

MADDINGLEY PARK MASTERPLAN

PREPARED FOR
MOORABOOL SHIRE COUNCIL
13/06/23

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1.0 INTRODUCTION

Maddingley Park has long been the premier open green space in Bacchus Marsh. It is the setting for a diverse range of active and passive recreation activities and apart from playing fields and courts is comprised of a number of heritage elements and established trees and gardens.

A masterplans was prepared for Maddingley Park in 2009 in order to provide strategic direction. A key recommendation was the preparation of a Landscape Masterplan which occurred in 2012.

Given the growth in the town and the investment in the Moorabool Aquatic and Recreation Centre, as well as the development of the major sporting precinct at Racecourse Reserve, Moorabool Shire Council ("Council") has engaged Urbis to prepare an updated Landscape Masterplan which addresses issues of increasing sport and recreation demand and the need to conserve the historic park values.

This document presents the future vision for Maddingley Park.

1.1 LOCATION

Maddingley Park is located to the south of the town centre of Bacchus Marsh and the Werribee River. Its southern boundary adjoins Station Street and Bacchus Marsh Railway Station. Grant Street, which adjoins its western boundary, crosses the Werribee River before leading into the town centre. Taverner Street adjoins the parks northern boundary. The proposed Moorabool Aquatic and Recreation Centre (MARC) is located to the south of Taverner Street immediately to the east of the park.

1.2 GUIDING DOCUMENTS

The Masterplan has been guided by a number of key studies and initiatives that assisted in the establishment of a clear intent and planning direction for the Reserve.

Additionally, advice was sought from Council with regard to the demand for sport and recreation demand within the Shire, particularly Bacchus Marsh.

Strategies & previous masterplans which have helped to guide the development of this latest masterplan include:

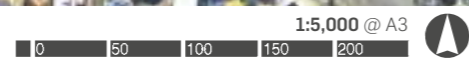
- Maddingley Park Masterplan (2001)
- Maddingley Park Masterplan (2009)
- Main Pathway Masterplan (2007)
- Maddingley Park Landscape Master Plan Report (2012)
- Landscape Design Manual (2020)
- Youth Strategy 2018-2021
- Play Strategy 2015-2021
- Moorabool Open Space Strategy (Draft, April 2022)

In parallel with the Masterplanning process, Council is undertaking an Open Space Strategy. A draft outcome of the strategy is that a Masterplan be prepared for the Maddingley Park.

The Open Space Strategy identifies the parks use typology as both Sport and Social/family Recreation parkland.



Figure 1 General context







BACKGROUND

2.0 THE SITE

2.1 HERITAGE

Maddingley Park (the Park) was first gazetted as a public reserve in 1836 and named in 1884. In 1887, a caretaker was appointed to develop the area as a pleasure garden. Initial works included the construction of paths, erection of lighting and the planting of trees. Over time, buildings and features were added, often as a result of private benefaction.

The completion of the railway line from Melbourne to Bacchus Marsh in 1887 made the Park a popular visitor destination.

During the course of the Masterplanning process, Council undertook a preliminary heritage assessment of the significance of the landscape and structures. Refer to "Appendix A - Heritage Assessment of Significance" on page 60

The grade of 'Significant' is given to elements, spaces or views which contribute to, reflect, or demonstrate key components of a place's significance. These elements usually retain a high degree of original fabric or intact design and layout, or are rare. 'Contributory' elements also add to the richness and understanding of the heritage values of the place.

The Park is considered to be of local cultural heritage significance to the Shire of Moorabool.

The preliminary heritage assessment has informed the Masterplan and no elements of significance are negatively impacted by the Masterplan recommendations.

2.2 LANDSCAPE

The landscape of the Park is one of a primarily grassed ground plane with mature canopy planting arranged both formally, as avenues along paths, and informally as groups of often varying species.

The trees are primarily exotic deciduous and coniferous species. However, a number of large remnant Eucalypts are scattered across the Park.

The topography is mostly flat, with a sporting oval located in the park's southwest corner and synthetic and lawn tennis courts occupying most of the northern boundary along Taverner Street. The only topographic relief is an artificial mound aligned north to south located to the east of the oval.

The primary path network is triangular in shape, with one path providing access from the entry in the northwest corner on Taverner Street, near the intersection with Grant Street, to the entry on Station Street in the southeast corner. Another path aligned north to south links the Station Street entry to Taverner Street, near Boyes Close, with the third side of the triangle linking from here back to the Taverner/Grant Street entry.

A secondary path network bisects the mound, providing access to the public toilets.

Significant built elements within the landscape include the historic gates on Taverner Street, the Pearce Memorial Gates on Station Street, the memorial lamppost and the pathway from the Pearce Memorial Gates to Taverner Street, including its attendant avenue of Elm trees. The oval fencing, of a style similar to that at the MCG, is a significant character element.

Much of the original canopy planting is very mature and, in some cases, showing signs of senescence. Some recent plantings on the mound include small native trees.

Apart from the playing surfaces, the grassed areas are mostly dry with an uneven cover.

A small community rose garden is located to the northwest of the Park, between the Taverner Street entry and the shared netball court/public tennis courts.

Park furniture includes dated timber and concrete picnic sets and park benches. Path lighting is of a contemporary style.

Perimeter fencing is mostly chain mesh type, preventing ease of access to the Park.

2.3 BUILT FORM

The most prominent buildings within the park are the tennis club house, which was formerly the Maddingley Court House, and the oval pavilion and changerooms, a collection of buildings dating from the 1970's, which have been progressively added to or modified over time.

Other smaller but highly significant buildings include the historic George Dickie Pavilion, the Evans Pavilion and the timber ticket box near the Taverner Street entry.

Other buildings that do not contribute to the character of the setting include an outdated octagonal toilet block, located on the top of, and to the south of the mound, the viewing stand and timekeepers' box at the oval, and a number of brick ticket boxes located on paths near Park entries.

A number of simple shed-like structures are located near the netball and tennis courts for storage, and in the case of the netball court, shelter.

A large timber playground is located to the northeast of the Park. A recent Council safety audit has found many of the structural timbers to be decayed, indicating that the useful life of the facility may be limited.

2.4 SERVICES

Being in a highly developed suburban area, the site's surrounding streets are well serviced by all primary types of infrastructure:

- Power – Powercor.
- Potable – Greater Western Water.
- Stormwater drainage – Greater Western Water and Melbourne Water.
- Gas – AustNet Gas Services.
- Broadband – NBN Co.
- Telephone landline – Telstra Corporation Ltd.

The oval and tennis pavilions, the main Park facilities requiring connection to the majority of service types, are located proximate to adjacent streets with relatively short lengths of local connections required.

The existing toilets and oval lights, located more centrally within the Park have longer local connections.

There are a series of power poles located in the parking area adjacent to Grant Street. These will need to be considered in any redesign of the area.

Any future new developments would need to ensure specific service capacity requirement of existing internal connections and external services.



Heritage gate
Rose Garden
Netball pavilion
Multi-sport court (including netball)

Tennis Club

Tennis hard courts

Tennis grass courts

Tennis hard courts

Tennis hard courts

Tennis shed

Smaller playground

Future site of Moorabool Aquatic and Recreation Centre (MARC)

Cricket net

Exercise equipment

Main Playground

Pedestrian crossing

Grant St

Parking

Hill

LEGEND

- Maddingley Park - Consolidated property boundary
- River Red Gums (*Eucalyptus camaldulensis*)

Oval

George Dickie Pavilion (rotunda)

Toilets

Football, netball & cricket club rooms

Evans Pavilion

Grandstand

Water tanks

Station St

Heritage gate

Figure 2 Maddingley Park - existing conditions

1:1250 @ A3

0 10 20 30 40 50

Bacchus Marsh Railway Station

3.0 PLANNING CONTEXT

3.1 PROPERTIES & ZONES

Maddingley Park consists of two properties

- 1 Taverner Street which makes up the majority of the site and is Crown Land
- 7 Taverner Street which is split into two areas at the north of the site

Both of these properties which make up the path are classified as Public Park and Recreation Zone (PPRZ). It is surrounded by a mixture of different zones including General Residential, Industrial, and State Transport Infrastructure.

The purposes of a PPRZ include:

- To recognise areas for public recreation and open space,
- To protect and conserve areas of significance where appropriate,
- To provide for commercial uses where appropriate.




















Permissible uses include:

- Informal outdoor recreation,
- Open sports ground, and
- In some circumstances:
 - Contractor's depot
 - Heliport
 - Office
 - Retail premises
 - Store



Figure 3 Planning zones & property boundaries

LEGEND

	Subject site: 1 Taverner Street		FZ - Farming		GRZ - General Residential		IN2Z - Industrial 2
	Subject site: 7 Taverner Street		MUZ - Mixed Use		NRZ - Neighbourhood Residential		PPRZ - Public Park and Recreation
	PUZ1 - Public Use-Service and Utility		PUZ2 - Public Use-Education		TRZ1 - State Transport Infrastructure		RLZ - Rural Living
	SUZ - Special Use		TRZ3 - Significant Municipal Road		Railway line		Railway station
	TRZ1 - State Transport Infrastructure		Water area		Water course		

3.2 OVERLAYS

Maddingley Park is subject to a number of planning overlays which provide additional planning controls, and may trigger the requirement for a planning permit.

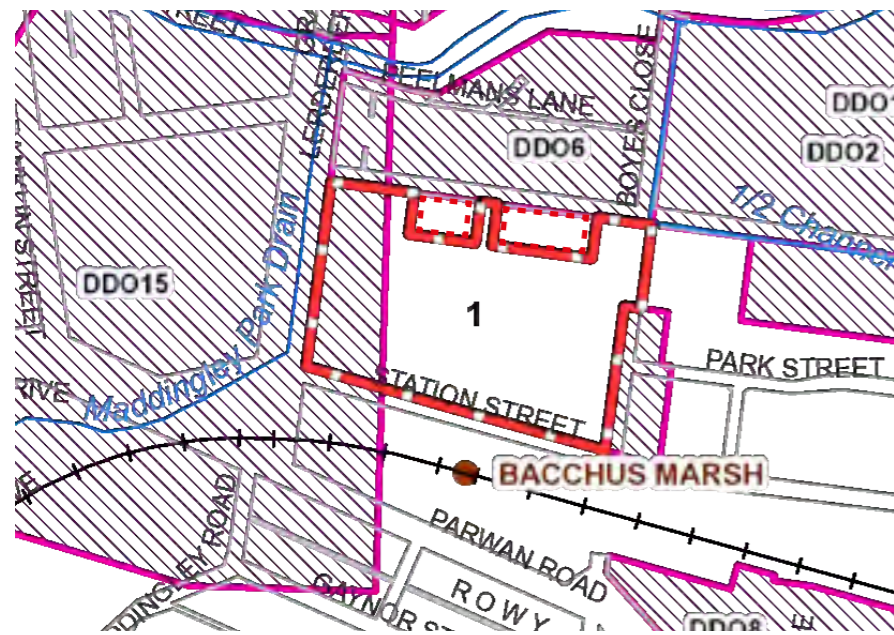


Figure 4 Design and Development Overlays

DESIGN AND DEVELOPMENT OVERLAY

Design and Development Overlay 15 (DDO 15): Bacchus Marsh Hospital Emergency Medical Services Helicopter Flight Path Protection (Inner Area) covers the western edge of Maddingley Park. Refer to Figure 4.

The design objectives for DDO 15 are:

- "To ensure that the height of buildings and works do not encroach on the flight path areas associated with the Bacchus Marsh Hospital helicopter landing site.
- To ensure that the height of development avoids creating a hazard to aircraft using the Bacchus Marsh Hospital helicopter landing site."

Under this DDO, a permit is required if a building or works exceed the referral height of 100.8m above the Australian Height Datum (AHD).

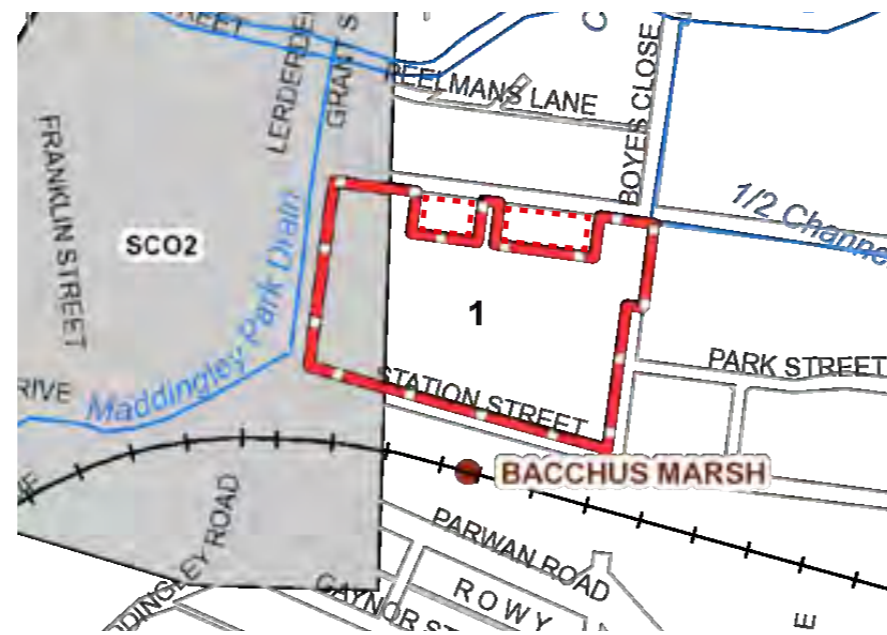


Figure 5 Specific Controls Overlay

SPECIFIC CONTROLS OVERLAY

The same area of Maddingley Park which is subject to DDO 15 is also subject to Specific Controls Overlay 2 (SCO 2). Refer to Figure 5.

SCO 2 refers to the "Hospital Emergency Medical Services Helicopter Flight Path Protection Areas Incorporated Document, June 2017". It has almost the same objectives as DDO 15, but includes some additional detail and more stringent permit requirements including, for example:

- Temporary structures (e.g. cranes),
- Telecommunications facilities,
- Flag poles, and
- Vents or similar which may produce exhaust plumes exceeding the referral height.

LEGEND



-  Subject site: 1 Taverner Street
-  Subject site: 7 Taverner Street



Figure 6 Environmental Significance Overlays

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

ESO 8: River Red Gums in the Bacchus Marsh Valley applies to a number of River Red Gums (*Eucalyptus camaldulensis*) within Maddingley Park. Refer to Figure 6.

The environmental objectives of this ESO are:

- "Retain all hollow bearing trees.
- Minimisation of disturbance to the Tree Protection Zone for all River Red Gums.
- Support the regeneration of River Red Gums by protecting the growth of young trees."

Under this ESO, a planning application is required to remove, destroy, lop or prune any River Red Gum or to construct a building or carry out works within the Tree Protection Zone (TPZ) of any River Red Gum. The TPZ in this case is considered to be an area with a radius equal to the furthest point of the tree canopy from the centre of the trunk (measured at ground level) plus 5m.



LAND SUBJECT TO INUNDATION OVERLAY

Most of Maddingley Park, apart from the hill in the centre and the area around the tennis club rooms, is subject to Land Subject To Inundation Overlay (LSIO). Refer to Figure 7.

LSIOs "identify flood prone land in a riverine or coastal area affected by the 1 in 100 year flood or any other area determined by the floodplain management authority."

It is broadly intended to maintain free passage and temporary storage of flood waters, while minimising the flood risks associated with development to:

- Human life, health and safety
- Property (potential damage),
- The environmental quality of water and groundwater
- The health of river, marine, coastal, wetland and floodplain areas and other waterways.

Under the LSIO, a permit is required to construct a building or to construct or carry out works, including:

- A fence (unless it is post and wire or post and rail fencing).
- Roadworks, if the water flow path is redirected or obstructed.
- Bicycle pathways and trails.
- Public toilets.
- A domestic swimming pool or spa and associated mechanical and safety equipment if associated with one dwelling on a lot.
- Rainwater tank with a capacity of not more than 10,000 litres.
- A pergola or verandah, including an open-sided pergola or verandah to a dwelling with a finished floor level not more than 800mm above ground level and a maximum building height of 3 metres above ground level.
- A deck, including a deck to a dwelling with a finished floor level not more than 800mm above ground level.
- A disabled access ramp.
- A dependent person's unit.

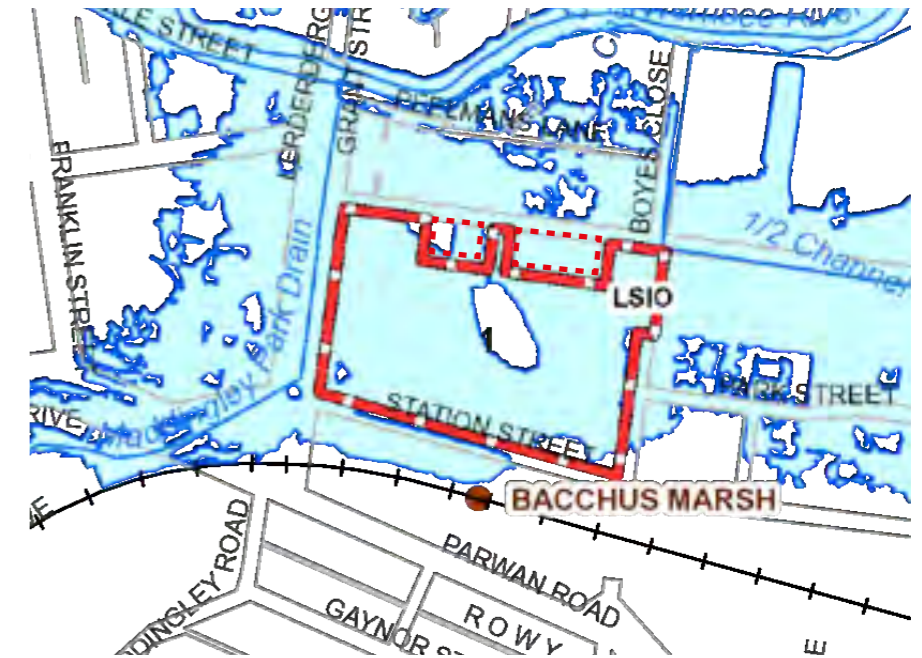




Figure 7 Land Subject to Inundation Overlays

LEGEND

-  Subject site: 1 Taverner Street
-  Subject site: 7 Taverner Street

HERITAGE OVERLAY

The purpose of Heritage Overlays is to conserve and enhance heritage places of natural or cultural significance, and those elements which contribute to the significance of heritage places.

Maddingley Park is subject to two Heritage Overlays (refer to Figure 8):

- HO 171 - Bacchus Marsh Lawn Tennis Club Inc. (Former Maddingley Courthouse), and
- HO 163 - Maddingley Park and Memorial Gates

The controls that apply to each place are provided in Table 1. Further information on the heritage significance of Maddingley Park and elements within the park has been provided by Council's heritage advisor in "Appendix A - Heritage Assessment of Significance".

Table 1 Maddingley Park - Controls for heritage places

	HO 171 - Bacchus Marsh Lawn Tennis Club Inc.	HO 163 - Maddingley Park and Memorial Gates
External paint controls apply	No	No
Internal alteration controls apply	No	No
Tree controls apply	No	Yes
Outbuildings or fences not exempt under Clause 43.01-4	No	Yes (fence)
Included on the Victorian Heritage Register under the Heritage Act 2017	No	No
Prohibited uses permitted	No	No
Name of Incorporated Plan under Clause 43.01-2	No	N/A
Aboriginal heritage place	No	No

AREAS OF ABORIGINAL CULTURAL HERITAGE SENSITIVITY

Part of the northwest corner of Maddingley Park is an 'area of cultural heritage sensitivity' due to its proximity to the Werribee River. Refer to Figure 9.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed (e.g. significant land use change).

