

# Percy Treyvaud Memorial Park

Consultation on concept site options for draft masterplan

November 2018  
Rev 1 - 7th November 2018



City of  
**STONNINGTON**

**williams ross architects**

Williams Ross Architects  
Suite 1, 70 Kerr Street, Fitzroy, Victoria 3065  
Tel (03) 9416 3044

[email@williamsross.com](mailto:email@williamsross.com) | [www.williamsross.com](http://www.williamsross.com)

ACN 005 624 868 | ABN 96 005 624 868

Directors: Virginia Ross, Christopher Hose,  
Stephen Maxwell, Tamara Beck

Issue	Date	Details
-	02/11/18	
1	07/11/18	Page 19 update

# Table of Contents

<b>1</b>	<b>Introduction</b>	<b>5</b>
1.1	The intention of this report	5
1.2	The project process	5
1.3	Aspirations of this project	5
<b>2</b>	<b>Existing Conditions</b>	<b>7</b>
2.1	Existing Site Context	7
2.2	Existing Site Conditions	7
2.3	Existing Site Use	8
2.4	Existing Site	9
2.5	Existing Facilities	9
<b>3</b>	<b>Consultation</b>	<b>11</b>
3.1	Community consultation & engagement	11
3.2	How consultation informed the project	11
3.3	What we heard....	11
<b>4</b>	<b>Brief Development</b>	<b>13</b>
4.1	How the brief was developed	13
4.2	Park Master Plan Brief	13
4.3	Building Form and Design	14
4.4	Facility Brief	14
4.5	Car Parking and Traffic Management	14
4.6	Environmental Sustainability	15
4.7	Acoustic Design	15
<b>5</b>	<b>Concept Site Options</b>	<b>17</b>
5.1	Why multiple concept site options?	17
5.2	Common elements	17
5.4	Existing Site Condition	18
5.3	Open Space Calculations	18
5.5	Option 1 Open Space Calculation	19
5.6	Option 2 Open Space Calculation	20
5.7	Option 3 Open Space Calculation	21
5.8	Option 3a Open Space Calculation	22
5.9	Comparison of options	23
5.10	Options 1, 2, 3 and 3a	24



# 1. Introduction

‘this park is loved by its local community’



# 1 Introduction

## 1.1 The intention of this report

On October 30, 2017, Council confirmed Percy Treyvaud Memorial Park as the locale of a new multipurpose sport and recreation facility. This report summarises the process undertaken to develop four concept site options for Percy Treyvaud Memorial Park.

The options were developed to guide development of four indoor sports courts, plus upgraded facilities for the Chadstone Recreation and Civic Club and its sport sections of the Chadstone Bowls Club and Chadstone Tennis Club, as well as seasonal clubs and casual users of the park.

This report is intended to provide the community with information to assist in reviewing and providing feedback on the four concept site options.

## 1.2 The project process

The diagram below summarises the project process and input to date. This report has been compiled and written as a summary of work undertaken up to Stage One of Community Consultation.

Council will use community feedback alongside associated technical reports to assess each concept option against the project principles endorsed by the project Stakeholder Group.

A preferred concept site option will then be selected and included in a draft master plan report for Stage Two of the Community Consultation.



## 1.3 Aspirations of this project

Development of project principles to guide the design were considered an important step in commencing site planning for the park.

Through consultation with the Stakeholder Group and local community Project Principles were developed to guide the outcomes of the master plan and help articulate the community's aspirations for the development of the Percy Treyvaud

Memorial Park Master Plan.

These principles below can be used as criteria against which the site concept options can be assessed or to provide prompts for feedback.

### Community and Social Benefit

Park upgrades and facilities aim to be welcoming, safe, inclusive (all abilities, genders, ages) and accessible for all (physically, socially and financially), compliant with relevant sport and building codes and guidelines, and promote opportunities for community benefit and well-being.

### Increase Sports, Recreation and Well-being Participation

Park upgrades and facilities seek to increase and enhance passive and active opportunities for sports and recreation for all existing activities / users and be flexible to accommodate future sports and well-being activities.

### Environmental Sustainability

Park upgrades and facilities shall adopt a wide range of sustainable design and operation strategies in line with Council policy targets and within project budget.

### Be Sensitive to the Local Community

Park upgrades and facilities aim to enhance the park, preserve neighbourhood character where possible, and address matters such as noise, light, safety, traffic and parking management in the local area.

### Attractive and Functional Design

Park upgrades and facilities aim to be welcoming and attractive, sympathetic to the park setting and enhance neighbourhood character. Facilities will be functionally effective, flexible for multiple uses, shared wherever possible, appropriate quality to maximise community benefit and within the budget allocation.


### Retain and Protect Open Space

Park upgrades and facilities seek to retain, enhance and protect the existing landscape setting and where possible increase vegetation buffers to adjacent streets and the northern walkway. Upgrades will improve user opportunities to use and enjoy the park, actively and passively, and enhance the environmental values of the landscape.

### Balance Different Needs

Park upgrades and facilities seek to balance the needs of all park users, local residents and businesses, sports clubs and participants with a focus on enhancing Percy Treyvaud as a community park and local sports precinct

## 2. Existing Conditions

A photograph showing a wooden boardwalk with railings leading towards a large, open green field. The sky is blue with scattered white clouds. In the background, there are trees, a tall stadium light pole, and a modern building. The scene is bright and sunny.

‘this is an active place for  
community and sport’

## 2 Existing Conditions

### 2.1 Existing Site Context

Percy Treyvaud Memorial Park is located on Chadstone Road in Malvern East. It is bounded to the east by Quentin Road, to the west by Chadstone Road and to the north and south by residential properties.

### 2.2 Existing Site Conditions

The site houses two grassed ovals, two bowling greens, seven tennis courts and several aging buildings home to community sport and recreation organisations. An asphalt driveway cuts through the site from Chadstone Road to Quentin Road providing formal on-site car parking for 97 vehicles. A private, members car park is accessed from this driveway for the Bowls and Tennis clubs containing approximately 10 -12 informal car spaces.

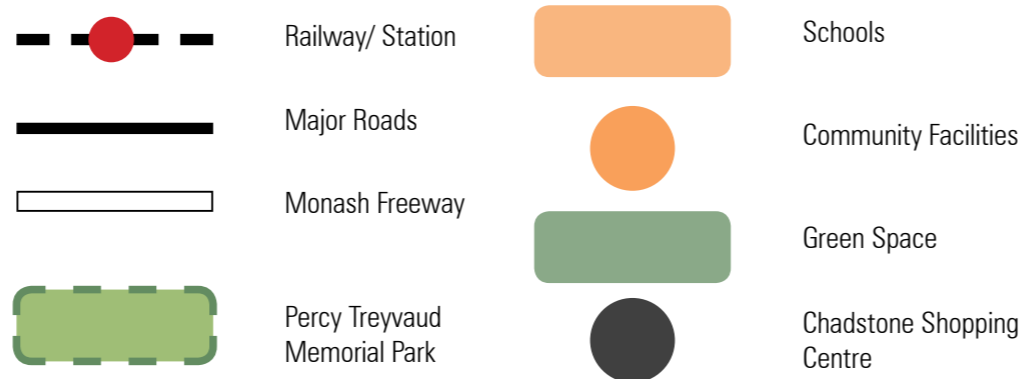
The northern part of the site contains a significant tree-lined path providing a green buffer to the residents to the north. Other features of the site include:

- A wetland to the west with bridge over for pedestrian access
- Rotunda structure close to Quentin Road
- A local level playground close to Quentin Road
- A 24-hour access toilet facility
- Hit-up wall to the south
- Pedestrian pathways with seats to the east, south and west of the ovals
- Cricket nets between the two ovals

The site slopes steeply from the east at Quentin Road down to the west at Chadstone Road. There is also a significant cross-fall from the north landscape buffer down towards the ovals at the centre of the site.



Source: Google Earth



## 2.3 Existing Site Use

Percy Treyvaud Memorial Park is a much loved and frequented local community park. Local community members, Malvern East residents and Stonnington residents take part in both organised and informal sports and recreation activities at the park. For organised sport activities, the park is also frequented by visiting sports club members daily.

Percy Treyvaud Memorial Park is home to the following community sports organisations:

- Chadstone Bowls Club
- Chadstone Tennis Club
- Chadstone Recreation and Civic Club
- Chadstone Lacrosse Club
- East Malvern Tooronga Cricket Club

The informal activities occurring in the park include:

- Dog-walking
- Walking and running
- Exercise activities
- Playground
- Use of the hit-up wall
- Fauna watching

Other organised, but more infrequent use of the park includes:

- Local primary school use of the ovals or tennis courts
- Walking groups
- Other cricket or football clubs use the ovals when their home-grounds are being refurbished





## 2.4 Existing Site

Percy Treyvaud Memorial Park has been described as an 'oasis' by local residents. It is a well-frequented green space for locals and community sports organisations.

The northern landscape buffer is a treed area with pedestrian path connecting Chadstone Road and Quentin Road. Access to the ovals or park from this area is via the street footpaths.

The CRCC, Bowls Club and Tennis Club areas contain sports courts, parking and clubhouses. The area is fenced and accessible by club members.

There is a local level playground at the Quentin Road end of the site.

The existing driveway and car park provides vehicle access between Chadstone Road and Quentin Road with no dedicated pedestrian pathway.

Compliant disability access across the site and into some facilities is problematic due to the slope. Ramp access is provided to the CRCC and Bowls Club and between bowls greens.

The two ovals to the south are in good condition, however there are some issues with drainage due to the location of the cricket nets.

The wetlands to Chadstone Road are supplied by a Melbourne Water drain through the site. A bridge provides pedestrian access across and into the park from Chadstone Road.

A pedestrian pathway is located to the south of the ovals. Connection to the pathway is via the street footpaths. A hit-up wall and basketball ring are located to the south of the west oval.

Seating, public BBQ facilities, rubbish bins and drinking fountains are located around the park.

## 2.5 Existing Facilities

Existing facilities on site are aging, individual buildings are located along the asphalted driveway and car park through the site. Photos of these facilities are opposite. There is also a rotunda and public toilet on site.

Facilities are generally in need of upgrade and would not perform well in terms of energy efficiency. Change facilities in particular need to be brought up to current standards for disability access and female friendly sporting facilities. Storage in facilities is dispersed and inadequate creating access and occupational health and safety issues for clubs.



View of car park



View of car park towards tennis



CRCC and Chadstone Bowls Club facility



Oval Pavilion



CRCC and Chadstone Bowls Club facility



Oval Pavilion



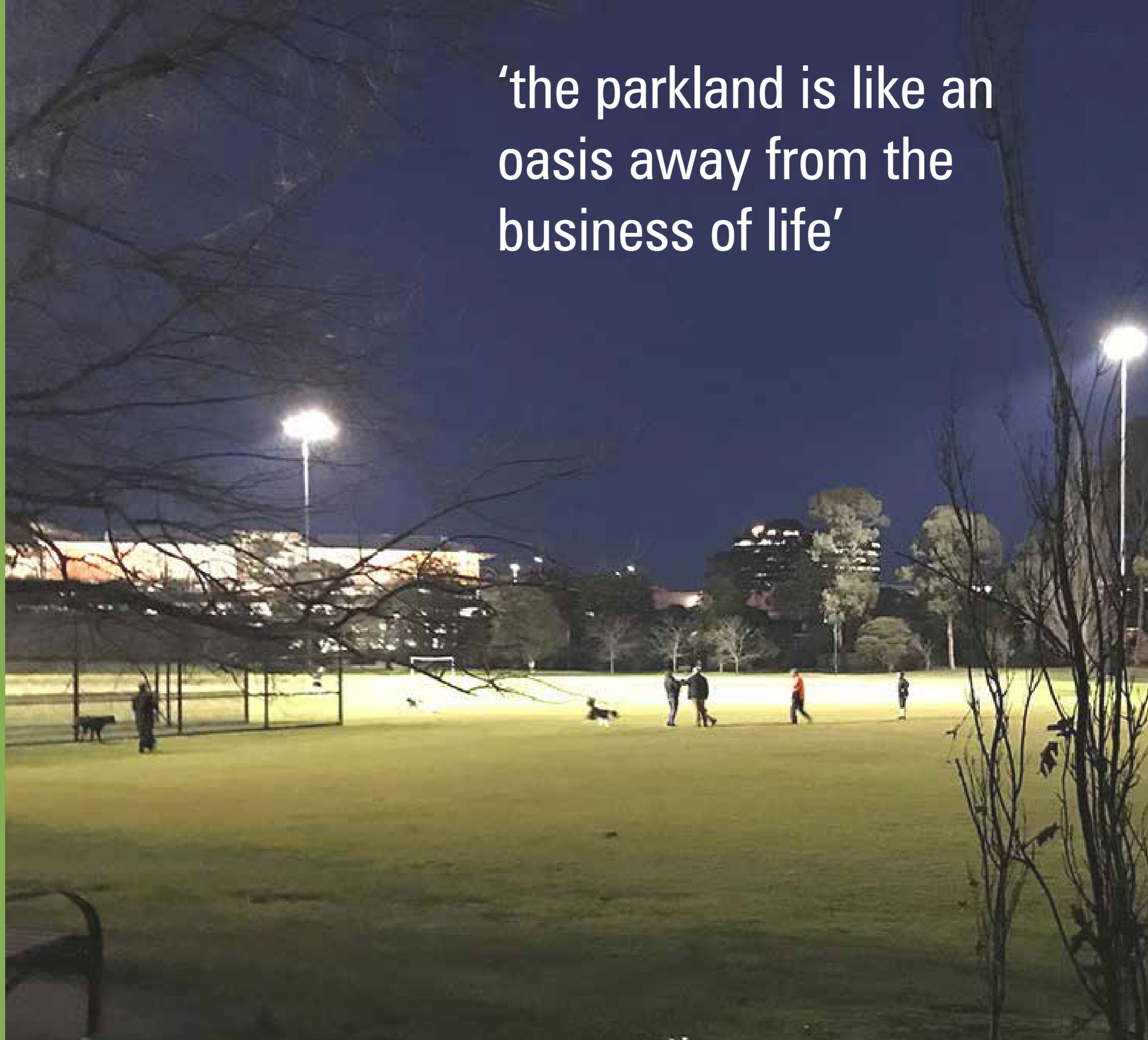
Tennis Club



Tennis courts

### 3. Consultation

'the parkland is like an oasis away from the business of life'



## 3 Consultation

### 3.1 Community consultation & engagement

To date the following consultation and community engagement activities have helped to inform the project principles and development of four concept site options:

#### Stakeholder Group

Chaired by Cr Glen Atwell, the stakeholder group includes three resident representatives, and representatives from the Chadstone Recreation and Civic Club, Chadstone Bowls Club, Chadstone Tennis Club, Chadstone Lacrosse Club, East Malvern Tooronga Cricket Club, Chadstone Road traders, Malvern Valley Primary School, Prahran Netball Association and Basketball Victoria.

The Stakeholder Group commenced meeting monthly in June 2018 as an advisory group to provide feedback to the Project Steering Committee and Council on the project.

#### On-site community engagement and survey

Council facilitated an online survey on the Connect Stonnington website, along with three drop-in sessions on site.

