



Charles Mutton Reserve

Precinct Plan

Prepared by Pollen Studio for Moreland City Council
May 2018

ACKNOWLEDGMENTS

Moreland City Council acknowledges the traditional owners of the land, the Kulin Nation, of which the local indigenous people are the Wurundjeri.

Council is committed to building a trusting, collaborative and supportive relationship with indigenous groups, and to respecting identified Aboriginal sacred sites and the special places.

Moreland City Council Project Team

Kristen Cherry, Manager, Youth and Leisure

Joe Luppino, Unit Manager Recreation Services

Consultant Project Team

Dan Nunan, Director, Pollen Studio

Flynn Hart, Director, Pollen Studio

Bede Brennan, Landscape Architect, Pollen Studio

Contributions by Moreland City Councilors, Council officers, the Fawknor North Coburg Sports Club, the Fawknor Bowls Club and the Fawknor Tennis Club are also greatly acknowledged and appreciated.

Contents

00 ACKNOWLEDGMENTS	02
01 EXECUTIVE SUMMARY	04-05
02 INTRODUCTION	06-13
03 CONSULTATION	13-20
04 PRECINCT PLAN	21-23
05 RECOMMENDATIONS	24-25



1.0 Executive Summary

Summary

Charles Mutton Reserve is a strategically located community reserve in Fawkner spanning approximately 15 hectares of land.

The site has two football and cricket ovals, an athletics track, tennis courts, lawn bowl greens and a playground.

It is centrally located, neighbouring Fawkner Primary School and within close proximity to public transport, Merri Creek, multiple shopping strips and short walk from neighbouring North Coburg.

In 2017 Council commenced the development of a precinct plan for the site to:

- Determine the future functions of the reserve.
- Assess future opportunities for the reserve, and its facilities from a community, landscape, functional, access, structural, environmental and safety perspective.
- Investigate opportunities to build social cohesion through design, integration and site redevelopment
- Identify the needs of the general Fawkner community, as well as existing and potential users groups, and identify opportunities as to how these needs could be addressed.
- Investigate opportunities to enhance the passive spaces at the reserve.
- Develop a prioritised list of infrastructure works and estimate the costs of these works.

The key recommendations of this report include the following:

- Support active sport provision through pavilion, ground and facility upgrades;
- Improve accessibility and connections across site (pathways);
- Increase park infrastructure, including improved picnic and seating areas, rubbish bins and drinking fountains.
- Undertake tree planting program to support succession planting;
- Foster more community involvement with the site through support of local organisations such as the Fawkner Food Bowls project;
- Improve car park design / layout to better accommodate site traffic, including commission of parking feasibility studies;
- Improve site integration through installing visually permeable fences and new site signage
- Create shared social spaces to reduce duplication in building infrastructure on the Reserve (where possible);
- Future upgrade of oval surfacing;
- Investigate opportunities for LED lighting upgrades across the site, specifically at sports ovals and tennis club.
- Investigate the formation of a sports club, involving all sports and community organisations based at Charles Mutton Reserve, to improve communication and shared focus to planning and site activation;
- Extend water harvesting across the site to extend water sustainability benefits to all clubs / users;
- Improve connections to cycle and walking paths to improve sustainable transport modes.

2.0 Introduction

Context

Charles Mutton Reserve is a regional sporting reserve located mid-way between Sydney Road and Merri Creek in Fawkner. Fawkner is a small suburb of about 7,000 people located at the northern end of the City of Moreland.

The reserve is located off Lorne St in the southern part of Fawkner (south of CB Smith Reserve). The local population is currently 7,313 persons, and is expected to grow to 8,519 persons by 2036 (1,206 persons and 16.5% growth). The total Fawkner population (including both northern and southern parts) is currently 14,537 (2017) and expected to grow by an additional 1,945 persons (26.5%) by 2036. This indicates that the southern portion of Fawkner will experience stronger growth within the overall suburb context. It is expected that this larger rate of growth will largely be infill development (townhouse / multi-unit developments) with some apartment construction along the Sydney Road corridor.

It is projected that the proportion of residents across the service age groups will remain relatively stable over the coming 20 years, however, the overall quantum of people will increase. Currently the largest service age group is; parents and homebuilders (aged 35 to 49), making up 20.3% of the population, this is expected to rise slightly

to 21% by 2036, and will remain the largest service age group. The next largest cohort is 'young workforce' (aged 25 to 34), making up 17.6% of the population. This cohort will reduce slightly by 2036 to 16.4% of the population.

