



WAVERLEY WOMEN'S SPORTS CENTRE PRECINCT PLAN



SCALE

KEY

PROJECT
WAVERLEY WOMEN'S SPORTS CENTRE PRECINCT

CLIENT
Monash Council

PROJECT #
1378

DATE
28-07-2020

PAGE
1

CONTENTS

Introduction	3
Master Plan	4
Works Packages	5
Package 1: Outdoor Courts	6
Package 2: Site Accessibility	7
Package 3: Community Spine	8
Package 4: Stadium Asset Renewal	10
Package 5: Softball Facility Enhancement - Fields Support Amenities	11
Package 6: Softball Facility Enhancement - Pavilion Renewal & Accommodation	12

STUDY AREA

The Waverley Women's Sports Centre Precinct currently consists of:

- Waverley Women's Sports Centre
 - Waverley Netball Centre – 4 indoor and 8 outdoor courts
 - Waverley Softball Centre – 10 softball diamonds
 - A social recreation area with a play space
 - Dedicated Waverley Women's Sports Centre car park.
- With Parks Victoria approval, the scope of the Precinct Plan also considered the 'shared' public car park located adjacent in Jells Park. This car park, managed by Parks Victoria, is frequently used by Waverley Women's Sports Centre users at peak times for overflow parking.

KEY STAKEHOLDERS

Key stakeholder groups who have been involved in the preparation of this Preinct Plan and endorse the outcomes are listed below.

- Monash City Council
- WNNA (Waverley Night Netball Association)
- WCNA (Waverley City Netball Association)
- Netball Victoria
- Waverley Softball Association
- Softball Victoria
- Parks Victoria
- Eastern Football League



INTRODUCTION

The Waverley Women's Sports Centre is a Council-owned open space located beside Jells Park in Wheelers Hill. The Waverley Women's Sports Centre is a regionally significant active sports reserve incorporating the Waverley Netball Centre (4 indoor and 8 outdoor courts) and Waverley Softball Centre (10 softball diamonds). It also supports a range of passive uses including a local standard play space and areas for informal recreation.

The scope of this Precinct Plan also includes the 'shared' public car park located adjacent in Jells Park. This car park, managed by Parks Victoria, is frequently used by Waverley Women's Sports Centre users at peak times for overflow parking.

This Precinct Plan proposes a direction for the future of the precinct, including the strategic development of the site over the next decade. This document is the culmination of a master planning process that has involved background research, site investigations and stakeholder engagement.

The vision for the precinct is:

"The Waverley Women's Sports Centre will be retained and reinforced as a significant active open space reserve primarily targeted at providing opportunities for participation in netball and softball from junior to elite levels. The Waverley Netball and Softball Centres will be enhanced to support their role as regional venues servicing Monash City and eastern Melbourne with the capacity to host standard State events."

More details of the master planning process can be found in the suite of documents that support this Precinct Plan, including:

- Background Report (including consultation findings)
- Integrated Site Plan (ISP)
- Development Options review
- Business Case

This Precinct Plan includes an overall site plan, as well as the identification of 5 works packages, as follows.

- Package 1: Outdoor Courts
Outdoor netball court works to bring the existing courts in line with standards, including LED sports lighting.
- Package 2: Site Accessibility
Primary vehicle and pedestrian functionality and safety improvements.
- Package 3: Community Spine
Community fitness hub, playground, amenities and outdoor netball spine improvements – including two new outdoor netball courts.

- Package 4: Stadium Asset Renewal
Netball stadium refurbishments and renewal.
- Package 5: Softball Facility Enhancements – Fields & Support Amenities
Playing field and support facility upgrades to improve functionality, amenity, use and event capacity.
- Package 6: Softball Facility Enhancements – Pavilion Renewal & Accommodation
Waverley Softball Centre (pavilion) renewal and potential office accommodation for Softball Victoria.

CONTEXT PLAN



EXISTING CONDITIONS PLAN



PRECINCT PLAN



















Access and equity

- 1 Proposed DDA compliant path network across the site. Improve physical and personal safety with lighting.
- 2 Improve pedestrian safety by adding pedestrian crossings.
- 3 Add path links from Waverley Women's Sports Centre to Jells Park car parking.
- 4 Increase and enhance street presence on Jells Road with a more inviting pedestrian access point. Further work required to identify possible new Jells Road drop-off point to ease car park traffic congestion.
- 5 Fully formalise Jells Park carpark and integrate with Waverley Women's Sports Centre carpark, including rationalisation of access points and addition of connector roads where required.

Activity and activation

- 6 Enhance identity as a place for Women's health and fitness by adding an outdoor fitness hub, including seating, shelter, paved areas, drinking fountain, equipment for older adults and all abilities, shade sails and lighting.
- 7 Add 2 new outdoor netball courts (in current playground location).
- 8 Establish under cover walkway with lighting and refurbishment to the existing stadium.
- 9 New play space integrated into the slope to the north of netball courts, including shade sails. The play space will support parents & families accessing sports and fitness facilities.
- 10 New programmable space, toilet and change facilities to service the outdoor netball courts, softball fields, proposed Women's fitness hub and playground area. (The level change allows a double storey structure to address both the netball courts to the south and the softball fields to the north). The facility is intended to support increased and more flexible participation opportunities (eg. schools, boot camps, group fitness).
- 11 Softball field and support infrastructure upgrades to support State events, including additional fully skinned softball diamond and additional lighting.
- 12 Softball pavilion upgrades to support potential State facility and asset renewal (subject to softball Victoria and state government support).
- 13 Refurbish existing spectator seating areas.