Dates and times of the drop-in sessions were agreed in consultation with the stakeholder representatives and Council engaged Capire Consulting Group to assist and independently report on the results. This report is available at: [connectstonnington.vic.gov.au/stadium](http://connectstonnington.vic.gov.au/stadium)

Three on-site consultation sessions were held in July with the draft Project Principles and the survey available for discussion.

#### Residents Meeting

On the request of resident representatives from the stakeholder group, a session was held for local residents for the consultant team to present the three concept site options to date for information and feedback.

#### Connect Stonnington

Regular project updates and minutes from the stakeholder meetings have been made available on the Connect Stonnington website.

### 3.2 How consultation informed the project

Stakeholder and community feedback to date has helped guide the project as follows:

- to understand the local and wider community's aspirations for Percy Treyvaud Memorial Park
- to hear and help address the local community's concerns about development of the park
- to develop the Project Principles to guide design
- to develop the draft Functional Brief for the facility
- to develop the draft Landscape Brief for the wider park Master Plan

### 3.3 What we heard....

Some of the comments collected from community and stakeholder consultation sessions that have helped inform the site concept plans are listed opposite.

Aspirational comments are inspiring the project, however understanding and resolving issues of concern are equally important. These include:

- providing secure, safe and an appropriate number of car spaces on site
- appropriately address the increase in traffic coming to the site
- no loss of open space
- do not reduce the northern landscape buffer
- improve safety through the park through more lighting, better visual connection and encouraging passive surveillance
- protect and maintain as many trees as possible
- reduce the visual bulk of the new facility
- do not reduce the oval sizes
- design to appropriately address issues such as noise and light from activities

"attract new members to existing clubs through increased activity on site"	"a smart design to enable all clubs on the Percy Treyvaud site to continue to grow and function efficiently into the future"
"a development that meets everyone's needs - existing and new sports clubs, park users, residents"	"great opportunity for inter-generational increase in participation in bowls, tennis, cricket, lacrosse, netball and basketball"
"I don't want a new sporting facility to be erected, I would prefer the Council upgrade the bowls club."	"an opportunity to think about the future health and well-being of the community"
"something for everyone"	"a sporting precinct that provides a welcoming, inclusive, safe, attractive facility with minimal negative impact to the community"
"Less is better. Please don't destroy the park."	"maximum engagement in sport across the community - all ages and abilities"
"opportunity to deliver something amazing"	"improve disabled access around park and ensure compliant access to all new facilities"
"improve pedestrian access from north through the park"	"design that keeps the licensed area away from Junior sport participants"
"keep as many trees as possible as long as they are safe"	"facilities that allow for multiple sports events and their corresponding social events to run at the same time"
"improve existing park facilities - ie more seats, bins, lighting"	"quality facility design to reduce building bulk where possible, and use attractive materials"
"best practice environmentally sustainable design - inside and out"	"maintain current community oasis feeling and don't isolate existing community groups that meet here"
"traffic traffic traffic!"	"consider facility acoustic design to limit noise from courts affecting residents"
"don't reduce existing oval size"	"sports facilities designed to relevant national codes for court sizes, lighting levels, surface, provision of amenities etc"

# 4. Brief Development



## 4 Brief Development

### 4.1 How the brief was developed

As a master plan with a new sporting facility, the brief for the Percy Treyvaud Memorial Park was drafted in two sections - the wider park brief and the facility brief.

Stakeholder and community consultation have informed both sections of the brief. Council officer input and consultant team input have also informed the brief in terms of resolving issues with existing conditions and bringing facilities up to contemporary community standards.

The master plan brief has been informed by individual consultations with stakeholder resident representatives, as well as the wider Stakeholder Group. Wider resident input has been provided through the resident representatives and on an individual basis.

The detail functional brief for the sporting activities has been informed by the following relevant sporting codes and requirements to ensure new facilities are compliant to current standards:

- Bowls Australia, Bowling Rink Construction Guidelines
- Tennis Australia
- Netball Victoria Facilities Guide
- Basketball Victoria Facilities Guide
- Combined NV and BV court layouts, 2017
- Lacrosse Victoria Strategic Facilities Plan, 2016 and update provided by Chadstone Lacrosse Club
- Cricket Australia Community Cricket Facility Guidelines

### 4.2 Park Master Plan Brief

The broader master plan for the park has been developed in consultation with the stakeholder group, local community and council officers.

The imagery opposite provides examples of the types of landscape elements suitable for the park.

The following feedback has been incorporated into each site concept option where possible:

#### 4.2.1 Park flora and fauna

- Retain or increase the northern landscape buffer
- Retain or enhance the wetlands appearance and function
- Take care to preserve existing flora and fauna (Existing fauna: Microbats; Tawny Frogmouth Owls; Pobblebonk Frogs, Antechinus, Herons, Egrets, Plovers) and improve habitat where possible.
- Avoid the removal of mature healthy trees. If unavoidable and absolutely necessary the loss is to be offset with appropriate additional tree planting and additional indigenous garden bed planting.
- Consider access to the reserve by providing a north-south connection from the east-west path north of the site to the main part of the reserve.
- Improve access within the reserve by creating a loop path.
- Consider realigning the path to the south of the reserve if necessary as it is located too close to the sports oval in some locations. Though it has been repaired in some places along its length it is generally in decent condition.
- Ensure any replacements/additions to street trees use the same species as existing to comply with specified tree planting schemes.
- Within the site use an appropriate mix of indigenous and exotic species where additional tree/garden bed planting is to be provided.

#### 4.2.2 Water sensitive urban design

- Retain existing wetland system. It receives regular maintenance from Council, but requires a maintenance upgrade.
- As there is not an anticipated increase in run-off from the development the existing wetland system should be able to cope. Additional rain gardens throughout the development will assist in water treatment.
- Garden beds will receive establishment watering but will not be irrigated beyond that point.
- Consideration should be given to providing passive watering from ground surface runoff.

#### 4.2.3 Pedestrian pathway networks

- Provide universal access throughout the site.
- Ensure access considers all types of pedestrian park user: recreational walkers; dog walkers and runners

#### 4.2.4 Vehicle access and car parking

- Remove the ability for vehicles to cut through the park from Chadstone Road to Quentin Road
- Provide an appropriate amount of car parking for existing and new uses
- Consider parking access and control mechanisms to discourage parking on the site by Chadstone shoppers

#### 4.2.5 Existing ovals

- Retain existing oval size and location
- Retain or enhance space for spectators to the north edge of the ovals
- If cricket nets are to be removed they need to be replaced in close proximity to the new facility for training
- Provide sports netting to north and south of main oval

#### 4.2.6 Community Exercise

- Consider introducing an activity trail with exercise equipment to encourage an active community.
- Provide level outdoor spaces, other than the ovals, which are less programmed and are available for personal training, or group activities such as tai chi and boot camps.

#### 4.2.7 General park facilities

- Retain the hit-up wall, basketball hoop
- Playground could be relocated - preferably further from the road, or review edge treatments if kept in existing location
- Increase seating opportunities
- Increase shelter around the park
- Increase provision of bins with doggie bag dispensers
- Provide recycling bins associated with the new stadium as it is a significant new community facility. Include helpful signage about appropriate use in order to reduce potential contamination
- Increase provision of drinking fountains
- Keep existing number of public BBQs and consider increasing if appropriate

#### Embankment Seating - Oval Views



#### Landscape Materials and Narrative



#### Water Sensitive Urban Design Elements



#### Fitness and Activities



#### Shelter



### Stadium Building Form



### Entry and Overlooking the Oval



### Green Roof or Terrace Elements



## 4.3 Building Form and Design

The imagery on this page provides examples of the aesthetic, materials and form that would be suitable for new facilities at Percy Treyvaud Memorial Park. Imagery collected is from various designers work and provide reference point only.

## 4.4 Facility Brief

The starting point for the facility brief was the Council resolution that the new multi-purpose sport and recreation facility host:

- Four Indoor Sports Courts
- Chadstone Bowls Club
- Chadstone Tennis Club
- Chadstone Recreation and Civic Club; and
- Summer and winter season users of the sportsgrounds including Chadstone Lacrosse Club

The following describes the spaces required to support the above activities in the new development:

### 4.4.1 Shared public spaces

- Main centre entry close to reception
- Lift and stair access from the car park directly to the reception area
- Foyer spaces throughout with space for display of memorabilia of all clubs and the local community
- Kiosk with potential merchandise / retail associated with the reception counter
- Public amenities, including unisex and accessible facilities

### 4.4.2 Administration facilities

- Reception counter with provision for centre manager office
- Shared sports association office accommodation that can accommodate 5-6 people
- Office storage and support spaces
- Meeting space for sporting associations that can accommodate 8-10 people
- Staff facilities such as kitchenette and lockers

### 4.4.3 Social spaces and support spaces

- Social spaces to reflect the size and number of the existing spaces on site:
  - Social Space 1, 125m<sup>2</sup>
  - Social Space 2, 125m<sup>2</sup>, with operable wall to Social Space 1
  - Social Space 3, 100m<sup>2</sup>
  - Social Space 4, 100m<sup>2</sup>

- CRCC bar and lounge facility with storage and cool-room
- Shared main kitchen suitable for plating, catering and service into the social spaces
- Kitchenettes, fridges and lockable pantry in social spaces that do not have direct access into the main kitchen space
- Allocated storage for clubs using shared facilities
- Furniture stores adjacent each space or accessed from communal corridor space

### 4.4.4 Indoor sports courts and support spaces

- Main sports hall with 4 x indoor sports courts designed to Netball Victoria and Basketball Victoria guidelines
- Provision of spectator seating to each court outside of run-off zones
- Provision of scorer and team benches outside of run-off zones
- Tournament office with direct access / line of sight into the indoor courts
- Storage directly off courts for sports equipment
- Storage directly off courts for cleaning equipment

### 4.4.5 Outdoor sports courts and support spaces

Bowls:

- 2 x 7 rink synthetic grass greens
- Minimum 2m circulation around rinks
- Seating and shelters to be provided around rinks
- External lighting to rinks
- Outdoor access storage for maintenance

Tennis Courts

- 7 new courts with compliant run-off and circulation
- 5 courts to be synthetic clay, and 2 to be plexipave, or similar
- External lighting to all courts
- Full perimeter fencing with access gates
- Court 1 to be show court with spectator seating closest to the social space or outdoor viewing area
- Outdoor access storage for maintenance equipment and sports equipment

### 4.4.6 Change and amenities

Indoor Courts:

- 2 x change rooms
- Accessible changerooms
- 2 x Umpire / Referee change rooms
- First aid room

Ovals:

To be accessed directly from the ovals, ideally positioned between the two ovals:

- 4 x change rooms in pairs for home / away teams
- Storage for personal equipment / bags in changerooms
- Accessible changeroom
- Referee change rooms
- First aid room (shared with indoor courts, well located for access)

## 4.5 Car Parking and Traffic Management

Traffic and parking studies are currently underway looking at the existing condition of the local street network, as well as predictions of the impact of the operation of the indoor facility and the future growth of Chadstone Shopping Centre. These studies are capturing data on selected weekdays, weekends and the next VIP shopping event at Chadstone Shopping Centre.

The current site concept options have each been designed with the following in mind:

- capacity to increase on-site car parking provision
- that on-site car parking will have control measures to deter people parking on site who are not using the park or its facilities

The traffic and parking studies currently underway will provide a recommendation strategy for managing the proposed underground car park and options for current and future on-street parking conditions nearby Percy Treyvaud Memorial Park. Council acknowledges the concerns of local residents about traffic and parking and will liaise directly with individual streets as necessary.

## 4.6 Environmental Sustainability

The following is a high-level list of Environmental Sustainable Design opportunities for this project:

### Management

- City of Stonnington's commitment to environmental and energy conservation targets.
- BCA 2017 Section J Deemed to Satisfy requirements achieved.
- Metering to allow monitoring and management of energy and water.

### Water Efficiency

- Sanitary fixtures with 5 and 6 star WELS ratings
- Water efficient landscaping including garden planting and lawn areas.
- Rainwater collection for W.C. and amenity use and immediate landscaping

### Energy Efficiency

- 10% increase in energy efficiency requirements from that detailed in the National Construction Code including lighting, building insulation, air conditioning and ventilation systems
- Double glazed window system through the development to provide increased thermal and acoustic performance for the facility
- Installation of LED lighting throughout with central lighting control to be provided
- Daylight Dimming
- Installation of heat recovery Variable Refrigerant Flow (VRF) air conditioning system
- Labyrinth for pre-cooling of air to naturally ventilated spaces including indoor stadium
- Instantaneous gas hot water system
- Solar power
- Green roof systems to reduce heat load and heat loss

### Stormwater

- Stormwater should be captured by rainwater tanks or rain-gardens to minimise negative environmental impacts of stormwater runoff and maximise on-site re-use of stormwater.

### Indoor Environment Quality

- Mechanical conditioning of the air into the stadium to ensure the building can be sealed to improve efficiency

and manage acoustics.

- Natural ventilation and light to all habitable rooms.
- Installation of Heat Recovery Unit to supply fresh air
- Independent climate control to all offices and common areas.
- Double glazing throughout the development to improve acoustic and thermal performance of the building envelope.
- Use of vegetation to pre-cool air intake into sports hall

### Transport

- Provision of easy pedestrian access to the facility at the public entrance.
- Access to public transport at property frontage.
- Provision of cycling facilities and path connections to the facility entry and around the park

### Waste Management

- Provision of individual rubbish and recyclable waste throughout the facility.
- Garden maintenance contractor engaged to remove and recycle 'green' waste.
- Dedicated waste enclosure to house waste and recycling bins.

## 4.7 Acoustic Design

Background noise measurements were undertaken at Percy Treyvaud Memorial Park to provide a benchmark for future design of mechanical equipment, and a basis for advice for appropriate building fabric design to limit noise from the stadium.

## 5. Concept Site Options





## 5 Concept Site Options

### 5.1 Why multiple concept site options?

Master planning is undertaken to test a site to develop the best outcome. The final master plan should be informed by site analysis, existing conditions information, consultation and the brief development.

Three concept site options were presented to the Stakeholder Group. Stakeholders requested resident feedback on the options, and from this feedback a fourth option was developed.

The four concept site options are detailed in this report for community feedback.

### 5.2 Common elements

All site options explore locating the new four court stadium at different locations on the site. All options have the following site responses in common:

- Establish a new public and universally accessible pedestrianised connection from Chadstone Road through to Quentin Road along the northern edge of the ovals.
- Remove the vehicle through access way from Chadstone Road to Quentin Road
- Provide an on-site drop off zone for cars and small buses
- Basement or semi-basement car parking
- Retention and increase to the northern landscape buffer
- Set new buildings into the site slope to minimise bulk of building form to Chadstone Road, Quentin Road and the northern landscape buffer

#### Option 1 - Indoor Sports Courts towards Chadstone Road



Option 1 locates the indoor courts at the Chadstone Road end of the site with bowls rinks in the centre and tennis courts at the Quentin Road end. Main car park entry is off Chadstone Road with a ramp down to the car park entry.

