



Petrie Park and Rattray Reserve

Master Plan

Final Report

June 2016



Prepared by SGL Consulting Group Australia Pty Ltd in conjunction with
Michael Smith Associates Urban Design and Landscaping and Practical Ecology



www.sglgroup.net

SGL Consulting Group Australia Pty Ltd

Adelaide

2a Mellor St
West Beach SA 5024
Phone: +61 (08) 8235 0925
Fax: +61 (08) 8353 1067
Email: sa@sglgroup.net

Brisbane

PO Box 713
Mount Gravatt
Queensland 4122
Mobile: +61 (0) 416 235 235
Email: queensland@sglgroup.net

Melbourne

Level 6, 60 Albert Road
South Melbourne VIC 3205
Phone: +61 (03) 9698 7300
Fax: +61 (03) 9698 7301
Email: victoria@sglgroup.net

Perth

19 Clayton Street
East Fremantle WA 6158
Phone: +61 (0) 8 9319-8991
Mobile: +61 (0) 407 901 636
Email: gmcneill@sglgroup.net

Sydney

1/273 Alfred St Nth
North Sydney NSW 2060
Mobile: +61 (04) 17 536 198
Email: mking@sglgroup.net

SGL also has offices in:

- Auckland
- Christchurch
- Wellington

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Executive Summary

Banyule City Council has commissioned this study to complete a Master Plan to guide the future development of Petrie Park and Rattray Reserve in Montmorency.

In January 2015 SGL Consulting Group Australia Pty Ltd in partnership with Practical Ecology and Michael Smith and Associates Landscape Architects and Urban Design were commissioned to undertake the development of the Master Plan.

The objective of the project was to prepare a master plan for Petrie Park and Rattray Reserve to ensure the best outcomes for the community, with improved facilities, better linkages and access, and a long term sustainable plan for the precinct.

The vision for Petrie Park and Rattray Reserve is *“Petrie Park/Rattray Reserve Precinct provides many opportunities for the community and provides for leisure, recreational and sporting activities in a safe environment”*.

The project involved extensive consultation with Petrie Park and Rattray Reserve user groups, the community and Council Officers. Household surveys, stakeholder interviews, external reference group workshops and three community drop-in events were conducted to ensure the Master Plans reflect the needs of the local community.

The Master Plans have been prepared to optimise the use of the Petrie Park and Rattray Reserve for active and informal recreation and seeks to improve facilities to meet current and future community needs and expectations.

A Technical and Consultation Report has been prepared for this project and provides full details of all background research and consultation undertaken in the preparation of the master plans. This report is a summary of the actions identified from the community, club, and Council Officer consultations and the recommendations for the Master Plans prepared for Petrie Park and Rattray Reserve.

The works identified in the Master Plans have been costed and indicative timelines set for works to be undertaken. The estimated cost to implement all elements of the master plans including a Council contribution of \$1,000,000 to the proposed multi-purpose community facility and a 10% contingency is \$3,082,260 excluding GST.

Banyule City Council will need to seek partnerships and funding opportunities with various external stakeholders in order to achieve several of the proposed works identified in the master plans.

1 Introduction and Background

1.1 Introduction

Banyule City Council commissioned this study to prepare a Master Plan to guide the future development of Petrie Park and Rattray Reserve in Montmorency and in January 2015 SGL Consulting Group Australia Pty Ltd in partnership with Practical Ecology and Michael Smith and Associates Landscape Architects and Urban Design undertook the development of the Master Plan.

A separate report titled the Petrie Park and Rattray Reserve Master Plan Technical and Consultation Report has been prepared and is to be referenced for specific detail in relation to the consultation and preparation of the master plans for Petrie Park and Rattray Reserve.

The Petrie Park and Rattray Reserve Master Plan Technical and Consultation Report includes the following:

- Project Background
- Project Site Overview
- Previous Research Review
- Site Assessment
- Community Consultation
- Stakeholder Consultation
- Issues and Opportunities
- Draft Master Plans
- Resident Survey

This report includes a high level summary of the following:

- Project Site Overview
- Petrie Park Master Plan
- Rattray Reserve Master Plan
- Weed Management Plan Summary - Rattray Reserve
- Implementation Plan
- Funding Opportunities

1.2 Project Site Overview

Petrie Park and Rattray Reserve are located between Mountain View Rd and Rattray Rd, Montmorency. Petrie Park is described as a well-developed and heavily utilised recreation reserve, on which the following facilities are provided:

- Maternal and Child Health Centre
- Montmorency RSL
- Community Hall
- Sports oval (junior size) with concrete cricket wicket
- Sports pavilion (small)
- Two lawn bowls greens (2 synthetic)
- Montmorency Bowling clubrooms
- Diamond Valley Pigeon Clubrooms
- Montmorency Scout Hall
- Neighbourhood level playground
- Barbecue and picnic facilities

Located to the south-east and almost adjacent to Petrie Park is Rattray Reserve. Rattray Reserve is an area of remnant bushland covering approximately 1.9 hectares. The reserve is made up of two Ecological Vegetation Communities, Box-Stringybark Woodland and Valley Grassy Forest, and contains over 150 indigenous flora species.

It has limited through traffic and is bounded by the rear fences of residential properties on three of its four sides.

The location of both reserves is between Mountain View Rd and Rattray Rd, Montmorency.

2 Master Plan Design

2.1 Introduction

The following section details the design options and key elements of the recommended Master Plan for Petrie Park and Rattray Reserve following extensive community consultation. Based on the recommended actions within the Master Plans an implementation plan indicating indicative costs and development priorities has been prepared.