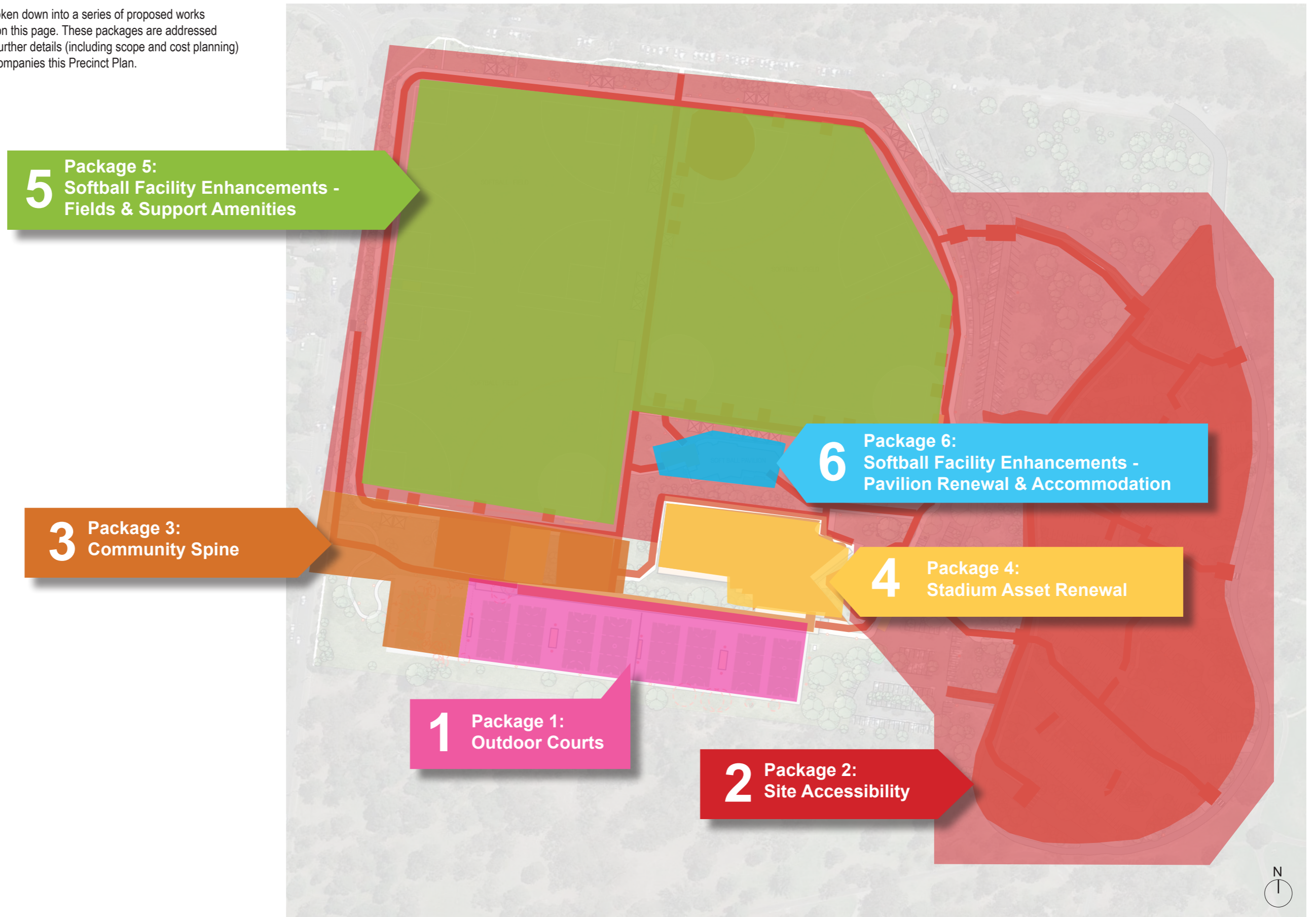
Legend

- | | | | |
|---|---------------------------|---|------------------------------------|
|  | Existing tree retained |  | Proposed seat |
|  | Existing tree removed |  | Proposed Shade sail |
|  | Proposed tree |  | Existing bus stop |
|  | Pedestrian path |  | Existing fence |
|  | Circulation road |  | Existing outdoor netball courts |
|  | Proposed asphalt paving |  | Proposed additional netball courts |
|  | Existing pedestrian light |  | Existing building |
|  | Proposed pedestrian light |  | Proposed building |
|  | Existing field light | | |
|  | Proposed field light | | |