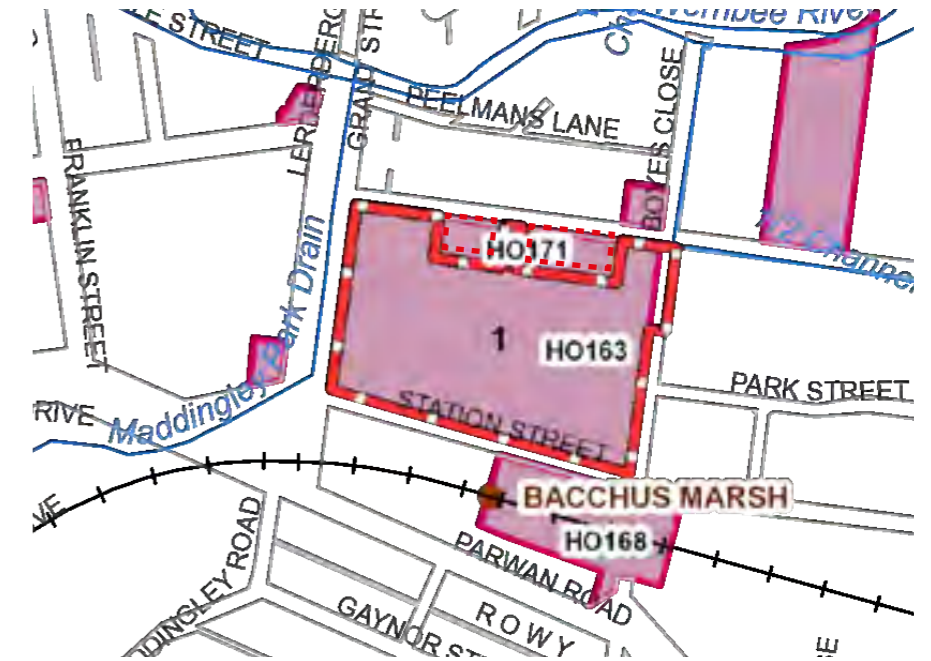


Figure 8 Heritage Overlays



Figure 9 Areas of Aboriginal Cultural Heritage Sensitivity

LEGEND

- Subject site: 1 Taverner Street
- Subject site: 7 Taverner Street
- Heritage overlays
- Areas of Aboriginal Cultural Heritage Sensitivity

4.0 DEMOGRAPHICS, SPORT AND RECREATION TRENDS



An analysis drawing upon existing sources of information was undertaken to understand how Maddingley Park can meet the existing, as well as future needs of the communities of Bacchus Marsh and Maddingley, as well as those of the greater Moorabool municipality.

For the purposes of the Draft Open Space Strategy, Bacchus Marsh and Maddingley were combined to provide consolidated figures for what is, in effect, a single connected township.

Maddingley Park is located within, and to the north of, the Maddingley census small area. The Bacchus Marsh small area is located approximately 150 metres to the north of the park, with the Werribee River forming the boundary.

All demographic data has been sourced from profile.id.com.au/moorabool. More detailed information is available in "Appendix B Demographics, Sport & Recreation Trends" on page 64

4.1 MOORABOOL SHIRE

Over half of Moorabool Shire's population lives in the township of Bacchus Marsh and its surrounds (approximately 19,032) (2021). Approximately 8,200 live in the suburb of Bacchus Marsh. This is likely to increase to approximately 13,600 by 2041 (Draft Open Space Strategy 2022).

The population projections for Bacchus Marsh and Maddingley small areas forecast an increase in population from 12,981 (2021) to 19,030 (2041). Refer to Table 2.

Table 2 Population projections - Bacchus Marsh and Maddingley combined.

LOCALITY	2021		2041	
	UNDER 15 YRS	OVER 15 YEARS	UNDER 15 YRS	OVER 15 YEARS
Bacchus Marsh	1,611	6,682	2,776	10,851
Maddingley	1,128	3,560	1,210	4,194
SUB TOTAL	2,739	10,242	3,986	15,044
TOTAL	12,981		19,030	

The forecast annual growth for Maddingley between 2016 to 2041 is 1.7%, which is less than the overall Shire average of 2.7%. Bacchus Marsh has forecast annual growth of 2.9%, slightly greater than the overall Shire average.

For Moorabool, the greatest percentage increases between 2016 and 2041 will occur in the following service age groups:

- Parents and home-builders (35 to 49 yrs) – 21.5%
- Young workforce (25 to 34 yrs) – 13.5%
- Primary schoolers (5 to 11 yrs) – 11%
- Older workers and pre-retirees (50 to 59 yrs) – 10.7%
- Seniors (70 to 84 yrs) – 9.3%

4.2 MADDINGLEY

For Maddingley, the 2016 data showed that females comprised 50.9% of the population and males 49.1%, almost identical to the greater Melbourne area average.

Average household size per dwelling remained at 3 persons between 2011 and 2016, higher than the greater Melbourne average of 2.6 persons.

For Maddingley, the greatest percentage increases between 2016 and 2041 will occur in the following service age groups:

- Parents and home-builders (35 to 49 yrs) – 21.5%
- Young workforce (25 to 34 yrs) – 13.5%
- Primary schoolers (5 to 11 yrs) – 11%
- Older workers and pre-retirees (50 to 59 yrs) – 10.7%
- Seniors (70 to 84 yrs) – 9.3%

4.3 BACCHUS MARSH

For Bacchus Marsh, the 2016 data showed that females comprised 52.3% of the population and males 47.2%, a divergence of 1.8% from the greater Melbourne area average.

Average household size per dwelling remained at 2 persons between 2011 and 2016, lower than the greater Melbourne average of 2.6 persons.

For Bacchus Marsh, the greatest percentage increases between 2016 and 2041 will occur in the following service age groups:

- Parents and home-builders (35 to 49 yrs) – 22%
- Young workforce (25 to 34 yrs) – 12.9%
- Seniors (70 to 84 yrs) – 11%
- Older workers and pre-retirees (50 to 59 yrs) – 10.8%
- Primary schoolers (5 to 11 yrs) – 9.7%

4.4 SOCIAL FACTORS

The analysis undertaken in the preparation of the Draft Open Space Strategy found that:

“**The demographics in Bacchus Marsh illustrate a relatively high proportion of people experiencing social disadvantage compared to Moorabool as a whole and slightly higher than for regional Victoria, however it is a community with average income levels, employment and tertiary education qualifications. It has a slightly higher proportion of households with children than for regional Victoria and people with a disability than for both Moorabool and regional Victoria.**”

4.5 SPORT AND RECREATION TRENDS

Participation rates or additional detail was not provided in the Draft Open Space Strategy for Bacchus Marsh/Maddingley. Therefore, this information was sourced from www.sportaus.gov.au and www.clearinghouseforsport.gov.au/research/ausplay

All data provided was for 2021.

Sport and recreation participation rates for Moorabool are:

- Adults – 89.2%
- Children – 72.4%

The top sporting and recreational activities for all genders in Moorabool are:

- Walking (recreational) – 39.9%
- Fitness / Gym – 25.2%
- Swimming – 15.3%
- Australian Football – 8.7%
- Running Athletics – 8.6%
- Bushwalking – 5.9%

The top sporting and recreation activities for Females in Moorabool are:

- Walking (recreational) – 52.6%
- Fitness / Gym – 28.7%
- Swimming – 17.1%

The top sporting and recreational activities for males in Moorabool are:

- Walking (recreational) – 24.3%
- Fitness / Gym – 20.8%
- Australian Football – 19.3%

4.6 SPORTS PARTICIPATION - MOORABOOL SHIRE

No sports participation data was provided for Moorabool Shire specifically, so the adjacent municipalities of Ballarat and Melton have been used to provide guidance.

The following Table 3 indicates an estimate of participation rates for Moorabool Shire based on an average of the data for the municipalities of Ballarat and Melton.

Table 3 Estimates of sports participation rates for Moorabool Shire, based on adjacent municipalities

SPORT	BALLARAT	MELTON	AVERAGE
Australian Rules Football	3.9%	4.6%	4.3%
Basketball	4.5%	3.5%	4.0%
Football/Soccer	3.8%	3.0%	3.4%
Tennis	4.0%	2.3%	3.1%
Cricket	3.9%	2.1%	3.0%
Running/Athletics	2.8%	Data not available	2.8%
Netball	3.9%	1.4%	2.5%
Golf	2.6%	1.9%	2.2%
Hockey	2.2%	Data not available	2.2%
Bowls	1.9%	Data not available	1.9%





4.7 SPORT AND RECREATION PARTICIPATION TRENDS - VICTORIA

AusPlay (www.clearinghouseforsport.gov.au/research/ausplay) data indicates that participation rates for non-organised sport and non-sporting physical activities have increased by more than 20% from 2001 to 2020 (vicsport.com.au).

AusPlay predicts that the non-club, social sports and physical activities that increased during the pandemic will continue to grow in popularity.

Top ten activities with increased participation in 2020 are:

- Walking (recreational)
- Running/athletics
- Cycling
- Bushwalking
- Swimming
- Yoga
- Golf
- Tennis
- Fishing (recreational)
- Mountain biking

4.8 SUMMARY

While not growing at the same rate as some of the other parts of Moorabool Shire, Bacchus Marsh and Maddingley will continue to experience demand for access to sporting and recreational open space. Changes to age profiles indicate the most significant increases in the 25 to 59 year age range.

Participation rates for all activities show a greater increase in non-organised activities, such as walking.

Sporting participation rates are potentially highest for a number of outdoor sports already represented at Maddingley Park – Australian football, tennis and Cricket.

Regardless of the demands of a growing population and an increasing demand for sporting facilities, Maddingley Park is not capable of accommodating additional facilities without the existing recreational and historical values being compromised. Redevelopment of new facilities on other sites within the Shire may be able to take some of the load off Maddingley Park.

Figures for the COVID restrictions period show a significant change to the normal activities and participation rates. It is likely that some activities will maintain the increased level of participation, while there would also be a return to traditional activities over time.

5.0 COMMUNITY AND STAKEHOLDER CONSULTATION



To inform the masterplan, consultation / engagement activities were undertaken to clarify the needs and wishes of the community.

This included:

- An online community survey.
- Individual discussions with key park stakeholder groups:
 - Bacchus Marsh Football Netball Club.
 - Bacchus Marsh Cricket Club
 - Friends of Maddingley Park
 - Obtaining a written submission from the Bacchus Marsh Lawn Tennis Club

Additionally, discussions were undertaken with regional sporting bodies representing the existing park users.

This included:

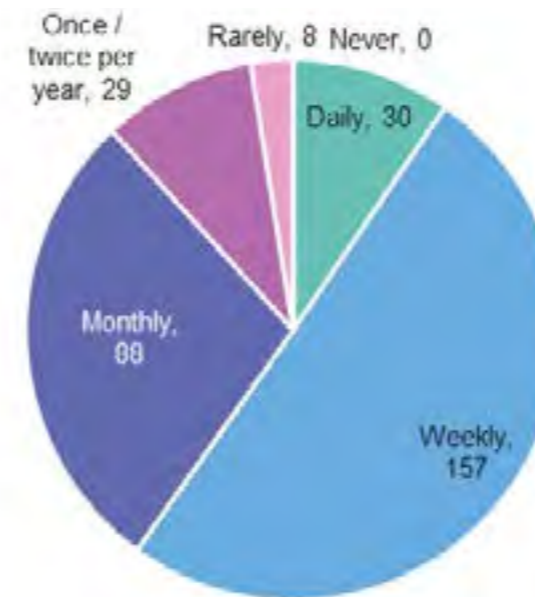
- AFL Goldfields.
- Tennis Victoria
- Cricket Victoria.

5.1 COMMUNITY ONLINE SURVEY

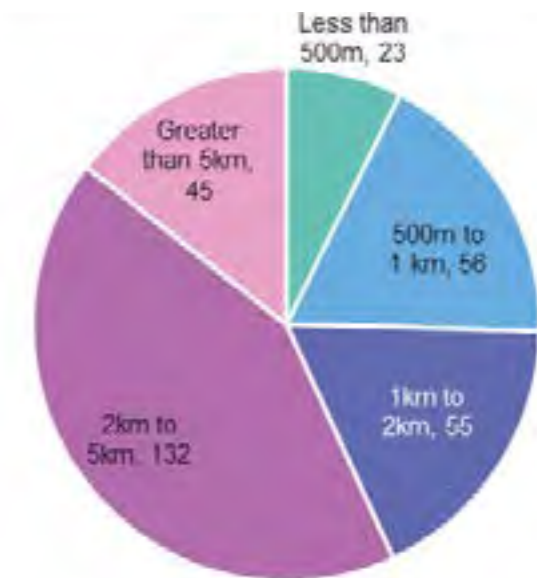
The on-line survey was active from the end of April to the end of May 2022, with 312 responses received.

The following section summarise the results of the multiple choice and rating questions. There were also opportunities for respondents to provide free form written feedback. A more detailed overview of the survey results is contained in "Appendix C - Community Survey Results" on page 67.

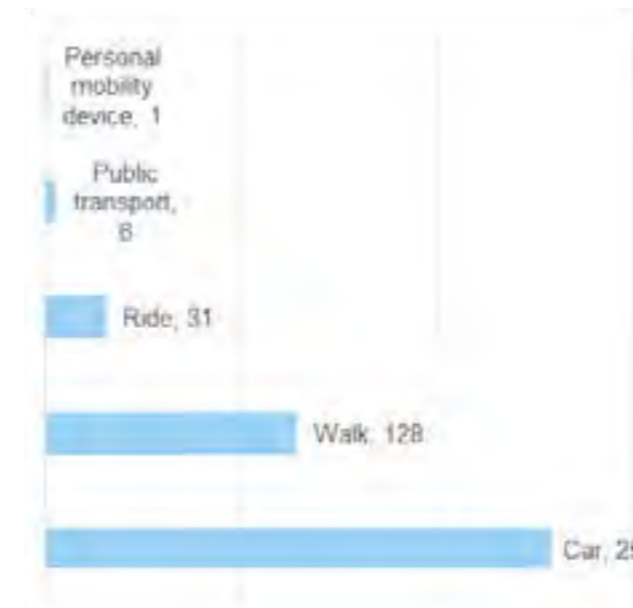
How often do you visit Maddingley Park?



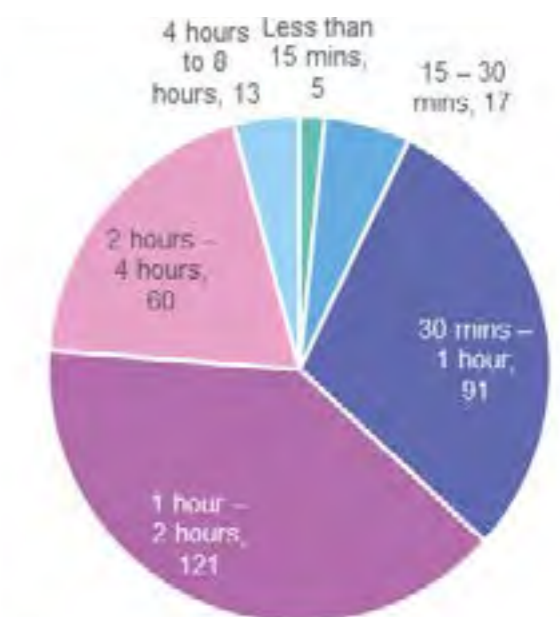
How far do you live from Maddingley Park?



How do you typically get to Maddingley Park? (Multiple responses permitted)

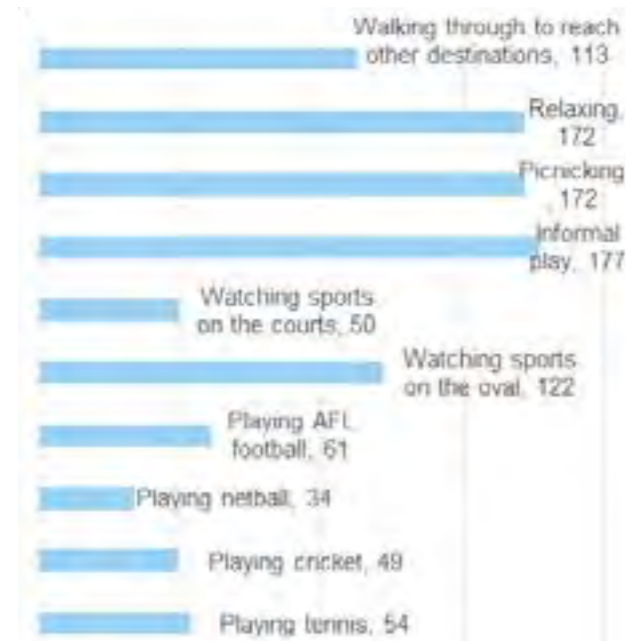


How long would you typically stay at Maddingley Park for?



What activities do you and your household use Maddingley Park for?

(Multiple responses permitted)



Regarding the number of parking spaces which are available to users of Maddingley Park:

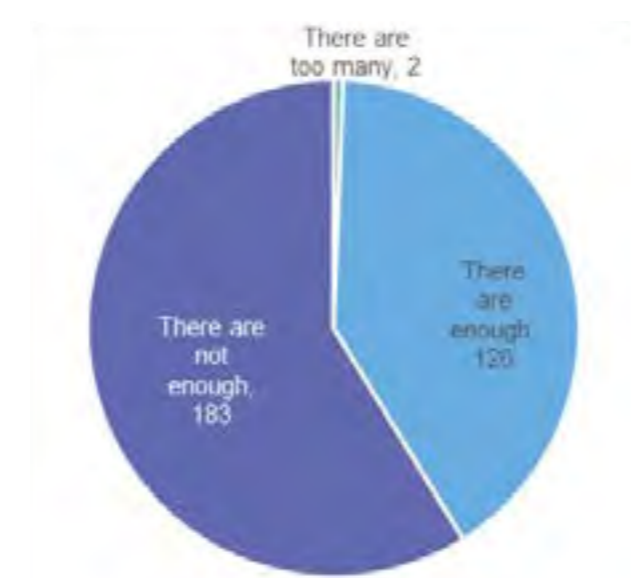


Table 4 How would you rate the overall physical condition of the parks recreational facilities?

	Not Sure	Poor	Fair	Good	Excellent
Playground	14	52	123	102	19
Lawn spaces	2	58	101	123	21
Tree canopy	5	32	106	126	35
Ornamental gardens	11	99	125	60	13
Picnic shelters	8	95	134	66	6
BBQs	39	97	117	49	5
Toilets	11	152	95	48	2
Pathways	1	44	120	122	19
Pathway lighting	53	103	96	49	7

Table 5 How important are the following recreational facilities to you / your household?

	Not at all	Slightly	Moderately	Very	Extremely
Playground	40	42	42	64	117
Lawn spaces	7	33	70	128	66
Tree canopy	13	39	57	119	78
Ornamental gardens	34	55	79	87	52
Picnic shelters	11	43	67	113	72
BBQs	28	66	78	77	55
Toilets	4	27	35	111	128
Pathways	3	32	70	120	78
Pathway lighting	15	49	62	103	73

How would you prefer to see car parking provided?

(Multiple responses permitted)



Regarding the heritage and historic features of Maddingley Park:

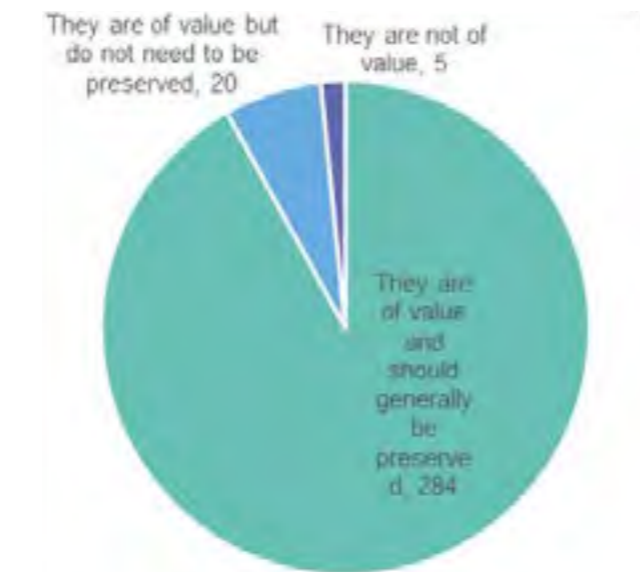


Table 6 How important are the following sporting facilities to you / your household?