2.2 Master Plan Design Petrie Park

The following section provides a summary of the key directions identified for Petrie Park within the Master Plan following exploration of the issues and opportunities identified in the Technical and Consultation Report. It should be noted that the Montmorency community are interested in having input into specific design aspects of what has been proposed in the master plan. In particular, the opportunity for creative and artistic expression through park features should be considered in order to ensure that Petrie Park reflects the aspirations and interests of the local community.

2.2.1 Unstructured Recreation

- The natural topography of the site provides opportunities for developing a unique intergenerational play/activity experience.
- Incorporate exercise/play opportunities with custom designed park furniture at the Robert St end of the park.
- Plant trees on the north west side of the playground and install shade sail to increase shade.
- Install more seating on the north side of the playground e.g. raised benches and at the eastern end of the sports ground.
- Use more natural materials in the playground and surrounds, such as rocks, planting, boulders, logs etc.
- Create a barrier between the playground and the road using indigenous plant species or logs.
- Level the space between the picnic shelter and public toilet to provide a better quality grassed picnic area/space.

Comment

Whilst a petition was received for the inclusion of a skate park within Petrie Park, it was not considered appropriate to develop a skate park in this location given the topography of the site and the already high utilisation of the site. It is recognized however that currently there are limited play opportunities for older children and therefore intergenerational play experiences will be considered for the future. The exact nature of this to be determined following a community consultation process when funding becomes available.

2.2.2 Access and Egress

- Install raised walkways and line marking as vehicle slow points where appropriate throughout the park. Highlight that pedestrians have priority of access.
- Reshape and remove part of the existing cenotaph site to increase visibility when exiting the carpark behind the RSL and children's centre.

2.2.3 Pathways

- Develop a path network throughout the park ensuring a path runs from Mountain View Road to Roberts Street.
- Widen the footpath on Mountain View Road and install a safe crossing point on Mountain View Rd and Bridge Crescent.

Comment

The proposed switch back path from Mountain View Road will improve accessibility. There will be challenges in achieving the necessary gradient required under the Disability Discrimination Act due to the steepness of the slope. This will be further understood when detailed designs are developed for the path network. It is recommended that hand rails are installed along the switch back path.

As there may be the possibility of a bike path along the railway line which would connect the Plenty River to the Diamond Creek Trail in the future, the proposed path network does not limit this possibility.

2.2.4 Sporting Facilities

- Redevelop the internal layout of the existing pavilion to incorporate a kitchenette and storage. Add a verandah on the eastern side and install external bench seating.
- Install sports ground lighting to training standard (minimum 50 lux) in order to spread wear and tear across the whole playing surface.
- Replace the goal posts.
- Upgrade the ground surface with drainage and irrigation.

Comment

In order to increase the amenity and functionality of the pavilion internal modifications are required. The addition of a verandah will provide weather protection for sporting clubs, personal training groups as well as the general community.

With the continuing high growth of junior sport in Banyule, and the heavy utilisation of all sporting grounds across Banyule, Petrie Park provides a valuable space for junior sports training. In particular, there has been a rapid increase in female football participation in Montmorency in recent years and Petrie Park would provide a suitable training venue for these participants. Full sports ground lighting for training purposes and an upgrade to the playing surface is required in order to facilitate the effective use of the sports ground. In addition, when in use sports ground lighting for structured activity also offers opportunities for residents to safely use the park at night for unstructured activity such as walking, exercising and walking the dog for example.

2.2.5 Community Buildings

- That a feasibility study be undertaken to determine the viability of consolidating the pigeon club and the scout hall with the bowling club to create a larger multi-purpose community facility servicing all three groups as well as other community needs. The study should consider the north east side of the bowling club and utilise the slope to create a two storey

facility. The building form is to minimise the shadows cast on to the bowling greens. This feasibility will also include car parking and traffic management of the overall site.

- If a new multi-purpose facility servicing bowls, scout and pigeon club activities were developed on the north side of the bowling greens, the area on the east side of the bowling greens could be used for car parking. The pigeon club site could be considered for additional car parking.

Comment

A feasibility study will be required to ascertain the ideal location and the necessary components for the consolidation of the three facilities into a single building. Each of the clubs have specific needs and due to the nature of the scout group catering to children this group will require their own toilets and kitchen facilities within their designated space, thus limiting the possibilities of sharing such facilities with other user groups.

In addition, the location of the building needs to be carefully considered in order to ensure that the bowling greens are not in shadow as this will create undesirable conditions for the surface which may result in algae and mould growing on the synthetic surface.

Council should consider selling the rectangular parcel of land behind the Montmorency Bowling, adjacent to the rear property of 1 Allens Rd. This parcel of land is difficult to use in a meaningful way and through the master plan process interest to purchase the land has been raised. Proceeds from a potential sale could be used to offset improvement works in the park.

2.2.6 Parking

- Increase the number of car parks where possible without significant impact on green space. Depending on whether community facilities at the eastern end of the reserve are consolidated there could be an opportunity to utilise the current location of the bowling and pigeon club racing club rooms.
- Provide sufficient disabled car parking spaces throughout the park.

Comment

The possibility of additional car parking at the eastern end of the bowling club will relieve some of the pressure on the middle car park. It is also desirable for Council to consider time restrictions in the carpark to deter all-day parking by train commuters, particularly towards the Mountain View Rd end of the park.

2.2.7 Fencing

- Installation of vegetation fencing around the junior playground given proximity to driveway.
- Install fencing along the south side of the sports ground, along the new path.