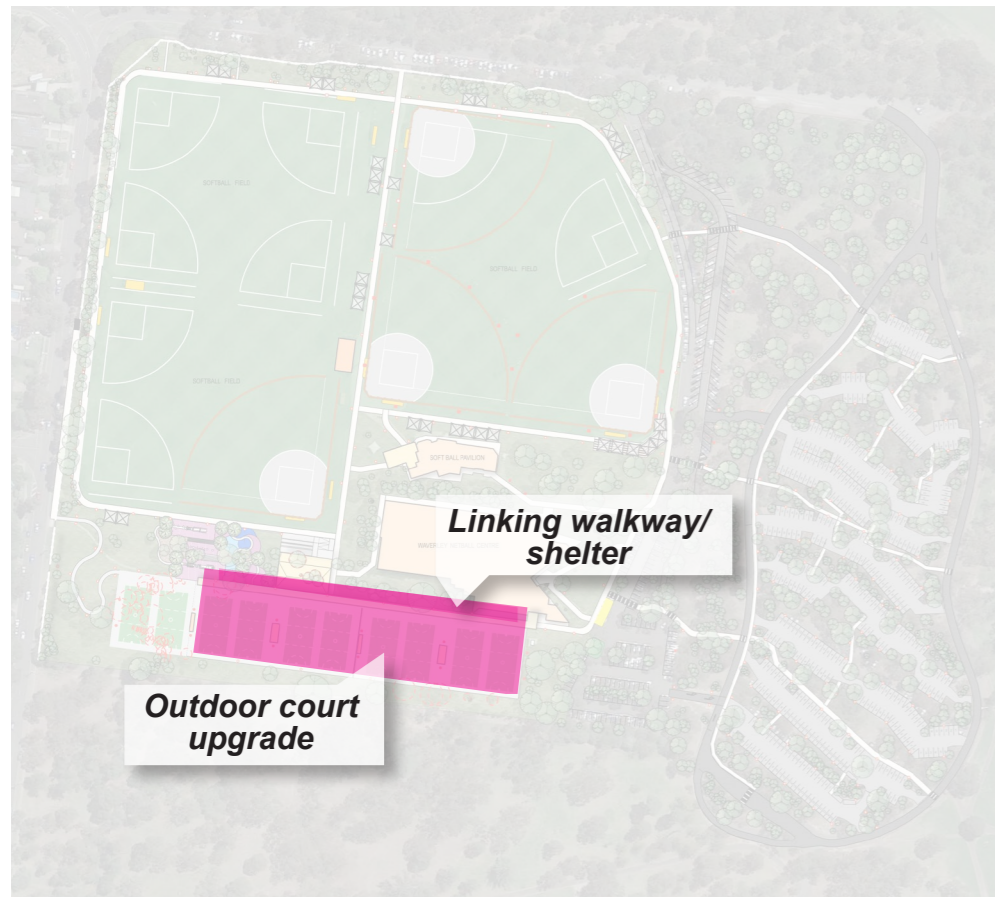


WORKS PACKAGES

The development proposals have been broken down into a series of proposed works packages, as summarised in the diagram on this page. These packages are addressed individually over the following pages, and further details (including scope and cost planning) are detailed in the Business Case that accompanies this Precinct Plan.



Package 1: Outdoor Courts



This package upgrades the existing eight outdoor courts to meet contemporary playing standards and the provision of shelter. This includes the construction of a linear shelter along the north side of the courts that acts as a covered walkway linking to the stadium for pedestrians accessing the site from Jells Road.



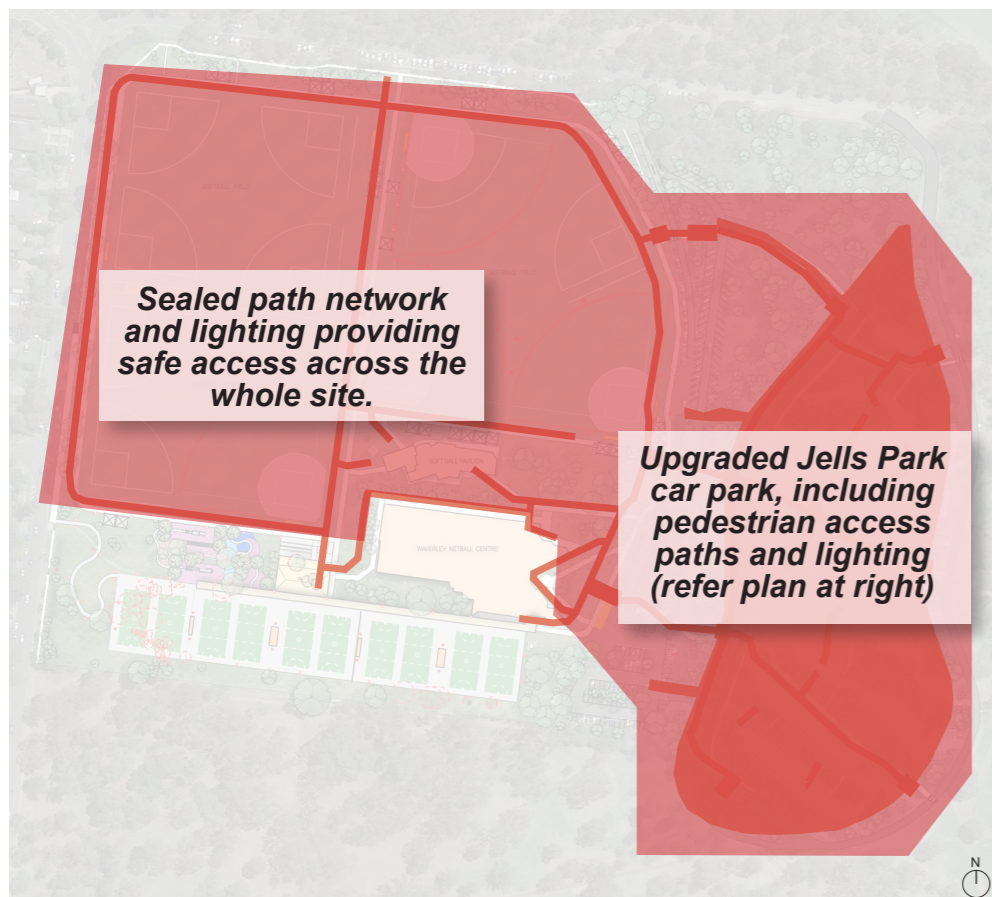
Outdoor court upgrades: Works are proposed to the existing outdoor netball courts, including increasing the size of the court footprint to meet contemporary standards for run-off space incorporating the addition of player shelters.