By 2036 there will be a slight increase in the number of people aged 5 years to 17 years in the southern part of Fawkner, growing from 1,171 persons to 1,402 persons, making up 16.5% of the population.

The 2011 ABS Census data shows that the Median Household income in Moreland is \$1,215 where as it is only \$877 in Fawkner. Fawkner has a high degree of socio and economic disadvantage as measured by the SEIFA index. It is rated at 901.7 which places it in the 12th percentile; higher than all other suburbs in Moreland and Greater Melbourne. Centrelink statistics, as at June 2016, identify 2,138 residents in Fawkner as recipients of the Age Pension (15% of local population); 735 (5%) as recipients of the Carers Allowance; 533 (4%) as recipients of Newstart, 517 (4%) as recipients of the Disability Support Pension; 1,219 (8%) as recipients of Family Tax Benefit A and 1,060 as recipients of Family Tax Benefit B (7%).



Figure 1: Context Map

Location

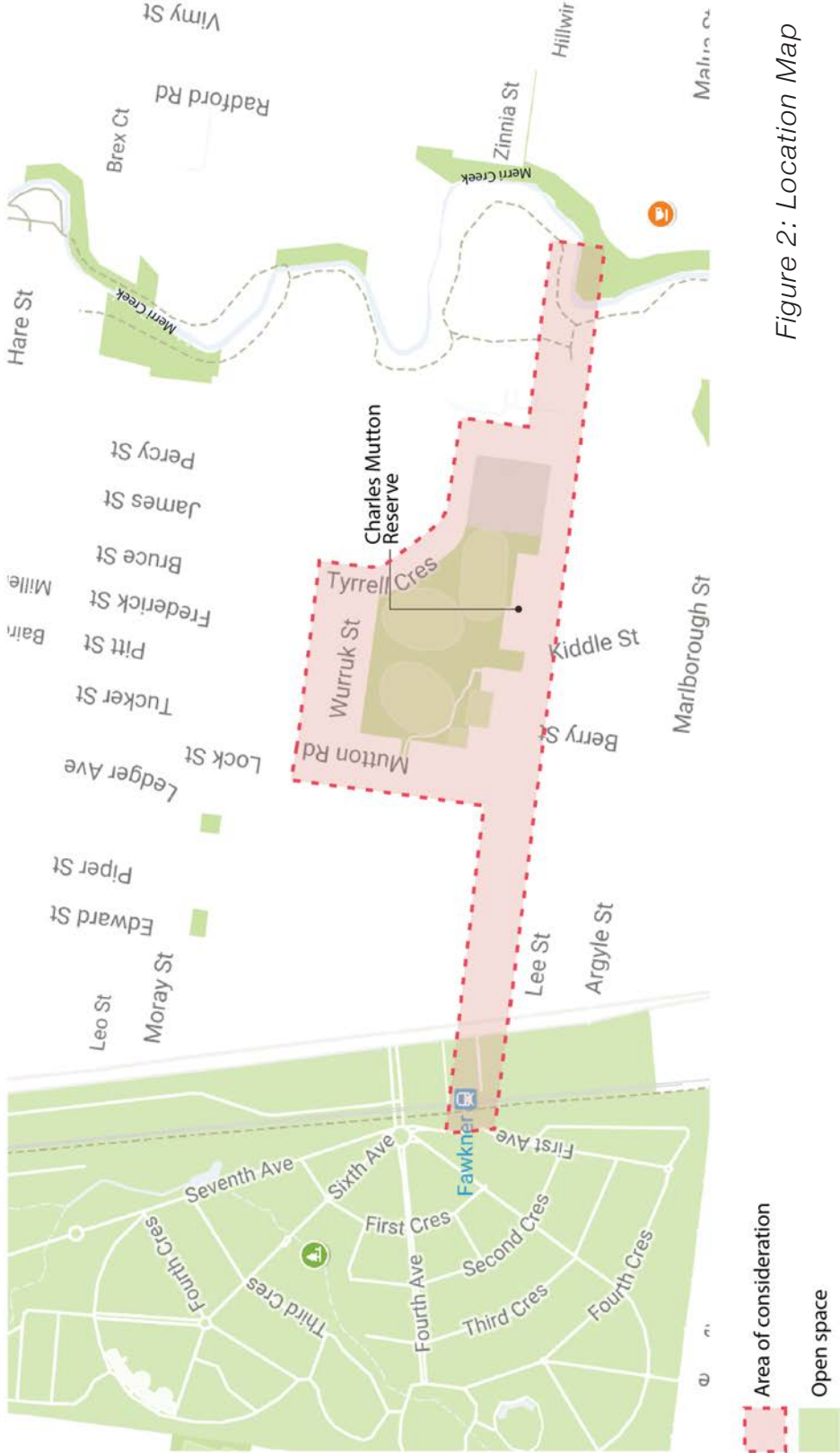


Figure 2: Location Map

In 2011 30% of the Fawkner population identified as being in rental stress. Whilst this figure has not been updated more recently, it is expected that, in line with the broader trends for suburban Melbourne, this figure would have significantly increased.