	Not at all	Slightly	Moderately	Very	Extremely	Combined total: Very + Extremely
Netball	143	45	52	26	42	68
Tennis	120	54	67	33	29	62
Australian Rules Football	77	41	63	62	65	127
Cricket	110	40	53	35	57	92
Oval spectator areas	70	31	59	68	77	145
Court spectator areas	99	46	64	45	50	95

5.2

STAKEHOLDER GROUP ENGAGEMENT

The following feedback was received from discussions with key stakeholder groups with a significant interest in Maddingley Park.



5.2.1 BACCHUS MARSH FOOTBALL AND NETBALL CLUB (BMFNC)

Netball

The key points raised are summarised below:

- Just under half of the club are netballers.
- The netball facilities are now shared with European netball, with up to 32 people potentially on the single court and at the covered facility at the one time.
- The existing undercover facilities are located a significant distance from the main pavilion and the club/change rooms, and lack changerooms, toilets and medical facilities.
- The separation of the netball facilities from the main club facilities affects the combined club socially.
- The club's ideal outcome would be that the existing netball facility is retained as a training facility with a new court located near the corner of Station Street and Grant Street on space freed up by a new, consolidated pavilion and changeroom.

Australian Rules Football

The key points raised are summarised below:

- The buildings are problematic, primarily in relation to gender problems and DDA access. A key concern is the lack of female specific facilities in the pavilion and changeroom.
- There are only 2 showers, with one exit and the rooms are so small that you can't fit in medical tables. There is also a lack of storage
- Sometimes people use the public toilets in the middle of the park because the pavilion toilets are at capacity
- The outdoor deck concept works, but it's in the wrong spot for football viewing. People prefer to stand on the deck in winter as it is protected from the south to south-westerly winds. The deck is also great socially, but not the best spot to view the game as views are very easily get blocked.
- The brick stand is the best place to view football, but it is not comfortable as it is very windy and cold.
- The separation between football and netball facilities means that the club not unified physically and therefore socially.
- The heritage is seen as being important as the oval configuration was established around federation, with the old fence believed to be from the MCG. The River Red Gums are also seen as significant.
- The club understands that due to heritage constraints, the optimum arrangement of courts and buildings is not achievable.
- The club believes that they will need new rooms in about 3 years. Reconfiguring the existing facility may blow out the cost and make it unachievable in the timeframe needed. It may be more achievable to do something more affordable and less invasive.
- The club has some money to put into any redevelopment, but it would need to be achievable, in a prompt timeframe.
- Ideally, the club would demolish the building in the deck area, as it's the worst place to watch football from.
- They see a two-storey club facility as being viable, with a new netball court located in the southwest corner of the park.
- The netball club would be happy with that suggestion, with the current court maintained as a training facility, with some upgrades. In this scenario, the scoreboards could be used for netball too.
- The oval, layout and oval lighting are adequate.
- Most people park in the area along Grant Street.

5.2.2 BACCHUS MARSH CRICKET CLUB (BMCC)

The key points raised are summarised below:

- The club would like turf pitches to allow for participation in a higher standard competition.
- The oval orientation is a little off the ideal, but a new turf pitch could be oriented the right way, even if the oval can't be. The oval could be made smaller without affecting the club. They are currently moving cones in by 3m from the oval fence at the moment during matches.
- The cricket nets are in a poor state and need replacing. Adequate run up distance is required.
- The clubrooms and changerooms are old and have been updated over time as funds allow.
- The footballer's canteen is at the southern end of the oval, which is some distance for netballers wanting to use this facility.
- The football club uses canteen for food, and the deck bar for drinks. The cricket club uses the deck bar more due to the warmer seasons.
- The old pump shed between the oval and the netball courts used to be a canteen.
- The oval lights are suitable for practice but not great for games. Lighting is on their wish list as it would allow games to be played later.
- Advertising signage brings in a lot of revenue for the club and they would be reluctant to reduce or consolidate it.
- The club has concerns about whether a suggested "town square" space north of the oval would function and its impacts on the use of the nets. Also, there is no access to toilets in this location, if it were to cater for wider community use.
- The drainage of the oval is poor due to it previously being a grassed velodrome. They believe that the condition rating of the oval is poor.
- The representatives were supportive of the "softscape" of the park – the grass and trees and would like to see this improved. They are also supportive of a lake/wetland.
- Events in the park (e.g. the markets) have been "great", even when there are sporting matches on – "there's plenty of room so the park can accommodate everyone".
- They are also supportive of holding events on the oval (e.g. car show, carols by candlelight, concerts) when it's not in use for sporting matches. The proximity to the train station is really useful in facilitating access.
- Better social facilities would be good. Football and cricket seasons overlap a bit with training, but not so much in the use of the social spaces. They have a pretty good relationship with the football club and can share social spaces.
- They don't want the park and facilities to be a concrete jungle – they want it to be comfortable on hot days, so greenery and shade are important.
- The parking is just adequate, but it would be good to formalise it. There is a bit of an issue trying to fit all the cars for training.

Note: The Cricket Club is moving most of its operations to a new purpose-built facility at Racecourse Reserve. This new facility will have turf pitches, nets and lighting. It is anticipated by Cricket Victoria, that the facilities at Maddingley Park would be used at a junior level, playing on a synthetic pitch.

5.2.3 BACCHUS MARSH LAWN TENNIS CLUB (BMLTC)

The key points raised are summarised below:

- BMLTC has made financial contributions to the current shared facility of the two public courts/netball court, including lighting.
- BMLTC are concerned with any proposal to take their existing Court 7 and one of the public courts, and develop a new netball court, as this would leave the club two courts down on their existing provision.
- The netball club moved from two netball courts at the Bond St area of the park to one netball court at the current site. BMLTC are concerned that, in order to increase netball capacity, their assets are required to accommodate this. They question if the park is the right location to accommodate the required netball courts and supporting facilities.
- BMLTC note that the Shire recently relinquished two public tennis courts at Darley Park and query if a further reduction at Maddingley Park will meet public demand.
- The heritage clubhouse requires refurbishment, as it currently has no disabled access to clubrooms/toilets, and the street access is poor.
- The clubhouse kitchen needs replacing. With an updated kitchen and disabled access, the club would be in a much better position to hire out the facility creating a much-needed injection of funds.
- As a Sun Smart club, BMLTC see shade around viewing areas as a priority and their committee is currently working on grant applications and fund raising to assist with this.
- BMLTC are currently in discussions regarding the integration of the "Book a Court" system, with a council grant being secured to part fund this project. Further fund raising by members will be required.
- Courts 1-3 will need resurfacing in the next 2-3 years and all courts need ongoing maintenance.
- Water bottle filling stations are required for courts 8-10.
- BMLTC see the proposed shared use path (SUP) on the south side of Taverner St as a significant safety enhancement which should be prioritized.
- Formal marked bitumen parking bays should be constructed on the south side of Taverner St along with drainage improvements, in conjunction with the SUP.
- Security lighting should also be provided to the parking area on Taverner Street.
- BMLTC see their point of difference is as a lawn tennis club. They are one of the last lawn tennis facilities proximate to metropolitan Melbourne.
- The existing footprints for courts 1-3 and 4-7 do not allow for regulation court spacing.
- Bacchus Marsh Cricket Club

5.2.4 FRIENDS OF MADDINGLEY PARK

The key points raised are summarised below:

- Friends of Maddingley Park was established to help maintain the Park because it was apparent that Council wasn't providing adequate funding for capital works and maintenance.
- As the Maddingley Park Committee of Management no longer operates, the Friends group find it difficult to engage with Council in any initiative or to resolve issues.
- The rose garden is one of the main park features developed by the Friends group. It was built through community donations, of plants and materials, as well as monetary contributions. The rose garden, and another area of planting near the rotunda, are maintained by the Friends group. As a result, there is significant community interest in its future.
- The Friends had previously planted other garden beds, but these were removed by Council and grassed over.
- The Friends have a wish list of actions, which include plans to reinstate the paths and garden beds on the mound area.
- Recent Council plantings haven't contributed to the grand garden feel. The Friends didn't like the oak trees that council put in as the particular species doesn't provide a display of coloured leaves in autumn.
- The Friends support the recommendations of the draft Master Plan.
- Any upgrade of the parks ornamental landscape would require a dedicated caretaker.
- The Park is well used by children, with the playground being a particular attraction, so interactive water play may be appropriate. Additionally, something for teens would be good too, such as something challenging like climbing / flying fox. Teens should be encouraged to visit too and not be bored.
- With regards to new inclusions into the park, a children's garden could be incorporated into a new play area.
- The Friends support reinstatement of the sun dial. However, trees may have been planted where the sundial used to be.
- The idea of a wetland/ lake is highly supported, as is the potential for water harvesting to allow irrigation of park lawn and gardens.
- Loss of any part of the rose garden to allow for the expansion of netball facilities is not supported. Given its association with the community volunteers, its removal would mean loss of their support.
- The old kiosk near the rose garden is an eyesore without any benefit. It should be removed and the space used for something else.
- Car use conflicts with the recreational park uses. Additionally, the lawns are damaged. All cars should be kept out of the Park.
- Major pathways should be upgraded so that maintenance vehicles don't damage the surface.
- Entrances to the Park need improving. Many signs are an eyesore. The proposed signage and entry treatments in the draft Master Plan are supported.
- The toilet is not fit for purpose and needs to be replaced. Something near the entrances is supported, and ideally, in multiple locations. They need to be close to where the elderly and children are.

5.2.5 AFL GOLDFIELDS

The key points raised are summarised below:

Bacchus Marsh is a growth area for AFL and the oval at Maddingley Park is seen as a “premier” level facility.

With forecasted growth, additional AFL women's teams are anticipated.

Any proposals should future proof opportunities for women's and junior competitions. – Note: AFL Goldfields was not aware that the junior oval at Siberia is to be removed as part of the BMSP project. This would have implications for the provision of junior football at the park.

Despite the development of facilities at Racecourse Reserve, it is expected that the Bacchus Marsh Football and Netball Club would remain at Maddingley Park.

The inclusion of netball in the club provides a point of difference with few clubs in the region catering for both AFL and netball.

Under the AFL guidelines/hierarchy, the facility is defined as being of a local level. As such it should have adequate change, umpire and social facilities. Minimum change facility sizes are 50 to 75sqm. State level facilities require 90sqm per change room. - NB: the “local” definition for AFL is different to the Open Space strategy definition of “local”.

A minimum of 4 change rooms are required. This can be provided as individual spaces or as one large space able to be partitioned into 4 separate spaces when required.

150-200sqm is considered an appropriate size for social facilities. It should be noted that BMFNC is considered to be a large club with over 400 AFL members alone.

Consideration should be given to providing appropriate umpires meeting and change rooms. Flexible / partitionable spaces providing for gathering and meeting, with adjoining ensuites for males and females are ideal.

The current lighting, at 100lux, is suitable for play but not for spectating. 150lux is the AFL standard. Ideally, any new lighting should have adjustable lux levels.

The AFL contributes to the Country Football and Netball Program. Depending on annual funding cycles, funding for pavilion development may be available. Additionally, the AFL Australian Football Facility Fund has a program of grants up to a \$50,000 maximum, dependant on funding cycle.

5.2.6 CRICKET VICTORIA

The following observations were provided:

- Participation numbers have remained stable over the last few years (Apart from COVID).
- There are 3 women's clubs in the Moorabool area, a number described as “impressive”.
- The “Junior Blasters” cricket program has approximately 50 participants in Moorabool.

From a facilities perspective:

- The pavilion and change rooms are in a “dire” state and need replacing.
- The grass surface is in good condition, but a different type of turf to other ovals.
- The oval has an historic attraction. It is a nice character ground to play on, particularly with the historic fence and parkland.
- The lighting is inadequate for twilight matches.

What access to facilities at Racecourse Reserve means for the Cricket Club:

- If the Racecourse Reserve facility has turf pitches, then it will become the focus of play.
- If that is the case, then Maddingley Park oval would become more junior focussed, and a synthetic pitch would be appropriate.
- A junior club could cope with 3 practice nets – 1 community net and 2 dedicated club nets. Net run ups which don't utilise the playing surface are preferred if space allows. Nets should be located outside of the line of view of the batsperson along the pitch.
- Lighting upgrade for twilight matches is not required for junior play.

5.2.7 TENNIS VICTORIA - COUNTRY CENTRAL WEST

The following observations were provided:

- The number of lawn courts are progressively reducing across Victoria, primarily as a result of high maintenance need but also the demand for all season use.
- The lawn tennis season is typically 8 months in length, with most courts unavailable for use during winter.
- There is still a high level of demand for lawn courts, particularly with older people, given the softer surface is more forgiving on joints.
- The only remaining courts in the country central west region of a sufficient number to host a tournament are at Horsham and Bacchus Marsh.
- Most tournaments typically involve 50 to 300 players. However, the annual Country Week hosts 1,000 players.
- The “book a court” system will improve access for the public.

Tennis Victoria would like to see:

- No loss of courts.
- Improved DDA access and overall amenity throughout the court complex and pavilion.
- Improved clubhouse / pavilion facilities.
- Upgraded energy efficient LED lighting.
- Funding opportunities currently exist through the Venue Improvement grant



6.0 RECOMMENDATIONS

The following recommendations for inclusion in the Master Plan were made by the Project Control Group, based on community and stakeholder input.

BASED ON COMMUNITY SURVEY FEEDBACK

- Formalise on-street carparking spaces along Taverner Street and Grant Street to increase the number of spaces available. Formalise a limited number of carparks within the reserve.
- Replace the toilet block.
- Upgrade the playground.
- Upgrade existing, and add new, picnic shelters and BBQ's.
- Improve path lighting.
- Upgrade path surfacing.
- Provide an additional netball court.
- Provide improved cricket practice nets.
- Improve amenity of football and tennis spectator areas.
- Improve botanic gardens character, including ornamental gardens.
- Reinstate the lake/wetland.

BASED ON STAKEHOLDER FEEDBACK

Football

- Develop a new pavilion and clubrooms, including female changerooms – shared with netball and cricket.

Netball

- Provide courtside toilets, change facilities and medical room.
- Provide an additional netball court.
- Provide sheltered spectator facilities.

Tennis

- Retain grass courts.
- Make tennis clubhouse DDA accessible.
- Install drinking fountains to courtside and spectator areas.
- Install shade sails to central spectator space.
- Provide an accessible space between court fencing and adjacent garden beds for turf court maintenance.

Cricket

- Develop a new pavilion and clubrooms, including female changerooms – Shared with netball and football.
- Replace existing nets with at least 3 x new nets.

Friends of Maddingley Park

- Maintain and enhance the rose garden in its current location.
- Reinstate a lake/wetland in its original location.
- Ensure gardens and lawn are sufficiently irrigated year-round (e.g. using harvested rainwater).
- Reinstate garden beds to reflect the former character of the gardens.
- Reinstate historic path alignments, including in the area of the mound.
- Improve signage and entry points.
- Remove old kiosk near rose garden.





THE MASTERPLAN

7.0 KEY DESIGN PRINCIPLES

The proposed design direction for Maddingley Park is based on returning the setting to one that reflects its past glory as a Victorian botanic pleasure garden. The framework of the existing landscape, as well as remnant historical elements provide a strong framework upon which to build.

The park is to be divided into a number of activity zones which define the intended primary use as well as landscape character.

It is recognised that sporting activities will continue to be a significant part of the park, based on the level of existing investment in facilities as well as the demonstrated community demand for football, cricket, netball and tennis.

WELCOME & CONNECT

- More welcoming frontages with superfluous fencing removed.
- Clear identifying signage and enhanced landscapes at entries and limits on the extent and visual character of sponsor advertising.
- Adjusted path network to support connections to surrounding areas, including the future Moorabool Aquatic and Recreation Centre to the east and Bacchus Marsh College to the west
- Paths through the park that provide connections to destinations, including the MARC and improved activity that results in a safer park through passive surveillance.

CELEBRATE THE HERITAGE

- Based on the principles of the Burra Charter, the approach to the design and selection of new park elements should clearly delineate the new from the old, while being sympathetic to their aesthetics.
- Provide interpretive signage that celebrates both indigenous and non-indigenous history throughout.
- Reinstate a number of historic paths
- Retain significant and contributory heritage elements
- Remove ad-hoc structures and elements which detract from the desired character, and establish a more consistent palette.

REVIVE THE 'PLEASURE GARDENS'

- Reinterpret the original intent of Maddingley Park as "pleasure gardens: a place for relaxation and peaceful contemplation"
- A diverse and ornamental plant palette providing colour and visual interest
- Frame the open grassed spaces and functional uses with garden beds
- Priority given to the pedestrian experience, with vehicle access limited to those necessary for servicing, emergencies and events.
- Establish a wetland in a similar location to the lake which once occupied the site.
- Design the Park as a place to stay and enjoy - not just move through

SUSTAINABLE & MAINTAINABLE

- Recognising the changing climate, select plant species which are drought tolerant, as well as botanically diverse and visually interesting.
- Limit irrigated grassed areas to the locations where they will be most valuable.
- Establish durable, predominantly water-permeable surfaces which complement the parkland character.
- Establish a wetland and water harvesting system to reduce reliance on mains water for irrigation and to support healthy water systems and biodiversity.

"12.0 Northwest Quadrant
Sport & Ornamentals" on page 36

"13.0 Northeast Quadrant
Play & Recreation" on page 38

"11.0 Southwest Quadrant
Identity & Spectating" on page 34

"14.0 Southeast Quadrant
Heritage & Parklands" on page 40

MADDINGLEY PARK MASTERPLAN

1:1250 @ A3
0 10 20 30 40 50



LEGEND	
	Open grassed area
	Sports ground (grassed)
	Sports ground (paved)
	Wetland (with edge planting)
	Trees to be retained
	Proposed trees
	Buildings & structures to be retained
	Proposed buildings & structures
	New and realigned fencing
	Existing fencing
	Major gate / entry statement
	Secondary gate
	Garden beds and/or mulched areas
	Granitic sand topped asphalt or decomposed granite
	Concrete feature paving
	Standard concrete footpaths
	Asphalt (indicative space for parking hatched)
	Play & fitness areas
	Potential art location
	Potential future upgrades to intersections
	Potential future road widening

GRANT ST

TAVERNER ST

BOYES CL

BOND ST

STATION ST

EXPANDED NETBALL COURTS WITH TENNIS

TENNIS CLUB

EXISTING TENNIS GRASS COURTS

EXISTING TENNIS HARD COURTS

SENSORY GARDEN

NEW PLAYGROUNDS

REINSTATED HERITAGE PATHS

EXISTING OVAL

NEW WETLAND

UPGRADE SPORTS PAVILION & CHANGE ROOMS

NEW CRICKET NETS

UPGRADE EXISTING CHANGE ROOMS

FUTURE MOORABOOL AQUATIC AND RECREATION CENTRE

PARKING

8.0 RETENTION, REMOVAL & ENHANCEMENT

8.1 SPORTING FACILITIES

CRICKET PRACTICE PITCHES

- Remove existing cricket practice pitches.
- Install new cricket practice wickets with full length synthetic pitches and a ball stop fence adjacent. Up to four wickets proposed, subject to arborist's inspection of tree root zone impacts, particularly on any significant Eucalyptus camaldulensis trees.

NETBALL

Courts

The existing multicourt space in the northwest corner of the Park will be reconfigured to accommodate two courts with both netball and tennis markings. This means there will be a net loss of one dedicated tennis court, and a net increase of one netball court (i.e. two netball courts in total).