The siting of the indoor courts is at the lowest point of the site, with basement car parking under. This results in the majority of the stadium visible above ground - approximately 11-12 metres at the Chadstone Road end. Amenities, social and support spaces are located in a two-storey building in the centre of the site to provide access between the stadium, bowls rinks, tennis courts and the ovals. Cricket and lacrosse change facilities are on the lower level for ease of access to the ovals.

A small elevated roof terrace can be provided on the roof of the lower amenities, connecting to the elevated walkway from Chadstone Road to Quentin Road.

#### Option 2 - Indoor Sports Courts in Centre of Park

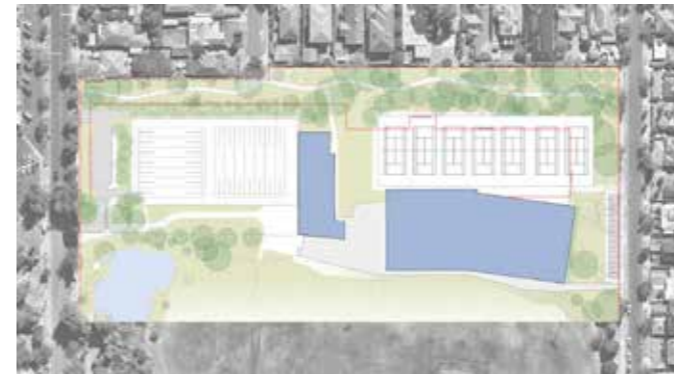


Option 2 locates the indoor courts in the centre of the site with bowls rinks at the Chadstone Road end and tennis courts at the Quentin Road end. Basement car parking is provided under the elevated bowls rinks with on-grade access from Chadstone Road. A small on-site car park is provided off Quentin Road.

The siting of the indoor courts is at the mid-point of the site slope with its floor level on-grade to the eastern oval so the bulk of the stadium form is partially set into the site slope. Approximately 7 metres is visible at its north-eastern corner and 9 metres at the north-west corner. Cricket and lacrosse change facilities are also at the oval level for easy access to the ovals.

A green roof is located over the lower amenities, connected by the elevated walkway from Chadstone Road to Quentin Road.

#### Option 3 - Indoor Sports Courts towards Quentin Road



Option 3 locates the indoor courts and tennis courts at the Quentin Road end of the site with bowls rinks at the Chadstone Road end. Basement car parking is provided under the bowls rinks with on-grade access from Chadstone Road. A small on-site car park is provided off Quentin Road.

The siting of the indoor courts is at the highest point of the site slope with its floor level on-grade to the eastern oval so the bulk of the stadium form is set into the site slope. Approximately 6 metres is visible at its north-eastern corner and 8 metres at the north-west corner. Cricket and lacrosse change facilities are also at the oval level for easy access to the ovals.

An elevated roof garden is located over the lower amenities, connecting the northern landscape buffer to the elevated walkway via the new public garden space.

#### Option 3a - Indoor Sports Courts



Option 3a was developed in response to resident feedback on Option 3. The general arrangement is the same with the following changes:

- Approximately 7m is visible at the north-eastern corner and 8m at the north-west corner.
- All buildings and sports courts moved closer to Chadstone Road so that the tennis courts align with the existing eastern tennis fence
- Existing playground location retained
- Indoor court building moved further from Quentin Road
- On-site car parking off Quentin Road available in option 3 is removed
- North-south access and landscape between the northern landscape buffer and elevated walkway reduced and controlled via the building foyer.

### 5.3 Open Space Calculations

Each option has been analysed and compared to the existing conditions of the site to assess how the provision of open space is affected.

Only the areas affected by the facility development have been measured.

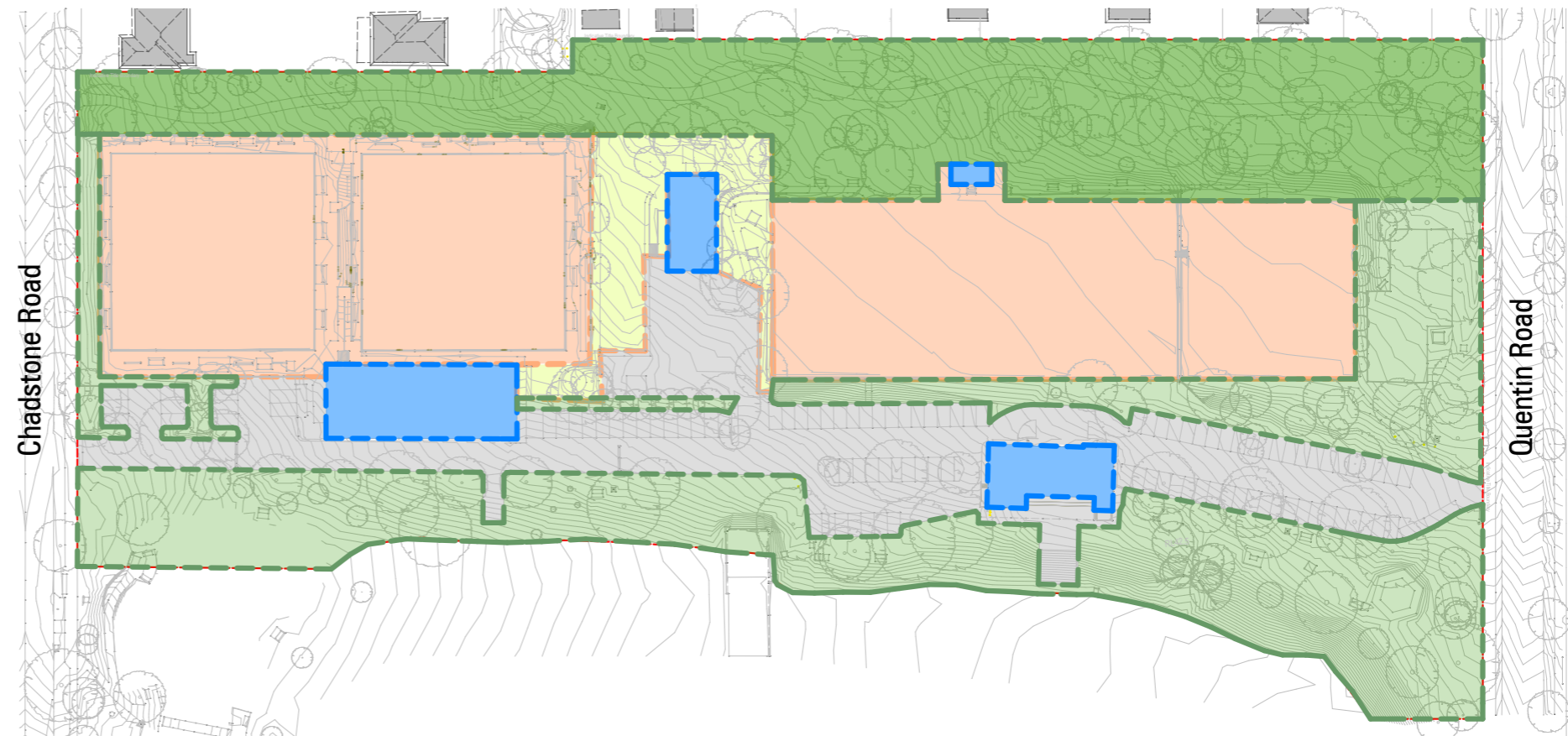
The existing spaces on site can be described as follows:

- Northern landscape buffer - the strip of high quality landscape between northern residents and the existing sports' fence line
- Southern green open space - any grassed area or garden bed that is accessible at any time
- Driveway and car parking - all asphalted and gravel areas that vehicles regularly use
- Outdoor sports courts - fenced areas of outdoor sports courts
- Outdoor sports social areas - fenced areas of outdoor green space
- Buildings

On the next few pages each concept site option is presented with a diagram to describe how the calculations were obtained, and a comparison to the existing site condition.

Net open space change is calculated by comparing the existing northern landscape buffer and public green open space with each site concept option.

### 5.4 Existing Site Condition



Existing Site Condition

Legend

Space	Existing Area m2
Northern landscape buffer	5,900 m2
Southern green open space	7,200 m2
Driveway and car parking	4,420 m2
Outdoor sports courts	8,100 m2
Dedicated outdoor sports social areas	1,050 m2
Buildings	980m2
<b>Total</b>	<b>27,650 m2</b>

- Northern landscape buffer
- Southern green open space
- Outdoor sports courts
- Dedicated outdoor sports social areas
- Buildings
- Driveways and car parking

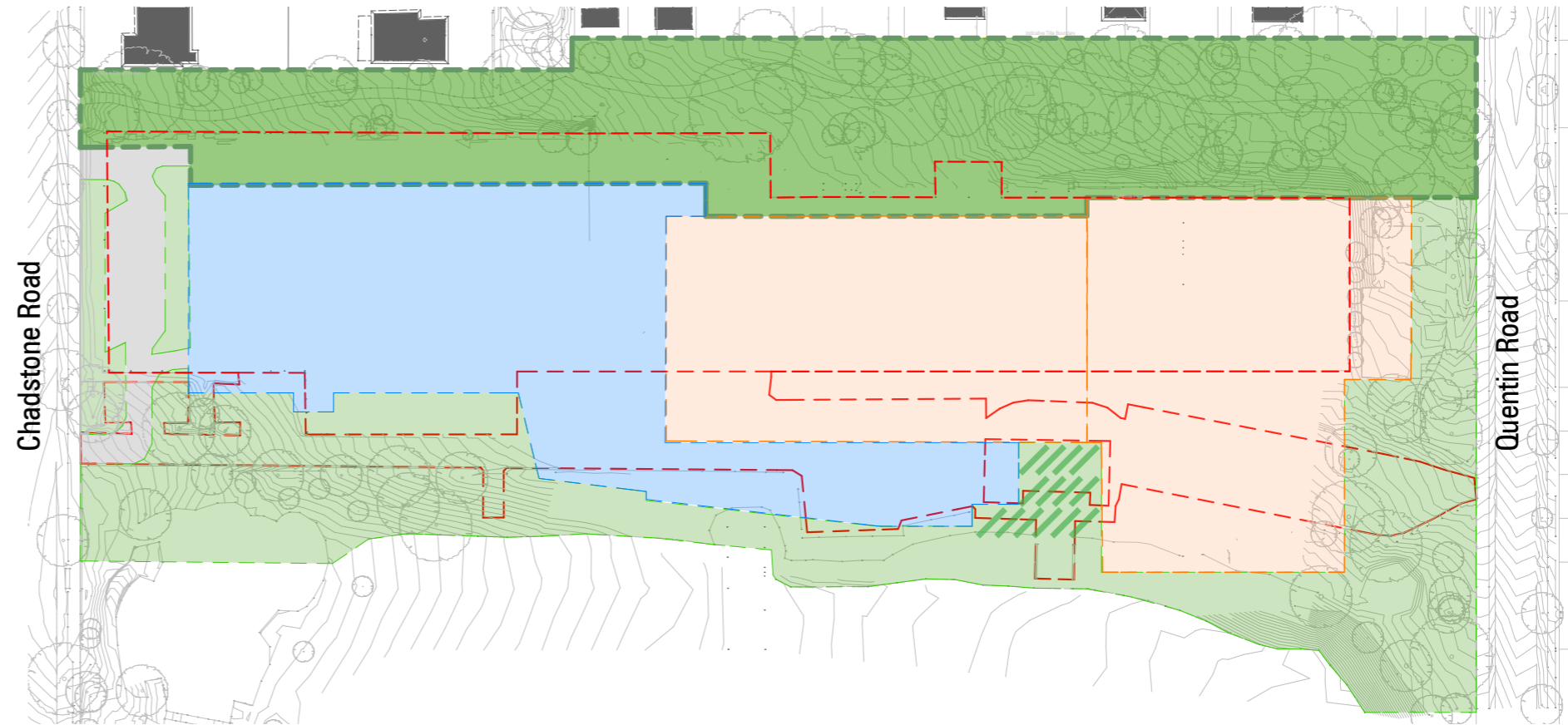
## 5.5 Option 1 Open Space Calculation

The diagram adjacent should be read in conjunction with the legend below. Red dashed lines indicate the location of the existing bowls and tennis fences and the perimeter of the existing asphalted areas.

Northern landscape buffer increased by 1,550m<sup>2</sup>

Southern green open space is reduced by 280m<sup>2</sup>

Net gain in public open space 1,270m<sup>2</sup>



Option 1

### Legend

- - - Existing site features - fence, car park and existing buildings (refer page 18 for building outlines)
- Northern landscape buffer
- Southern green open space
- ▨ Green roof or roof terrace
- Outdoor sports courts
- Dedicated outdoor sports social areas
- Buildings
- Driveways and car parking

Space	Option 1 m2	Option 1 Difference to Existing m2
Northern landscape buffer	7,450 m2	+ 1,550 m2
Southern green open space (incl green roof or roof terrace)	6,920m2	- 280 m2
Driveway and car parking	650 m2	- 3,770 m2
Outdoor sports courts	7,430 m2	- 670 m2
Dedicated outdoor sports social areas	0 m2	-1,050 m2
Buildings	5,200 m2	+4,220 m2
<b>Total</b>	<b>27,650 m2</b>	

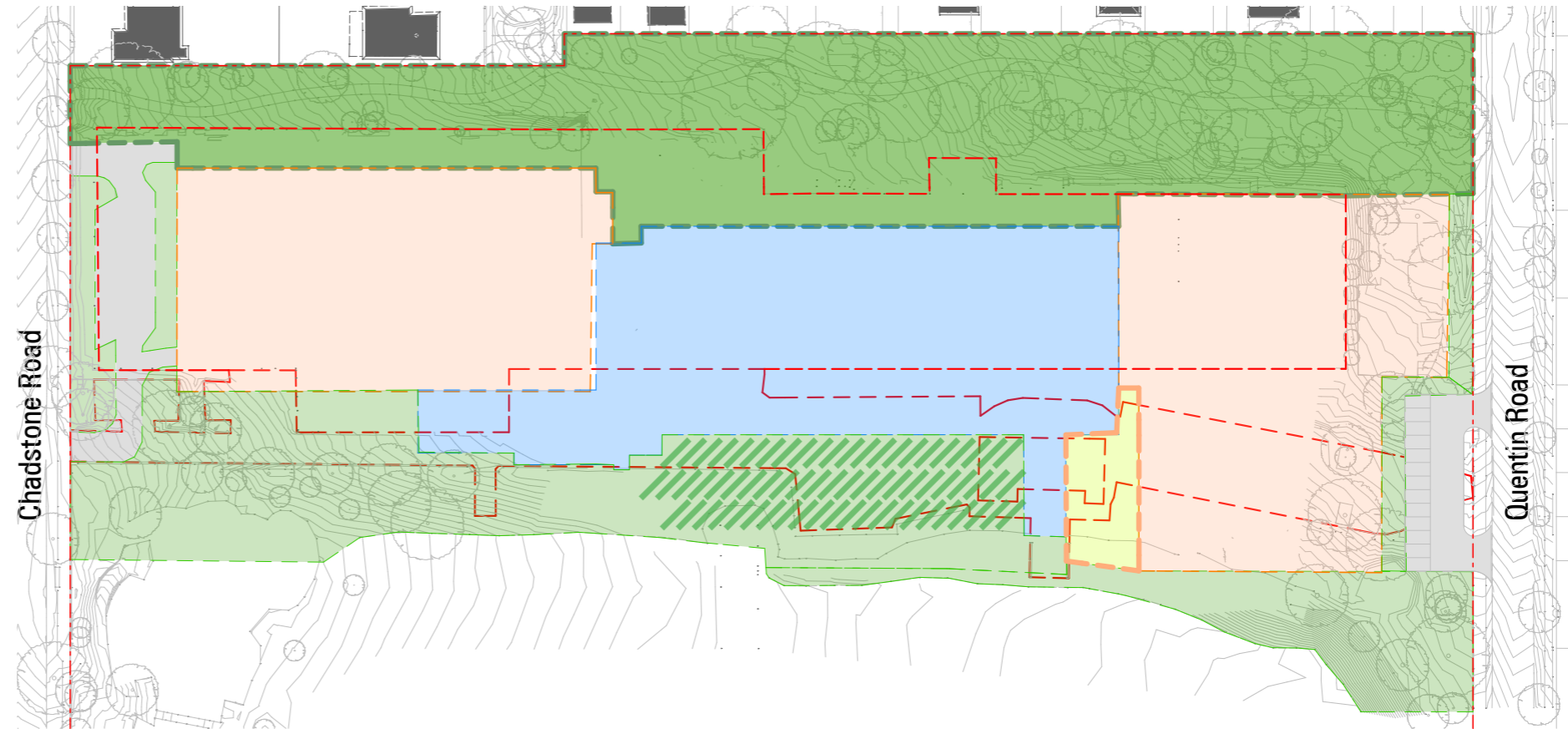
## 5.6 Option 2 Open Space Calculation

The diagram adjacent should be read in conjunction with the legend below. Red dashed lines indicate the location of the existing bowls and tennis fences and the perimeter of the existing asphalted areas.

