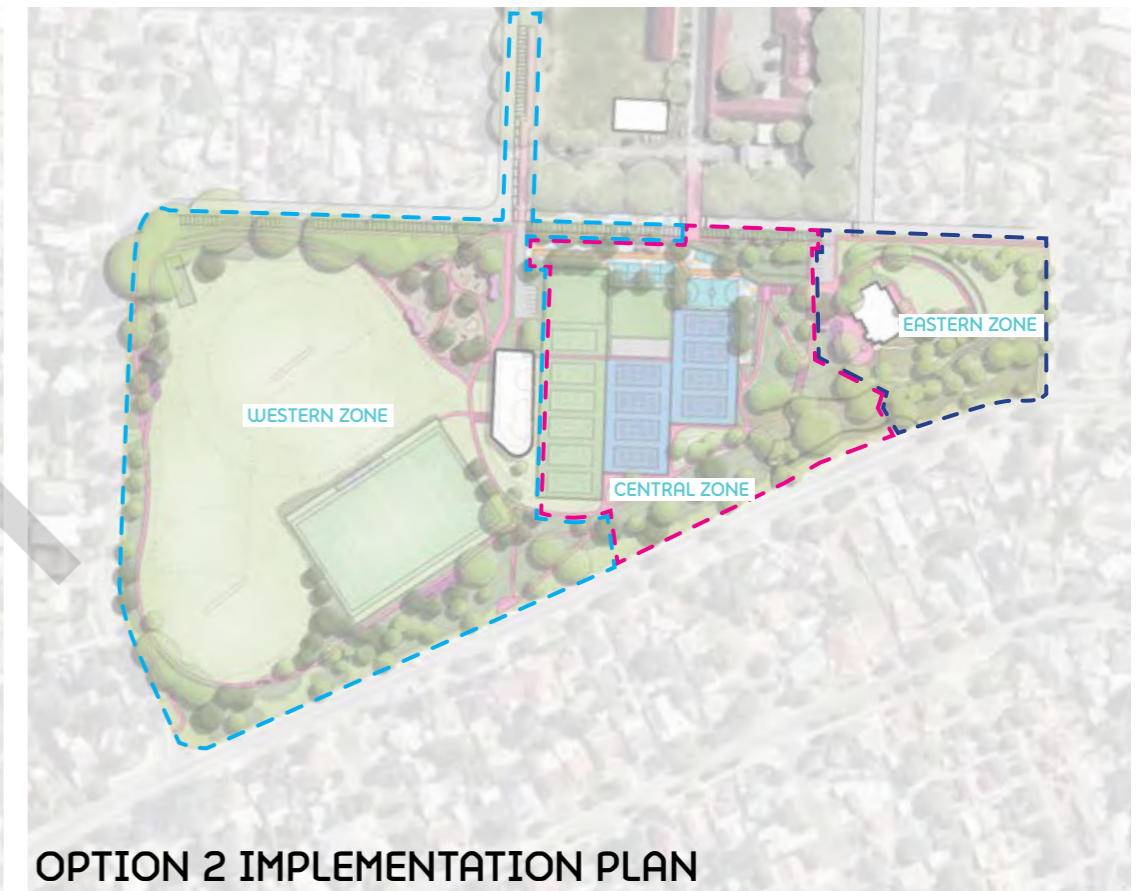
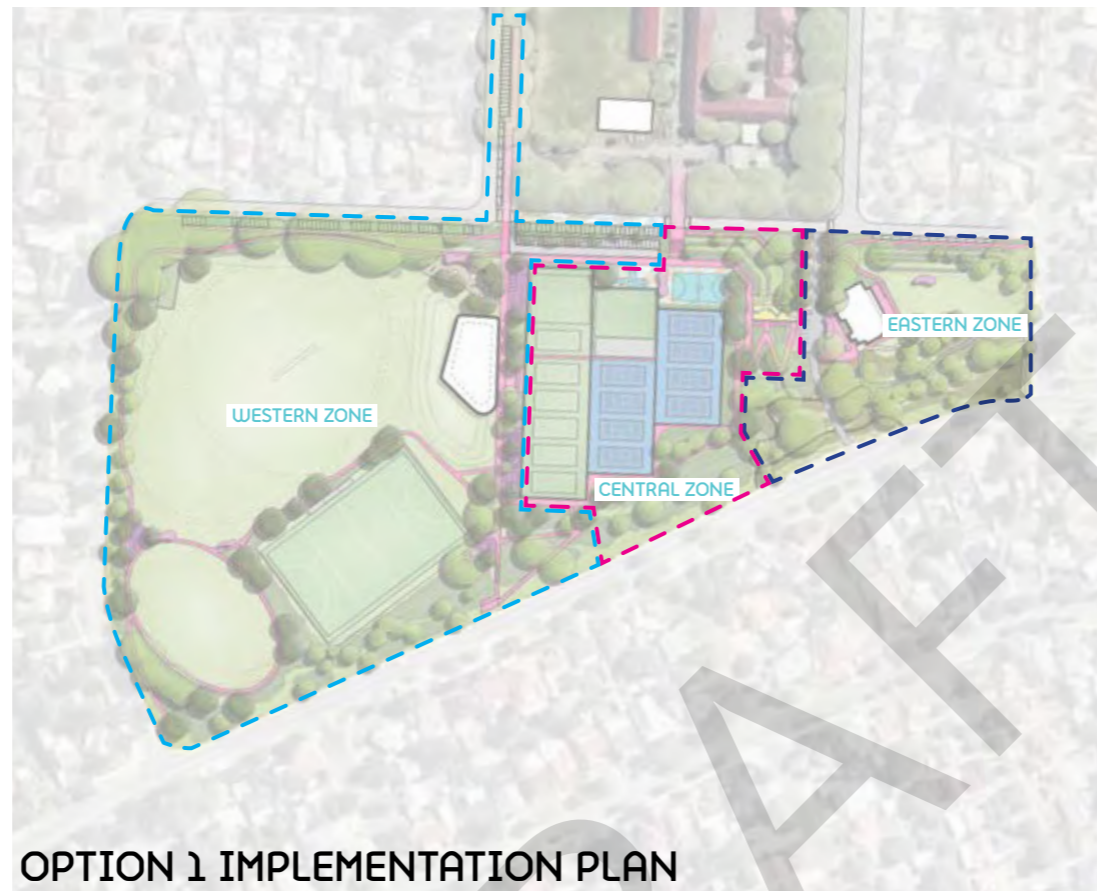
Sports fields and ovals, shared sports hub facility, circulation paths with community amenity such as play space and fitness nodes.