Netball pavilion

The existing netball pavilion on the western edge of the courts will be upgraded to provide improved facilities which may include changerooms, toilets and treatment rooms for netballers.

TENNIS

Proposed changes to the tennis facilities are listed below:

Clubhouse & surrounds

- Make the clubhouse facility and courts DDA accessible, while protecting heritage value and where possible, removing additions that are unsympathetic to the heritage.
- Implement a 'book –a court' digital booking system to allow for public access and increase utilisation.
- Install shade covers over spectator viewing areas.
- Relocate bin storage area to the Taverner Street frontage so that collection vehicles do not need to enter the park.

SPORTS PAVILION

Upgrade the existing sports pavilion and change rooms in their current location at the intersection of Grant and Station Streets. This will cater primarily for football and cricket needs, and also accommodate social functions for netball. New DDA compliant toilets within this pavilion can be made publicly accessible. There is opportunity to establish a higher quality architectural interface at this highly visible location.

8.2 FENCES

BOUNDARY

A number of gates are proposed within the existing fencing to allow access to new proposed pedestrian paths and the parking area southeast of the oval on game days.

To provide a much more attractive frontage at the corner of Grant Street and Station Street, it is proposed that the existing fencing in this area be removed as part of the sports pavilion upgrade and adjusted so that the pavilion itself forms the boundary to the Park at this corner.

As part of this upgrade, the identifying signage for sporting clubs and sponsor advertising may be displayed on a new, high-quality signage structure which has been carefully designed to integrate well with the building, fencing and/or landscape, subject to design development.

TENNIS & NETBALL COURTS

Existing fences around the current netball court will need to be reconfigured slightly to accommodate the additional netball court and relocate one of the tennis courts.

OVAL

- To allow for an expanded viewing area and walkway, the southwest portion of the existing fence around the oval may be shifted slightly inwards (approx 2.3m is shown) without significantly impacting the heritage value, since its position has already been previously altered in this area.
- Other portions of the fence should remain in their original alignments to conserve heritage value (see "Appendix A - Heritage Assessment of Significance").

While the park has many elements of historic, cultural, and recreational value, numerous elements added to the park over subsequent years detract from the elements of value and do not provide a consistent, high quality appearance. Many of the facilities are also in need of improvement to better cater for the growing needs of the community and to elevate the park's standard of design.

8.3 OTHER ELEMENTS

HERITAGE ELEMENTS

These are to be retained and conserved - refer to "Appendix A - Heritage Assessment of Significance".

TO RELOCATE

- **Smaller playground** - Equipment to be relocated to another park.
- **Water pipe for trucks** - To be relocated elsewhere.
- **Historic character benches** (not shown on plan) - These may be relocated to the spectator seating areas towards the southern end of the oval if they are deemed to be of value and in good condition or able to be refurbished.

TO ENHANCE

- **Picnic shelters** - These may be refurbished with new concrete feature paving, repainting, boundary beams/seats removed to improve access, and new furniture inserted. When they are nearing the end of their useable life, they may be removed and replaced with a proposed new shelter (see "17.0 Furnishings & Finishes").
- **John Nieuwesteeg Heritage Rose Garden** - To be largely retained and paths to be formalised. However the garden beds immediately adjacent to the George Dickie Pavilion will need to be relocated to avoid further damage to the structure.
- **Fitness equipment** - Improve edges for better integration with the Park and better amenity.

TO REMOVE

- **Sheds near tennis courts** - To be removed and consolidated in a new shed which is to be located against the tennis fence. This will make the open space more continuous and useable, and improve visibility.
- **Brick ticket boxes.**
- **Older signage** - Entry signage to be replaced (see "16.0 Wayfinding & identity").
- **Hexagonal toilet block** - This will be replaced with a new central toilet facility which allows more direct access to stalls and better sight lines for safety. Also toilets within the upgraded sports pavilion can be designed to allow for external public access.
- **Bollards** - Given that general public vehicle access will be limited to the area south of the oval, most bollards in other areas within the Park can be removed.
- **Other benches and picnic settings** - Progressively remove and replace with new furnishings (see "17.0 Furnishings & Finishes"). New furnishings may be in a different location to the original, taking into account the following strategies:
 - Provide views to sporting fields, courts and play areas
 - Locating seats along paths at regular intervals (particularly primary paths)
 - Co-locate picnic settings with other amenities (shelters, BBQ, drink fountains etc.)
 - Where possible, aligning seat backs against garden beds or other barriers, and seat fronts towards open space or activity areas is desirable.
- **Existing water tanks** are proposed to be retained at this stage. However there is potential to investigate replacing them with under ground water storage to maximise open green space in the park.



Entry gate
 Signage
 Heritage box
 Brick ticket box

Tennis Club (Heritage - former Maddingley Court House)

TAVERNER ST

BOYES CL

GRANT ST

Tennis & multi-purpose courts

Tennis Courts

Cricket nets

Tennis Courts

Sheds

Playground

Picnic shelter

Picnic shelter

Water pipe for trucks

Oval

Heritage sheltered seating

Sarah Cafferkey memorial (approx location)

Fitness equipment

Playground

Signage

George Dickie Pavilion (rotunda)

Heritage sheltered seating

Toilet block

Pavilion

Change rooms

Grand stand

Evans Pavilion

Brick ticket box

Picnic shelter

Light pole

Picnic shelter

Water tanks

STATION ST

Entry gate

Gate remnant

BOND ST

LEGEND

Fences & barriers

- To be retained
- Heritage fence to be realigned
- Position of realigned heritage fence
- To be removed and replaced with fencing for cricket facilities
- To be removed and replaced with a gate
- To be removed and replaced with new reconfigured fencing
- To be removed as part of pavilion upgrade, with the pavilion itself forming the boundary.
- Bollards along boundary to be removed

Structures & facilities

- To be retained
- To be retained and conserved (heritage)
- To be retained and enhanced
- To be retained and enhanced and heritage to be conserved
- To be relocated outside Maddingley Park
- To be removed
- To be upgraded

RETENTION & REMOVAL

1:1250 @ A3

0 10 20 30 40 50

9.0 ACCESS & MOVEMENT

Maddingley Park will be a pedestrian and cyclist friendly space. Access for pedestrians and cyclists is proposed to be 24 hours per day, while access for vehicles will be limited only to those authorised for a specific purpose. General public vehicle access will be restricted to the designated parking areas outside of the Maddingley Park boundaries.

The path network has been developed to facilitate ease of movement, increase use and improve passive surveillance.

ACCESS POINTS

Primary entries

The historic gates at the northwest and southeast corners will continue to function as primary access points into the park and will be enhanced with feature paving and improved landscaping and entry signage.

Two other entries will be formalised as primary entries:

- On the park's western boundary to Grant Street, aligning with the existing pedestrian crossing. This will provide safe and direct access from Bacchus Marsh College and pedestrians approaching from the western side of Grant Street.
- At the intersection with Boyes Close, connecting the Maddingley Park with the cycle route to the Bacchus Marsh town centre. This will be supported by the recently established Shared Use Path (SUP) through the park.

These four entries are connected by the primary path network which runs through Maddingley Park.

Secondary entries

More informal secondary entries are provided at a number of other points along the boundary, allowing quick and easy access to people using on-street parking around the site and adjacent residents. Most significantly, pedestrian access to the southwest of the Football/Cricket pavilion will be improved to prioritise pedestrians.

PATH NETWORK HIERARCHY

The path network is comprised of the following path typologies and standards:

Primary

- Coloured exposed aggregate concrete.
- Width is to match that of the existing path from the northwest gate
- Highest priority for lighting
- Investigate the potential for the installation of an integrated CCTV/smart pole system at key nodes.

Secondary

- A compacted decomposed granite path up to 3m in width, with a thinner concrete edge strip.
- Illumination is desirable, particularly where there is no light spill from other sources

Tertiary

- A compacted decomposed granite path up to 2m in width with a timber edge strip.
- Tertiary paths will not be lit.

Feature nodes & paths

- In key locations where paths terminate or intersect at park attractions and around buildings, feature paving of coloured exposed aggregate concrete is to be used.

PRIVATE VEHICLES

The bulk of the parking will be on surrounding off street parking areas, including a formalised car park along the edge of Grant Street.

Private vehicle access to Maddingley Park will be confined to a parking area along the southeast edge of the oval and access will be controlled with removable bollards.

AUTHORISED VEHICLE ACCESS

The primary path network is proposed to only be accessed by authorised vehicles for such purposes as maintenance, emergencies and events.

These vehicles can access the primary path network via the entries at the end of Bond Street or the Boyes Close intersection.

Authorised vehicles can access the paved spaces adjacent to the upgraded sports pavilion or formalised parks to the east if required for such purposes as loading or providing event services. Vehicle access to these spaces is via the Grant Street car park or Station Street.

Removable bollards will be installed at each of these vehicle entry points.



TAVERNER ST

INTERSECTION UPGRADE ANTICIPATED

BOYES CL

FUTURE MOORABOOL AQUATIC AND RECREATION CENTRE (MARC)

GRANT ST

BOND ST

POTENTIAL ROAD EFFECT WIDENING

INTERSECTION UPGRADE ANTICIPATED

STATION ST

LEGEND

- Primary pedestrian paths
 - Primary
 - Future connection to MARC (indicative)
 - Shared use path (SUP)
- Other internal pedestrian paths
 - Secondary
 - Tertiary
 - Feature paths & nodes
- External pedestrian paths
 - Shared use path (SUP)
 - Pedestrian only
- Crossings
 - Formalised crossings
 - Informal crossings
- Vehicle access
 - 2-way lanes (asphalt)
 - Parking area (asphalt)
 - Egress point - authorised vehicles only

ACCESS & MOVEMENT

1:1250 @ A3

0 10 20 30 40 50

10.0 PROTECTION OF SIGNIFICANT TREES

The proposed actions have considered the location of significant trees, with new elements requiring disturbance of root-zone being located clear of tree protection zones (TPZ) wherever possible.

Upgraded existing paths on their current alignments will primarily involve the excavation of existing path surfacing and subgrade to a similar depth as currently exists.

Council's arborist has undertaken a preliminary review of significant trees proximate to upgraded paths (trees marked with "potential to be impacted by excavation" on plan opposite). Based on recent experience on the reconstruction of the main north south path from Boyes Close to the Station Street gates, an appropriate construction and oversight process by a qualified arborist will result in minimal impact to the tree's root zones, particularly the structural root zone (SRZ).

The slab for the proposed cricket nets would be located close to the TPZ of a River Red Gum (Tree 1 on plan opposite). However, placement of the slab above the surface root zone near the TPZ, in conjunction with non-destructive excavation of fence post holes, will significantly reduce any potential impact.

The existing elms labelled Tree 5 and 6 may also be impacted due to the proximity of the relocated tennis court. During detailed design, the trees should be assessed for their significance and health and the extent of any potential impact. If the trees can be preserved, the extent of impact could be minimised in a similar manner to Tree 1 described previously.

PROPOSED METHODOLOGY FOR TREE PROTECTION

- The contractor to confirm the alignment of the path's outer edges.
- Meeting between the contractor and the arborist on site to explain the scope of work and to identify any issues with the alignment.
- Determination by the arborist of the SRZ of all the trees close to the path and the marking of all affected trees
- Consideration of opportunities to move the path alignment to avoid the SRZ, where possible.
- Careful excavation within the SRZ, under the supervision of the arborist, to prevent damage to structural roots.



TAVERNER ST

BOYES CL

FUTURE MOORABOOL AQUATIC AND RECREATION CENTRE (MARC)

1 Eucalyptus camaldulensis

7 Pinus sylvestris

2 Eucalyptus camaldulensis

6 Ulmus procera

3 Ulmus glabra

5 Ulmus procera

4 Cedrus deodara




7 Cedrus deodara

GRANT ST

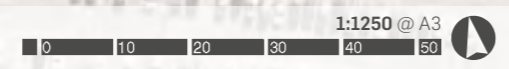
BOND ST

STATION ST

LEGEND

-  River Red Gums (Eucalyptus camaldulensis)
-  Trees with potential to be impacted by excavation
-  Existing trees to be removed

EXISTING TREES



11.0 SOUTHWEST QUADRANT

IDENTITY & SPECTATING

THE PRECINCT

The southwest corner of the park is its most visible, given the volume of traffic movements at the intersection of Grant and Station Streets. However, aesthetically it is one of the park's least welcoming interfaces, with the back of house activities of the oval pavilion and an amalgam of sponsorship signs being visually prominent.

Proposed actions focus on improving the standard of presentation of this interface to one befitting of Bacchus Marsh's, and the region's, premier recreation and sporting facilities.

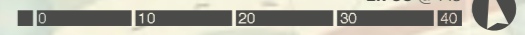
Any actions at the immediate street corner interface need to be considered with regard to proposed intersection signalisation upgrade works.

KEY ACTIONS

- Upgrade the existing sports pavilion and change rooms to cater for the needs of football and cricket, and social functions for netball, as well as DDA compliant toilets that can be made publicly accessible.
- As part of the upgrade to the sports pavilion, incorporate signage to identify the sporting clubs and for sponsor advertising in an efficient, effective manner that is well designed and carefully placed.
- Provide pedestrianised spaces around the sports pavilion, limiting vehicle access in this area to authorised vehicles only.
- Provide legible park entry signage and gateway elements (including landscaping) that are evocative of a quality park with historic roots. The feature signage at the southwest corner will be the largest and most prominent for Maddingley Park.
- Upgrade the surfacing of primary, secondary and tertiary paths.

SOUTHWEST QUADRANT

1:750 @ A3



- LEGEND**
- Open grassed area
 - Sports ground (grassed)
 - Sports ground (paved)
 - Trees to be retained
 - Proposed trees
 - Buildings & structures to be retained
 - Proposed buildings & structures
 - New and realigned fencing
 - Existing fencing
 - Major gate / entry statement
 - Secondary gate
 - Garden beds and/or mulched areas
 - Granitic sand topped asphalt or decomposed granite
 - Concrete feature paving
 - Standard concrete footpaths
 - Asphalt (indicative space for parking hatched)
 - T Toilets (publicly accessible)
 - S Main spectator viewing areas
 - Indicative bench locations
 - Fixed bollards
 - Potential future upgrade to intersection
 - Potential future road widening
 - + Power pole locations (undergrounding is desirable)



Egress point with removable bollards for authorised vehicles only

Oval boundary fence shifted inwards slightly (approx 2.7m shown)

Maddingley Park feature signage

Signage for clubs and major sponsors elegantly integrated with the building, fencing and/or landscape, subject to design development

Parking area for authorised vehicles only (e.g. loading/servicing)

Historic character benches may be removed or relocated to spectator seating areas near key heritage structures.

12.0 NORTHWEST QUADRANT

SPORT & ORNAMENTALS

THE PRECINCT

The historic northwest gates are a primary access point into the park. The arrival experience within the park will be improved through the removal of non-historical elements that create visual clutter, such as the brick ticket box, and the establishment of a highly ornamental landscape to reflect the former grandeur of the park and complement the existing rose garden.

A new pathway connection will also be established from the pedestrian crossing on Grant Street to allow for a more direct and welcoming off street movement between Bacchus Marsh College and the future MARC.

KEY ACTIONS

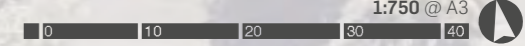
- Provide legible park entry signage and gateway elements (including landscaping) that are evocative of a quality park with historic roots.
- Provide a pathway connection from the pedestrian crossing on Grant Street to the main east-west path through the park.
- Develop a contemporary western entry aligned with the Grant Street pedestrian crossing to complement the character of Maddingley Park
- Install new cricket practice nets with a 3m high ball stop fence along the western boundary adjacent.
- Remove the brick ticket box and refurbish the landscaping in the northwest corner.
- Refurbish the Friends of Maddingley Park rose garden - paths, furniture, structures and garden bed edges - to a standard appropriate for a significant historic park.
- Establish landscaping along the primary access path, particularly shrub beds along the tennis court interface and a highly ornamental Australian natives garden to provide a counterpoint to the rose garden opposite.
- Formalise the off street parking along Grant Street and establish avenue canopy tree planting.
- Widen the SUP along the Grant Street interface.
- Remove the existing park signage and replace it with new branded signage that better reflects the significance of the park.
- Upgrade the surfacing of primary, secondary and tertiary paths.
- Make the tennis clubhouse facility and courts DDA accessible, while conserving heritage value and where possible, removing additions that are unsympathetic to the heritage.
- Implement a 'book-a-court' digital booking system to allow for public access and increase utilisation.
- Relocate tennis bin storage area to the Taverner Street frontage so that collection vehicles do not need to enter the park.
- Improve tennis spectator area with shade structures and drink fountains.
- Upgrade the existing netball shed to provide improved facilities which may include change rooms, toilets and treatment rooms.
- Provide shade and seating in netball spectator area.
- Reconfigure the multicourt space and surrounding fences to accommodate two courts with both netball and tennis markings.
- Resurface existing hard courts 1,2 and 3 and address drainage concerns.
- Relocate tennis hard court 7 to the east of hard courts 1,2 and 3 to allow for the netball reconfiguration.
- Provide a new, consolidated shed to replace the two existing sheds that must be removed to allow for court 7 to be relocated. The new shed should provide at least an equivalent amount of space to what is currently provided to address the needs of the Tennis Club and Friends of Maddingley Park.

GRANT ST

TAVERNER ST

NORTHWEST QUADRANT

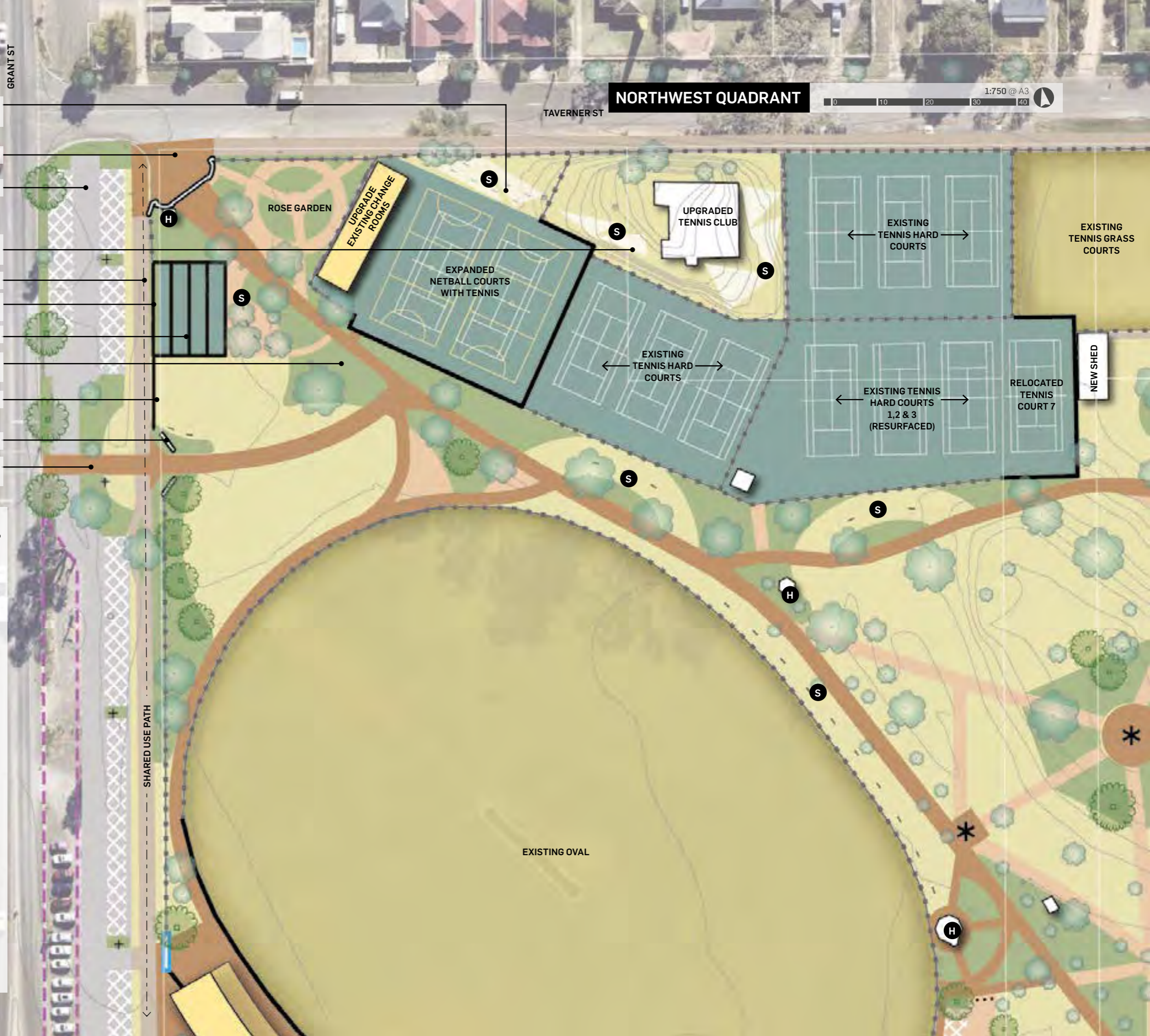
1:750 @ A3



- Shade structures and seating for netball spectators
- Feature entry pavement
- Formalised car park for public use
- Shade structures for tennis spectator areas
- Widened & formalised shared use path
- Area for consolidated major sponsor & club signage
- New cricket nets
- Colourful Australian native ornamental gardens along primary path
- Ball stop fence (approx 3m high)
- Contemporary gateway feature
- Pedestrian entry aligned with crossing point on Grant St.