According to the 2015 (latest) Australian Early Development Census 20% of children starting school in Fawkner (190) were deemed developmentally vulnerable on two or more domains, and 36.6% were developmentally vulnerable on one or more domains; significantly higher when compared with the rates for other Moreland suburbs and neighbouring municipalities (including Hume). The Census is a measure of children's preparedness to commence school when considering social competence, emotional maturity, language and cognitive skills, communication skills and general knowledge and physical health and wellbeing.

A 2013 report published by the Globalism Research Centre at RMIT University identified the potential for Fawkner to be impacted into the future by existing social-economic disadvantage, and the potential marginalization of the growing Muslim community.

The proportion of residents with University qualifications in Moreland is 27.7% compared to 13.1% in Fawkner. When compared to the rest of Moreland, Fawkner residents were less likely to agree with the statement 'cultural diversity enriches community life', yet Fawkner is home to a much larger migrant community than other parts of Moreland. It is recognised that social cohesion is a key priority for this area.

Facilities and Clubs

Charles Mutton Reserve is primarily an active sporting reserve, and the site consists of the following facilities:

Sporting pavilion and change rooms (AFL/Cricket):

- Located between the two playing fields on south eastern edge of main field, north east facing
- 2 buildings – 1) social rooms and away change facilities, 2) terraced undercover area and home change facilities
- Buildings constructed in 60s/70s. In structurally sound condition and reasonably functional. Only issues storage and poor location of kiosk
- Good spaces. Large social rooms with view of playing field. Large change facilities
- Amenities in home change rooms suitable for female players
- Externally accessible public toilets, storage and umpires’ rooms
- Large undercover area for spectators

- Fails to comply with facility standards with respect to number of change rooms and amenities areas, the size of the umpires’ rooms and the provision of a first aid room

Two sporting ovals with AFL goal posts, player benches:

- Including storm water treatment / wetland area, supporting irrigation supply
- A turf and synthetic cricket wicket
- Sports field lighting
- Mutton East - its measured Lux levels were 24.84 / Mutton Reserve West – its measured Lux levels were 14.05
- The Lux levels measured level and uniformity, and do not meet the minimum Australian standards required for training
- Two sets of synthetic cricket nets
- Tennis facility – five tennis courts and clubroom
- Lawn bowls facility – three bowling greens and pavilion
- Redundant athletics pavilion, redundant track and apparatus

The Mutton Reserve sports fields are home to the Fawkner North Coburg Sports Association, which consists of the Northern Saints Football Club and Haig Fawkner Cricket Club. The football club consists of senior, junior teams as well as an Auskick program. The cricket club also consist of both senior, junior teams as well as a junior development program (MILO). In addition to this, three local schools access the facility throughout the year.

Athletics Track and Pavilion

The Athletics Track and Pavilion venue was home of the Fawkner Little Athletics Club since 1973 when it was built. Following years of declining membership and a slight resurgence in 2009, the Fawkner Little Athletics Club finally disbanded in March 2010. The track was in poor condition, with cracks in the surface, some areas infiltrated by weeds and significant wearing away of the granulised rubber making the surface slippery and unsafe. The venue had no demand for use, since the disbandment of the Fawkner Little Athletics Club and presented an ongoing risk management for Council.

In March 2011 Council resolved to regard the Harold Stevens Athletics Track located in Coburg as the premier athletics facility in Moreland for all athletics use in the City of Moreland. All plans and resources for the development of athletics was directed to this facility. Council also resolved to decommission the Charles Mutton Athletics Track as a formal athletics venue and investigate an alternative use for this facility.



Figure 3: Running Track

Netball Courts

The Victorian Government’s new \$9.6 million Inner City Netball Program is building 64 competition compliant netball courts in inner Melbourne. Charles Mutton Reserve was funded for 8 competition compliant fully lit courts. The netball courts are bring constructed over a portion of the redundant Fawkner Athletics Track.