Northern landscape buffer increased by 1,730m<sup>2</sup>

Southern green open space is reduced by 670m<sup>2</sup>

Net gain in public open space 1,060m<sup>2</sup>



Option 2

### Legend

- - - Existing site features - fence, car park and existing buildings (refer page 18 for building outlines)
- Northern landscape buffer
- Southern green open space
- Green roof or roof terrace
- Outdoor sports courts
- Dedicated outdoor sports social areas
- Buildings
- Driveways and car parking

Space	Option 2 m2	Option 2 Difference to Existing m2
Northern Landscape Buffer	7,630 m2	+1,730 m2
Southern green open space (incl green roof or roof terrace)	6,530 m2	- 670 m2
Driveway and car parking	1,100 m2	- 3,320 m2
Outdoor sports courts	7,420 m2	- 680 m2
Dedicated outdoor sports social areas	350 m2	- 700 m2
Buildings	4,620 m2	+3,640 m2
<b>Total</b>	<b>27,650 m2</b>	

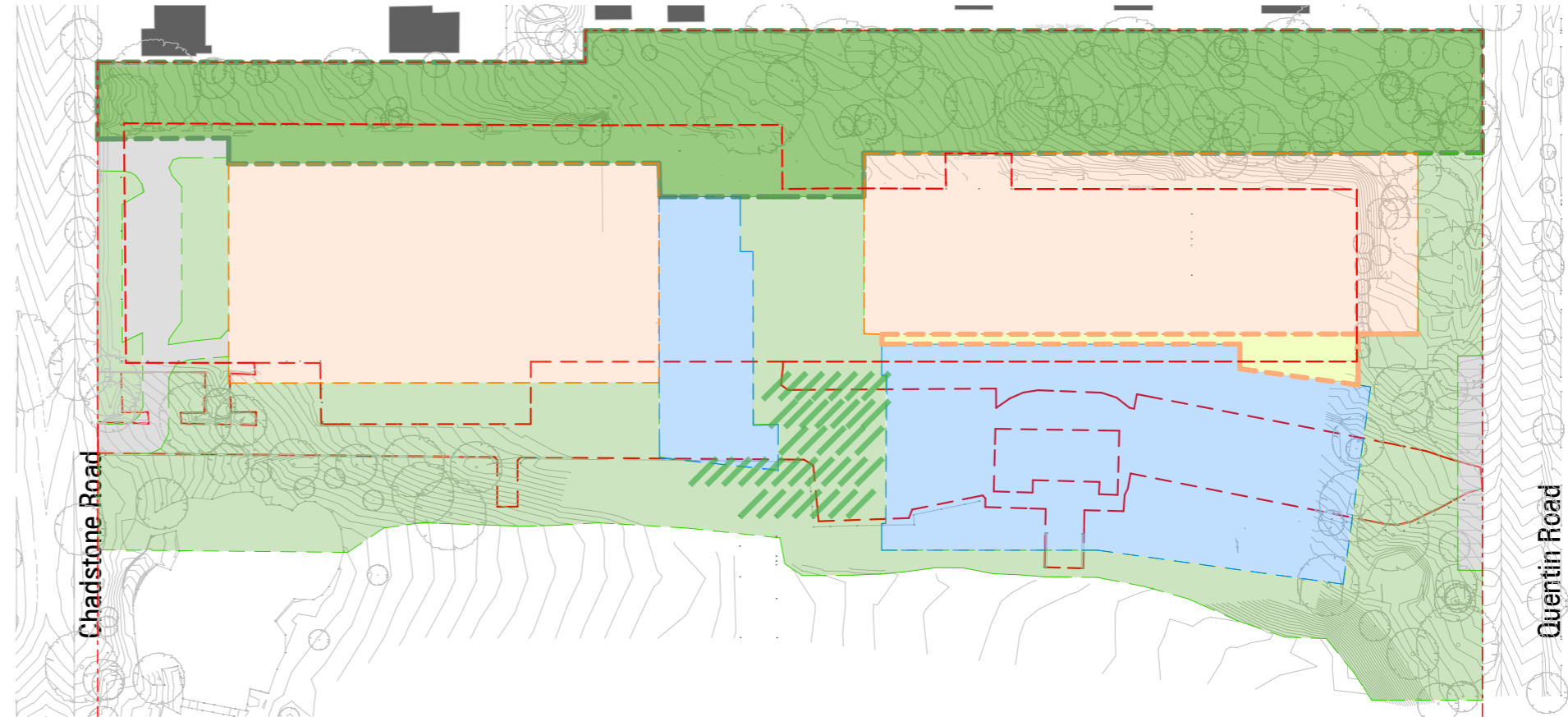
## 5.7 Option 3 Open Space Calculation

The diagram adjacent should be read in conjunction with the legend below. Red dashed lines indicate the location of the existing bowls and tennis fences and the perimeter of the existing asphalted areas.

Northern landscape buffer increased by 320m<sup>2</sup>

Southern green open space increased by 1,100m<sup>2</sup>

Net gain in public open space 1,420m<sup>2</sup>



Option 3

### Legend

- - - Existing site features - fence, car park and existing buildings (refer page 18 for building outlines)
- Northern landscape buffer
- Southern green open space
- Green roof or roof terrace
- Outdoor sports courts
- Dedicated outdoor sports social areas
- Buildings
- Driveways and car parking

Space	Option 3 m2	Option 3 Difference to Existing m2
Northern Landscape Buffer	6,220 m2	+ 320 m2
Southern green open space (incl green roof or roof terrace)	8,300 m2	+ 1,100 m2
Driveway and car parking	885 m2	- 3,535 m2
Outdoor sports courts	7,300 m2	- 800 m2
Dedicated outdoor sports social areas	325 m2	- 725 m2
Buildings	4,620 m2	+ 3,640 m2
<b>Total</b>	<b>27,650 m2</b>	

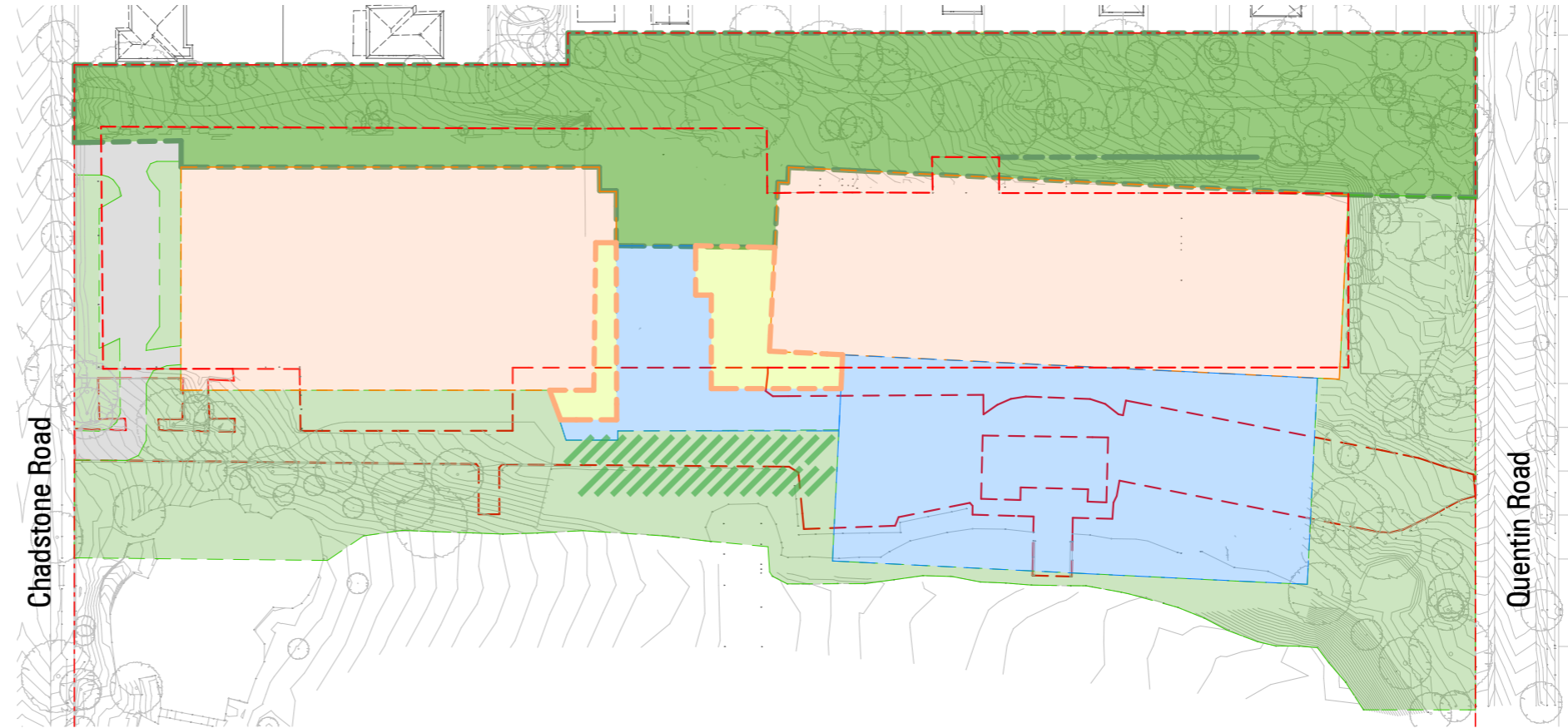
## 5.8 Option 3a Open Space Calculation

The diagram adjacent should be read in conjunction with the legend below. Red dashed lines indicate the location of the existing bowls and tennis fences and the perimeter of the existing asphalted areas.

Northern landscape buffer increased by 1,220m<sup>2</sup>

Southern green open space increased by 335m<sup>2</sup>

Net gain in public open space 1,555m<sup>2</sup>



Option 3a

### Legend

- - - Existing site features - fence, car park and existing buildings (refer page 18 for building outlines)
- Northern landscape buffer
- Southern green open space
- Green roof or roof terrace
- Outdoor sports courts
- Dedicated outdoor sports social areas
- Buildings
- Driveways and car parking

Space	Option 3a m2	Option 3a Difference to Existing m2
Northern landscape buffer	7,120 m2	+1,220 m2
Southern green open space (incl green roof or roof terrace)	7,535 m2	+335m2
Driveway and car parking	640 m2	- 3,780m2
Outdoor sports courts	7,280 m2	- 820 m2
Dedicated outdoor sports social areas	620 m2	- 430 m2
Buildings	4,455 m2	+3,475 m2
<b>Total</b>	<b>27,650 m2</b>	

## 5.9 Comparison of options

The following section provide assessment of the options against the project principles.

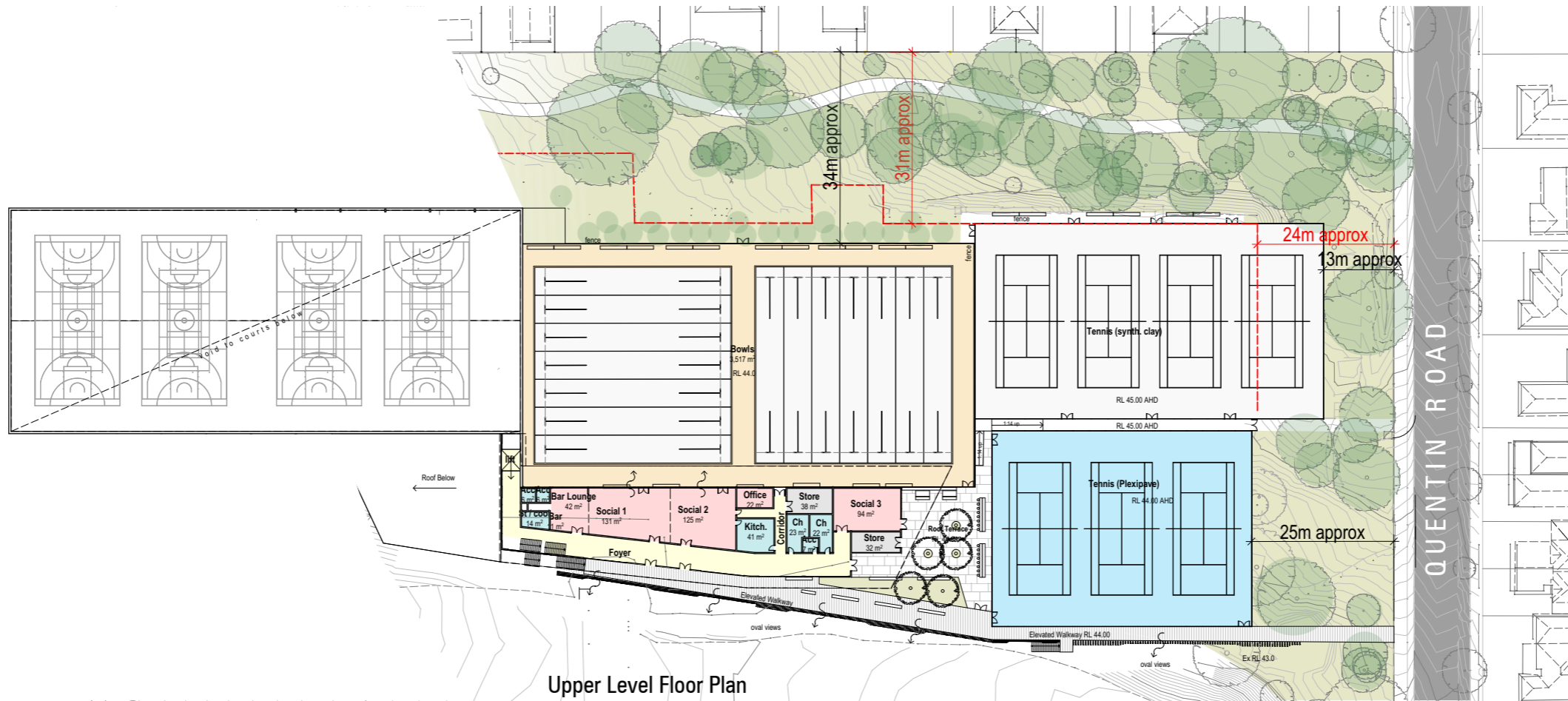
Below is a snapshot of the stakeholder assessment of the original three options. This assessment is intended to provide the community with additional information.