LEGEND

- Open grassed area
- Sports ground (grassed)
- Sports ground (paved)
- Trees to be retained
- Proposed trees
- Buildings & structures to be retained
- New and realigned fencing
- Existing fencing
- Major gate / entry statement
- Garden beds and/or mulched areas
- Granitic sand topped asphalt or decomposed granite
- Concrete feature paving
- Standard concrete footpaths
- Asphalt (indicative space for parking hatched)
- Main spectator viewing areas
- Conserve historic elements and provide interpretation
- Indicative bench locations
- Power pole locations (undergrounding is desirable)



13.0 NORTHEAST QUADRANT PLAY & RECREATION

THE PRECINCT

Children's play continues to be the focus of this precinct. The existing timber play facility, while highly valued by the community, has come to the end of its life and will require replacement. This opens the opportunity to develop a new, expanded play experience including nature-based play elements and a separate junior play area. Picnic and BBQ facilities will be developed around the perimeter of the play area.

A new contemporary gateway will be developed at the entry to the precinct, at the intersection with Boyes Close.

A sensory garden with raised garden beds and a single-entry looping path will be established for use by the general public as well as user groups with special needs, particularly those with dementia.

KEY ACTIONS

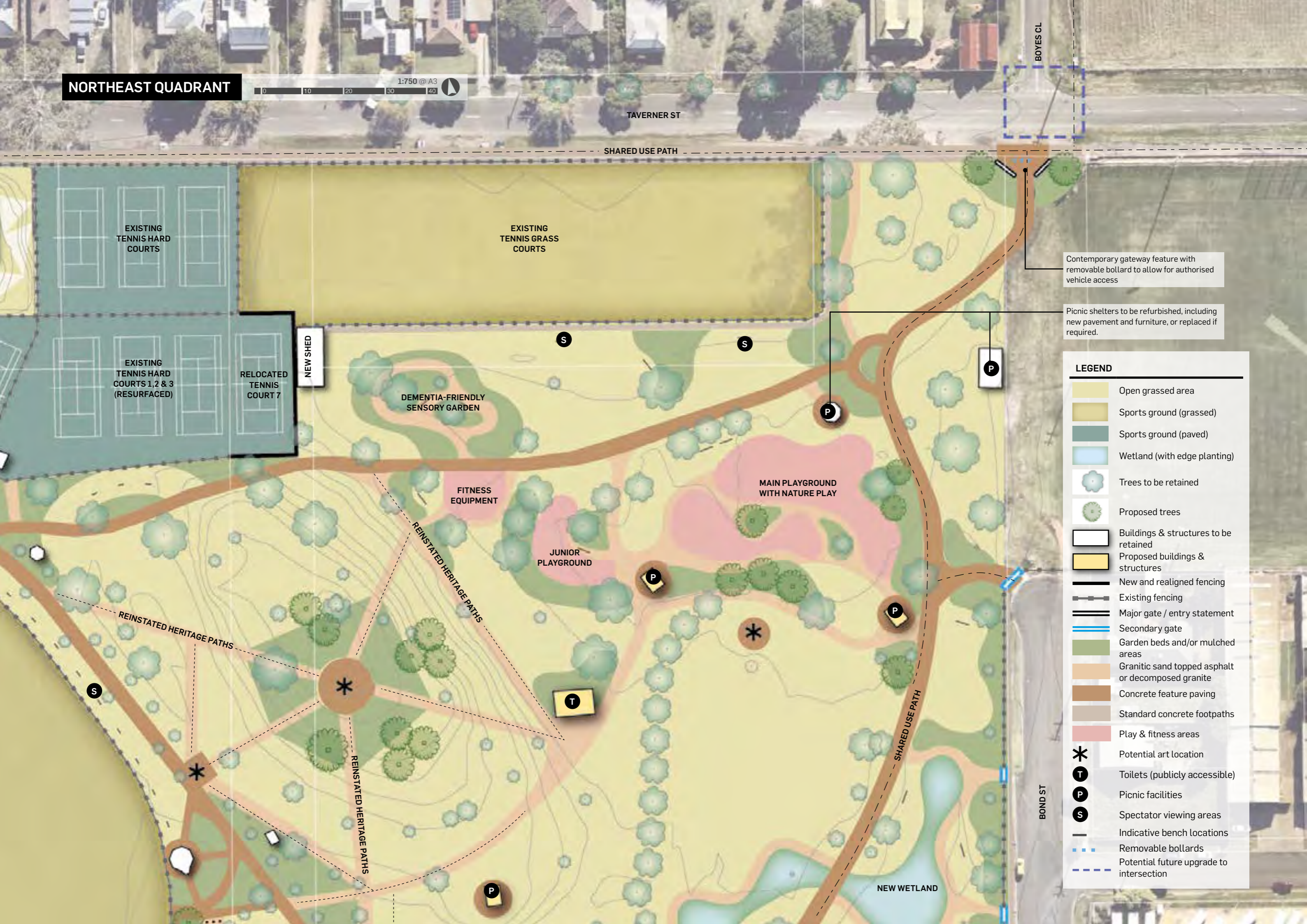
- Remove the existing elements in the playground which are at the end of their useable life and develop a new playground in this location which includes some nature-based play elements.
- Develop a new separate junior play area to the west of the main play area.
- Install new picnic facilities including BBQs, tables, seating and shelters
- Refurbish existing picnic shelters, including new pavement and furniture, or replace if required.
- Develop a new small, CPTED appropriate toilet facility in location proximate to play and picnic facilities.
- Establish areas of garden, including screening shrubs, to break up the tennis court edge.
- Develop viewing areas in breaks between landscaping along the southern edge of the lawn tennis courts with relocated seating.
- Develop a contemporary entry to the Park which will complement the character of Maddingley Park and the new MARC.
- Realign existing, and construct new paths to provide improved access to the MARC, as well as the new shared use path connecting to the Werribee River.
- Upgrade the surfacing of primary, secondary and tertiary paths.
- Enhance the edges and landscape around the fitness equipment.
- Establish a new dementia-friendly sensory garden with a single-entry, closed-loop path and a variety of plants offering different sensory experiences.
- Provide public art in visually prominent locations in the landscape e.g. at key path intersections and/or framed by trees in the open grassed space.

NATURE-BASED PLAY EXAMPLES



NORTHEAST QUADRANT

1:750 @ A3



Contemporary gateway feature with removable bollard to allow for authorised vehicle access

Picnic shelters to be refurbished, including new pavement and furniture, or replaced if required.

LEGEND

- Open grassed area
- Sports ground (grassed)
- Sports ground (paved)
- Wetland (with edge planting)
- Trees to be retained
- Proposed trees
- Buildings & structures to be retained
- Proposed buildings & structures
- New and realigned fencing
- Existing fencing
- Major gate / entry statement
- Secondary gate
- Garden beds and/or mulched areas
- Granitic sand topped asphalt or decomposed granite
- Concrete feature paving
- Standard concrete footpaths
- Play & fitness areas
- * Potential art location
- T Toilets (publicly accessible)
- P Picnic facilities
- S Spectator viewing areas
- Indicative bench locations
- Removable bollards
- Potential future upgrade to intersection

14.0 SOUTHEAST QUADRANT HERITAGE & PARKLANDS

THE PRECINCT

The historic gates at the southeast corner of the park continue to welcome train travellers to the park, as they have since the 19th century.

The heritage and parkland precinct contains some of the most historic elements remaining from the park's previous life as a nineteenth century botanic / pleasure garden.

The precinct will be redeveloped to restore it to a condition similar to its former state with a particular focus on the establishment of massed garden beds and feature tree planting, which will become the setting for passive recreational activities.

A new wetland in the vicinity of the historic lake will be established, while maintaining ample grassed space nearby to accommodate events and passive recreation.

Opportunities for the wetland include:

- Stormwater treatment, including vegetation to support the cleansing of the water, biodiversity and provide a more natural appearance.
- Water storage to support park irrigation.
- Establishment of a system of paths and boardwalks.

KEY ACTIONS

- Enhance the area surrounding the southeast gate as a major entry to the park from the station by incorporating paving, planting, furniture and signage.
- Install new picnic facilities including BBQs, tables, seating and shelters
- Refurbish existing picnic shelters, including new pavement and furniture, or replace if required.
- Re-establish the historic path network and develop ornamental garden beds in the hill precinct.
- Remove the existing toilet block and instead provide new toilet facilities in a central location which are safer and more easily accessible.
- Establish screen planting around the perimeter of the water storage tanks.
- Formalise public spectator parking around southern end of the oval only. Control entry with gate at the Station Street driveway and prevent access to other parts of the Park with fixed bollards and avenue trees.
- Permit access to other parts of the Park for authorised vehicles only via entry points on Bond Street and opposite Boyes Close.
- Upgrade the surfacing of primary, secondary and tertiary paths.
- Historic character benches throughout the park may be removed or (if deemed to be of value and able to be restored) they may be relocated to spectator areas near the George Dickie Pavilion and/or Evans Pavilion.
- Undertake heritage conservation works to significant built elements including the George Dickie Pavilion, Evans Pavilion, and gates, and provide interpretation elements.
- Formalise paths through the John Nieuwesteeg Heritage Rose Garden with feature pavement and relocate planting which is immediately adjacent to the George Dickie Pavilion as part of conservation works.
- Establish a new wetland in the central grassed area with boardwalks for water capture and reuse and for ornamental value.

SOUTHEAST HERITAGE GATES - VIEW FROM STATION STREET



SOUTHEAST QUADRANT

1:750 @ A3
 0 10 20 30 40

LEGEND

- Open grassed area
- Sports ground (grassed)
- Sports ground (paved)
- Wetland (with edge planting)
- Trees to be retained
- Proposed trees
- Buildings & structures to be retained
- Proposed buildings & structures
- New and realigned fencing
- Existing fencing
- Major gate / entry statement
- Secondary gate
- Garden beds and/or mulched areas
- Granitic sand topped asphalt or decomposed granite (space for parking hatched)
- Concrete feature paving
- Standard concrete footpaths
- Play & fitness areas
- * Potential art location
- T Toilets (publicly accessible)
- P Picnic facilities
- S Spectator viewing areas
- H Conserve historic elements and provide interpretation
- Indicative bench locations

Formalised spectator parking area with access off Station Street only

Historic character benches may be removed or relocated to seating areas near key heritage structures

Formalised paths through rose garden

Existing picnic shelters to be refurbished, including new pavement and furniture, or replaced if required.

Feature entry pavement





PALETTES & ELEMENTS



15.0 SOFTSCAPE

Part of the appeal of Maddingley Park during its heyday was the arrangement of broad open spaces such as the lake and lawns, framed by more dense clusters of planting that provided plenty of visual variety with different colours, heights and textures of plants.

Much of this original character could be revived and reinterpreted by providing a mix of open grassed spaces, framed with planter beds, that provide a similar sense of variety and visual interest, with ornamental species that are low maintenance and drought tolerant. They would be arranged in a manner that helps to frame the open spaces, and provide a sense of discovery, while demonstrating good CPTED (Crime Prevention Through Environmental Design).

MADDINGLEY PARK HISTORIC CHARACTER



TREES

- Parrotia persica
- Brachychiton rupestris
- Brachychiton populneous
- Brachychiton discolour
- Fraxinus americana
- Geijera parvifolia
- Ginkgo biloba
- Parrotia persica
- Quercus ilex

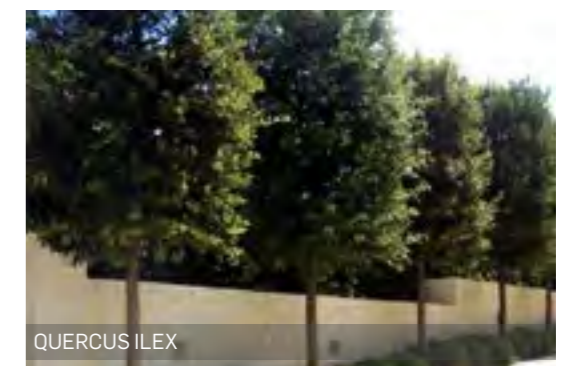
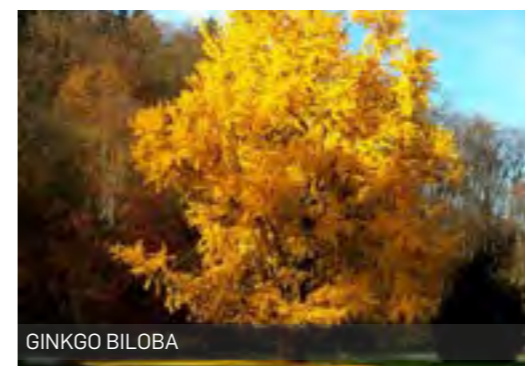
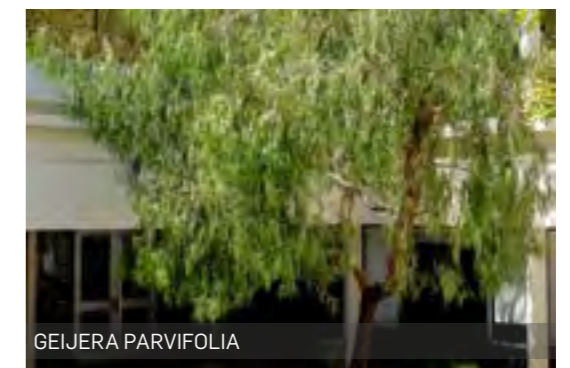
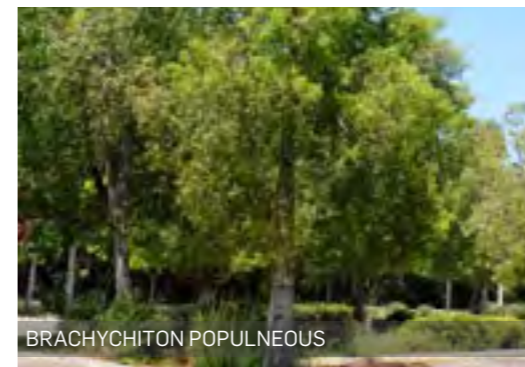
LARGE SHRUBS

- Adenanthos sericeus
- Prunus laurocerasus
- Rhaphiolepis indica
- Doryanthes excelsior

GROUND COVERS / TUFTING

- Agave filifera - Thread agave
- Aloe arborescens
- Crassula capitella 'Campfire'
- Sedum mexicanum - "Gold Mound"
- Sedum spurium "Red Carpet"
- Senecio cylindricus - Narrow-leaf chalk sticks
- Senecio serpens - Blue Chalksticks
- Senecio barbertonicus
- Eremophila glabra prostrate "Blue Horizon"
- Lomandra "Lime Tuff"
- Rhagodia spinescens "Aussie Flat Bush"
- Lomandra confertifolia sp. rubiginosa "Seascape"
- Poa poiformis "Kingsdale"

PROPOSED TREES



LANDSCAPE CHARACTER & TYPICAL SPECIES FOR GARDEN BEDS



16.0 WAYFINDING & IDENTITY

IDENTIFICATION SIGNAGE

MAIN CORNER STATEMENT



This signage should be easily legible by passing drivers at the intersection of Grant Street and Station Street, presenting a distinctive public face for the park.

PEDESTRIAN ENTRIES



- This signage should be of medium size. The park name should be legible by pedestrians and drivers in close proximity and take any fencing into consideration.
- Some additional key information relating to park entry may be provided. This should be legible to pedestrians

HERITAGE GATE ENTRIES



The name of the park should be displayed at these entries in a manner that does not detract from the heritage gates.

This could include slim, totem-style signage and/or artistic paving details which reinforce the identity of the park.



INTERNAL WAYFINDING SIGNAGE



Wayfinding signage should help to orient visitors, directing them to popular locations and key facilities in the park as well as adjacent destinations such as Bacchus Marsh Station and future Future Moorabool Aquatic and Recreation Centre. On the shared use path, it should also provide a direction to the Bacchus Marsh town centre.

It should be designed to be relatively unobtrusive, while still being clearly legible for pedestrians.

The key locations for comprehensive wayfinding signage are indicated on the following map, however smaller prompts could also be co-located on some light poles.



CURRENT SIGNAGE AT SW CORNER



SPORTS CLUB AND SPONSOR SIGNAGE

Advertising is an important source of revenue for the sporting clubs but at present, the current over-proliferation of street-facing advertising not only gives the park an untidy, over-commercialised appearance, it also does not constitute good value for the sponsors and it is questionable whether the sporting clubs are obtaining optimal value from this asset.

Particularly along roads, the viewers of the advertisements have a very short attention span as they are moving and often concentrating on driving. When there is an information overload (as is the case with the current advertising), the viewer will simply filter out the signs as 'visual noise' rather than actually absorb the information that any of the signs are conveying. When all the sponsors compete for attention, no one wins.

Succinct, clear messaging is paramount for the sponsors, while a tidy, elegant appearance is important for the community and optimal fundraising value is a high priority for the sporting clubs.

To achieve these aims, consider the following actions:

- develop a management plan and process to ensure the needs of all stakeholders are considered fairly, and
- as part of the upgrade to the sports pavilion, develop a signage solution which displays sponsor advertising and sporting club names in an efficient, effective manner and is designed and located with care.

LEGEND:

- M MAIN CORNER STATEMENT
- H HERITAGE GATE ENTRIES
- P PEDESTRIAN ENTRIES
- W INTERNAL WAYFINDING SIGNAGE
- SPONSOR ADVERTISING SIGNAGE AROUND THE OVAL
- ⋮ AREAS FOR CLUB SIGNAGE AND SPONSOR SIGNAGE TO BE INTEGRATED WITH CONSIDERATION FOR THE OVERALL DESIGN



SIGNAGE LOCATIONS

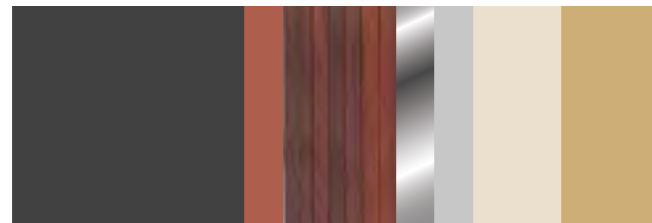


17.0 FURNISHINGS & FINISHES

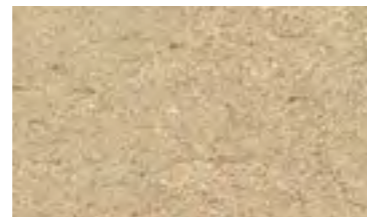
For the furnishings, we have selected simple, classic timeless styles that are neither faux-heritage, nor too contemporary. They will harmonise with the character of Maddingley Park without trying to recreate the past.