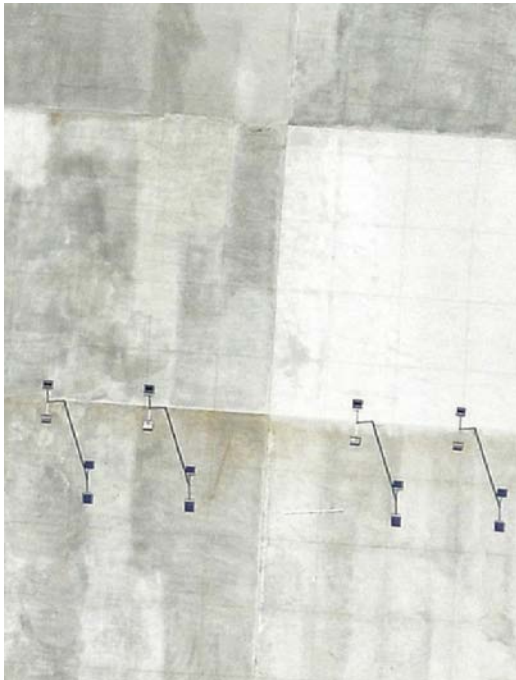


Figure 4: Netball Courts Construction

Fawkner Tennis Club

The Fawkner Tennis Club was established in 1975 and its facilities consisting of a club room, three red porous courts (en tout cas) and two synthetic courts with lighting. The club has representation in female, male, mixed and junior competitions in the Northern Suburbs Tennis Association. With contemporary facilities at Moomba Park Tennis Club in Fawkner and a steadily increasing membership, the Fawkner Tennis club have maintained a stable membership over the last few years of 73 playing members.



Figure 5: Tennis Club

Fawkner Bowls Club

The Fawkner Bowls Club was founded in 1964. The facilities consisting of a spacious club room, with two active bowling rinks and one that is redundant. The club has only three teams, consisting of two ladies and one men's teams within the Northern Gateway Bowls competition. Following years of declining membership the club currently have only 33 playing members. Over the past 12 months the club has been exploring partnership options to reactivate the site, including the disused bowling rink and outdoor areas. The facility is available for hire by the community for meetings/ parties/ programs.



Figure 6: Bowls Club

Haig Fawkner Cricket Club



Figure 7: Cricket Club

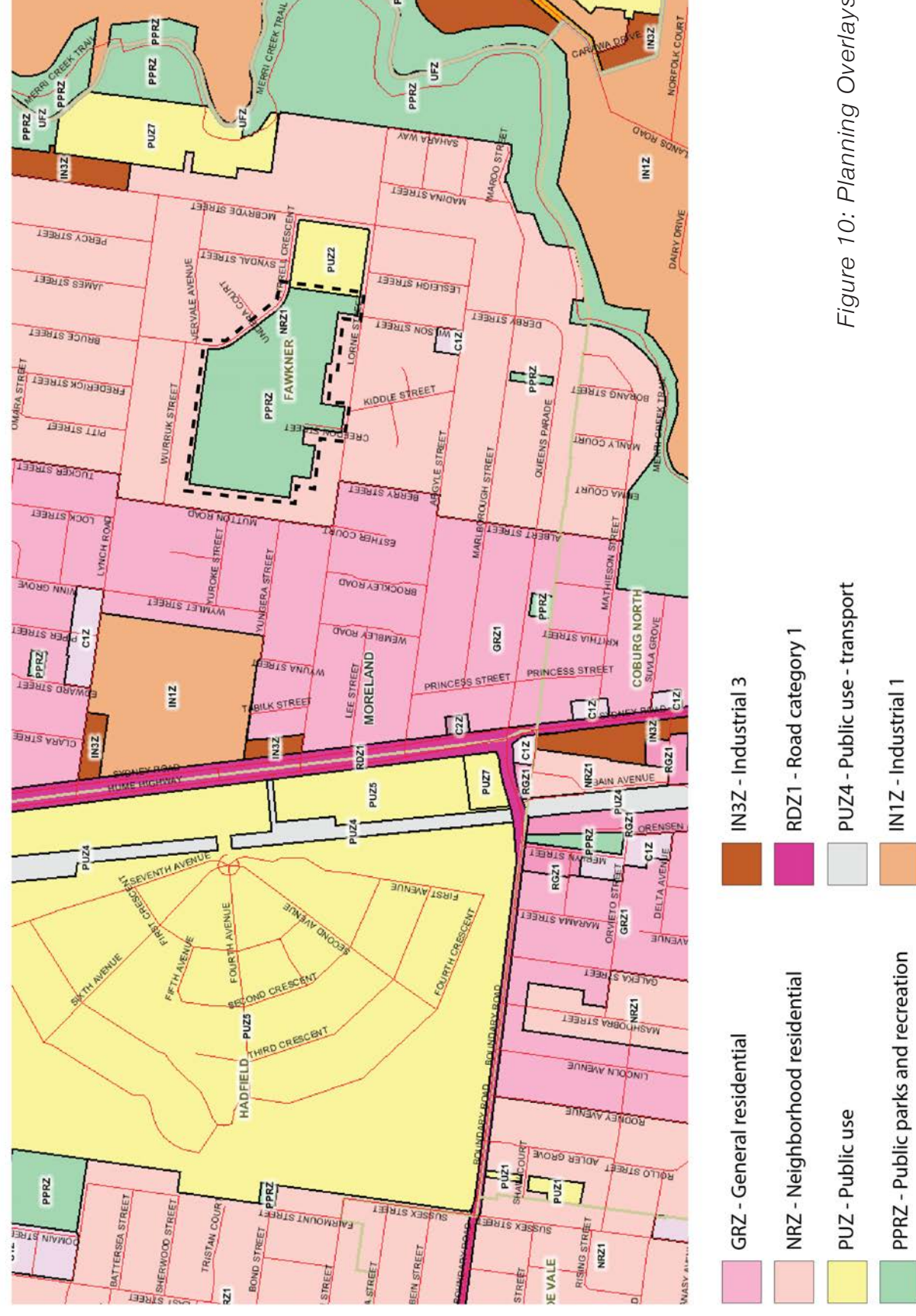
The Haig Fawkner Cricket Club, had 220 playing members in the 2016-17 season, including six junior teams and four senior competitions in the North West Metro and Victorian Turf Cricket Associations competitions, as well as facilitating Milo Cricket, a junior development program. Female participation in cricket has also reached record figures in 2016-17, and with the support of Cricket Victoria and Council are also in a strong position to expand their program and increase their membership base by including female teams for the 2017 – 18 summer season.