### 5.9.1 Stakeholder assessment

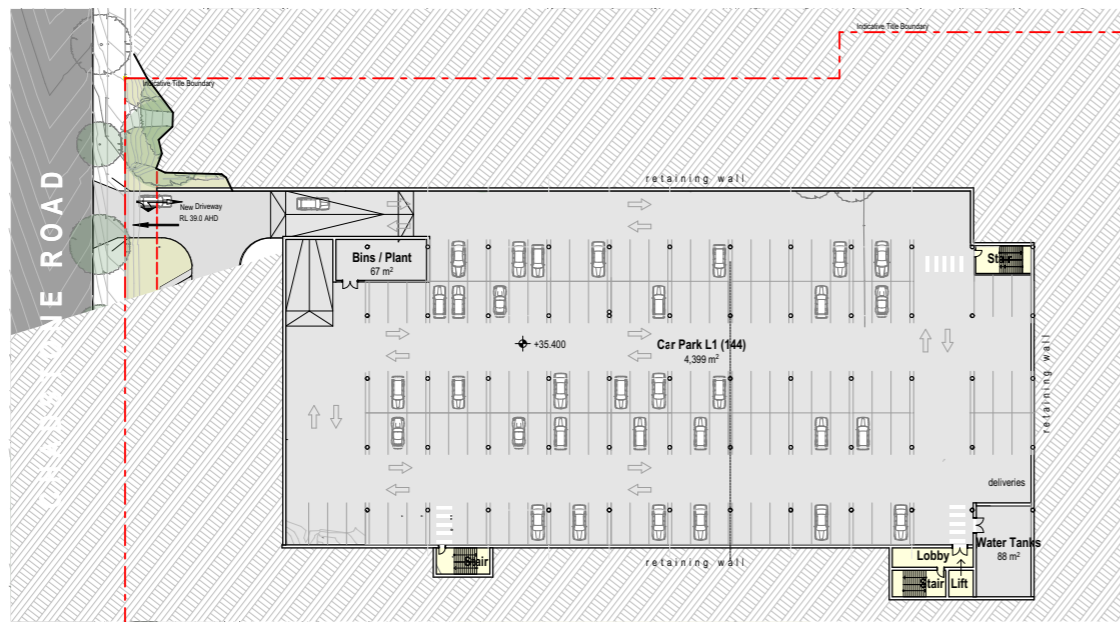
At the September stakeholder meeting three concept aite options were presented and stakeholders were asked to rate the options by placing dots against project principles they thought were met by each option. The table below is a snapshot of the assessment on the night.

Option 1	Option 2	Option 3	
			<b>Community and Social Benefit:</b> Park upgrades and facilities aim to be welcoming, safe, inclusive (all abilities, genders, ages) and accessible for all (physically, socially and financially), compliant with relevant sport and building codes and guidelines, and promote opportunities for community benefit and well-being.
			<b>Increase Sports, Recreation and Well-being Participation:</b> Park upgrades and facilities seek to increase and enhance passive and active opportunities for sports and recreation for all existing activities/users and be flexible to accommodate future sports and well-being activities.
			<b>Environmental Sustainability:</b> Park upgrades and facilities shall adopt a wide range of sustainable design and operation strategies in line with Council policy targets and within project budget.
			<b>Be Sensitive to the Local Community:</b> Park upgrades and facilities aim to enhance the park, preserve neighbourhood character, and address matters such as noise, light, safety, traffic and parking management in the local area.
			<b>Attractive and Functional Design:</b> Park upgrades and facilities aim to be welcoming and attractive, sympathetic to the park setting and enhance neighbourhood character. Facilities will be functionally effective, flexible for multiple uses, shared wherever possible, appropriate quality to maximise community benefit and within the budget allocation.
			<b>Retain and Protect Open Space:</b> Park upgrades and facilities seek to retain, enhance and protect the existing landscape setting and where possible increase vegetation buffers to adjacent streets and the northern walkway. Upgrades will improve user opportunities to use and enjoy the park, actively and passively, and enhance the environmental values of the landscape.
			<b>Balance Different Needs:</b> Park upgrades and facilities seek to balance the needs of all park users, local residents and businesses, sports clubs and participants with a focus on enhancing Percy Treyvaud as a community park and local sports precinct.

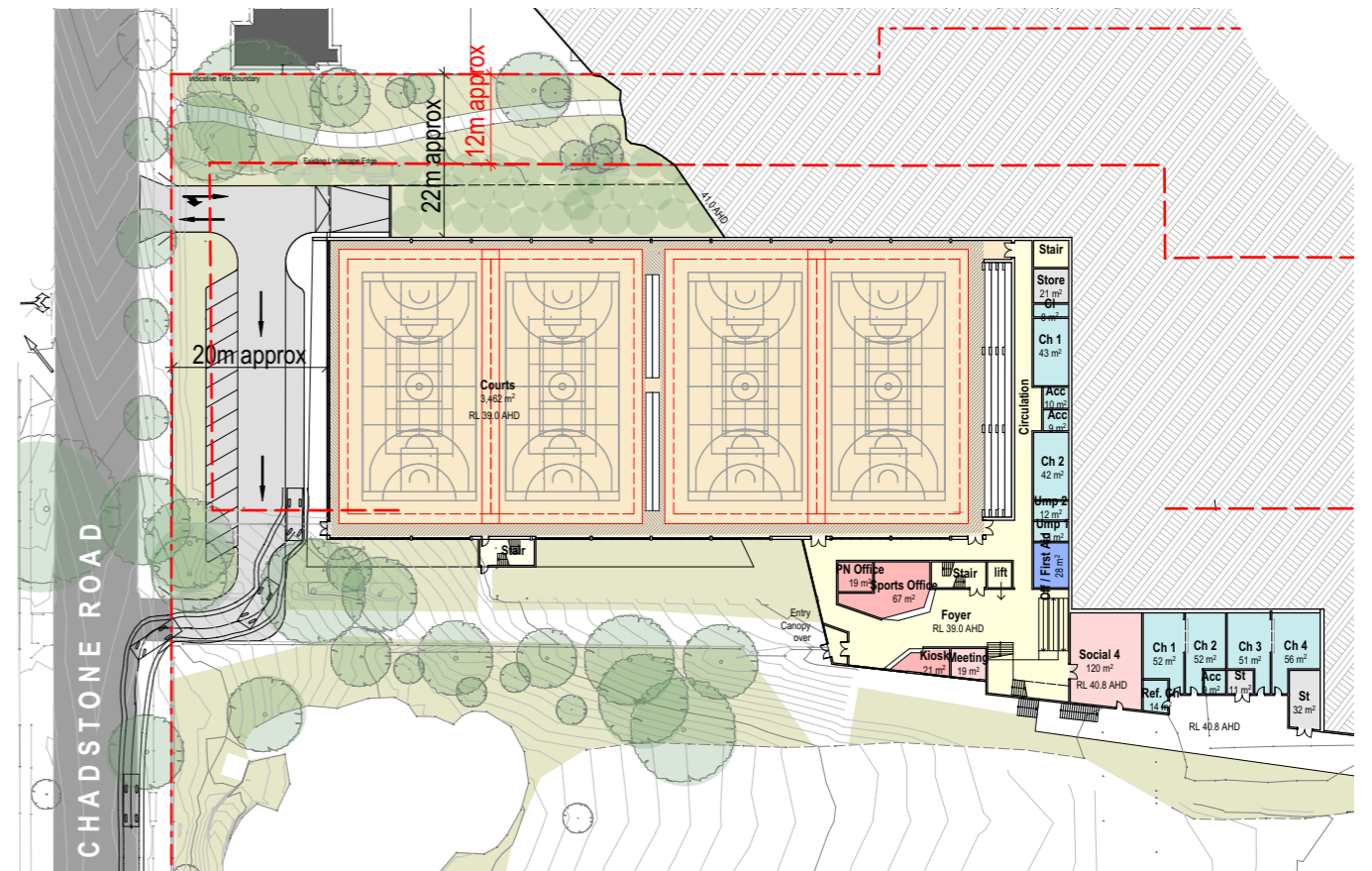
# Option 1



Upper Level Floor Plan



Lower Level Floor Plan



Ground Level Floor Plan

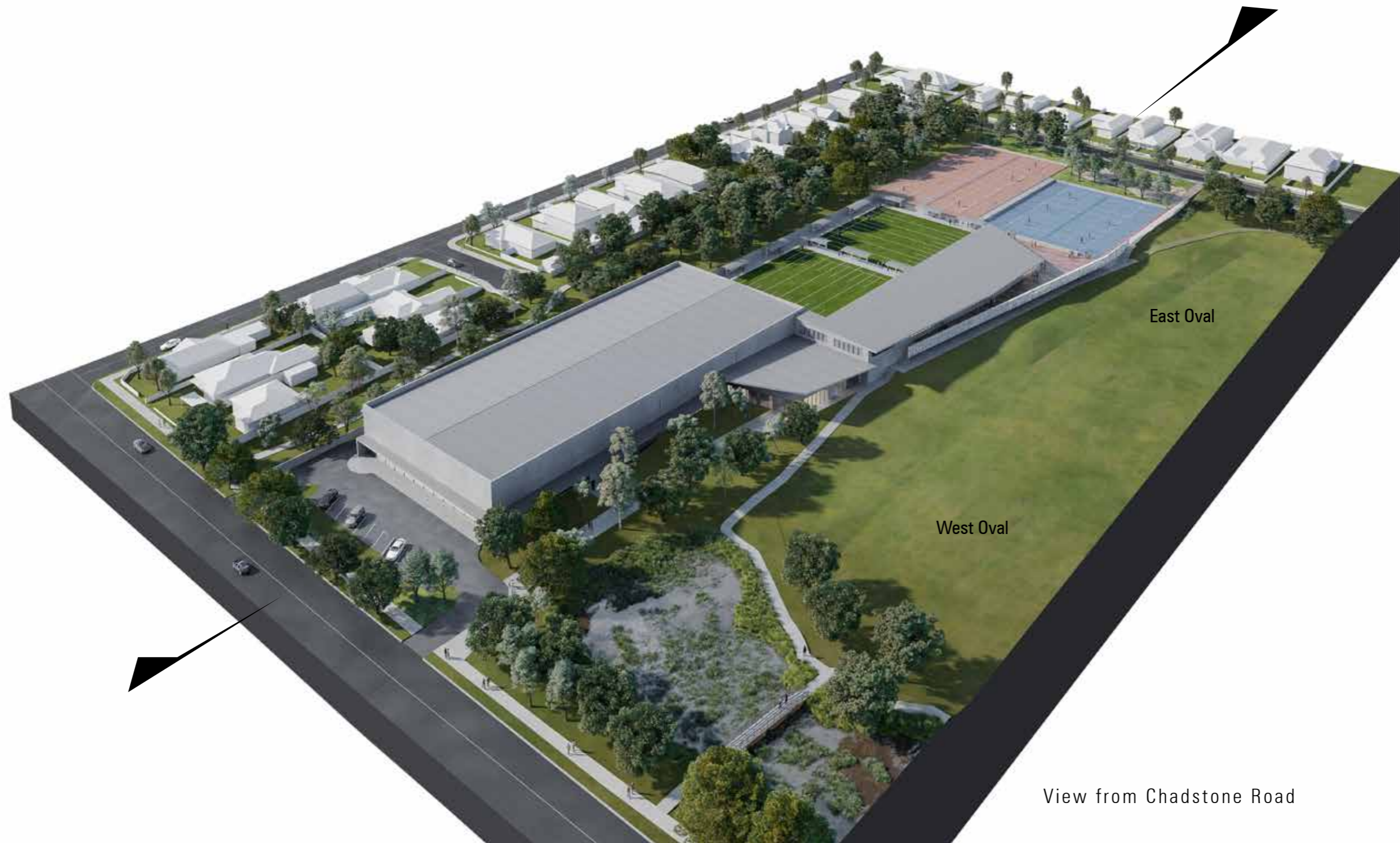
1:1000 @ A3



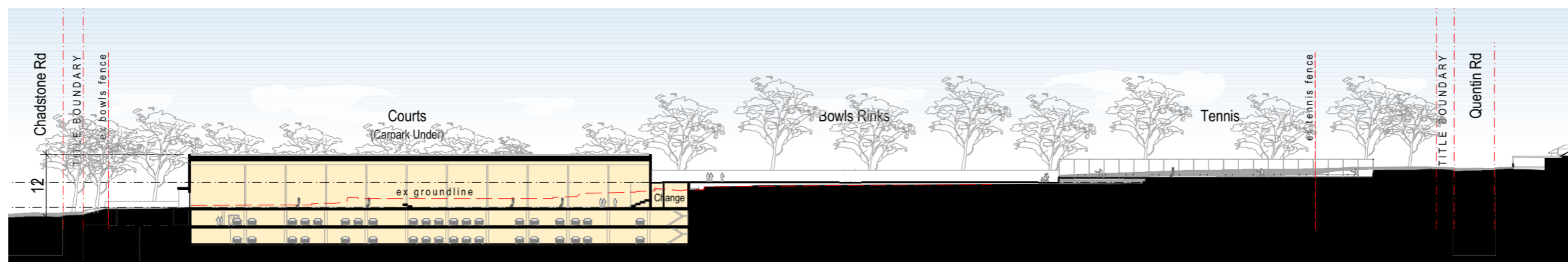


- ### LEGEND
- Footpaths To Be Retained
  - Paths To Be Removed
  - BS Bus Stops
  - SEAT Existing Seating
  - SEAT Proposed Seating
  - DF Proposed Drink Fountain
  - RB Proposed Rubbish Bin With Doggie Bags
  - BBQ Proposed Public BBQs
  - Proposed Building Entry
  - Proposed Paths
  - Proposed Feature Paving
  - Proposed Roof Terrace & Walkway
  - Proposed Barrier Fence
  - Proposed Ball Catch Nets
  - Potential Future Lacrosse Field 1 Ball Catch Nets
  - Proposed Trees