Comment

It is recommended that the existing pipe and rail fence is removed and replaced with a fence between the new pathway and the road. Park user groups expressed interest in being consulted during the planning/design of a new fence.

2.2.8 Support Infrastructure

- Installation of security lighting throughout the park.
- Install a recycling bin near the picnic shelter.

- Install a rubbish bin and drinking fountain at the eastern end of the park and relocate a bin from the picnic area closer to the playground.
- Upgrade the public toilets to reflect contemporary access standards relevant to the parks level of use.
- Replace wooden picnic tables and consider installing additional tables closer to Mountain View Road.
- Replace the blue stone stairs.
- Locate seating throughout the reserve particularly around the sports field.

Comment

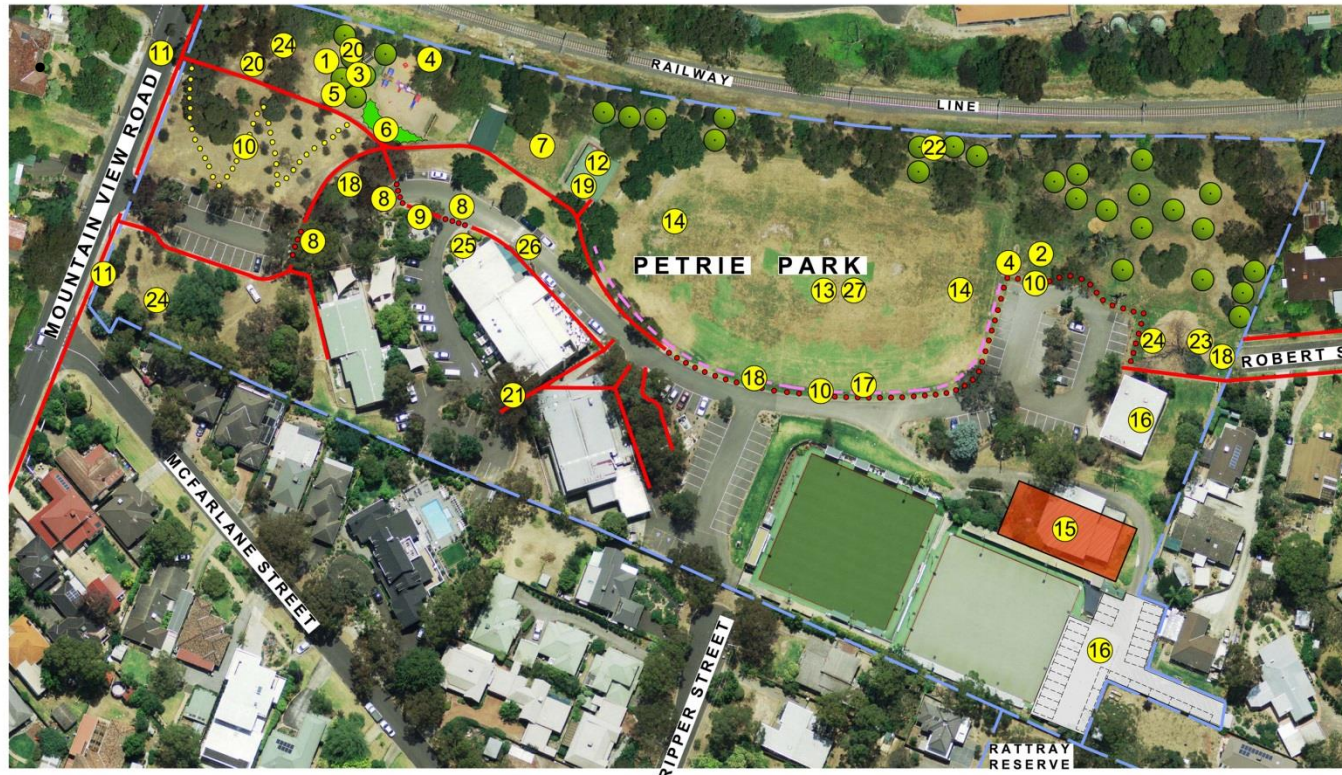
Whilst it is desirable to install recycling bins near the picnic shelter the viability of this needs to be considered in the context of the logistics of Banyule City Council's recycling service. Council is currently preparing a Dumped Rubbish and Litter Strategy and recycling at reserves will be considered within this strategy.

2.2.9 Vegetation

- Increase planting across the reserve particularly along the railway line to enhance the bush corridor.
- Increase planting to create habitat opportunities particularly at the eastern end of the park.
- Retain the dead swamp gum at the eastern end of the park for habitat.
- Continue to work with the Friends of Petrie Park group and other interested community groups for revegetation works.
- Preserve the olive tree.

2.2.10 Other

- Install interpretative signage (using QR codes) at strategic locations throughout the park to inform and educate park users about the history of the site.
- Where possible work in partnership with the community to ensure the design of future works provides an opportunity for creative/artistic input to reflect Montmorency.