Northern Saints Football Club



Figure 8: Football Club

The Northern Saints Football Club has three senior teams playing in Divisions 1 and 2 and six junior teams registered in the Essendon District Football League, with a master's team playing in the Vic Metro Superules League. Combined they have a playing membership base of 225. Due to the number of women and girls are signing up to play AFL at grassroots clubs due to the success of the inaugural AFLW League, the club with the support of the AFL and Council are in a strong position to expand their program to include female football teams for next year and increase their membership base.



3.0 Consultation

Consultation

A range of stakeholders were consulted at various stages throughout the development of the plan, including meetings with MCC officers, sporting clubs, key stakeholders, community organisations and local residents.

The following meetings and events were held as part of the consultation process:

- Meeting 1: 18 August 2017 – Charles Mutton Inception meeting on site;
- Meeting 2: 6 September 2017 – Further site visits and meeting with stakeholders;
- Meeting 3: 7th October 2017 – Meeting with Key Stakeholders on site to review Site Analysis and identify site opportunities;
- Meeting 4: 23 October 2017 – On-site ‘Walkshop’ with internal stakeholders to review Draft O&C Plans;
- Meeting 5: 28 October 2017 - Presentation of Draft O&C Plans (Community Sausage Sizzle);
- Meeting 6: 28 November 2017 – Meeting to present Draft Precinct Plan and Costing to internal stakeholders;
- Meeting 7: 29 November 2017 - Presentation of Draft Precinct Plan to Community and Key Stakeholders.

Stakeholder Engagement

During that same period a number of meetings were held with key stakeholders including those internal to Moreland City Council.

Those meetings identified a number of opportunities such as ways to improve traffic management and pedestrian accessibility and potential for promoting arts and culture with a focus on local history and environmental values.

Discussions were held on site through October and November 2017 with representatives of the key external stakeholders:

- Fawkner Bowls Club
- The Neighbourhood Project (Fawkner Food Bowls)
- Fawkner Primary School

Key issues identified in the Key Stakeholder Meetings

During the key stakeholders meetings, several community members identified Opportunities and Constraints, which were developed into a plan for comment.

Website

The Draft Precinct Plan was posted on the public website during October-November 2017. This gave the community notice of the opportunity to view the Plan and offer feedback on what is proposed, either through attendance at meetings or contact via the website and email to Council.

Included with the Draft Precinct Plan was a list of ‘frequently asked questions’ (FAQ) and responses in anticipation of people’s enquiries about the proposals in the website, letter drop to residents and Plan.