- ### KEY FEATURES
- 1 Main pedestrian access from Chadstone Road
  - 2 Entry forecourt with seating and bike parking facilities
  - 3 Access to sports fields from entry forecourt
  - 4 Spectator tiered seating
  - 5 Roof terrace with seating areas and planting.
  - 6 Synthetic clay tennis courts (4)
  - 7 Plexipave tennis courts or similar (3)
  - 8 Access to tennis courts
  - 9 New local playspace
  - 10 Existing hit up wall retained
  - 11 Elevated walkway with views over sports fields and connection to Quentin Road
  - 12 Off street car parking and drop off zone
  - 13 New bowling green comprising 14 rinks (synthetic lawn)
  - 14 Enhancement of northern buffer with additional trees
  - 15 New vehicle exclusion bollards to perimeter of park
  - 16 Pedestrian loop path around sports fields
  - 17 Fitness Stations
  - 18 Ball catch safety netting to protect spectators and pedestrians (To Lacrosse Fields 2 and 3 + potential future nets to Lacrosse Field 1)
  - 19 Low barrier fence to prevent balls entering wetland
  - 20 Cricket practice nets (fully enclosed)
  - 21 Main cricket oval and wicket pitch to remain
  - 22 Junior cricket oval and wicket pitch to remain
  - 23 Lacrosse sports field orientated north-south (2 + 1 potential future)
  - 24 Large park shelter
  - 25 Small park shelter
  - 26 Improved lighting for night safety



View from Chadstone Road



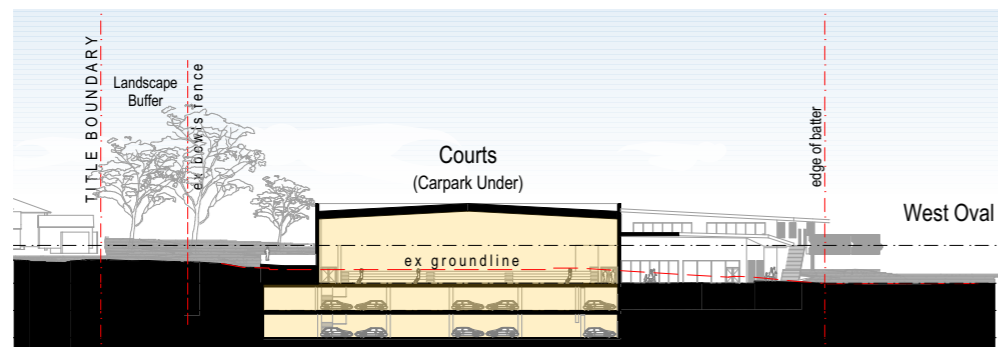
Long Section

Sections - 1:1000 @ A3

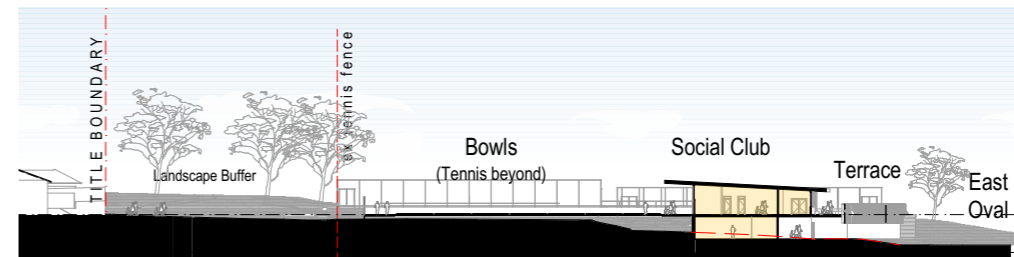
Percy Treyvaud Memorial Park Concept Site Option 1



View from Quentin Road



West Oval Section



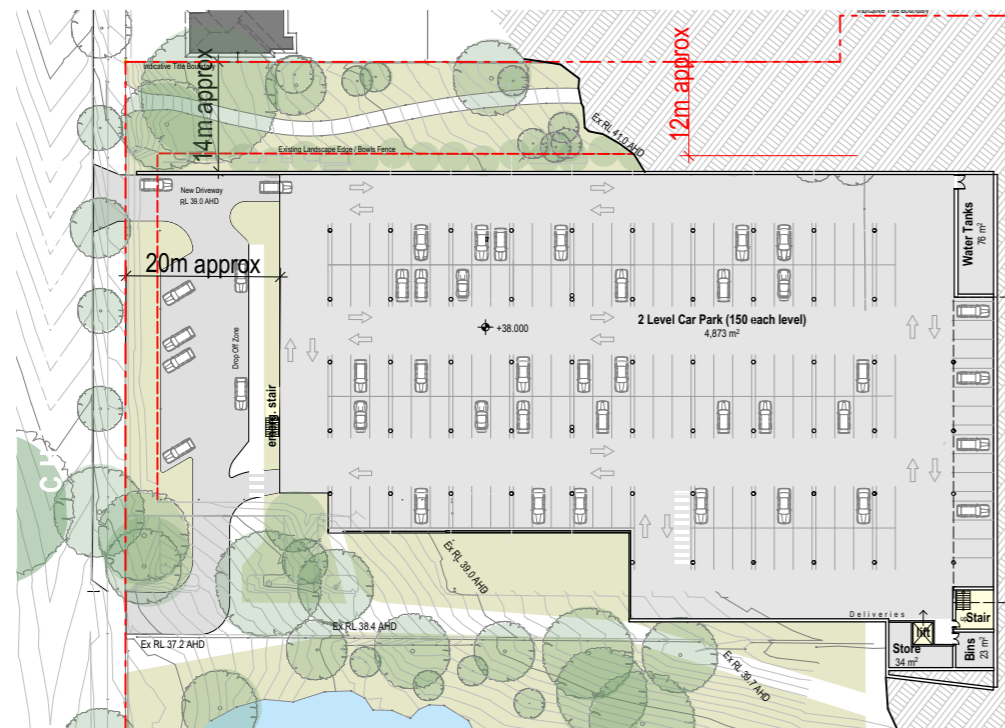
East Oval Section

Sections - 1:1000 @ A3

# Option 2

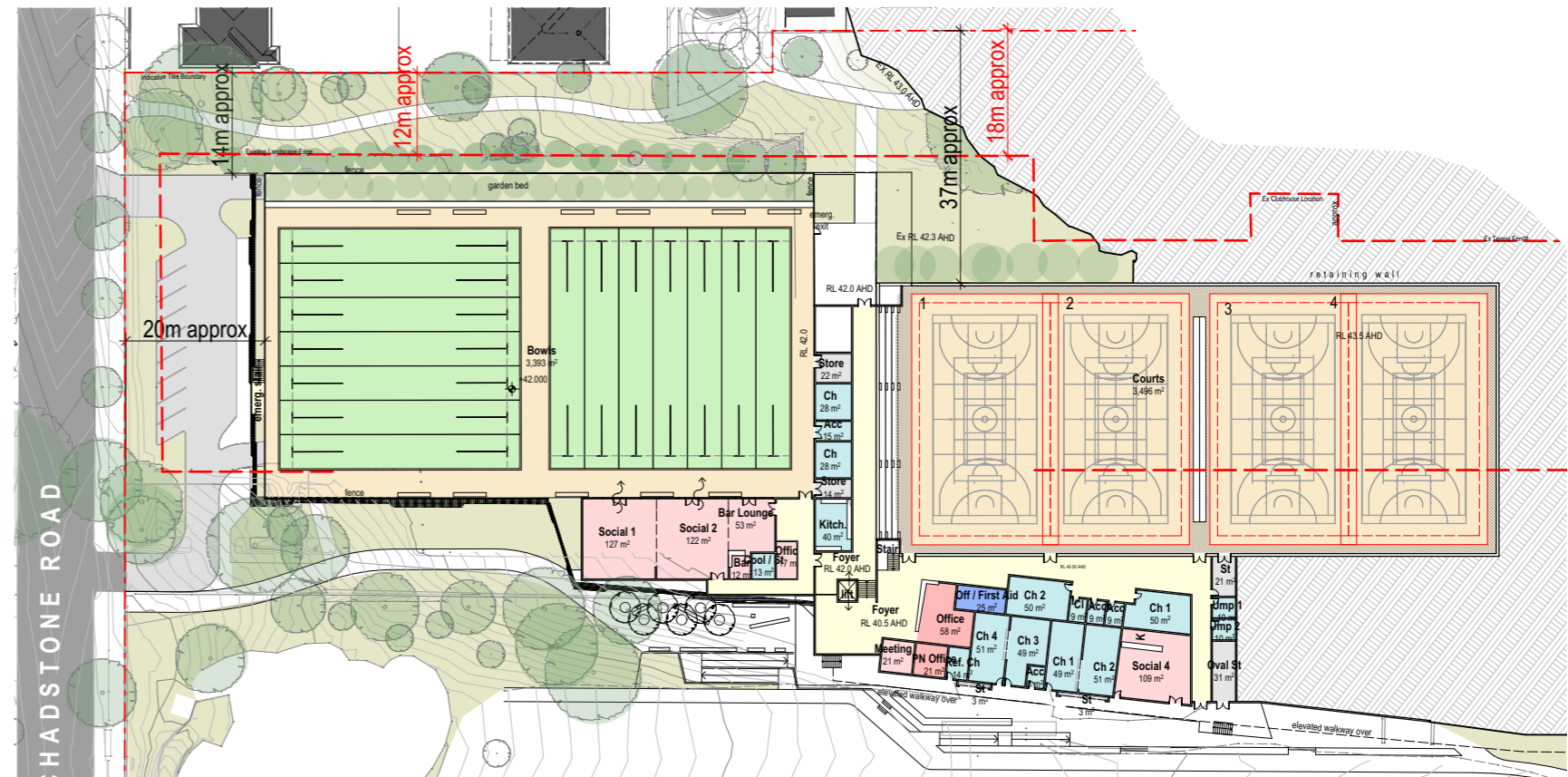


Upper Level Floor Plan



Second level of basement car park can be implemented if required

Lower Level Floor Plan



Ground Level Floor Plan

1:1000 @ A3

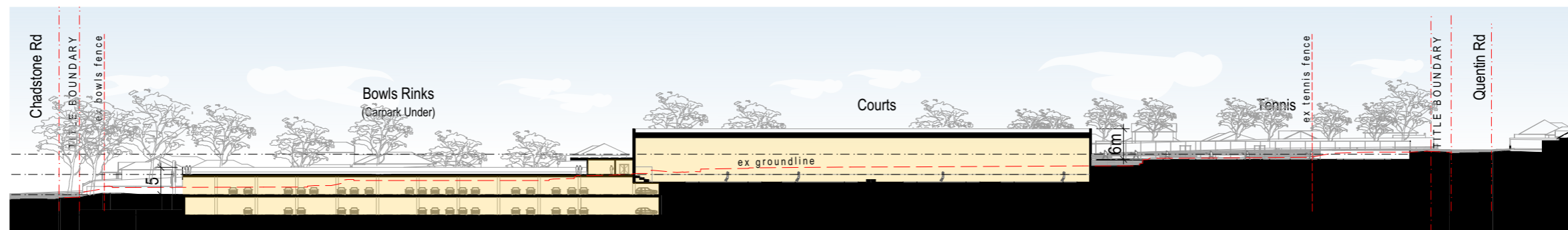


- LEGEND**
- Footpaths To Be Retained
  - Paths To Be Removed
  - BS Bus Stops
  - SEAT Existing Seating
  - SEAT Proposed Seating
  - DF Proposed Drink Fountain
  - RB Proposed Rubbish Bin With Doggie Bags
  - BBQ Proposed Public BBQs
  - Proposed Building Entry
  - Proposed Paths
  - Proposed Feature Paving
  - Proposed Roof Terrace & Walkway
  - Proposed Barrier Fence
  - Proposed Ball Catch Nets
  - Potential Future Lacrosse Field 1 Ball Catch Nets
  - Proposed Trees

- KEY FEATURES**
- 1 Main pedestrian access from Chadstone Road
  - 2 Entry forecourt with seating and bike parking facilities
  - 3 Access to sports fields from entry forecourt
  - 4 Spectator tiered seating
  - 5 Roof terrace with seating areas, planting and views into the indoor court stadium
  - 6 Synthetic clay tennis courts (4)
  - 7 Plexipave tennis courts or similar (3)
  - 8 Access to tennis courts
  - 9 New local playspace to replace existing hit up wall
  - 10 90 degree off-street car parking
  - 11 Elevated walkway with views over sports fields and connection to Quentin Road
  - 12 Off street car parking and drop off zone
  - 13 New bowling green comprising 14 rinks (synthetic lawn)
  - 14 Enhancement of northern buffer with additional trees
  - 15 New vehicle exclusion bollards to perimeter of park
  - 16 Pedestrian loop path around sports fields
  - 17 Fitness Stations
  - 18 Ball catch safety netting to protect spectators and pedestrians (To Lacrosse Fields 2 and 3 + potential future nets to Lacrosse Field 1)
  - 19 Low barrier fence to prevent balls entering wetland
  - 20 Cricket practice nets (fully enclosed)
  - 21 Main cricket oval and wicket pitch to remain
  - 22 Junior cricket oval and wicket pitch to remain
  - 23 Lacrosse sports field orientated north-south (2 + 1 potential future)
  - 24 Large park shelter
  - 25 Small park shelter
  - 26 Improved lighting for night safety