LEGEND

- PETRIE PARK BOUNDARY
- PROPOSED EVERGREEN CANOPY TREES
- PROPOSED INDIGENOUS SHRUBS, BASIC BUSH TUCKER OR LOGS
- EXISTING PATHS TO BE UPGRADED
- PEDESTRIAN DESIRE LINE, PROPOSED FOOTPATH AND PEDESTRIAN CROSSING ALIGNMENT
- PROPOSED ALTERNATIVE FENCING
- PROPOSED SWITCH BACK PATH, CONNECTING MOUNTAIN VIEW ROAD TO THE PLAYSPACE. APPROXIMATELY 1:15 GRADIENT. HANDRAIL AND DDA COMPLIANT RAMP REQUIRED. SUBJECT TO DETAILED SURVEY AND ENGINEERING LAYOUT.
- EXISTING WOODEN PICNIC TABLE NEAR THE PLAYGROUND TO BE REPLACED
- PROPOSED MULTI-PURPOSE COMMUNITY FACILITY
- PROPOSED CAR PARK EAST OF THE BOWLING GREENS

KEY DIRECTIONS

PLAYGROUND

- 1 Develop intergenerational play activity/ experiences, including the use of the topography to the west of the park.
- 2 Exercise opportunities, e.g. strength/ stretch bars, step up equipment. Could be incorporated into custom designed park furniture.
- 3 Tree planting on North west side of playground and installation of shade sails over the swings
- 4 Install more seating on the north side of the playground e.g. raised benches and at the eastern end of the sports oval
- 5 Use more natural materials in the playground and surrounds, such as rocks, planting, logs, boulders etc.
- 6 Create a barrier between the playground and the road using indigenous species, basic bush tucker or logs.
- 7 Level this area and provide a better quality grassed area for picnics or play.

ACCESS AND EGRESS

- 8 Install raised walkways and line marking as vehicle slow points. Highlight that pedestrians have priority of access.
- 9 Reshape and remove part of the existing cenotaph site's front planting and mounding to increase visibility when exiting the car park behind the RSL and children's centre.

PATHWAYS

- 10 Upgrade existing paths and develop a path network throughout the park ensuring a path runs from Mountain View Road to Robert Street, including an accessible path. Install a chicane at the Robert's Street entrance. Consider re-alignment of informal pedestrian path into Ripper Street.
- 11 Widen the footpath on Mountain View Road and install a safe crossing point on Mountain View Road and Bridge Crescent.

SPORTING FACILITIES

- 12 Redevelop the internal layout of the pavilion to incorporate a kitchenette and storage. Add a verandah on the eastern side and install external bench seating.
- 13 Install sports ground lighting and upgrade drainage and irrigation.
- 14 Replace the goal posts.

COMMUNITY BUILDINGS

- 15 Investigate the feasibility of consolidating the pigeon club and the scout hall with the bowling club to create a larger multi-purpose community facility servicing all three groups and other community needs. The building form is to minimise shadows cast onto the bowling green. This feasibility will also include car parking + traffic management of the overall site.

PARKING

- 16 Increase the number of car spaces where possible without significant impact on green space. The car park could have approximately 28 car spaces in total, which includes an additional 14 car spaces to the existing 14 car spaces. The number of car spaces is approximate only and will be subject to detailed design. Following the consolidation of community facilities, consider site for possible additional car parking.

FENCING

- 17 Remove pipe and rail fence and install alternative fencing along the northern side of the road adjacent to the oval.

SUPPORT INFRASTRUCTURE

- 18 Install security lighting throughout the park.
- 19 Upgrade the public toilets to reflect the level of use of the park.
- 20 Replace wooden picnic tables and consider installing additional tables closer to Mountain View Road.
- 21 Replace the bluestone stairs with DDA compliant steps.

VEGETATION

- 22 Increase planting across the reserve particularly along the railway line to enhance the bush corridor.
- 23 Retain the dead swamp gum at the eastern end of the park for habitat.

OTHER

- 24 Install interpretative signage (using QR codes) at strategic locations throughout the park to inform and educate park users about the history of the site.
- 25 Proposed extension to the north-west of the RSL within the leased area.
- 26 Proposed reconfiguration of parallel parking bays from 3 parking bays to 5 as per RSL planning permit conditions.
- 27 Where possible work in partnership with the community to ensure the design of future works provides an opportunity for creative/ artistic input to reflect Montmorency.

PETRIE PARK KEY DIRECTIONS PLAN PETRIE PARK AND RATTRAY RESERVE MASTERPLAN BANYULE CITY COUNCIL



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SGL Consulting Group Australia Pty Ltd
Sport, Leisure and Tourism Planners
Level 6, 60 Albert Road, South Melbourne,
Victoria, Australia 3205
Phone: 9698 7300 Fax: 9698 7301
Website: www.sggroup.net

Michael Smith and Associates
Landscape Architecture and Urban Design
Office: 1st floor, 407 Whitehorse Road, Bayside VIC 3103
Postal: 5 Jarvis Street, Camberwell VIC 3124
Tel: 9630 0414 Fax: 9630 2655
Email: msa@msalndurb.com.au

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10.02.2016 REV C, note 3 updated.
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23.05.2016 REV E, Amendments as per Council feedback

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Title: Petrie Park Key Directions Plan,
Petrie Park and Rattray Reserve Masterplan,
Montmorency
Client: Banyule City Council

Drawing No.: Sheet 1 of 1

2.3 Master Plan Design Rattray Reserve

The following section provides a summary of the key directions identified for Rattray Reserve within the Master Plan following exploration of the issues and opportunities identified in the Technical and Consultation Report.

2.3.1 Vegetation and Habitat

- Continue to work with Friends of Montmorency Bushland group and other interested community groups to continue revegetation works and weed removal works.
- Retain the bush character.
- Incrementally eradicate weeds.
- Continue to plant ground cover and shrubs.