17.1 COLOUR PALETTE

- Charcoal is proposed as the main colour for the furnishings, with some stainless steel highlights. It is recessive and grounding, providing a good backdrop for the more vibrant colours of the park.
- Colour palette may also take some inspiration from the historic structures for occasional accent colours (particularly heritage red), and also timber
- Warm neutrals are to be predominant in the hardscape



17.3 HARDSCAPE MATERIALS



Compacted decomposed granite



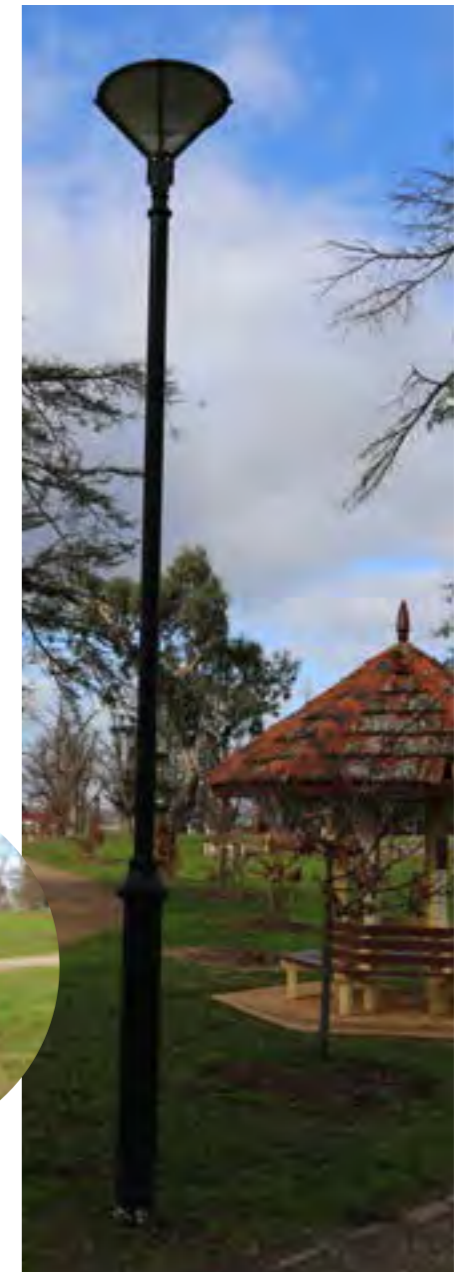
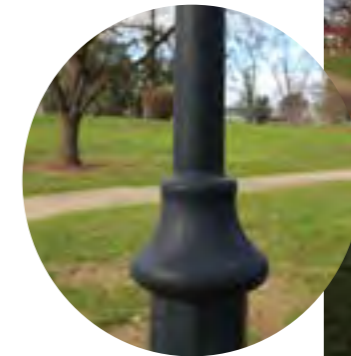
Asphalt surface with a granitic sand topcoat and concrete edge strips



Coloured exposed aggregate concrete such as Hanson "Paradise Beach Mix" & "Bacchus Marsh Mix"

17.2 LIGHTING

- Existing luminaire is appropriate - continue to use for new lighting
- Two different pole styles currently used - straight and with flared base detailing. Recommend continuing to use the flared base detailing (pictured)
- Conserve and repair historic gas lamp



17.4 BOLLARDS



- Timber bollards with pyramid top and bevel - to control vehicular movement from surrounding streets onto primary access paths and from internal carparks to the park.

17.6 DRINK FOUNTAIN



"Bent Leaf" drink fountain by Draffin.

- Stainless steel.
- Can include dog bowl and/or bottle refill tap.
- Wheelchair accessible version available.

17.5 BINS



With recycle/
landfill signage



Smart sensor

"800 Series" bin enclosure by Draffin.

- Colour - mostly charcoal with some exposed stainless steel.
- Include Moorabool Shire Council laser cut branding
- Can retrofit a smart sensor such as 'CleanFlex' inside to provide real-time information on bin capacity.
- Mount recycling and general waste together on a concrete pad .

17.7 SEATING

SEAT



705W x 790H x 1750L (mm)



"Galleria" with arch leg, by Street Furniture Australia

- Timber with powder-coated charcoal finish legs and armrests.
- Available in wheelchair accessible option.
- When located in lawn, install on concrete pad or area of compacted, decomposed granite.
- This product has the option of being mounted on walls or plinths and is consistent with seating to be installed at the adjacent Aquatic and Leisure Centre.

PICNIC SET



"Plaza", DDA compliant, by Street Furniture Australia

- Timber with powder-coated charcoal finish legs and table.
- Available in wheelchair accessible option.
- When located in lawn, install on concrete pad or area of compacted, decomposed granite.



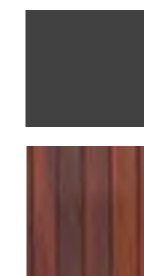
PLINTH/PLATFORM



▪ 1200x1200 or 2100x2100

"Avalon" by Draffin

- Timber with powder-coated charcoal finish legs.
- Flexible, casual seating that can work well in areas where there are multiple views and points of interest.
- When located in lawn, install on concrete pad or area of compacted, decomposed granite.



18.0 HERITAGE INTERPRETATION & ARTWORK

The masterplan identifies potential locations for public art. This art may be an entirely new and unique contribution to the park, or it may draw upon the history of the site. The following indicates some possibilities for repurposing and reinterpretation of historic elements.

18.1 REPURPOSING

The remaining pieces of the fountain could be repurposed in a new artwork. For example:

- Suspending the pieces in epoxy resin and illuminating it at night
- Suspending the pieces with steel elements
- Assembling the pieces with other stone boulders to form a new artwork

HISTORIC CONTEXT



REPURPOSING IDEAS



18.2 SCULPTURAL REINTERPRETATION

Elements of the garden that have since been removed could be reinterpreted in a contemporary way. Some of these original elements are shown under "Historic Context", with some precedent images below for how each might be reinterpreted.

HISTORIC CONTEXT



Grotto



Sundial



Bridge

GROTTO REINTERPRETATION



TIME-THEMED & SUNDIAL REINTERPRETATION



BRIDGE FORM REINTERPRETATION



18.3 SIGNAGE & CREATIVE GRAPHIC INTERPRETATION

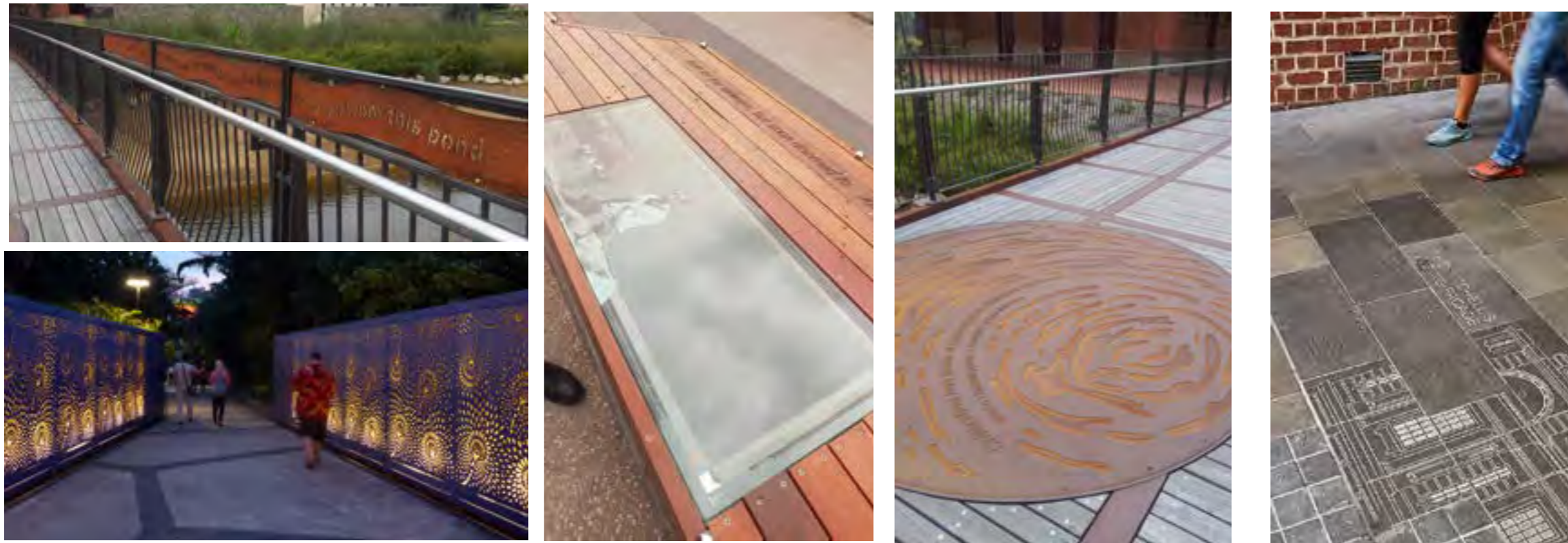
For retained historic elements of the park and the broader narrative of the place, interpretive signage and/or other creative elements can help visitors understand and appreciate the park and its history.

- Interpretive signage should use concise and compelling storytelling, using not only words but also well designed visual aids
- Colours and materials to be consistent with the park's broader palette

INTERPRETIVE SIGNAGE



CREATIVE ELEMENTS





STAGING PLAN



19.0 STAGING PLAN

#	ACTION	INDICATIVE BUDGET	TYPE	LOCATION
ONGOING				
1.1	Historic character benches throughout the park may be removed or (if deemed to be of value and able to be restored) they may be relocated to spectator areas near the George Dickie Pavilion and/or Evans Pavilion.	"\$1,000 for removal \$10000 for restoration"	Furnishings	SE
1.2	Undertake heritage conservation works to significant built elements including the George Dickie Pavilion, Evans Pavilion, and gates, and provide interpretation elements.	TBD following studies	Buildings	Multiple
IN YEARS 1-3				
2.1	Make the tennis clubhouse facility and courts DDA accessible, while conserving heritage value and where possible, removing additions that are unsympathetic to the heritage.	\$80,000	Buildings	NW
2.2	Upgrade the existing netball shed to provide improved facilities which may include change rooms, toilets and treatment rooms (150m ²)	\$300,000	Buildings	NW
2.3	Provide a new, consolidated shed to replace the two existing sheds that must be removed to allow for court 7 to be relocated. The new shed should provide at least an equivalent amount of space to what is currently provided to address the needs of the Tennis Club and Friends of Maddingley Park.	\$15,000	Buildings	NW
2.4	Install new picnic facilities including BBQs, tables, seating and shelters.		Furnishings	E
2.5	Remove the chain mesh fence along Grant Street and the section of Taverner Street from the intersection of Grant Street up to the tennis facility. Replace with garden beds and/or low post and rail fencing. (300 lm)	"Demolition - \$10,000 Garden beds - \$30,000 Post and rail - \$52,000"	Furnishings	N
2.6	Remove the existing elements in the playground which are at the end of their useable life and develop a new playground in this location which includes some nature-based play elements.	\$250,000	Furnishings	NE
2.7	Develop a new separate junior play area to the west of the main play area.	\$50,000	Furnishings	NE
2.8	Relocate tennis bin storage area to the Taverner Street frontage so that collection vehicles do not need to enter the park.	\$1,000	Furnishings	NW

#	ACTION	INDICATIVE BUDGET	TYPE	LOCATION
2.9	Improve tennis spectator area with shade structures and drink fountains.	\$30,000	Furnishings	NW
2.10	Provide shade and seating in netball spectator area.	\$15,000	Furnishings	NW
2.11	Develop a contemporary northeast entry to the Park which will complement the character of Maddingley Park and the new MARC.	\$40,000	Landscape	NE
2.12	Establish avenue canopy tree planting along Grant Street. (x16)	\$5,000	Landscape	N
2.13	Enhance the edges and landscape around the fitness equipment.	\$3,000	Landscape	NE
2.14	Remove the brick ticket box and refurbish the landscaping in the northwest corner.	\$5,000	Landscape	NW
2.15	Formalise paths through the John Nieuwesteeg Heritage Rose Garden with feature pavement and relocate planting which is immediately adjacent to the George Dickie Pavilion as part of conservation works.	\$2,000	Landscape	SE
2.16	Provide a pathway connection from the pedestrian crossing on Grant Street to the main east-west path through the park. (80lm)	\$20,000	Movement	E
2.17	Formalise the off street parking along Grant Street.	TBD	Movement	N
2.18	Widen the SUP along the Grant Street interface. (340 lm)	\$25,000	Movement	N
2.19	Realign existing, and construct new paths to provide improved access to the MARC, as well as the new shared use path connecting to the Werribee River. (120 lm)	\$36,000	Movement	NE
2.20	Install new cricket practice nets with a 3m high ball stop fence along the western boundary adjacent.	\$400,000	Sports	NW
2.21	Reconfigure the multicourt space and surrounding fences to accommodate two courts with both netball and tennis markings.	\$35,000	Sports	NW
2.22	Relocate tennis hard court 7 to the east of hard courts 1,2 and 3 to allow for the netball reconfiguration.	\$70,000	Sports	NW
2.23	Implement a 'book-a-court' digital booking system to allow for public access and increase utilisation.	No cost	Sports	NW

#	ACTION	INDICATIVE BUDGET	TYPE	LOCATION
IN YEARS 3-6				
3.1	Establish screen planting around the perimeter of the water storage tanks.	\$3,000	Landscape	SE
3.2	Permit access to other parts of the Park for authorised vehicles only via removable bollards at entry points on Bond Street and opposite Boyes Close.	\$2,000	Movement	E
3.3	Formalise public spectator parking around southern end of the oval only. Control entry with removable bollards at the Station Street driveway and prevent access to other parts of the Park with fixed bollards and avenue trees. (700m ²)	\$60,000	Movement	SE
YEARS 4-6				
4.1	Remove the existing toilet block and instead provide a new, small, CPTED appropriate toilet facility in location proximate to play and picnic facilities.	\$150,000	Buildings	NE
4.2	Upgrade the existing sports pavilion and change rooms to cater for the needs of football and cricket, and social functions for netball, as well as DDA compliant toilets that can be made publicly accessible.	\$3,000,000	Buildings	SW
4.3	Refurbish existing picnic shelters, including new pavement and furniture, or replace if required.	Refurbish \$15,000 Replace \$70,000	Furnishings	Multiple
4.4	Provide feature signage at the southwest corner as the largest and most prominent for Maddingley Park.	\$20,000	Furnishings	SW
4.5	Remove the existing park signage and replace it with new branded signage that better reflects the significance of the park.	\$30,000	Furnishings	Multiple
4.6	Enhance the area surrounding the southeast gate as a major entry to the park from the station by incorporating paving, planting, furniture and signage.	\$40,000	Landscape	SE
4.7	Develop a contemporary western entry aligned with the Grant Street pedestrian crossing to complement the character of Maddingley Park	\$120,000	Landscape	NW
4.8	Refurbish the Friends of Maddingley Park rose garden - paths, furniture, structures and garden bed edges - to a standard appropriate for a significant historic park.	\$10,000	Landscape	NW

#	ACTION	INDICATIVE BUDGET	TYPE	LOCATION
4.9	Upgrade the surfacing of primary, secondary and tertiary paths. (400 lm asphalt 400 lm Unsealed)	\$24,000	Movement	Multiple
4.10	Provide pedestrianised spaces around the sports pavilion, limiting vehicle access in this area to authorised vehicles only.	\$300,000	Movement	SW
4.11	Resurface existing hard courts 1,2 and 3 and address drainage concerns.	\$110,000	Sports	NW
YEARS 7-10				
5.1	Establish a new dementia-friendly sensory garden with a single-entry, closed-loop path and a variety of plants offering different sensory experiences.	\$20,000	Landscape	NE
5.2	Provide public art in visually prominent locations in the landscape e.g. at key path intersections and/or framed by trees in the open grassed space.	\$100,000	Landscape	NE
5.3	Establish landscaping along the primary access path, particularly shrub beds along the tennis court interface and a highly ornamental Australian natives garden to provide a counterpoint to the rose garden opposite, with relocated seating. (2,000m ²)	\$40,000	Landscape	NW
5.4	Establish a new wetland in the central grassed area with boardwalks for water capture and reuse and for ornamental value. Includes upgraded and extended irrigation system.	TBD	Landscape	SE
5.5	Re-establish the historic path network and develop ornamental garden beds in the hill precinct.	\$70,000	Movement	E



APPENDICES



APPENDIX A - HERITAGE ASSESSMENT OF SIGNIFICANCE

Provided by Council's internal heritage advisor

Maddingley Park

Assessment of Significance (May 2022)

Overall Significance

Maddingley Park is of Local cultural heritage significance to the Shire of Moorabool.

Significance of Elements

The following rationale (or something similar) is usually adopted to explain the relative cultural heritage values of the elements which make up a heritage place. These are used from a management perspective to better understand how change can be managed sensitively, and what elements are important to retain or replace, as opposed to those which can be altered.

This list is based on a preliminary walk over of the site undertaken Monday 23 May and is not exhaustive. The material should always be rested and supported by historical research and comparative analysis as well as other information and would usually be produced as part of a much larger document, a Conservation Management Plan.

A more detailed assessment of the place would provide better confirmation of the levels of significance – the below is an indication based on visual inspection and brief review of the place citation and other material provided by Council.

Significant

The grade of 'Significant' is given to elements/spaces/views which contribute to, reflect, or demonstrate key components of the place's significance. These elements usually retain a high degree of original fabric or intact design/layout or are rare.

Significant elements/places/views may include (but are not limited to):

- Trees which are in their original location/early transplanted location, or are particularly rare in cultivation, of an outstanding size, age, provenance or exhibit unusual form or composition.
- Intact early structures
- Landscape design elements which still demonstrate the original design intent.
- Important views which are clearly part of the original design.
- Later developments which have made an important contribution to the key values to the place.

Generally, places which are Significant:

- Contribute in a fundamental way to an understanding of the place, and/or
- Are significant at the local level; or are
- Predominantly intact in overall form and/or fabric; or
- A key part of the design of the place, or a later layer of design which adds historic value.

This may include elements or spaces which have:

- Undergone alterations or degradation but retain enough intactness and/or integrity to demonstrate original form, fabric and/or elements; or
- Undergone change and that change contributes to its cultural significance; or
- Undergone sympathetic restoration works; or
- Been reconstructed to its original form and location through a combination of archaeological and documentary evidence.

Contributory

Elements, views, and spaces which contribute to the understanding of the cultural significance of the place are classed as having 'Contributory' significance. These are either typical of their period, but still contribute; or elements which would be significant but are significantly altered or modified.

These are elements which:

- May contribute to the overall design but are not associated with the period of most significance for the area.
- Are of a secondary nature in understanding the cultural significance of the place.
- Have been altered or degraded to the degree that they no longer demonstrate their original design intent or other qualities but contribute in another way to the significance of the place.
- Plants which have outgrown their original size in design but are original plantings (or which date to an important phase of development).

Non-Contributory

- An element, view or space which does not contribute to the understanding of significance for the place, or one that actively detracts.