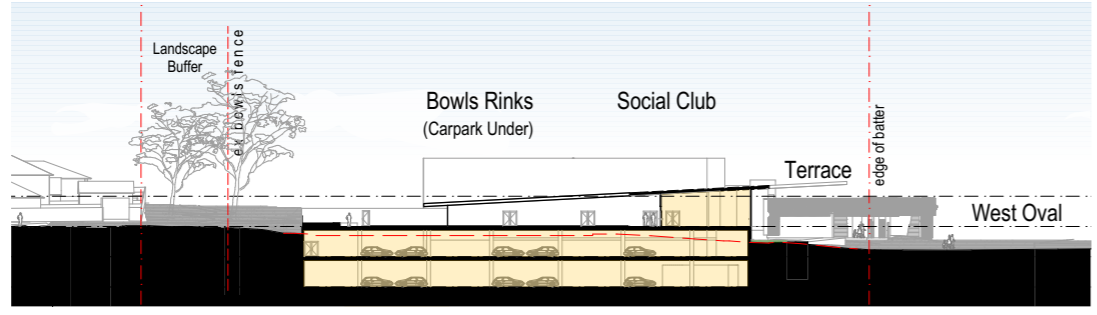
View from Chadstone Road



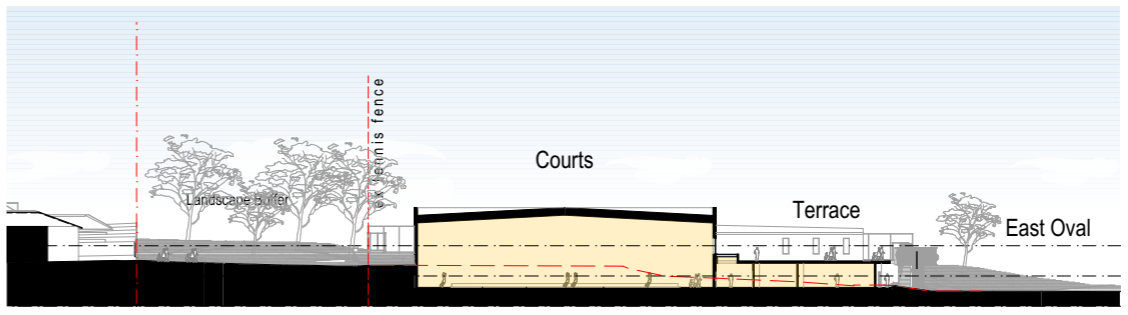
Long Section



View from Quentin Road



West Oval Section

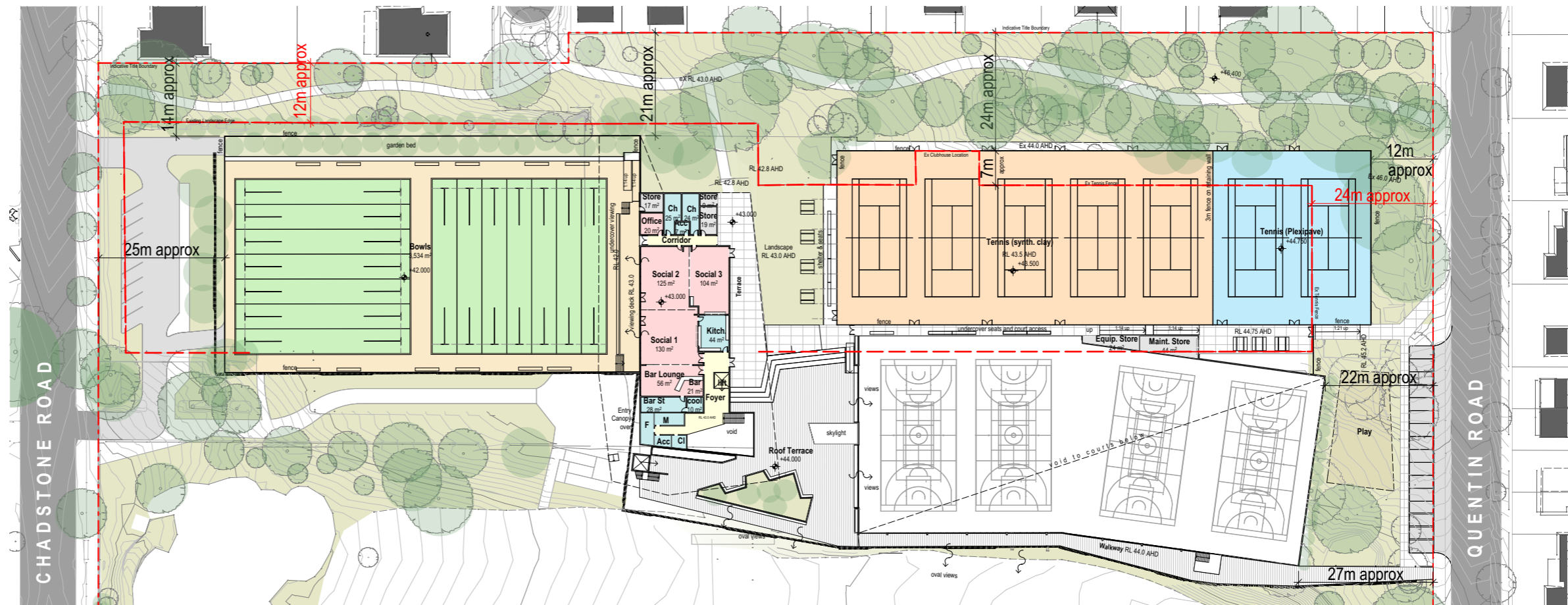


East Oval Section

Percy Treyvaud Memorial Park Concept Site Option 2

Sections - 1:1000 @ A3

# Option 3



Upper Level Floor Plan



Lower Level Floor Plan

## Percy Treyvaud Memorial Park Concept Site Option 3

1:1000 @ A3



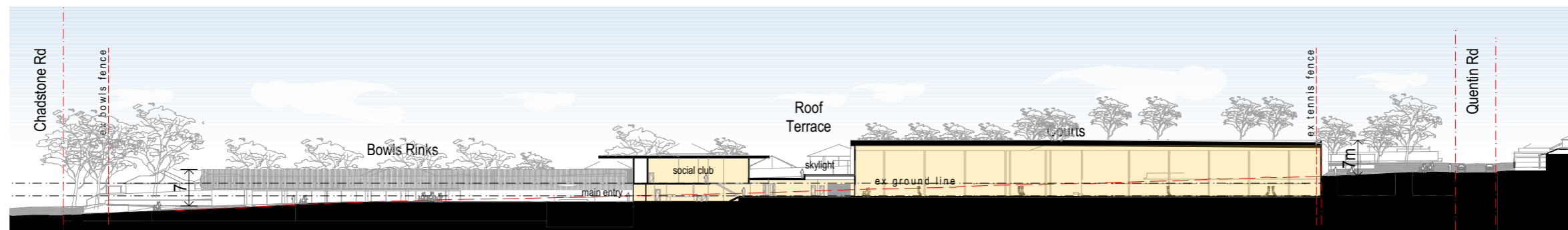


- ### LEGEND
- Footpaths To Be Retained
  - Paths To Be Removed
  - BS Bus Stops
  - SEAT Existing Seating
  - SEAT Proposed Seating
  - DF Proposed Drink Fountain
  - RB Proposed Rubbish Bin With Doggie Bags
  - BBO Proposed Public BBQs
  - Proposed Building Entry
  - Proposed Paths
  - Proposed Feature Paving
  - Proposed Roof Terrace & Walkway
  - Proposed Barrier Fence
  - Proposed Ball Catch Nets
  - Potential Future Lacrosse Field 1 Ball Catch Nets
  - Proposed Trees

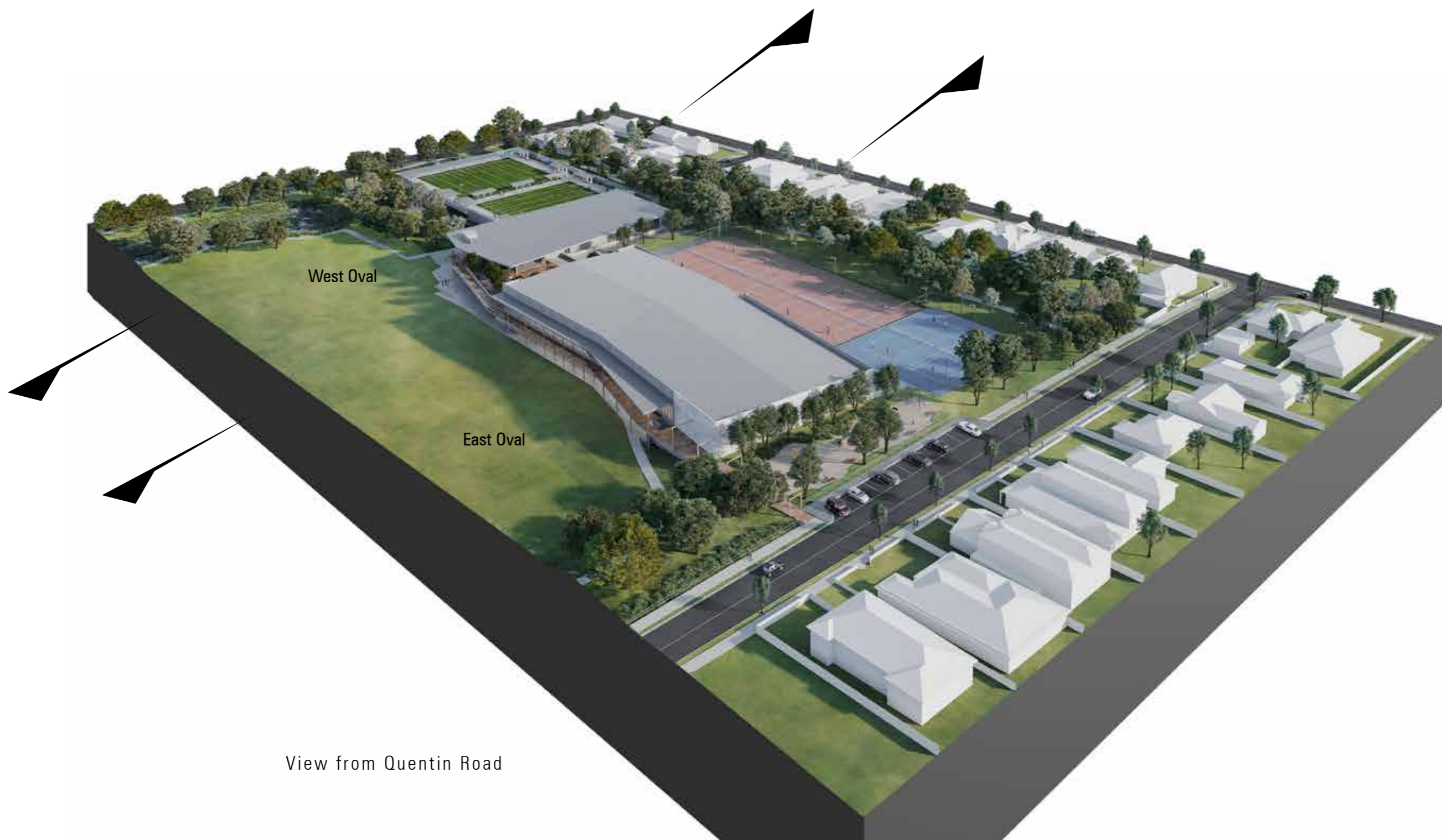
- ### KEY FEATURES
- 1 Main pedestrian access from Chadstone Road
  - 2 Entry forecourt with seating and bike parking facilities
  - 3 Access to sports fields from entry forecourt
  - 4 Spectator tiered seating
  - 5 Roof terrace with seating areas, planting and views into the indoor court stadium
  - 6 Public landscape with picnic and spectator facilities
  - 7 Pedestrian access link to public gardens and roof terrace
  - 8 Synthetic clay tennis courts (5)
  - 9 Plexipave tennis courts or similar (2)
  - 10 Access to tennis courts
  - 11 New local playspace
  - 12 90 degree car parking
  - 13 Elevated walkway with views over sports fields and connection to Quentin Road
  - 14 Off street car parking and drop off zone
  - 15 New bowling green comprising 14 rinks (synthetic lawn)
  - 16 Enhancement of northern buffer with additional trees
  - 17 New vehicle exclusion bollards to perimeter of park
  - 18 Pedestrian loop path around sports fields
  - 19 Fitness Stations
  - 20 Ball catch safety netting to protect spectators and pedestrians (To Lacrosse Fields 2 and 3 + potential future nets to Lacrosse Field 1)
  - 21 Existing hit up wall retained
  - 22 Low barrier fence to prevent balls entering wetland
  - 23 Cricket practice nets (fully enclosed)
  - 24 Main cricket oval and wicket pitch to remain
  - 25 Junior cricket oval and wicket pitch to remain
  - 26 Lacrosse sports field orientated north-south (2 + 1 potential future)
  - 27 Large park shelter
  - 28 Small park shelter
  - 29 Improved lighting for night safety