Linking walkway/shelter: A linear sheltered walkway provides shelter for people using the facilities located along this spine, as well as for people passing through the space and accessing the stadium. There is the opportunity for the shelter design to reference the architectural forms of the stadium that it links to.



Package 2: Site Accessibility



This package provides improved safety and accessibility across the site, and into the adjacent Jells Park car park.

There are two parts to this package:

- **Package 2a:** Works associated with pedestrian accessibility and safety, including constructing sealed footpaths linking the site elements and pedestrian lighting provision.
- **Package 2b:** Jells Car Park works, including the formalisation of the existing unsealed car park located outside the Waverley Women's Sports Centre (within the Parks Victoria-managed Jells Park).
- **Package 2c:** Broader traffic investigations (encompassing golf course and shared creek trail) to be undertaken to consider vehicle access & circulation, a potential Jells Road pedestrian crossing and drop off zones.

The delivery of package 2b involves work on state government-managed land, for the benefit of a local government facility, and will require the two levels of government to work together. Formalisation of Jells Park car park is to be undertaken in partnership with Parks Victoria (PV) as the land manager. A review of ongoing management responsibility for car parks will need to be undertaken, including a review of Council lease/occupancy agreements for use of Parks Victoria land. An appropriate agreement confirming capital improvement funding, use and ongoing management responsibilities for car parks will be required. PV has indicated in-principle support for the proposed works outlined in the Master Plan.

Waverley Women's Sports Precinct boundary

Existing area leased by Council from Parks Victoria for car parking



Note: These drawings are at a master planning level, showing indicatively how the car park may be able to be designed while retaining existing trees. Engineering, traffic, and arboricultural input will be required to finalise a design for this area.

Jells Park Car Park:

- Formalisation of Jells Park car park (including sealing, lighting and linemarking)
- Integration of the Jells Park car park with the Waverley Women's Sports Centre car park, including creating additional linking roads between them to improve traffic management and functionality.
- Creation of a sealed and lit pedestrian path network between the car park and the sport facilities.
- Lights to automatically switch off outside operational hours (to minimise negative impacts upon wildlife)
- Potential for broader traffic and parking investigations, taking into account other nearby activity nodes (golf course, etc) and potential for a drop-off area on Jells Road.