Letter drop

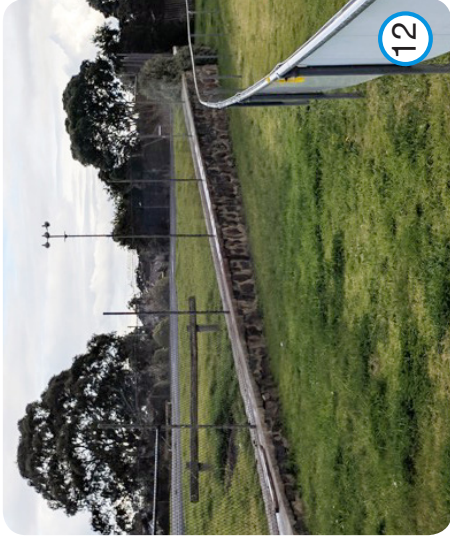
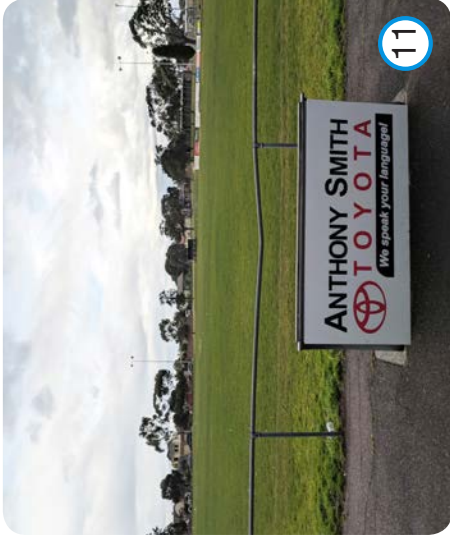
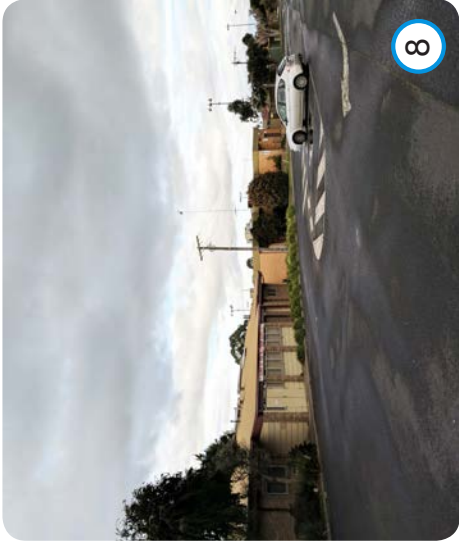
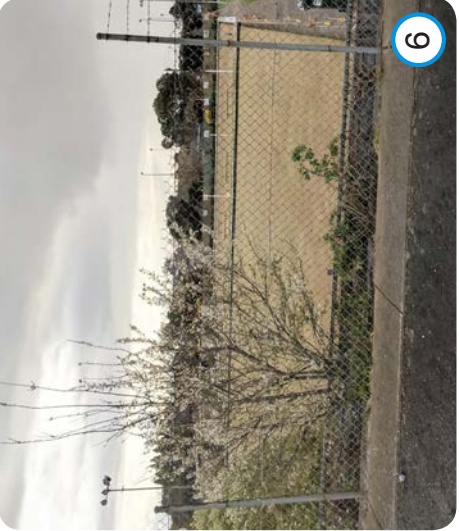
Coinciding with the website notice of the Draft Precinct Plan, a letter drop to local residents went out on 23 November 2017. This included a reference to the Draft Development Plan which was published on Council’s website advising it would be open for review and comment at a Community Meeting at the Fawkner Bowls Club on 29 November 2017.

Public Consultation Period

Following the Council approval of the Draft Precinct Plan in March 2018, the plan was sent out for further public consultation. The plan received 13 submissions in relation to lighting, furniture and other specific requests that have been addressed in the Final Precinct Plan.









LEGEND

- Heavy traffic road
- Medium traffic road
- Lower traffic road
- Parking
- Bus Stop (route 530)
- Bus Route (530)
- Formal path
- Informal Path
- Boundary Fence
- Security Fence
- Barrier Fence
- Retaining Wall
- Maintenance / Council Gate
- Pedestrian Gate

LEGEND

- Cricket
- AFL
- Lawn bowls
- Tennis
- Netball
- Baseball
- Running Track
- Cricket Club usage zone
- Bowls Club usage zone
- Tennis Club usage zone
- Unused athletics infrastructure



LEGEND

- Established Canopy Cover
- Existing Low Planting
- WSUD Planting
- Irrigated Turf