#### Central Zone:

Shared youth space with community circulation paths, terraced hill and playspace.

#### Eastern Zone:

Upgrade to RSL surroundings, Playfield Reserve and rationalisation of Fred Bell Parade.





# STAGING AND COSTING DESIGN OPTIONS IMPLEMENTATION PLANS

## OPINION OF PROBABLE COST

Opinion of Probable Costs have been prepared for each option and have been separated into respective implementation zones to allow the Town to appreciate costings for each zone. The plans to the right show lump sum figures for each zone.

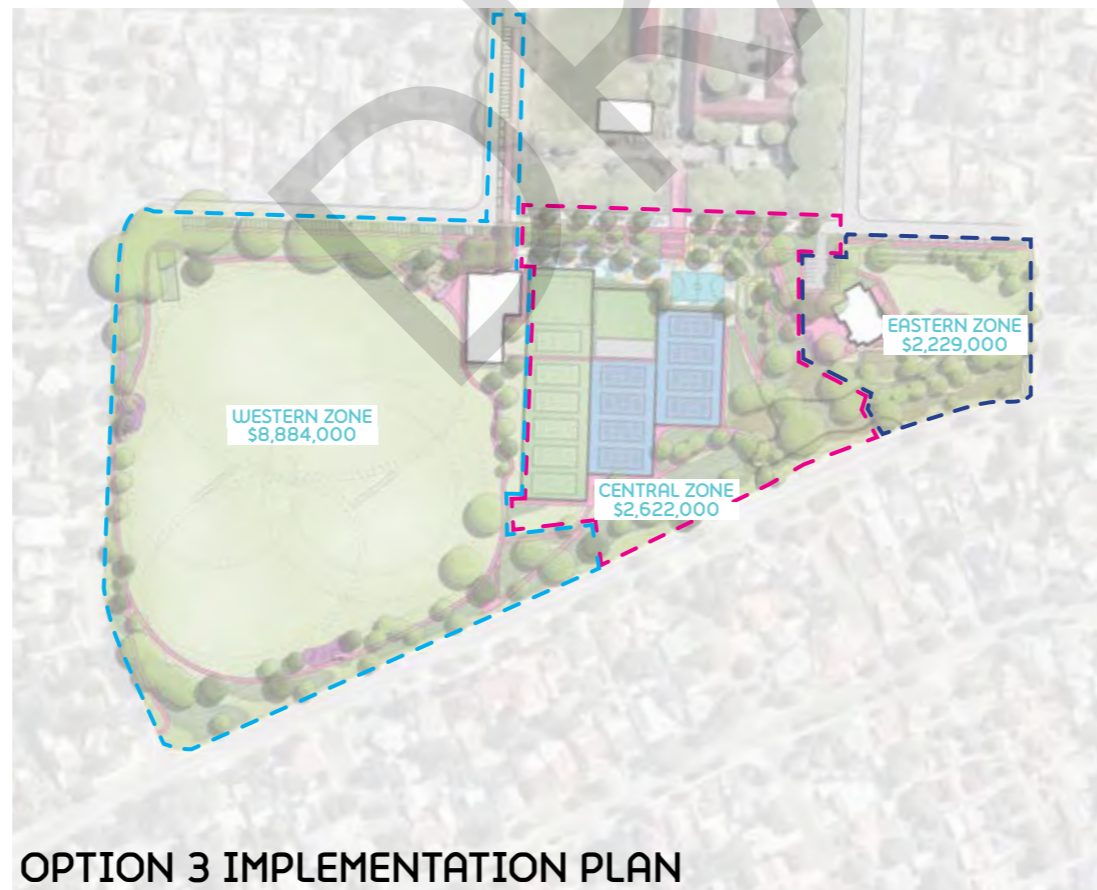
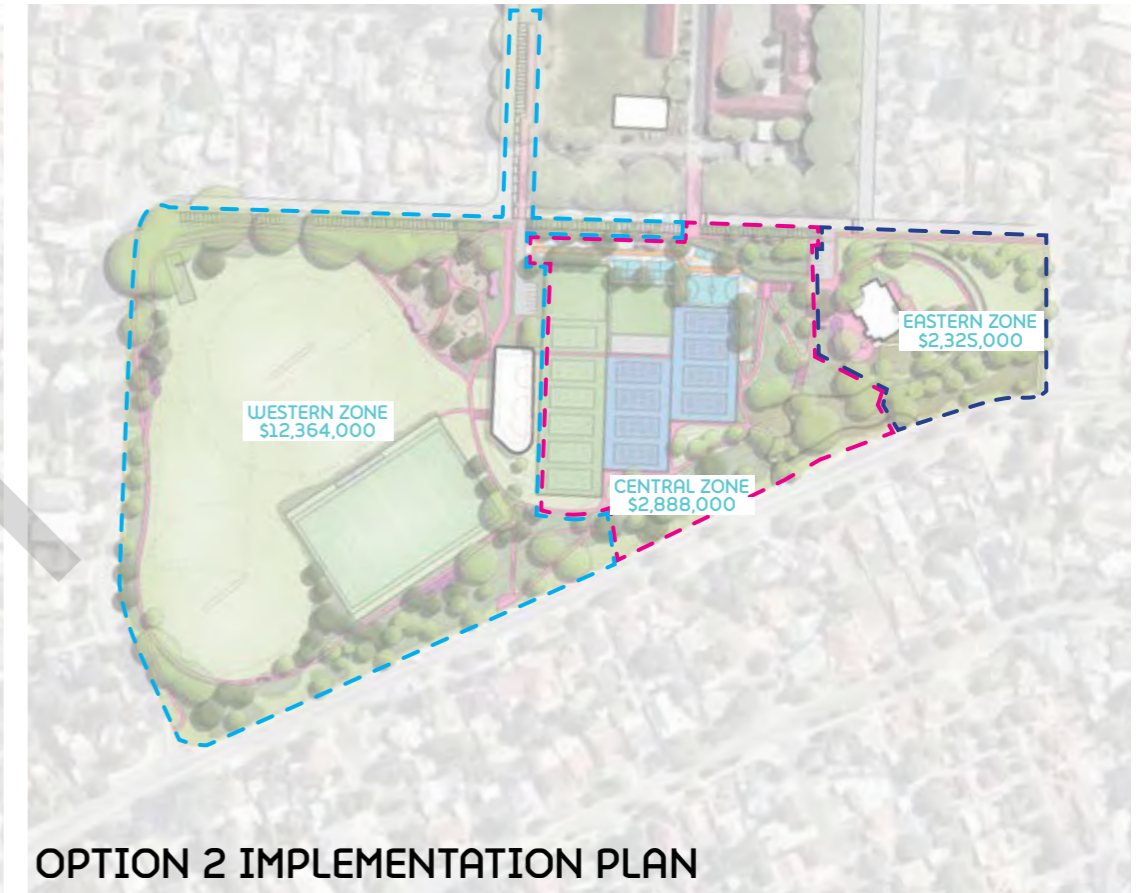
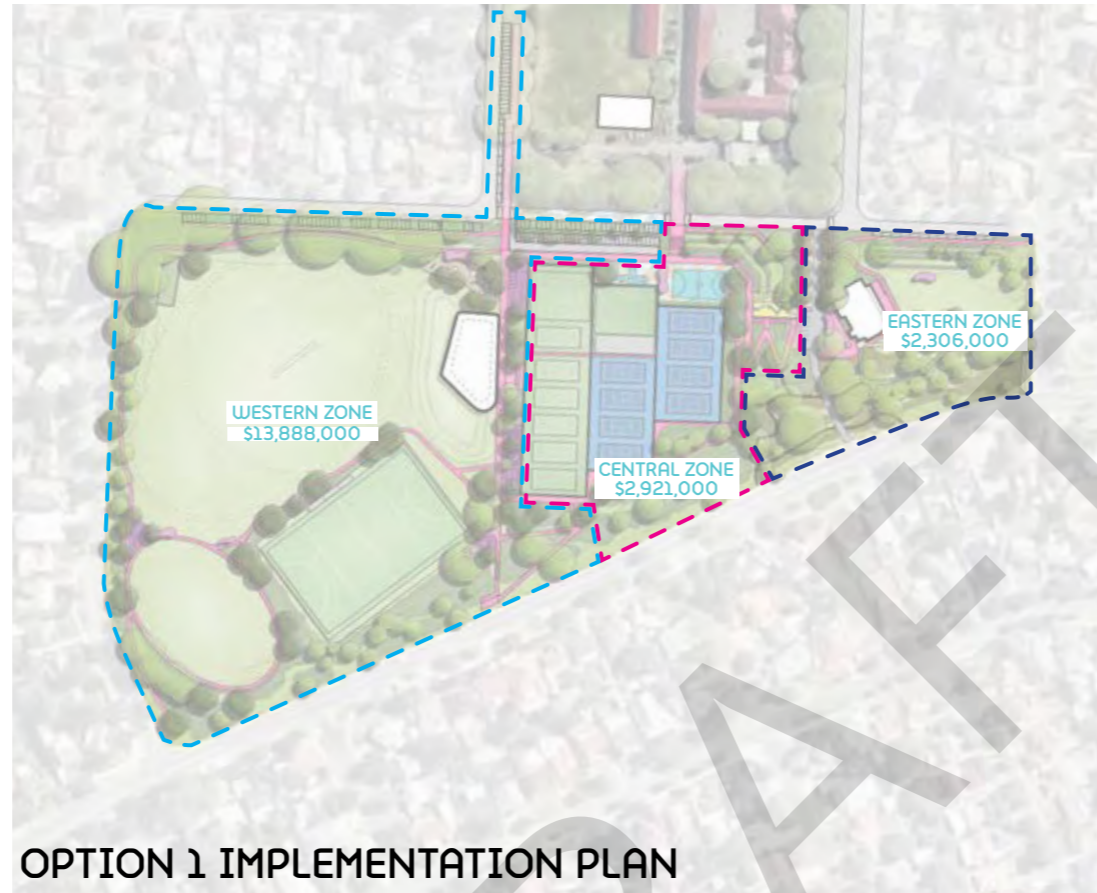
**Option 1:**  
\$19,115,000

**Option 2:**  
\$ 17,577,000

**Option 3:**  
\$ 13,735,000

NOTES: Cost estimates above exclude: Potential services relocation, all new service infrastructure, new bore, signage, CCTV, maintenance, artwork, GST, project associated design & management fees contingency and escalation.

Cost estimates shown are high level opinions of probable costs – it is advised that additional cost calculations be carried out by a Quantity Surveyor.



# APPENDIX

- A** STAKEHOLDER ENGAGEMENT
- B** SITE ANALYSIS
- C** COLLOCATED FACILITY DOCUMENT
- D** WORKSHOP 1 SUMMARY
- E** WORKSHOP 2 SUMMARY
- F** WORKSHOP 3 SUMMARY
- G** DRG SUBMISSION REPORT
- H** DESIGN VISUALISATIONS

DRAFT