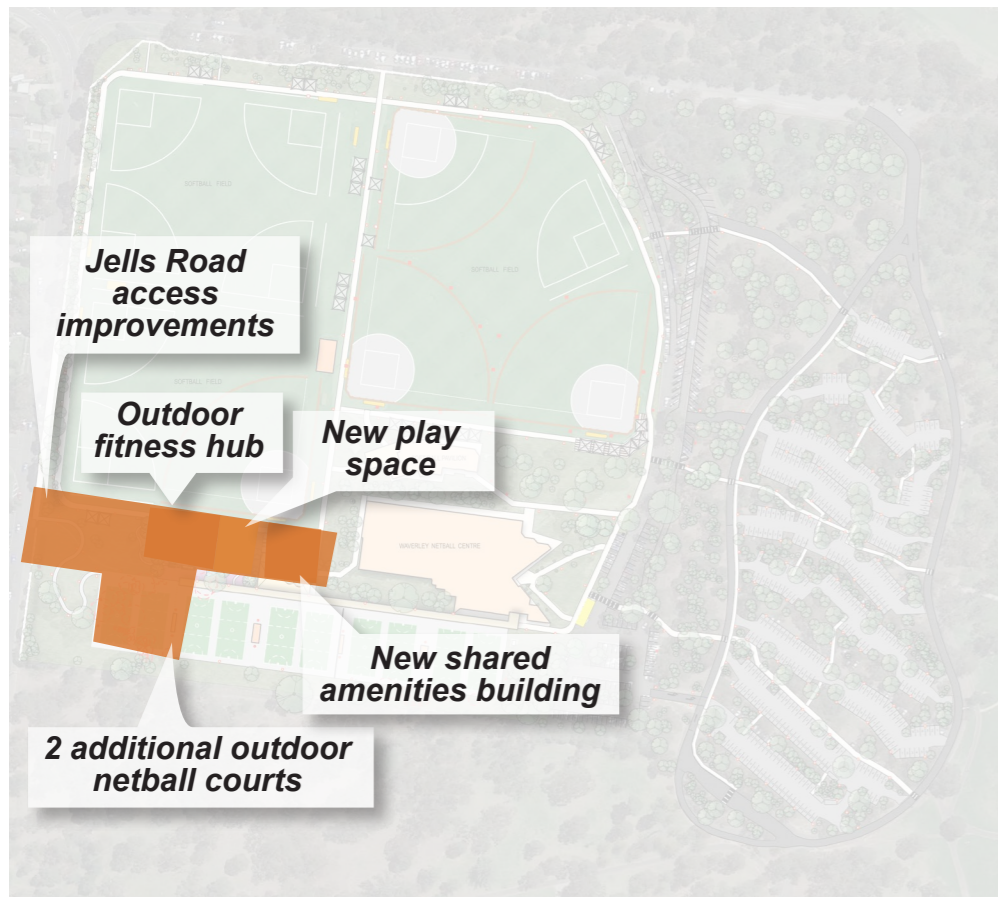
Legend

- Existing tree
- Circulation road
- Proposed asphalt
- Proposed concrete pedestrian path
- Existing gravel
- Proposed lighting
- Proposed crossing
- Nominal area for disabled parking spaces (subject to detailed design)
- Bus parking/ turn around