CONSTRAINTS

- Access desire lines
- Existing vehicle / pedestrian gates
- 1 Conflict between playground and dogs
- 2 Conflict between car-park / footpath
- 3 Fence regularly vandalized
- 4 Level change / retaining wall
- 5 Entrance not inviting / legible
- 6 Former steeple chase dangerous
- 7 Existing closed toilet demolished

TRANSPORT

- Connection to Upfield Train Line
- Connection to 530 Bus route
- Connection to major bicycle paths

OPPORTUNITIES

- Potential to further develop connection to school
- Connect clubs to sustainable water supply
- Wider track for walkers & runners including distance markers
- Shared maintenance / pedestrian path
- Paved pedestrian path
- Install visually permeable fences
- Enhance tree canopy planting
- New playspace including nature based play
- Possible upgrade of building facilities within envelope
- Upgrade existing seating throughout the park.
- Potential market garden
- Potential to change tennis court surface
- Potential for WSUD area
- Picnic area
- Existing playspace to be upgraded
- Upgrade tennis court lighting
- Pedestrian lighting along proposed footpaths.

- Existing bowling club signage
- New public toilets proposed
- Potential second public toilet
- Potential for water bubbler
- More signage for all clubs
- Possible Picnic / BBQ areas
- Preserve some athletics facilities
- Potential for festival / markets
- Shot-put rings to become seating
- New steps / ramp up retaining wall
- New bike parking spaces
- Bicycle way-finding signage
- New entry treatment / planting

NOTE: Existing and proposed tree planting to be assessed independently by council arborist



4.0 Precinct Plan

Precinct Plan

Initial consultation with the community and key stakeholders fed into the development of Site Analysis diagrams, Opportunities and Constraints plans and finally the Charles Mutton Precinct Plan. This plan highlights key issues and ideas at specific locations throughout the site.

The Final Charles Mutton Precinct Plan responds to feedback from the community and Council officers as well as what is seen as being financially viable.

Facilities

Public Toilets

The existing public toilets have been closed since 2010. The toilets are scheduled for renewal works in the 2018/19 financial year, the upgraded facilities will include one unisex accessible toilet and two ambulant unisex toilets. The toilets will be open during day light hours, controlled by automated locking system.

Sports Clubs

There are currently funded proposals for upgrading the Cricket and Football Club facilities. This includes the upgrade to changeroom and visitor facilities within the current building envelopes of the clubrooms. It is also recommended to relocate the existing BBQ facilities to a more central location in the park, associated with other picnic areas. Future upgrade of oval surfacing is also to be considered.

The Fawkner Bowls Club has expressed aspirations for growing membership, through better utilization and upgrade of existing facilities.

The Fawkner Tennis Club has requested a number of improvements to their facilities, including court resurfacing, improved club rooms, relocation and replacement of fencing and better lighting.

Old Athletics Club
Following the disbandment of the Fawkner Athletics Club in 2010, the existing athletics track has been used as an informal athletics space, however it has not been maintained as there is no formal sporting use of the site. It is recommended that parts of the running track are kept for informal exercise routes.

The existing disused athletics change rooms are proposed to be upgraded to meet the needs of the new netball facilities, including change rooms and public toilets.

Urban Agriculture

There is a current proposal to convert the existing unused fourth bowling green at the Fawkner Bowls Club into a functioning local market garden, called the Fawkner Food Bowls, which is supported by The Neighbourhood Project.

Fencing

It is recommended that sports club fencing should be visually permeable if required, and removed and replaced with landscaping if not required to encourage a more welcoming environment. The clubs should work towards phasing out unnecessary fencing to improve connections between the clubs and the greater park. Assess the need for safety fencing behind football goalposts.

Access

Several new pedestrian and shared paths have been proposed to improve access through the park as well as along Tyrrell Crescent. Various retaining walls and stairs have also been proposed to deal with slope or maintenance issues.

Planting

The development plan proposes a series of indigenous and native canopy tree plantings to enhance the park's path network and provide shade. Detailed planting plans should be developed for each precinct along with maintenance management plans.

Playgrounds

As part of the development plan and in response to community feedback, an opportunity to upgrade the existing local play space has been identified. The existing local playground is currently situated adjacent to the carpark and the Fawkner Tennis Club. The playground is getting to the end of its useful life and also has issues in terms of proximity to cars and sporting activities. Assess the need for basketball ring upgrade as part of playground works.

During consultation, several community members brought up the possibility of a more centralised play space that would serve the entire reserve and sit between the two sporting ovals. This new play space could include aspects of 'nature play' due to its proposed location near the wetlands as well as being closely located to the proposed public toilets upgrade.

The exact location of the play space should consider conflicts with nearby sporting ovals and other park users as well as access to pathways and public toilets.