Significant Elements

<i>Element/view/space</i>	<i>Notes</i>
Gates on Taverner Street (former 'Labassa' gates)	<ul style="list-style-type: none"> • Gate posts are both missing pinecone details • Paint recommendations provided have not been adhered to
Timber ticket box at Taverner Street entry	<ul style="list-style-type: none"> • Slate roof, terracotta ridge capping and timber finial has been lost
Central Elm Avenue between Taverner and Station Street entrances (and views through)	<ul style="list-style-type: none"> • Partially replanted with English Oaks
Remnant indigenous Redgums throughout site	<ul style="list-style-type: none"> •
Lemon Scented Gum located near football clubrooms	<ul style="list-style-type: none"> • Planted, but an early and very fine specimen
Atlantic Cedars along paths	<ul style="list-style-type: none"> • Note Atlantic cedar, Italian cypress and other conifers appear to have been planted as a secondary row behind the Elm Avenue on the main axis – requires further research
Italian Cypress on central pathway	<ul style="list-style-type: none"> • Early planting
George Dickie Pavilion	<ul style="list-style-type: none"> • C.1906 • Requires full conservation • Remove climbing roses from structure

	<ul style="list-style-type: none"> • Repair and conservation of cast iron friezes (remove rust and repaint) • Remove render from biochromatic brick base. • Replace bracket ends on cast iron lace • Remove plantings and mulch from around base
English Oak near Evans Pavilion and Oval	<ul style="list-style-type: none"> • Outstanding size and form
Former Maddingley Court House	<ul style="list-style-type: none"> • C.1857 • Individually listed on Heritage Overlay • Conservation would include removal of later intrusive elements
Mature Oaks and Elms throughout the site	<ul style="list-style-type: none"> • Many of the Elms are in poor condition • Cockatoo damage, poor pruning practices and crown dieback evident • Replanting strategy should be historically accurate
Evans Pavilion	<ul style="list-style-type: none"> • C.1896 • 4 Chinese windmill palms on each corner of building • Works to ensure water goods are adequately functioning • Building appears to have lost some detail? check
Mature Pines throughout site	<ul style="list-style-type: none"> • Early plantings • Severe damage from cockatoos and pruning regimes • Senescent • Consider approach for replanting plan
Bunya Bunya Pines and other Araucaria species throughout site	<ul style="list-style-type: none"> • Early planting • Some severely compromised canopies and senescent • Damage from cockatoos
Mature Silky Oak (near Station Street)	<ul style="list-style-type: none"> • Excellent example of outstanding size and form
Pathway from Pearce Gates to Taverner Street and Elm planting	<ul style="list-style-type: none"> • Partly replanted with Oaks • Early/original pathway between Station and Taverner Street (check)
Timber shelter with terracotta tile roof and seating at intersection of pathways	<ul style="list-style-type: none"> • Has lost original roof of slate with terracotta capping

	<ul style="list-style-type: none"> ● Lost large terracotta finial ● Same period as ticket box?
Memorial lamppost	<ul style="list-style-type: none"> ● Requires conservation
Pearce Memorial Gates (Station Street)	<ul style="list-style-type: none"> ● Iron work requires treatment for rust and repainting ● Main gateposts have lost decorative lights – should be reinstated ● C.1922

Contributory elements

<i>Element/view/space</i>	<i>Notes</i>
Pathway running east west from Oval to Taverner Street at first intersection of path from Taverner Street end.	<ul style="list-style-type: none"> ● Route has been modified to become less serpentine – Elms planted adjacent to the outdoor gym show the original avenue route (needs to be checked against the historical record)
Portion of Post and Rail fence near station street	<ul style="list-style-type: none"> ● Original fence to gardens ● Original fabric ● Only part that remains ● Relocated to this location – loss of integrity ● Timber pickets and Cypress hedge also known to have been used as boundary planting and fencing
S.T Staughton Memorial Seat	<ul style="list-style-type: none"> ● Date unknown, appears interwar ● Roof replaced with Colourbond sheeting
Tennis Pavilion	<ul style="list-style-type: none"> ● C.1930-1950 timber and corrugated iron ● Minor alterations
Canary Island Palms and Chinese Windmill Palms	<ul style="list-style-type: none"> ● May be earlier than appear (may be significant) ● Appear early Interwar
Memorial seats, plantings etc.	<ul style="list-style-type: none"> ● Seat to Guy and Molly O'Donoghue ● Planting and Memorial Stone to Sarah Cafferkey ● Student of Bacchus Marsh Grammar who have lost their lives through misfortune

Small sections of remnant oval garden beds with viburnum, aloe, ivy, oleander etc. with rock edges	<ul style="list-style-type: none"> ● Typical gardenesque element ● May survive from late nineteenth century design ● Located in the avenue plantings and other locations.
Line of Elms and Viburnum from Modern playground to Evans Pavilion	<ul style="list-style-type: none"> ● Demonstrates route of early path (now gone)
Mature Pomegranate Tree to north of toilets	<ul style="list-style-type: none"> ● Very early specimen ● Unusual in cultivation of this age and size
Grass tennis courts	<ul style="list-style-type: none"> ● If in same location as early grass courts ● Use important
Drinking fountain base?	<ul style="list-style-type: none"> ● Largely destroyed, at intersection of middle path with main axial path.
Mature Silky Oat at Toilet Block	<ul style="list-style-type: none"> ●
Oval fencing and oval	<ul style="list-style-type: none"> ● Portion in front of clubrooms altered ● Established as early interwar use ● Fencing is important. ● Size of oval important

Non= Contributory elements

<i>Element/view/space</i>	<i>Notes</i>
Mature and immature Australian native shrubs and small trees	<ul style="list-style-type: none"> ●
Brick Kiosk at Taverner Street entry	<ul style="list-style-type: none"> ●
Rose gardens (entry gates)	<ul style="list-style-type: none"> ●
Light boxes in trees	<ul style="list-style-type: none"> ●
Modern lights	<ul style="list-style-type: none"> ●
Cricket nets, Cricket pavilion score boards, oval lighting, infrastructure associated with ovals and cricket grounds	<ul style="list-style-type: none"> ●
Modern tennis courts, lights, fences, and infrastructure	<ul style="list-style-type: none"> ●
Bollards, bins, seats, picnic tables, BBQs, etc.	<ul style="list-style-type: none"> ●
Heritage Rose Garden	<ul style="list-style-type: none"> ●

External fencing (black cyclone fencing)	●
Brick Kiosk near Station Street	●
Octagonal Shelters	●
Desert Ash Specimens	●
Water Tanks	●
Brick Toilets	●
Modern play equipment, gym equipment etc.	●
Synthetic Cricket Pitch	●
Oval fencing to the front of football clubrooms	● Replacement replica of original
Path between playground and Evans Pavilion	● Not original
Football ground seating, Ian Closers and John Watson Pavilion, Clubrooms, changerooms etc.	●
Promotional signs and wayfinding signs throughout park and at oval	●
	●

APPENDIX B DEMOGRAPHICS, SPORT & RECREATION TRENDS

2. DEMOGRAPHIC ANALYSIS AND DEMAND ASSESSMENT

2.1. POPULATION FORECASTS

For the purposes of the Draft Open Space Strategy, Bacchus Marsh and Maddingley were combined to provide consolidated figures for what is, in effect, a single connected township.

Maddingley Park is located within, and to the north of, the Maddingley census small area. The Bacchus Marsh small area is located approximately 150 metres to the north of the park, with the Werribee River forming the boundary.

All demographic data has been sourced from profile.id.com.au/moorabool.

2.1.1. Moorabool

Over half of the Shire's population lives in the township of Bacchus Marsh and its surrounds (approximately 19,032) (2021). Approximately 8,200 live in the suburb of Bacchus Marsh. This is likely to increase to approximately 13,600 by 2041 (Draft Open Space Strategy 2022).

The population projections for Bacchus Marsh and Maddingley small areas forecast an increase in population from 12,981 (2021) to 19,030 (2041) (refer to **Table x.1**)

Population projections - Bacchus Marsh and Maddingley combined				
Locality	2021		2041	
	Under 15 yrs	Over 15 yrs	Under 15 yrs	Over 15 yrs
Bacchus Marsh	1,611	6,682	2,776	10,851
Maddingley	1,128	3,560	1,210	4,194
Sub Total	2,739	10,242	3,986	15,044
Total	12,981		19,030	

Source: id forecast

Table x.1 – Population projections - Bacchus Marsh and Maddingley combined.

The forecast annual growth for Maddingley between 2016 to 2041 is 1.7%, which is less than the overall Shire average of 2.7%. Bacchus Marsh has forecast annual growth of 2.9%, slightly greater than the overall Shire average (refer to **Appendix A - Table 1**).

For Moorabool, the greatest percentage increases between 2016 and 2041 will occur in the following service age groups:

- Parents and homebuilders (35 to 49 yrs) – 21.5%
- Young workforce (25 to 34 yrs) – 13.5%
- Primary schoolers (5 to 11 yrs) – 11%
- Older workers and pre-retirees (50 to 59 yrs) – 10.7%
- Seniors (70 to 84 yrs) – 9.3%

Refer to **Appendix A - Table 2**.

2.1.2. Maddingley

For Maddingley, the 2016 data showed that females comprised 50.9% of the population and males 49.1%, almost identical to the greater Melbourne area average (refer to **Appendix A - Table 3**).

Average household size per dwelling remained at 3 persons between 2011 and 2016, higher than the greater Melbourne average of 2.6 persons (refer to **Appendix A - Table 4**).

For Maddingley, the greatest percentage increases between 2016 and 2041 will occur in the following service age groups :

- Parents and homebuilders (35 to 49 yrs) – 21.5%
- Young workforce (25 to 34 yrs) – 13.5%
- Primary schoolers (5 to 11 yrs) – 11%
- Older workers and pre-retirees (50 to 59 yrs) – 10.7%
- Seniors (70 to 84 yrs) – 9.3%

Refer to **Appendix A - Table 5**.

2.1.3. Bacchus Marsh

For Bacchus Marsh, the 2016 data showed that females comprised 52.3% of the population and males 47.2%, a divergence of 1.8% from the greater Melbourne area average (refer to **Appendix A-Table 6**).

Average household size per dwelling remained at 2 persons between 2011 and 2016, lower than the greater Melbourne average of 2.6 persons (refer to **Appendix A Table 7**).

For Bacchus Marsh, the greatest percentage increases between 2016 and 2041 will occur in the following service age groups:

- Parents and homebuilders (35 to 49 yrs) – 22%
- Young workforce (25 to 34 yrs) – 12.9%
- Seniors (70 to 84 yrs) – 11%
- Older workers and pre-retirees (50 to 59 yrs) – 10.8%
- Primary schoolers (5 to 11 yrs) – 9.7%

Refer to **Appendix A - Table 8**.

2.1.4. Social factors

The analysis undertaken in the preparation of the Draft Open Space Strategy found that:

“The demographics in Bacchus Marsh illustrate a relatively high proportion of people experiencing social disadvantage compared to Moorabool as a whole and slightly higher than for regional Victoria, however it is a community with average income levels, employment and tertiary education qualifications. It has a slightly higher proportion of households with children than for regional Victoria and people with a disability than for both Moorabool and regional Victoria.”

2.2. SPORT AND RECREATION TRENDS

Participation rates or additional detail was not provided in the OS for Bacchus Marsh/Maddingley. Therefore, this information was sourced from www.sportaus.gov.au and www.clearinghouseforsport.gov.au/research/ausplay

All data provided was for 2021.

Sport and recreation participation rates for Moorabool are:

- Adults – 89.2%
- Children – 72.4%

Refer to **Appendix A - Figure 1**.

The top sporting and recreational activities for all genders in Moorabool are:

- Walking (recreational) – 39.9%
- Fitness / Gym – 25.2%

- Swimming – 15.3%
- Australian Football – 8.7%
- Running Athletics – 8.6%
- Bushwalking – 5.9%

Refer to [Appendix A - Figure 2](#).

The top sporting and recreation activities for Females in Moorabool are:

- Walking (recreational) – 52.6%
- Fitness / Gym – 28.7%
- Swimming – 17.1%

Refer to [Appendix A - Figure 3](#).

The top sporting and recreational activities for males in Moorabool are:

- Walking (recreational) – 24.3%
- Fitness / Gym – 20.8%
- Australian Football – 19.3%

Refer to [Appendix A - Figure 4](#).

2.2.1. Sports participation

No sports participation data was provided for Moorabool, so the adjacent municipalities of Ballarat and Melton have been used to provide guidance Refer to [Appendix X - Figure 5](#) and [Figure 6](#).

The following [Table 2](#) indicates potential participation rates for Moorabool based on an average of the data for the municipalities of Ballarat and Melton.

	Ballarat	Melton	Moorabool average
Basketball	4.5%	3.5%	4.0%
Tennis	4.0%	2.3%	3.1%
Netball	3.9%	1.4%	2.5%
Australian Football	3.9%	4.6%	4.3%
Cricket	3.9%	2.1%	3.0%
Football/Soccer	3.8%	3.0%	3.4%
Running/Athletics	2.8%	Data not available	2.8%
Golf	2.6%	1.9%	2.2%
Hockey	2.2%	Data not available	2.2%
Bowls	1.9%	Data not available	1.9%

Table 2 – Potential participation rates for Moorabool.

2.2.2. State participation trends – sport and recreation

AusPlay (www.clearinghouseforsport.gov.au/research/ausplay) data indicates that participation rates for non-organised sport and non-sporting physical activities have increased by more than 20% from 2001 to 2020 (vicsport.com.au).

AusPlay predicts that the non-club, social sports and physical activities that increased during the pandemic will continue to grow in popularity.

Top ten activities with increased participation in 2020 are:

- Walking (recreational)
- Running/athletics

- Cycling
- Bushwalking
- Swimming
- Yoga
- Golf
- Tennis
- Fishing (recreational)
- Mountain biking

2.3. SUMMARY

While not growing at the same rate as some of the other parts of Moorabool Shire, Bacchus Marsh and Maddingley will continue to experience demand for access to sporting and recreational open space. Changes to age profiles indicate the most significant increases in the 25 to 59 year age range.

Participation rates for all activities show a greater increase in non-organised activities, such as walking.

Sporting participation rates are potentially highest for a number of outdoor sports already represented at Maddingley Park – Australian football, tennis and Cricket.

Regardless of the demands of a growing population and an increasing demand for sporting facilities, Maddingley Park is not capable of accommodating additional facilities without the existing recreational and historical values being compromised. Redevelopment of new facilities on other sites within the Shire may be able to take some of the load off Maddingley Park.

APPENDIX C - COMMUNITY SURVEY RESULTS

1. COMMUNITY AND STAKEHOLDER CONSULTATION

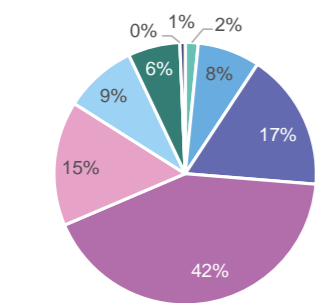
1.1. ONLINE COMMUNITY SURVEY

The on-line survey was active from the end of April to the end of May 2022. The following sections summarise the outcomes of the multiple choice and rating questions. There were also opportunities for respondents to provide free-form written feedback. This

1.1.1. Respondent demographics

In this time, 312 responses were received.

- 228 responses were from females
- 76 were from males.
- 7 respondents preferred not to identify their gender.
- The majority of respondents were between 35-49 years of age. The breakdown of all ages is shown in the pie chart below.
- 122 respondents were from household with no children under 18 years of age living at home
- 252 respondents were from household with children under 18 years of age living at home.

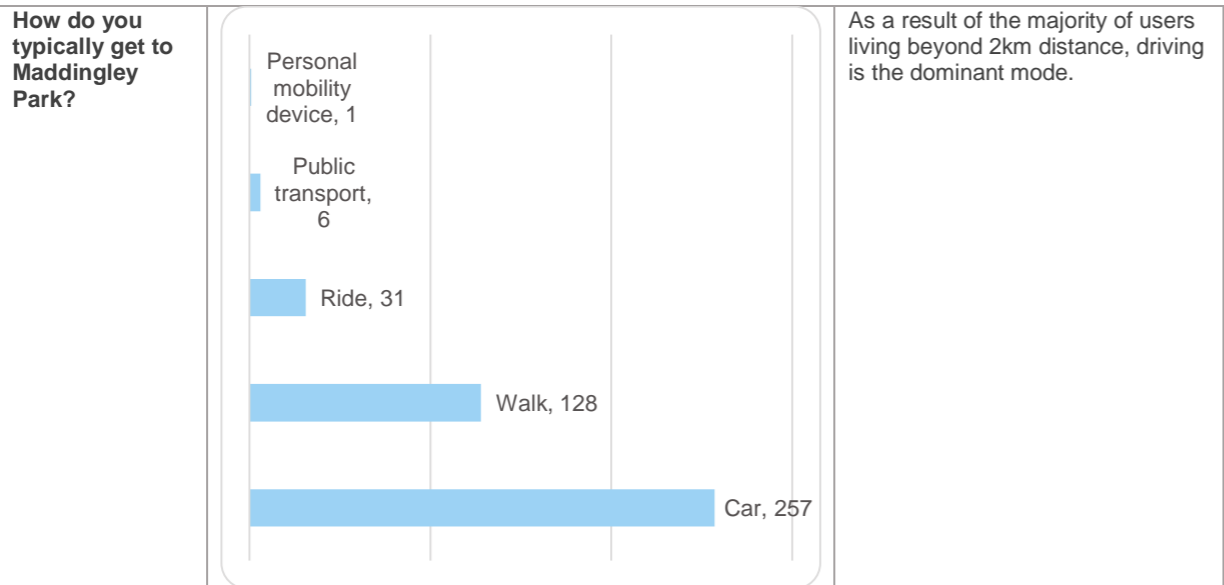


- Under 18
- 18-24
- 25-34
- 35-49
- 50-59
- 60-69
- 70-84
- 85+
- I'd prefer not to say

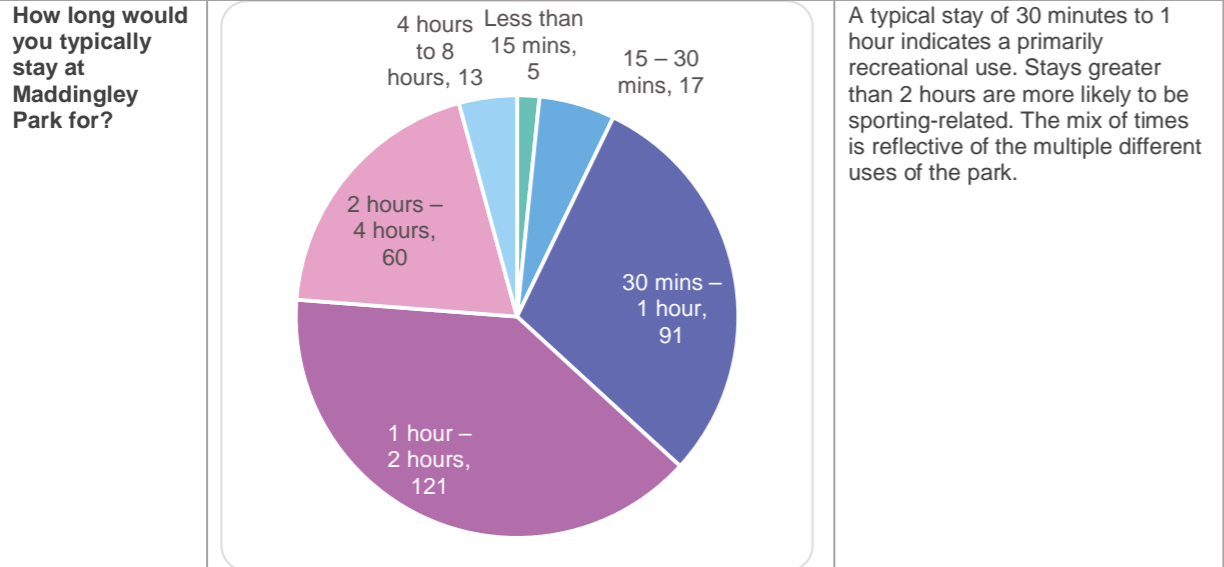
1.1.2. Summary of Responses – Multiple choice

A summary of the responses to the multiple choice questions is provided below. Questions where only one answer was permitted are shown as pie charts while those permitting multiple answers are shown as bar charts.