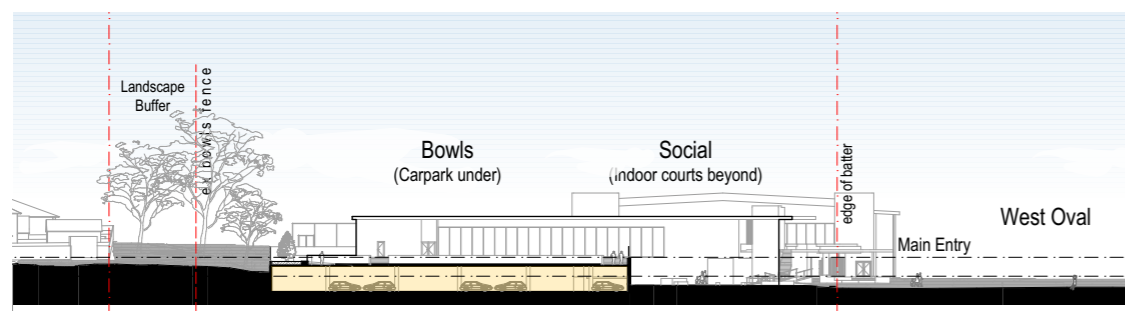
View from Chadstone Road



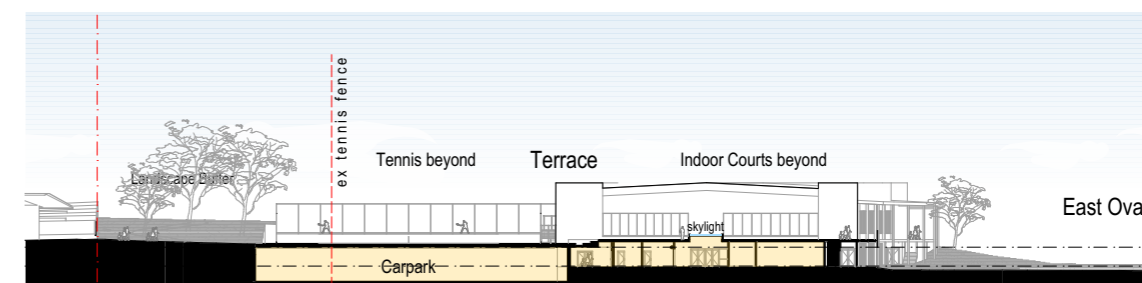
Long Section



View from Quentin Road

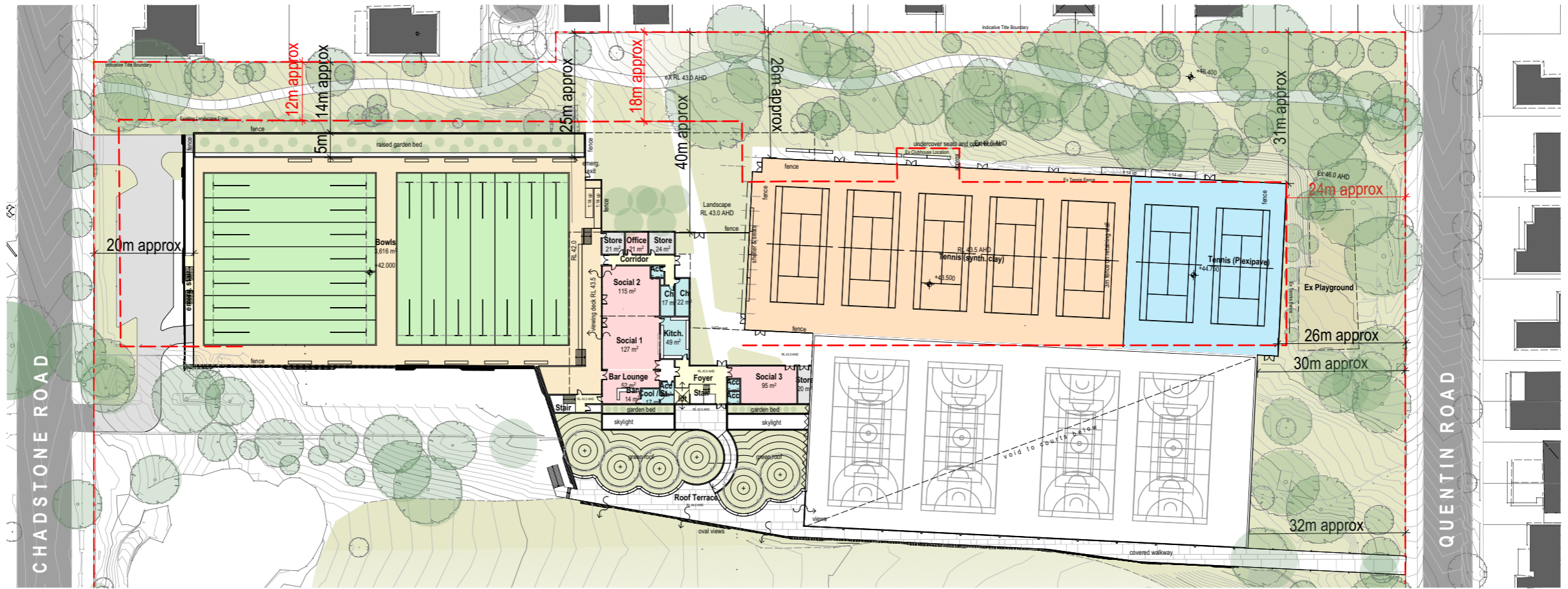


West Oval Section



East Oval Section

# Option 3a

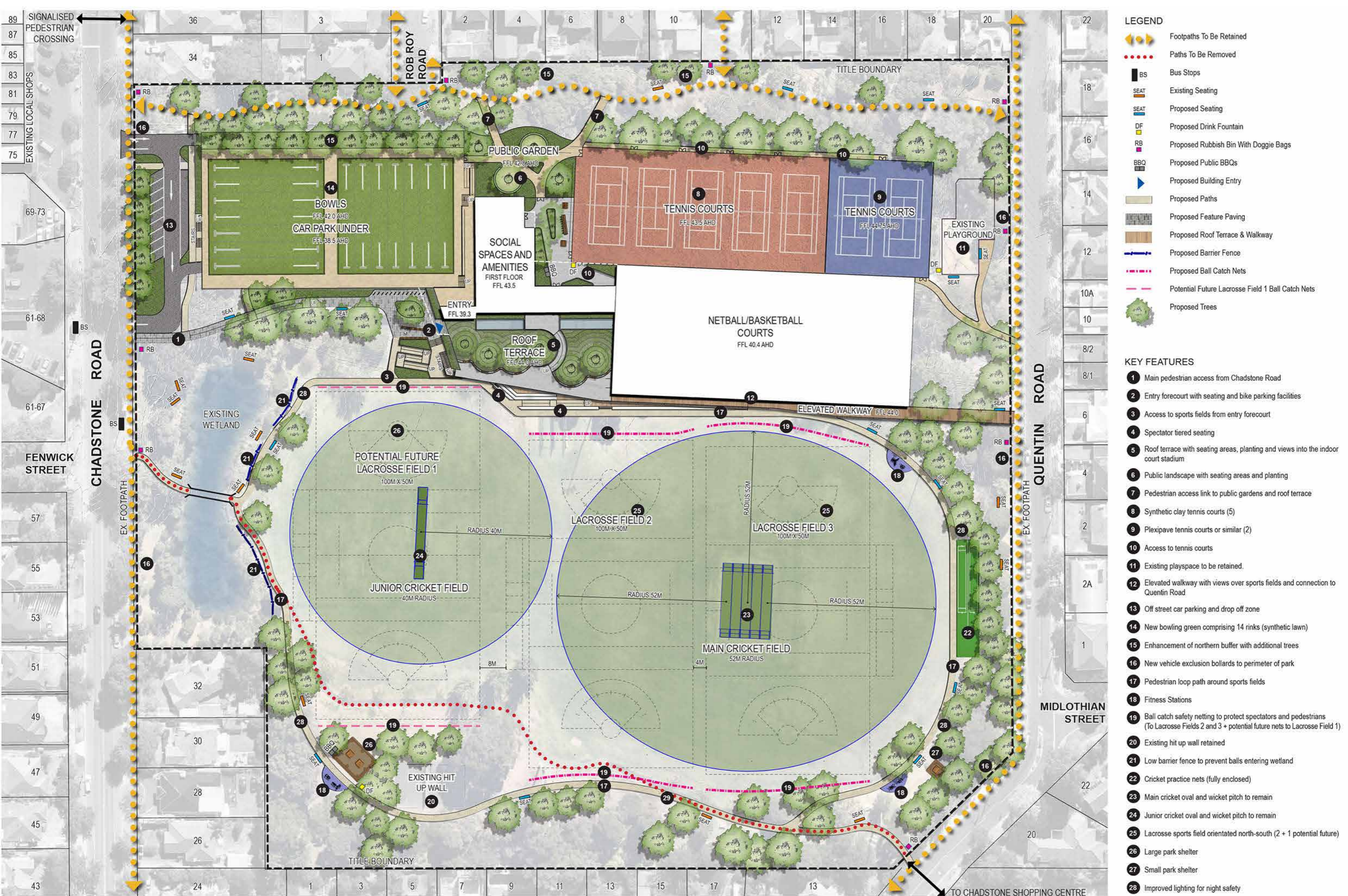


Upper Level Floor Plan



Lower Level Floor Plan

1:1000 @ A3

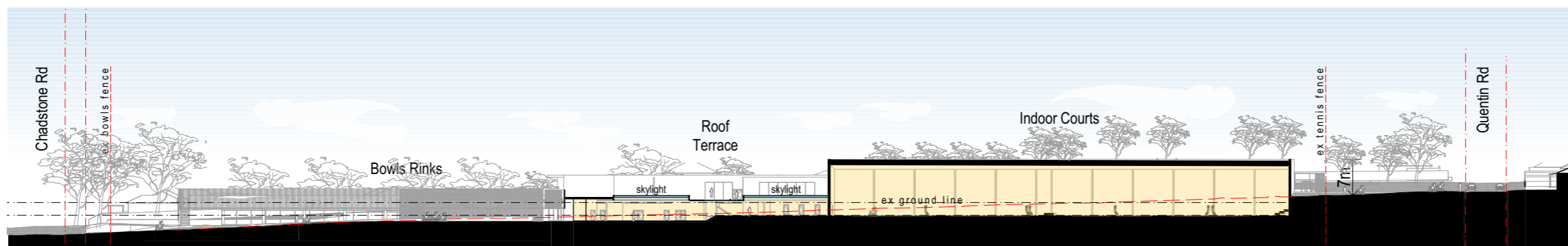


- ### LEGEND
- Footpaths To Be Retained
  - Paths To Be Removed
  - BS Bus Stops
  - SEAT Existing Seating
  - SEAT Proposed Seating
  - DF Proposed Drink Fountain
  - RB Proposed Rubbish Bin With Doggie Bags
  - BBQ Proposed Public BBQs
  - Proposed Building Entry
  - Proposed Paths
  - Proposed Feature Paving
  - Proposed Roof Terrace & Walkway
  - Proposed Barrier Fence
  - Proposed Ball Catch Nets
  - Potential Future Lacrosse Field 1 Ball Catch Nets
  - Proposed Trees

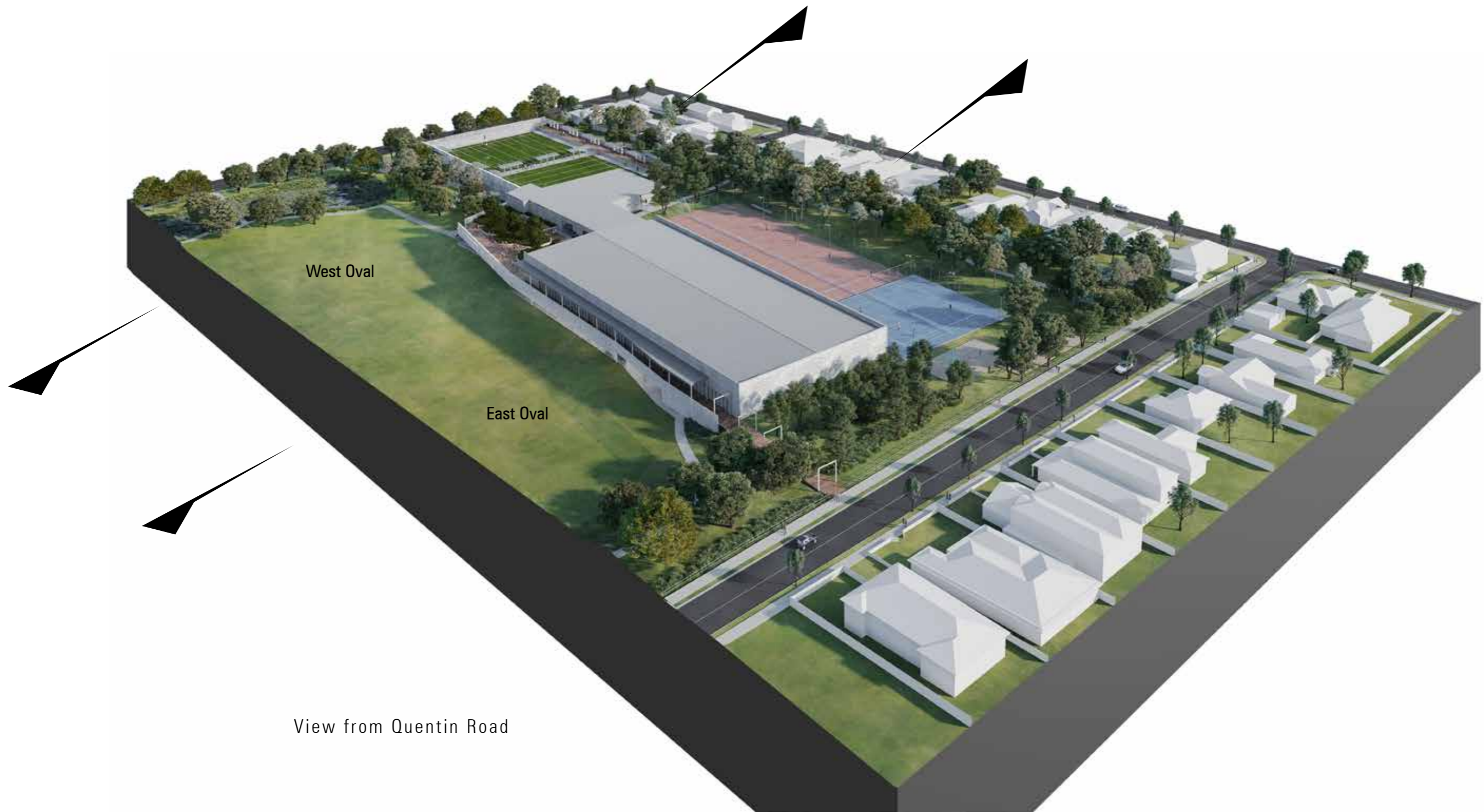
- ### KEY FEATURES
- 1 Main pedestrian access from Chadstone Road
  - 2 Entry forecourt with seating and bike parking facilities
  - 3 Access to sports fields from entry forecourt
  - 4 Spectator tiered seating
  - 5 Roof terrace with seating areas, planting and views into the indoor court stadium
  - 6 Public landscape with seating areas and planting
  - 7 Pedestrian access link to public gardens and roof terrace
  - 8 Synthetic clay tennis courts (5)
  - 9 Plexipave tennis courts or similar (2)
  - 10 Access to tennis courts
  - 11 Existing playspace to be retained.
  - 12 Elevated walkway with views over sports fields and connection to Quentin Road
  - 13 Off street car parking and drop off zone
  - 14 New bowling green comprising 14 rinks (synthetic lawn)
  - 15 Enhancement of northern buffer with additional trees
  - 16 New vehicle exclusion bollards to perimeter of park
  - 17 Pedestrian loop path around sports fields
  - 18 Fitness Stations
  - 19 Ball catch safety netting to protect spectators and pedestrians (To Lacrosse Fields 2 and 3 + potential future nets to Lacrosse Field 1)
  - 20 Existing hit up wall retained
  - 21 Low barrier fence to prevent balls entering wetland
  - 22 Cricket practice nets (fully enclosed)
  - 23 Main cricket oval and wicket pitch to remain
  - 24 Junior cricket oval and wicket pitch to remain
  - 25 Lacrosse sports field orientated north-south (2 + 1 potential future)
  - 26 Large park shelter
  - 27 Small park shelter
  - 28 Improved lighting for night safety



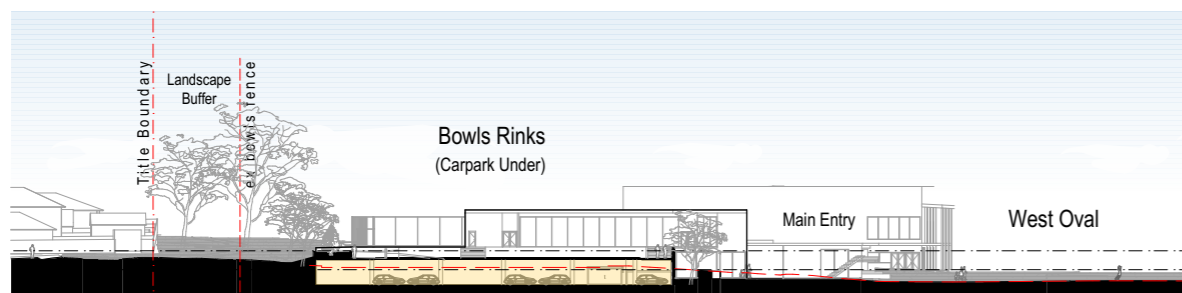
View from Chadstone Road



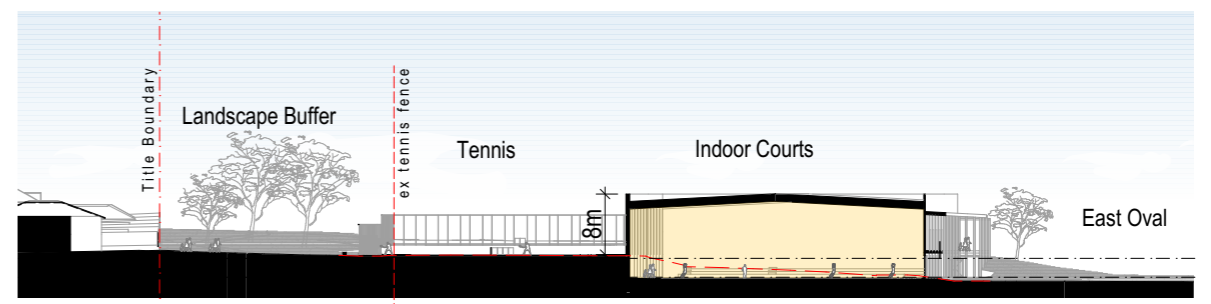
Long Section



View from Quentin Road



West Oval Section



East Oval Section

Sections - 1:1000 @ A3

**williams ross architects**

Suite 1, 70 Kerr Street, Fitzroy, Victoria 3065  
Tel (03) 9416 3044

[email@williamsross.com](mailto:email@williamsross.com) | [www.williamsross.com](http://www.williamsross.com)

© Williams Ross Architects 2018