2.3.2 Access and Egress

- Explore pedestrian access across private property from Allens Road to Rattray Reserve on a 12-month trial basis. This would involve negotiation and agreements with two land owners.
- Provide an informal path/track between Rattray Road and Allens Road to service walkers (through slashing).
- Construct a sealed footpath on the western side of Rattray Road.

Comment

There was mixed views during the consultation period in regard to the desirability of creating a connection between Petrie Park and Rattray Reserve. It was considered undesirable to create a connection for several reasons, firstly the only adjoining area where a connection could be considered is quite isolated and lacks casual surveillance which may present a community safety issues; secondly the challenging topography of Rattray Reserve does not allow a fully accessible pathway, particularly towards the upper western end and finally the sensitivities of the flora and fauna associated with this conservation area doesn't support a thoroughfare into Petrie Park.

The provision of an access point at Allens Road has been recommended on a trial basis (this will require negotiation and agreement with adjoining land owners as the access point will need to cross private property). A review is to be undertaken at 12 months in regard to the impact of anticipated increased use of Rattray Reserve on the environmental values of the reserve.

2.3.3 Fencing

- Remove existing fence within the site and construct a new post and rail fence along Rattray Rd along the front of the site.
- Install bollards to define driveway entrance to adjoining property.

Comment

The relocation of the existing fence to the front of the reserve on Rattray Road will open up the reserve and will eliminate the separation between the front of the site and the rest of the reserve. The installation of bollards to define the driveway to the adjoining property will prevent people from parking within the reserve.

2.3.4 Other

- Council to undertake a study on the impact of dogs in reserves such as Rattray Reserve that are zoned 'public conservation and resource'.

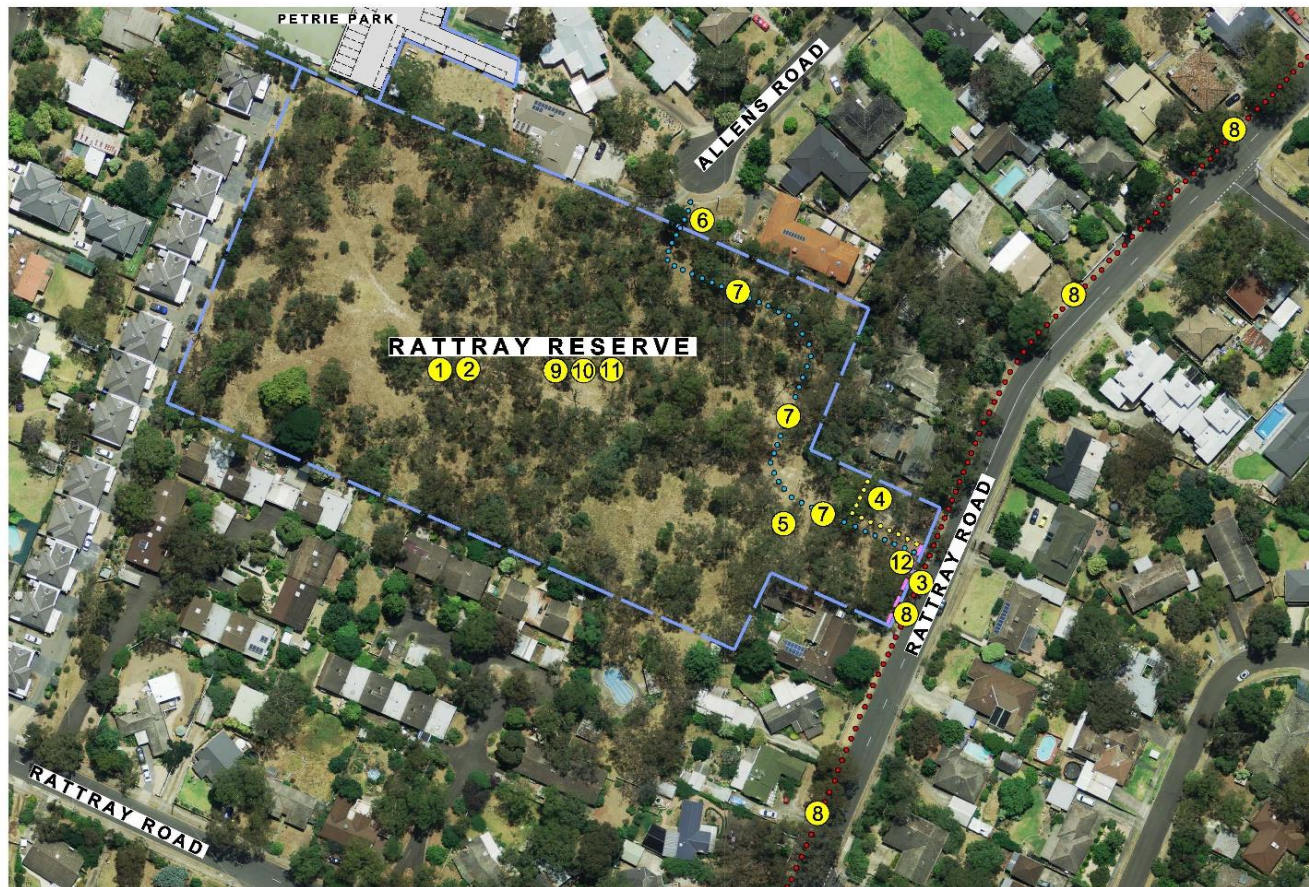
- Educate the community through appropriate signage and programs about the sensitivities of the reserve and the importance of picking up after dogs.
- Install interpretation signage (using QR codes) at strategic locations throughout the reserve to inform and educate reserve users about the history of the site and the vegetation and habitat that exists on site.
- Install natural looking seating in the reserve.