Parking summary

210 Waverley Women's Sports Centre
+ 422 Jells Park carpark
= **Approximately 632 parking total**

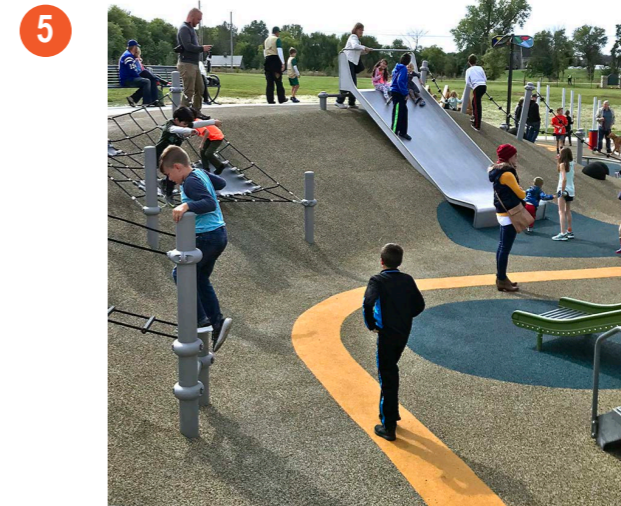
Package 3: Community Spine



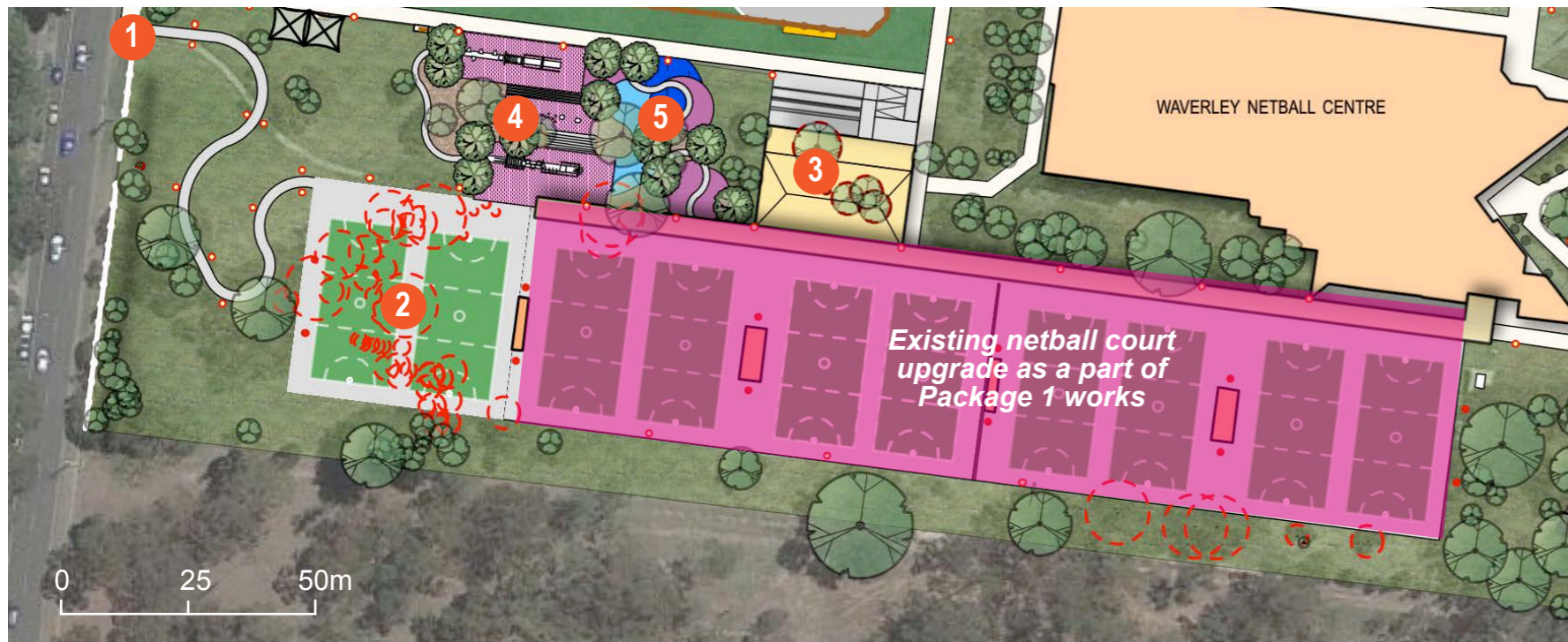
- 1 Jells Road access**
More attractive pedestrian/cycling access to the site from Jells Road, including investigation of the potential for a new vehicle drop-off point on Jells Road (which could provide an alternative means of accessing the site that reduces the amount of traffic using the busy car park during peak times).
- 2 New outdoor netball courts**
New outdoor netball courts increase the number at the site from 8 to 10. The courts will be stepped down (refer to section A on following page), and will require the removal of some existing trees.
- 3 New shared amenities building**
The new programmable space, toilet and change facilities will service the outdoor netball courts, softball fields, proposed Women's fitness hub and playground area. The level change allows a double storey structure to address both the netball courts to the south and the softball fields to the north, as shown in section B on following page.

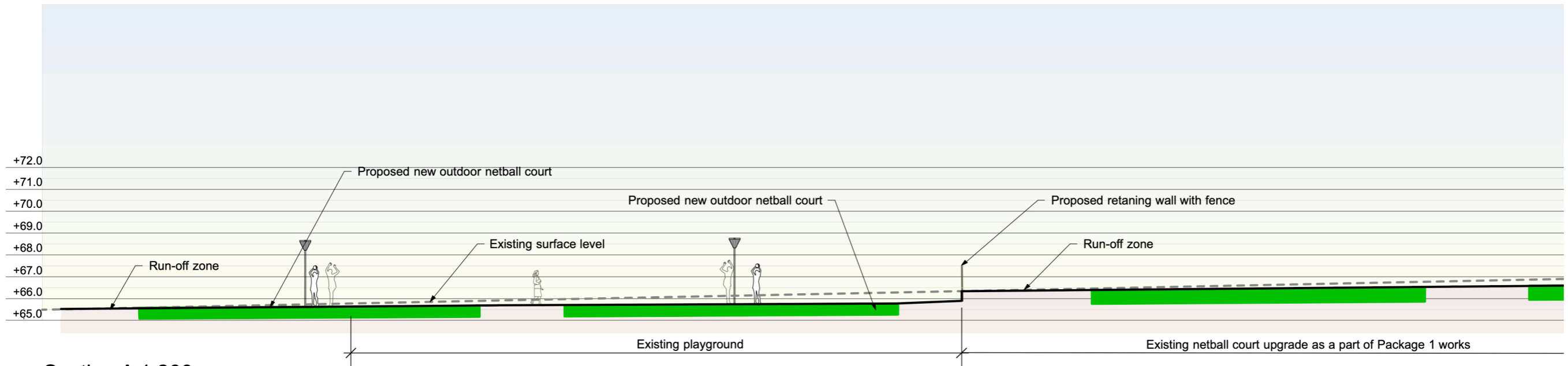


Outdoor fitness hub: Outdoor exercise equipment provides a focus for community use of the reserve (combined with the adjacent play space), as well as providing facilities able to be used by the sporting clubs operating at the site. The facility is integrated into the existing slope, utilising the opportunities that this provides (eg. stair running, as pictured above).