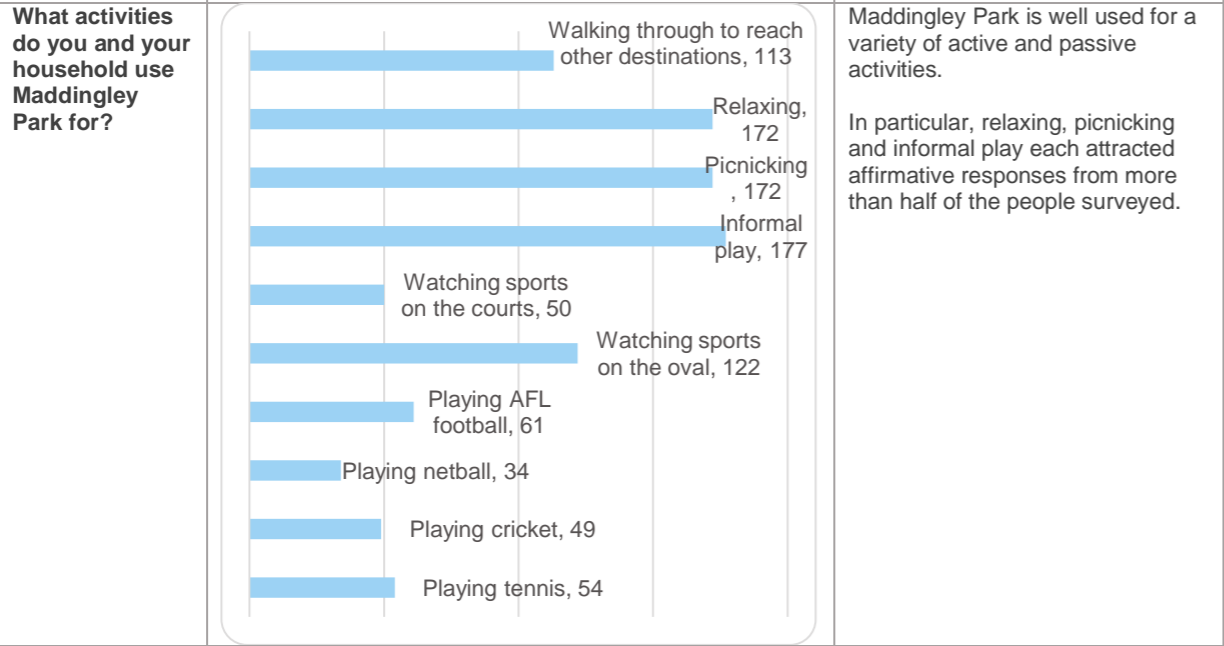
Question	Responses	Commentary														
How often do you visit Maddingley Park?	<table border="1"> <thead> <tr> <th>Frequency</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Weekly</td> <td>157</td> </tr> <tr> <td>Monthly</td> <td>88</td> </tr> <tr> <td>Once / twice per year</td> <td>29</td> </tr> <tr> <td>Rarely</td> <td>8</td> </tr> <tr> <td>Daily</td> <td>30</td> </tr> <tr> <td>Never</td> <td>0</td> </tr> </tbody> </table>	Frequency	Count	Weekly	157	Monthly	88	Once / twice per year	29	Rarely	8	Daily	30	Never	0	The highly level of weekly use of the Park indicates that it plays an important role in the provision of local sport and recreation, in addition to a district or regional role.
Frequency	Count															
Weekly	157															
Monthly	88															
Once / twice per year	29															
Rarely	8															
Daily	30															
Never	0															
How far do you live from Maddingley Park?	<table border="1"> <thead> <tr> <th>Distance</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Less than 500m</td> <td>23</td> </tr> <tr> <td>500m to 1 km</td> <td>56</td> </tr> <tr> <td>1km to 2km</td> <td>55</td> </tr> <tr> <td>2km to 5km</td> <td>132</td> </tr> <tr> <td>Greater than 5km</td> <td>45</td> </tr> </tbody> </table>	Distance	Count	Less than 500m	23	500m to 1 km	56	1km to 2km	55	2km to 5km	132	Greater than 5km	45	Based on the distance that a large number of users travel to the park, its role as a district level, or greater, facility is confirmed.		
Distance	Count															
Less than 500m	23															
500m to 1 km	56															
1km to 2km	55															
2km to 5km	132															
Greater than 5km	45															



As a result of the majority of users living beyond 2km distance, driving is the dominant mode.

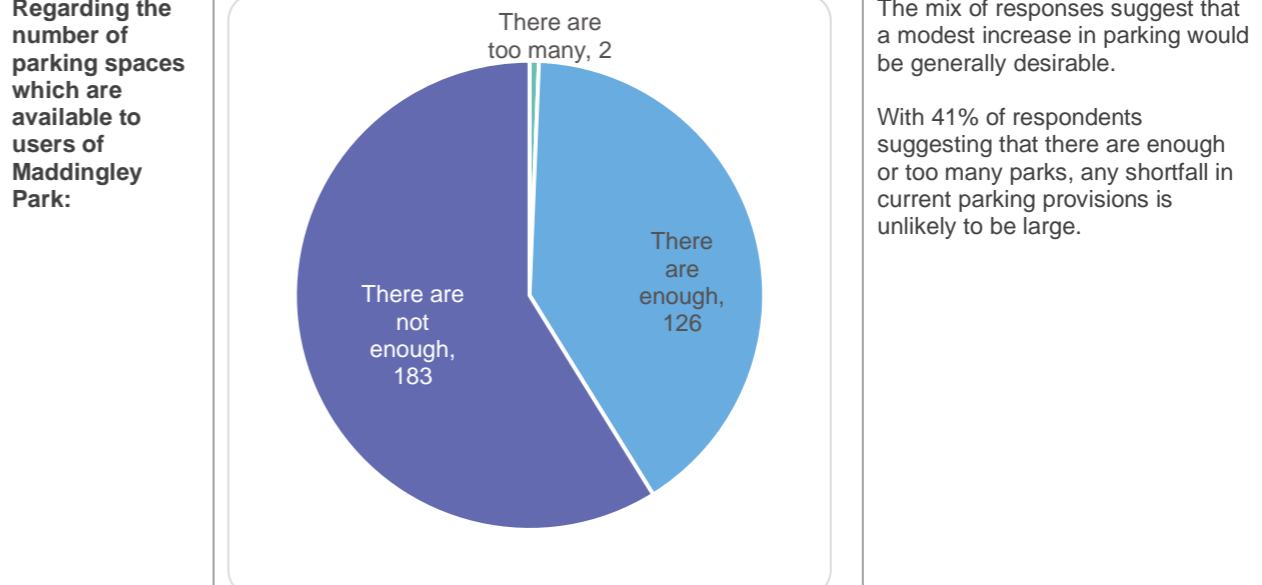


A typical stay of 30 minutes to 1 hour indicates a primarily recreational use. Stays greater than 2 hours are more likely to be sporting-related. The mix of times is reflective of the multiple different uses of the park.



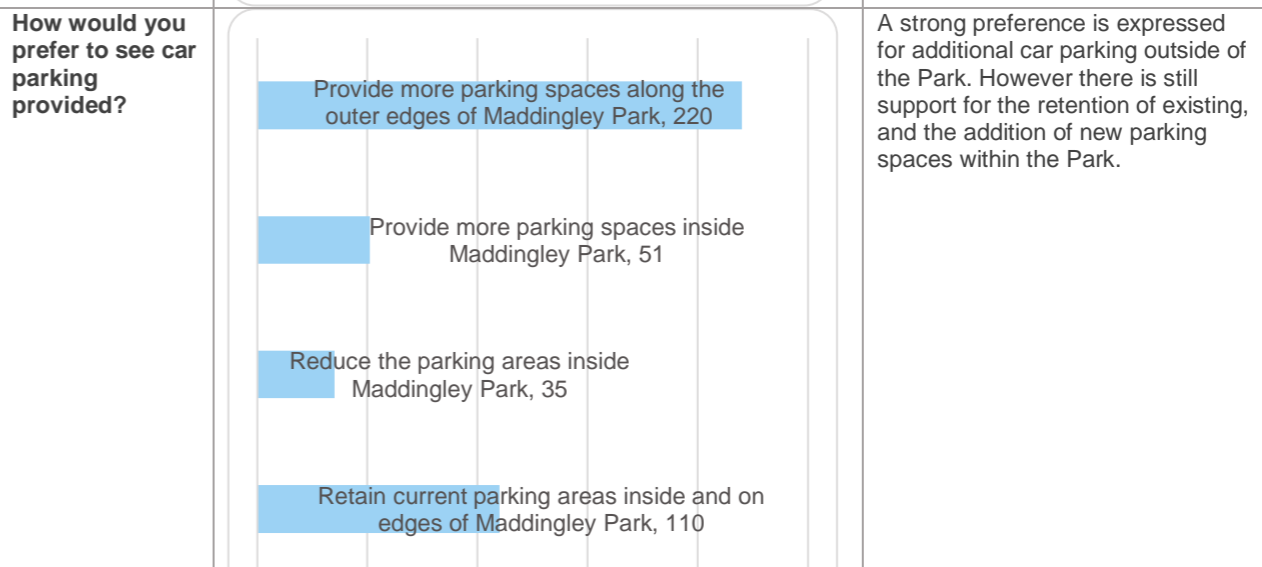
Maddingley Park is well used for a variety of active and passive activities.

In particular, relaxing, picnicking and informal play each attracted affirmative responses from more than half of the people surveyed.

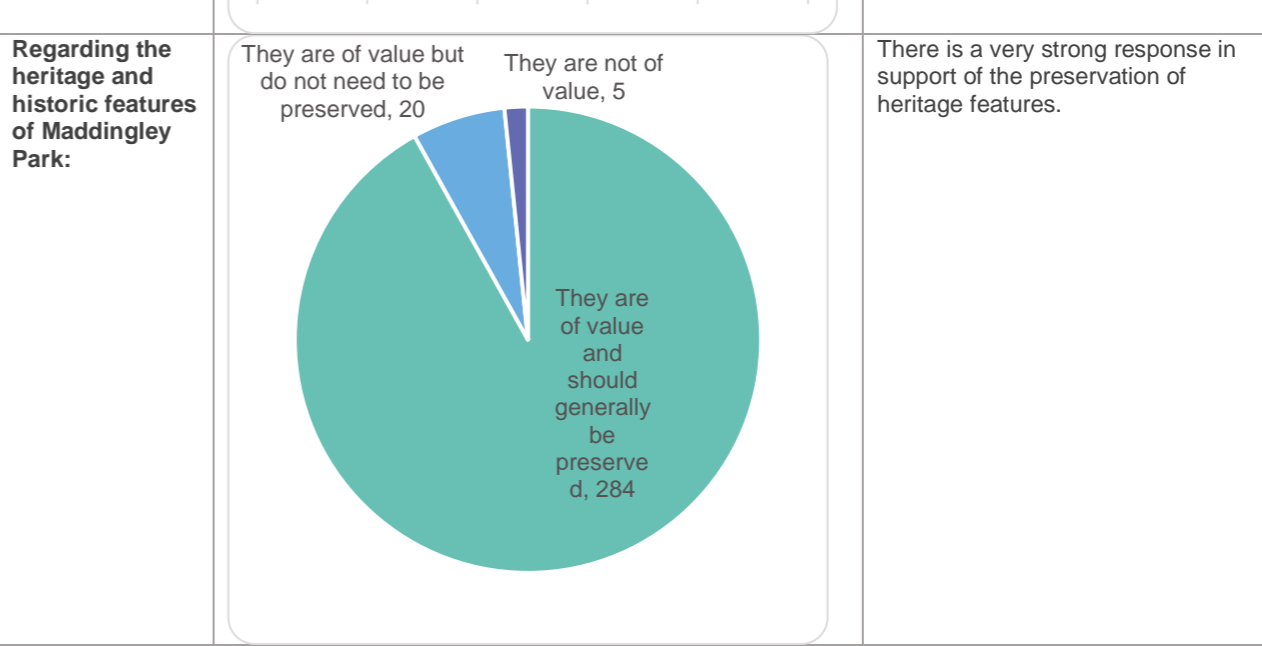


The mix of responses suggest that a modest increase in parking would be generally desirable.

With 41% of respondents suggesting that there are enough or too many parks, any shortfall in current parking provisions is unlikely to be large.



A strong preference is expressed for additional car parking outside of the Park. However there is still support for the retention of existing, and the addition of new parking spaces within the Park.



There is a very strong response in support of the preservation of heritage features.

1.1.3. Summary of Responses – Ratings

The following questions required respondents to provide ratings in relation to the current facilities

How would you rate the overall physical condition of the parks recreational facilities?

	Not Sure	Poor	Fair	Good	Excellent
Playground	14	52	123	102	19
Lawn spaces	2	58	101	123	21
Tree canopy	5	32	106	126	35
Ornamental gardens	11	99	125	60	13
Picnic shelters	8	95	134	66	6
BBQs	39	97	117	49	5
Toilets	11	152	95	48	2
Pathways	1	44	120	122	19
Pathway lighting	53	103	96	49	7

To summarise (higher ratings in **bold**):

The facilities assessed to be in best condition were

- Tree canopy – fair to **good**
- Lawn spaces – fair to **good**
- Pathways – **fair** to good

The facilities assessed to be in adequate condition were

- Playground – **fair** to good
- Picnic shelters – **fair**

The facilities assessed to be in worst condition were

- Ornamental gardens – poor to **fair**
- BBQs- poor to **fair**
- Pathway lighting – **poor** to fair
- Toilets – poor

How important are the following recreational facilities to you / your household?

	Not at all	Slightly	Moderately	Very	Extremely
Playground	40	42	42	64	117
Lawn spaces	7	33	70	128	66
Tree canopy	13	39	57	119	78
Ornamental gardens	34	55	79	87	52
Picnic shelters	11	43	67	113	72
BBQs	28	66	78	77	55
Toilets	4	27	35	111	128
Pathways	3	32	70	120	78
Pathway lighting	15	49	62	103	73

To summarise (higher rating for each facility in **bold**):

The facilities assessed to be of highest importance were

- Playground – extremely
- Pathway lighting – extremely
- Toilets – extremely

Also important, but to a lesser extent were

- Lawn spaces – very
- Tree canopy – very
- Ornamental gardens – very
- Picnic shelters – very
- Pathways - very
- BBQs – **moderately** to very

How important are the following sporting facilities to you / your household?

	Not at all	Slightly	Moderately	Very	Extremely	Combined total: Very + Extremely
Netball	143	45	52	26	42	68
Tennis	120	54	67	33	29	62
Australian Rules Football	77	41	63	62	65	127
Cricket	110	40	53	35	57	92
Oval spectator areas	70	31	59	68	77	145
Court spectator areas	99	46	64	45	50	95

To summarise, the views on sporting facilities tended to be polarised. The most common responses were:

- Netball, tennis and cricket – Not at all important
- Australian Rules Football – Not at all important, but this was far exceeded by those who found it to be very and extremely important (see combined total)
- Oval spectator areas – Extremely important
- Court spectator areas – Not at all important, but 80% of responses were interested in some way

APPENDIX D - OVAL REALIGNMENT EXPLORATION

Some early design testing was undertaken to determine whether reducing the size and standardising the shape of the oval, and realigning it to be closer to a north orientation would be feasible and worthwhile.

A variety of different standard oval sizes and orientations were tested and nearly all required the removal of significant and other high value mature trees to the north so they were not deemed feasible. Scenario 6 was the option which came closest to being feasible since it may avoid significant tree removal, and could accommodate a new multisport pavilion to the west of the oval, and a netball court in the southwest corner.

However there are a number of factors which ruled out this option too:

- Significant and high value mature trees north of the oval may still be impacted by excavation for both the oval and a realigned path.
- Significant and high value mature trees west of the oval may be impacted by excavation for the new multisport pavilion.
- The new multisport pavilion would be in a less optimal position for spectating compared to its current location.
- Re-grading of the oval would come at a significant cost, particularly given the complications from the oval previously being used as a velodrome.
- Portions of primary paths will require relocation and consequently the removal of some trees.
- It would impact the heritage value of multiple elements and attributes of the Park, (see "Appendix A - Heritage Assessment of Significance"). These include:
 - The location of the oval fencing (excluding the portion in front of the existing clubrooms which has already been altered in the past),
 - The overall size of the oval,
 - Alignment of the original primary path network.

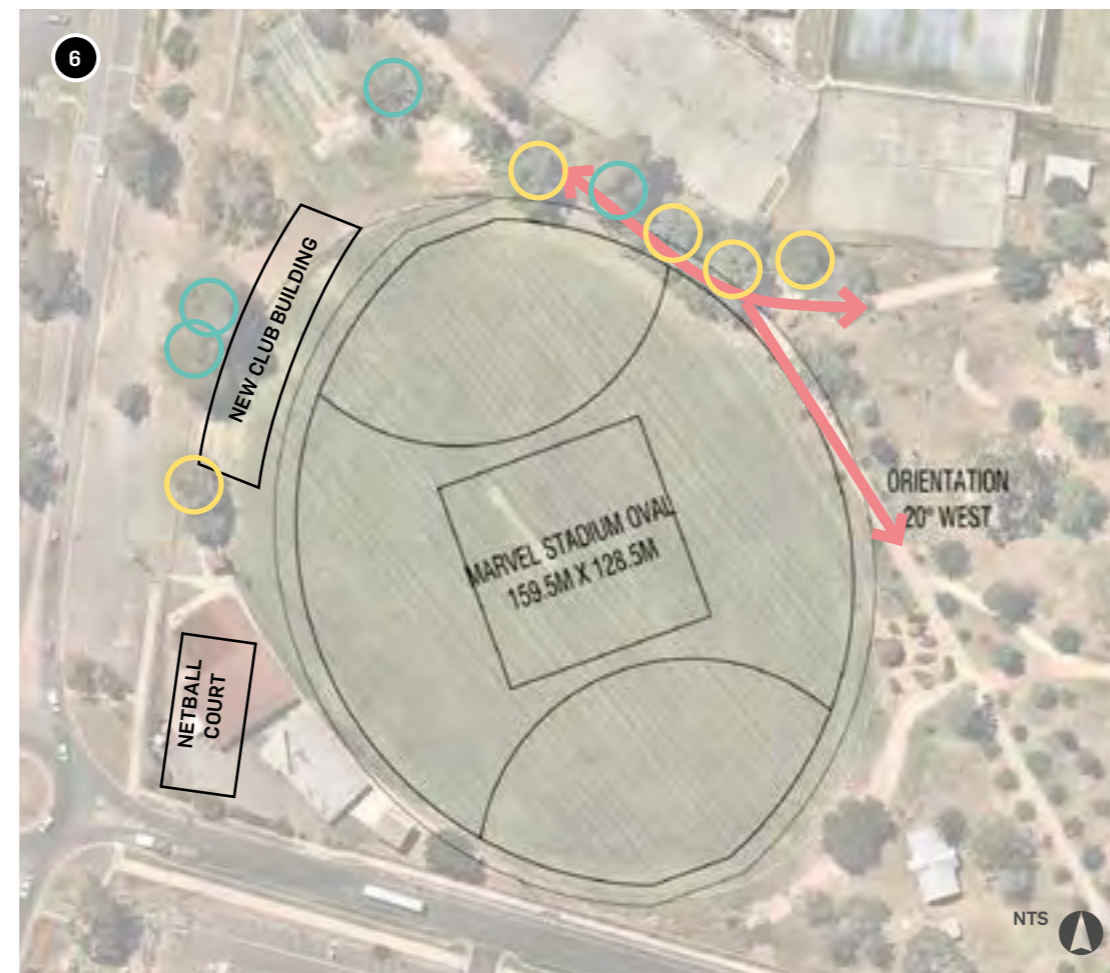





Figure 10 Scenario 6 with indicative locations of new club buildings and netball court.

LEGEND:

-  SIGNIFICANT TREES
-  HIGH VALUE MATURE TREES
-  PORTIONS OF PRIMARY PATHS WHICH WOULD REQUIRE REALIGNMENT