Comment

There was some community concern in regard to the practice of allowing dogs off lead in a designated conservation zone. Given this is also the practice in other conservation zones across Banyule Council it is recommended that Council consider this issue more broadly and determine whether this is a practice which should continue.

Until this is resolved, dog owners are to be educated about the sensitivities of the reserve and the importance of picking up after their dogs. This is considered preferential to the installation of bins and dog waste bags.

The inclusion of water to this site was suggested however further discussion with Council's Bush Crew has highlighted that this is unnecessary infrastructure as water is brought in on site as needed for planting days.



LEGEND

- RATTRAY RESERVE BOUNDARY
- PEDESTRIAN DESIRE LINE
PROPOSED CONCRETE FOOTPATH
ALIGNMENT ALONG RATTRAY ROAD
- PEDESTRIAN DESIRE LINE
PROPOSED SLASHED GRASS TRACK
APPROXIMATELY 10 METRES FROM FENCELINES
- PROPOSED POST AND RAIL FENCING
- PROPOSED ALIGNMENT OF TIMBER
BOLLARDS TO DELINEATE PRIVATE
ACCESSWAY

KEY DIRECTIONS

VEGETATION AND HABITAT

Opportunities

- ① Incrementally eradicate weeds.
- ② Continue to plant ground cover and shrubs.

FENCING

- ③ Construct a new post and rail fence along Rattray Road at the front of the site.
- ④ Install bollards to define driveway entrance to adjoining property.
- ⑤ Remove existing timber rail fence.

ACCESS AND EGRESS

- ⑥ Consider pedestrian access from Allens Road on a 12 month trial basis accompanied by appropriate signage. This would require further negotiation with property owners as access is through private property.
- ⑦ Provide an informal path/track (through slashing).
- ⑧ Construct a sealed footpath on the western side of Rattray Road to Robert Street.

OTHER

- ⑨ Install interpretative signage (using QR codes) at strategic locations to inform and educate about the history of the site and the vegetation and habitat.
- ⑩ Install signage educating the community about the sensitivities of the reserve and the importance of picking up after dogs.
- ⑪ Place logs for use as seating.
- ⑫ Relocate the Rattray Reserve directional sign to the entrance.

RATTRAY RESERVE KEY DIRECTIONS PLAN PETRIE PARK AND RATTRAY RESERVE MASTERPLAN BANYULE CITY COUNCIL



Amendments:
REV A - 14.07.2015 - Various changes
REV B - 15.07.2015 - Revised design line

Print Issues:
14.07.2015 - Emailed to SGL Consulting
15.07.2015 - Emailed to SGL Consulting

Title: Rattray Reserve Key Directions Plan,
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Montmorncy
Client: Banyule City Council

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Group Australia Pty Ltd.

SGL Consulting Group Australia Pty Ltd
Special, Leisure and Tourism Planners
Level 8, 80 Albert Road, South Melbourne,
Victoria, Australia 3206
Phone: 9688 7300 Fax: 9688 7301
Website: www.sglgroup.net

In conjunction with:
MICHAEL SMITH AND ASSOCIATES
Landscape Architecture and Urban Design
Office: 561 from 407 Whitehorse Road, Bayside VIC 3103
Phone: 9688 1911 Fax: 9688 2555
Email: mike@mslandscapes.com.au

Drawn: LWJ
Date: 15/07/2015
Project No: 15-005
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Drawing No: Sheet 1 of 1



2.4 Weed Management Priorities and Program for Rattray Reserve

2.4.1 Introduction

A Weed Management Plan for Rattray Reserve (WMPRR) was part of the project scope. This section provides a summary of the WMPRR and the full plan is included in the Technical and Consultation Report.

Rattray Reserve is dominated by native bushland and has been managed by Banyule City Council's Bushland Crew for many years. It is a sloping site with a higher drier section to the north sloping down to Rattray Road to the south, still dry but with deeper soils. The condition of the vegetation is quite typical of sites in the Nillumbik Hills with its shallow nutrient-poor clay soils and is particularly influenced by the history of the site since European settlement.

Council's Bushland Crew has managed the site over their tenure by slashing firebreaks on most boundaries, conducting ongoing weed control and planted some shrubs. The current weed infestations are limited to some degree which is an indication of extensive works over time. Very few woody weeds are present and it is quite likely that more were present at the point of reservation however the bush crew has logically addressed these more substantial weeds first. Very few woody weeds remain but substantial groundstorey weeds remain to be addressed.

Many groundstorey weeds remain as they are the most pernicious and difficult to control. They can also have the most substantial impact because all indigenous flora species, herbs to trees, must germinate on the soil surface and thick cover of groundstorey weeds can inhibit germination of many indigenous flora species and prevent the maintenance of bare spaces in between grass tussocks where delicate indigenous herbs and soil crusts occur. Once woody weeds are controlled in bushland then the more difficult issue of groundstorey weeds must be addressed and this reserve is at that stage after many years of good management work by the Banyule Bush Crew.

2.4.2 Developing a Weed Management Program and Conclusions

The Banyule Bush Crew has likely eliminated much of the weeds in the site over time. However, as is typical in bushland reserves that were formerly grazed and disturbed over time there are many significant weed problems remaining. Controlling weeds is the most critical action for facilitating vegetation recovery as eliminating competition and creating ecological space for regeneration of indigenous flora is the most important task in restoring an ecosystem after disturbance. Determining an appropriate weed management program is the highest priority for management in Rattray Reserve.