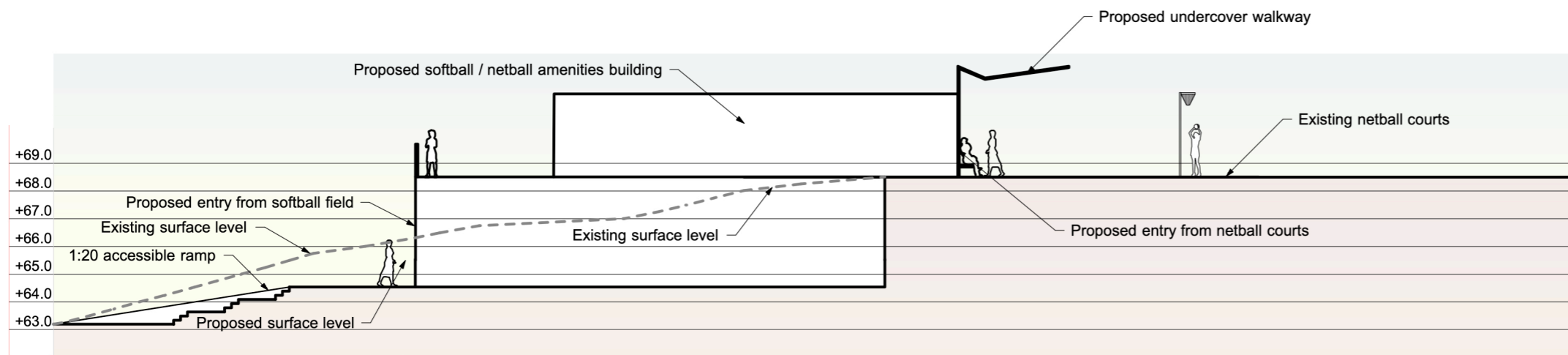


Play space: The existing play space at the site is required to be removed to allow construction of new netball courts. A new play space is proposed, nestled into the existing site slope, and incorporating play activities that utilise the slope, such as slides and climbing activities. The space will integrate ramps and play features to ensure it is accessible to all.





Section A 1:200



Section B 1:200



Package 4: Stadium Asset Renewal



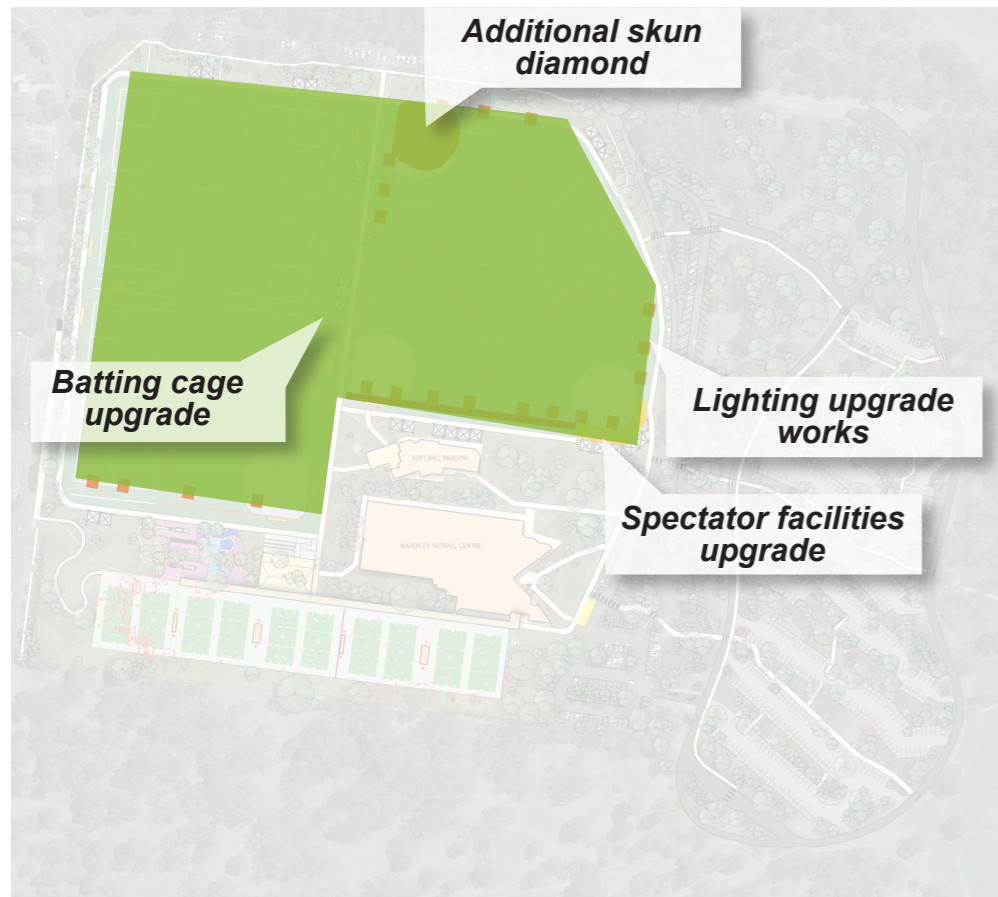
While the four-court Waverley Netball Centre (Stadium) is a key site asset and is very well used, it was opened in 1994 and so is now 26 years old. Works are required to ensure that it continues to meet user needs, operational requirements, changing standards and community expectations.

Detailed design work is required in the following areas:

- Refurbishment of existing bathrooms and possible reconfiguration of the lower change rooms to better meet the needs of elite fixtures and community use.
- Deliver premier standard change rooms, amenities and meeting rooms/spaces.
- Refurbishment of the Kiosk and Reception counter areas.
- Improve internal climate control i.e. heating and cooling/ventilation.
- Access improvements
- Upgrade to LED sports lighting.
- Digital and networking upgrade to facilitate Audio Visual enhancements throughout the site to enhance training facilities, visitor experience, operational viability and site programming and communication.
- Potential changing place facility
- Upgrade kitchen facilities.
- Replace existing carpets.
- Install baby change facilities.