Services

An opportunity has been identified to connect the existing water storage tanks to existing club facilities as well as their current use for irrigating the sporting ovals. Feasibility for the overall site's water management should be conducted as part of any new works.

Any development over existing underground stormwater drains should adhere to The Melbourne Water Design Guidelines: Shared Path, Build Over & Planting Near Drains (2009) outlines the parameters for planting and structures near drainage infrastructure.

Sustainable Public Lighting options are to be considered at key access points along the proposed path network as well as upgrading sports lighting to more efficient fittings, specifically at the Fawkner Tennis Club and surrounding sporting ovals.



PRECINCT OPTIONS

1 BOWLS CLUB

Potential future shared social space for reserve users and the broader community. Explore long term partnership opportunities with Men's Shed and Market Garden. Upgrade external fences to become visually permeable. Improvement of signage. Potential connection to water tanks at north of reserve. New planting to unify with Cricket / Football Club.

2 TENNIS CLUB

Upgrade external fences to become visually permeable. Explore potential re-alignment of tennis club fence. Improvement of signage. Install low energy LED floodlights. Potential improvements to club building including solar panels. All court surfaces to be upgraded.

3 MAIN CARPARK

Conduct parking design study to retain same number (or greater number) of spaces while incorporating WSUD planted swale. Consider adding parking restrictions in future to protect against non site users. Investigate re-purposing of existing playground space as car parking following relocation of playground.

4 RUNNING TRACK

Convert existing athletics track into informal running / walking circuit, including distance markers.

5 PUBLIC TOILET

Rebuild existing public toilet, in same location.

6 PLAYGROUND

Install new playgrounds more centrally in park, including nature play. Potential to also include new picnic / BBQ area. Existing basketball area to be upgraded.

7 CIRCUIT PATHS

Install new pedestrian path to replace unsafe / unsuitable Tyrrell Crescent pedestrian path. Install new pedestrian paths around reserve to make better connections, including new lighting along central path. Potential to include exercise equipment stations. Improved directional and interpretative signage.

8 NORTH CARPARK

Conduct feasibility study into redesigning and reopening disused athletics club parking as well as optimize parkside parking along Tyrrell Crescent.

9 RENOVATED PAVILIONS

Conduct feasibility study into renovation or replacement of old athletics pavilion with a focus on change rooms and storage spaces, and the principle of shared social spaces. Continue with plans to refurbish Cricket and Football Club pavilions. Relocate BBQ from front of football pavilion to picnic area to improve community accessibility.

10 RETAINING WALL STEPS

Existing retaining wall to be terraced to form steps and seating to improve access.

11 MARKET GARDEN

Potential introduction of 'Fawknor Food Bowls' community / market garden on third bowling green. Consultation in progress.

12 SPORTS OVAL

Oval upgrade including provision of LED lights.

PROPOSED ELEMENTS

- Running / walking track
- Pedestrian path
- Maintenance / pedestrian path
- Visually permeable fences
- Potential water supply
- Tree canopy planting
- Playspace
- Seating
- Court lighting (upgrade)
- Pedestrian lighting
- Low planting
- 100m distance markers
- Exercise equipment
- Public BBQ
- Drinking Fountain
- Council standard rubbish bins at key locations to be determined

NOTE: Existing and proposed tree planting to be assessed independently by council arborist

5.0 Recommendations

Key Recommendations

The key recommendations of this report include the following:

- Support active sport provision through pavilion, ground and facility upgrades;
- Improve accessibility and connections across site (pathways);
- Increase park infrastructure, including improved picnic and seating areas, rubbish bins and drinking fountains.
- Undertake tree planting program to support succession planting;
- Foster more community involvement with the site through support of local organisations such as the Fawkner Food Bowls project;
- Improve car park design / layout to better accommodate site traffic, including commission of parking feasibility studies;
- Improve site integration through installing visually permeable fences and new site signage
- Create shared social spaces to reduce duplication in building infrastructure on the Reserve (where possible);
- Future upgrade of oval surfacing;
- Investigate opportunities for LED lighting upgrades across the site, specifically at sports ovals and tennis club.
- Investigate the formation of a sports club, involving all sports and community organisations based at Charles Mutton Reserve, to improve communication and shared focus to planning and site activation;
- Extend water harvesting across the site to extend water sustainability benefits to all clubs / users;
- Improve connections to cycle and walking paths to improve sustainable transport modes.

Key projects are proposed to be undertaken over a number of financial years, with short, medium and long terms priorities.

Refer to the attached Actions and Implementations plan for the proposed staging and associated costs.