3 Implementation of Master Plan

3.1 Introduction

The following section summarises an implementation plan with indicative costs of the recommended actions within suggested timeframes. Detailed probable costings for the implementation of the Petrie Park Master Plan can be found in Appendix 1 and for the Rattray Reserve Master Plan in Appendix 2. Funding opportunities and recommendations have also been identified in this section.

It should be noted that the availability of funding from internal and external sources may impact the timeframes for implementation of elements of the master plan for Petrie Park and Rattray Reserve.

Table 5.3 Estimated Costs and Timeframe for Recommended Works

Year	Item	Cost
Yr 1-4	Community building – possible consolidation of the bowling, scout and pigeon clubs into a single multipurpose building. Feasibility study, concept plans, community consultation, car park design and detailed building design.	\$200,000
Yr 1-4	Sports pavilion - detailed design of internal modifications and verandah	\$20,000
Yr 1-4	Sports pavilion - implementation of internal modifications and verandah	\$200,000
Yr 1-4	Playground - increased shade with sail and tree planting, new vegetation barrier and seating	\$45,000
Yr 1-4	Sports field - training lights	\$200,000
Yr 1-4	Detailed design - Petrie Park pathing, footpaths (along Petrie Park and Rattray Reserve), crossing points, drainage and security lighting	\$20,000
Yr 1-4	Petrie Park pathing, drainage and security lighting	\$269,900
Yr 1-4	Pedestrian safety - 3 new vehicle slow points and cenotaph reshaping	\$65,000
Yr 5-7	Pedestrian safety - footpath improvements along Mountain View Rd and Rattray Rd, including safe crossing points on Mountain View Rd and Bridge St	\$147,525
Yr 5-7	Petrie Park planting - along railway line and eastern end	\$7,000
Yr 5-7	Rattray Reserve – fencing/bollard works and natural seating	\$9,130
Yr 5-7	Rattray Reserve educational signage	\$5,000
Yr 5-7	Petrie Park - blue stone stair replacement	\$20,000

Year	Item	Cost
Yr 5-7	Ratray Reserve trial access at Allens Rd - consultation and construction	\$20,000
Yr 5-7	Community building - Council contribution towards construction of a new building	\$1,000,000
Yr 5-7	Sports field - improvement works including installation of irrigation and drainage, conversion to warm season grass, fencing and new goal posts	\$259,500
Yr 5-7	Playground - consultation, design and implementation of new intergenerational play experiences and exercise opportunities - use of natural materials.	\$105,000
Yr 5-7	Petrie Park tables and seating	\$40,000
Yr 5-7	Interpretive signage - Petrie Park and Ratray Reserve	\$35,000
Yr 5-7	Dog Study - investigation into impact of dogs in Banyule conservation zones	\$15,000
Yr 8-10	Petrie Park public toilet - upgrade	\$100,000
Yr 8-10	Levelling and improvements to grassed area between the picnic shelter and public toilets	\$19,000
	SUB TOTAL	\$2,802,055
	CONTINGENCY 10%	\$280,205
	TOTAL	\$3,082,260

Based on the above, the estimated cost to implement all elements of the master plan including a Council's contribution of \$1,000,000 to the proposed multi-purpose community facility is \$3,082,260 excluding GST.

The proposed schedule of works would be re-evaluated annually with Council's annual budget process and the priority of works may shift dependent on the availability of external funding.

There are currently two state government and one federal government grant programs that Council may consider submitting applications for, for some of the works listed in the above implementation plan.

These are:

State Government Community Facilities Funding Program Major Facilities. The Community Facility Funding Program provides grants for planning and building new and improving existing facilities where communities meet, interact and participate in sport and recreation. The total amount available per application is \$650,000.

State Government Community Facilities Funding Program Minor Facilities. The Community Facility Funding Program provides grants of up to \$100,000 to develop or upgrade community sport and recreation facilities. Council's may submit three applications and could receive a total of \$200,000 per funding round.

Federal Government - National Stronger Regions Fund. This program sits in the Department of Infrastructure and Regional Development. The Government is committing \$1 billion over five years from 2015-16 for this competitive grants program to support the construction, expansion and enhancement of infrastructure across Australia.

Council needs to demonstrate its commitment to the project through allocation of appropriate funds in Councils long term financial plans (capital works program). Most funding programs specify the

funding ratio contributions. In most cases Council needs to provide a minimum of 50% of funds – this could be via other external funding sources.

Appendix 1

Indicative Master Plan Cost - Petrie Park

This table highlights a likely order of cost at February 2016 for works suggested by the Master Plan for Petrie Park. Calculation of actual costs will require further design development of the Master Plan design elements. It should be noted that costs for the following element have not been included in the table below:

Full construction of a new consolidated multipurpose community facility and associated car park have not been included in these estimated costings. Instead, a contribution of \$1,000,000 from Council has been allowed for.