Package 5: Softball Facility Enhancements - Fields & Support Amenities



The site is a regional softball venue used for State events that has the potential to become the home of softball in Victoria subject to State Government and SV support. This package involves improvements to softball playing fields and support infrastructure to better accommodate elite level use, tournaments and higher participation.



The existing softball spectator area, proposed to be refurbished as a part of this package.

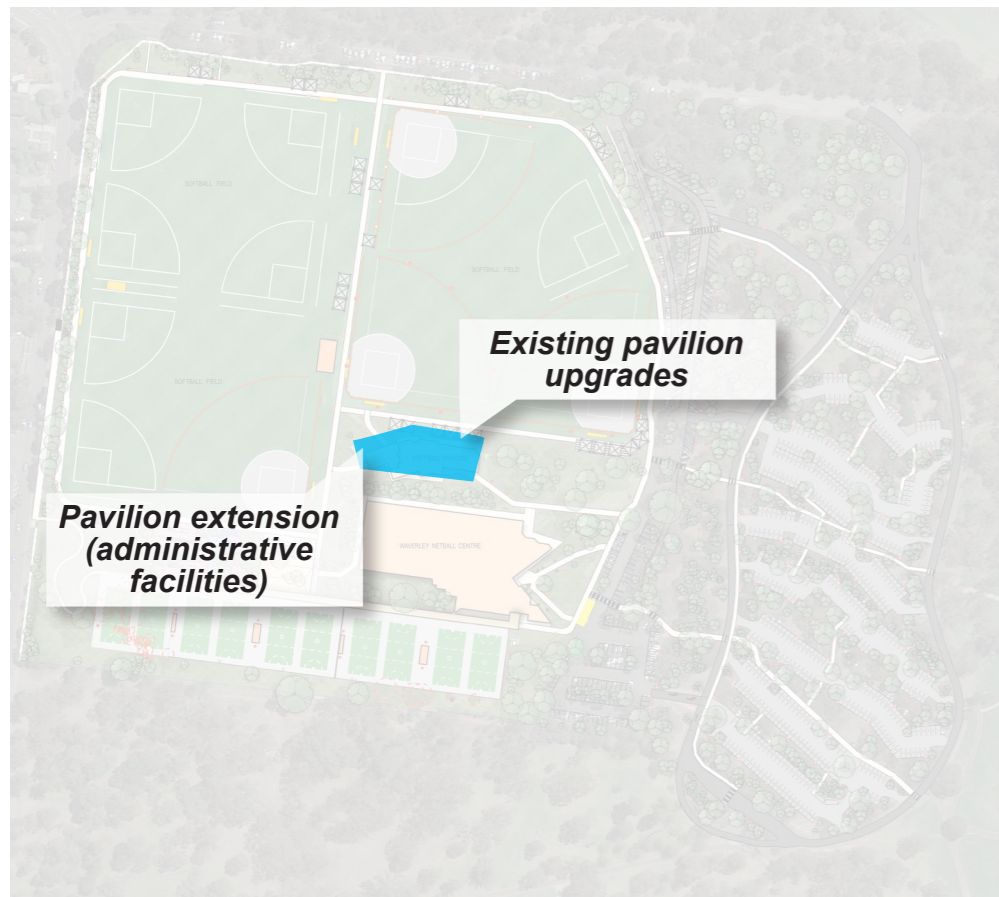
Legend

- Proposed fully skinned diamond
- Existing water fountain
- Proposed water fountain
- Existing pedestrian light
- Proposed pedestrian light
- Existing field light
- Proposed field light (indicative, subject to lighting design)
- Proposed seat
- Proposed shade sail



- 1 Add a fourth fully skinned diamond
- 2 Add roof and lights to the existing batting cage
- 3 Refurbish existing spectator seating area and add more seating & shelter elsewhere
- 4 Electrical upgrade works to allow main pitches to be lit at the same time, and lighting to fourth fully skinned diamond
- 5 Upgrade/formalise paths networks (i.e. sealed) and add lighting (to be completed as a part of Package 2)
- 6 Netting/fencing and safety upgrades

Package 6: Softball Facility Enhancements - Pavilion Renewal & Accommodation



The site is a regional softball venue used for State events that has the potential to become the home of softball in Victoria subject to State Government and SV support. This package involves improvements to the existing softball pavilion to accommodate this use, and to ensure that the asset continues to meet user needs, operational requirements, changing standards and community expectations.



- 1 Existing pavilion upgrades (toilets, change rooms, etc).
- 2 Extension to existing pavilion to house Softball Victoria administrative facilities, subject to SV announcement of the site as the State Centre and State Government support.
- 3 New shared toilet and change facilities to be delivered as a part of Package 3.



The existing softball pavilion, viewed from the north-west.