Opinion of Probable Cost for Recommended Works at Petrie Park

ITEM		UNIT	QTY	RATE (\$)	COST (\$)
1	Playground				
1.01	Intergenerational play experiences				\$50,000
1.02	Exercise/play opportunities custom designed				\$50,000
1.03	Trees and shade sails over swings	Item	10	2000	\$20,000
1.04	Seating on North West side of playground and eastern end of oval				\$20,000
1.05	Use of natural materials around playground	Item			\$5,000
1.06	Vegetation barrier between playground & road				\$5,000
1.07	Level and grass the area between the picnic shelter and clubrooms 380m2 area.				
1.07.1	Cultivate site soil.				\$500
1.07.2	Supply and spread 133m3 of fill (190m3 is uncompacted volume).	m3	190	50	\$9,500
1.07.3	150mm depth imported topsoil.	m3	60	100	\$6,000
1.07.4	Seeding and maintenance of 3 months.	Item			\$3,000
2	Access and Egress				
2.01	Install raised walkways as vehicle slow points				
2.01.1	Childcare facility	Lm	12		\$20,000
2.01.2	Memorial to playground	Lm	7		\$20,000
2.01.3	Memorial to RSL	Lm	8.5		\$20,000
2.02	Reshape area around cenotaph				\$5,000
3	Pathways				
3.01	Construct a 2 m wide path leading from Mountain View Road to the children's centre, including demolition, disposal and sub-base preparation.	Lm	80	300	\$24,000

ITEM		UNIT	QTY	RATE (\$)	COST (\$)
3.02	Demolish asphalt paths from Mountain View Road to the oval (all paths north of roadway), including demolition, disposal and sub-base preparation. Construct a 2m wide concrete path	Lm	210	300	\$63,000
3.03	2m wide reinforced concrete zig zag path near Mountain View Road, includes trimming, cutting, boxing out, crushed rock and reinforced concrete path.	Lm	110	300	\$33,000
3.04	2m wide reinforced concrete path around the oval to Robert Street	Lm	183	300	\$54,900
3.05	Detailed design of roads/park crossing points				\$20,000
3.06	Mountain View Road - Mayona Road to Bridge Crescent	Lm	70	225	\$15,750
3.07	Mountain View Road - Bridge Crescent to car park at Petrie Park	Lm	86	225	\$19,350
3.08	Mountain View Road - Car park at Petrie Park to McFarlane Street	Lm	33	225	\$7,425
3.09	Mountain View Road - McFarlane Street to Rattray Road	Lm	92	225	\$20,700
3.10	Safe crossing point on Mountain View Road & Bridge Street				\$50,000
3.11	Drainage				\$25,000
4	Sporting Facilities				
4.01	Detailed design of internal modifications and verandah				\$20,000
4.02	Redevelop pavilion within existing envelope				\$140,000
4.03	Install bench seating in front of pavilion				\$10,000
4.04	Install a verandah on the east side of pavilion				\$50,000
4.05	Install training lights in accordance with AS2560 (50 lux)				\$200,000
4.06	Convert to warm season grass & level				\$40,000
4.07	Install irrigation				\$100,000
4.08	Install drainage, 3m spacing with sand slits				\$100,000
4.10	Replace goal posts				\$8,000
5	Community Buildings	Item			
5.01	Community building – possible consolidation of the bowling, scout and pigeon clubs into a single multipurpose building. Feasibility study, concept plans, community consultation, car park design and detailed building design.				\$200,000
5.02	Council contribution to new building				\$1,000,000
6	Parking				
6.01	Additional car parking to be considered within feasibility study (5.01)				

ITEM		UNIT	QTY	RATE (\$)	COST (\$)
7	Fencing				
7.01	Remove pipe and rail fence				\$1,500
7.02	Install new fencing along roadway adjacent to path				\$10,000
8	Support Infrastructure				
8.01	Install security lighting throughout the park and along the pathways				\$70,000
8.02	Upgrade public toilets				\$100,000
8.03	Replace wooden picnic tables				\$20,000
8.04	Replace the blue stones stairs with DDA compliant steps				\$20,000
8.05	Install additional seating throughout the park				\$20,000
9	Vegetation				
9.01	Increase planting along the railway line fence				\$5,000
9.02	Increase planting to create habitat at eastern end				\$2,000
10	Other				
10.01	Install interpretive signage (using QR codes)				\$20,000
SUB TOTAL (Excluding GST)					\$2,703,625
10% Contingency Sum					\$270,362
TOTAL (Excluding GST)					\$2,973,987

Appendix 2

Indicative Master Plan Cost – Rattray Reserve

This table highlights a likely order of cost at February 2016 for works suggested by the Master Plan for Rattray Reserve. Calculation of actual costs will require further design development of the Master Plan design elements.

Opinion of Probable Cost for Recommended Works at Rattray Reserve

ITEM		UNIT	QTY	RATE (\$)	COST (\$)
1	Vegetation				
1.01	Plant ground cover & shrubs and remove weeds				
2	Access & Egress				
2.01	Access to Allens Road and associated negotiation and construction works.				\$20,000
2.02	Provide an informal path/track between Rattray Road and Allens Road to service walkers and dog owners (through slashing).				
2.03	Prepare detailed design of footpath and crossing points on western side of Rattray Road to determine if viable				included within design work in Petrie Park costings
2.04	Rattray Park grassed frontage to Rattray Road	l/m	35	160	5,660
2.05	Rattray Park (private property driveway) to Robert Street	l/m	179	160	28,640
3	Fencing				
3.01	Supply and install timber bollards at 1.4 metre centres.	lm	120	24	2,880
3.02	Demolition and removal of existing timber post and rail fence.	lm	30	63	1,890
3.03	Supply and construct a timber post and rail fence.	lm	140	24	3,360
4	Other				
4.01	Study into impact of dogs in conservation zones in Banyule				15,000
4.02	Install signage to educate about value of reserve & dogs				5,000
4.03	Install interpretive signage (using QR codes)				15,000
4.04	Install natural seating				1,000
SUB TOTAL (Excl GST)					\$98,430
10% Contingency Sum					\$9,843
TOTAL (Excl GST)					\$108,273