Clifton Park Master Plan 2018

May 2018
introduction

Clifton Park is located in the suburb of Aberfeldie within the Buckley Ward. It is bounded by Afton Street to the west, Ramsay Street to the south, Aberfeldie Primary School to the east and Batman Street (residential properties) to the north.

The Park is approximately 5.3 hectares and is defined by the Moonee Valley Open Space Strategy as a ‘Municipal’ Open Space. It’s primary character is classified as ‘Sporting’ and secondary classification as ‘Informal’. Clifton Park is predominantly a neighbourhood park with a wider catchment due it’s sporting facilities. The site contains:

• Playing oval for cricket and football and associated pavilion, practice cricket nets, storage shed and container
• Tennis club room with tennis courts
• Bowling club pavilion and bowling greens
• Scout hall
• Car parking areas south of Batman Street, within the Aberfeldie Community Bowls Club area and to the west of the tennis courts
• Central access road
• Two playgrounds
• Two public toilets
• Mown grass areas with scattered tree planting
• An open space used as an overflow parking area with mown grass and trees
• Garden beds
• Gravel paths
• Seating

The adjacent Aberfeldie Primary School contains netball courts. A storage container for netball equipment is located in the south-east open space area in Clifton Park.

Moonee Valley City Council’s Open Space Strategy recommends to: Implement the existing Master Plan prepared in 2005 with review of the need for lighting to paths, car parking capacity and investigate providing public access to toilets in one of the existing sporting club pavilions, rather than a stand-alone facility.

A Master Plan was prepared for Clifton Park in 2005 and has now expired. The new Master Plan reviewed all incomplete actions from the previous Master Plan.

Clifton Park Master Plan

May 2018

Clifton Park - treed open space south of the oval

Clifton Park - existing northern Afton Street entry
history

The Wurundjeri people are the traditional owners of the land and have inhabited the area for at least 40,000 years. The Maribyrnong River, Moonee Ponds Creek and Steele Creek were important resources for fishing, transport and food.

European settlement saw Aberfeldie divided into riverside estates and later the area was subdivided for housing, which was completed during the post-war years.

Clifton Park was formed from multiple titles and road reserves after the Second World War.

The Annals of Essendon by R.W. Chalmers includes the following entries about the development of Clifton Park:

2 May 1949

The Aberfeldie Men’s Club had levelled the arena at Clifton Park and the entire area had been raked and sown with seed. (E.G. 5/5/49)

10 May 1951

The Clifton Park Football Ground sponsored by the Aberfeldie Men’s Club, was officially opened by Cr. W. K. Park, deputising for the Mayor, Cr. B. M. Crockard. Mr Sam Merrifield, E.D.F.L. Official, boused the ball to commence the match between Aberfeldie and Ascot Vale, which was won by the home side. The oval measured 160 yards by 140 yards. The complex would eventually include eight tennis courts, which had already been laid out, and a Bowling Green. (E.G. 24/5/51)

Local newspaper articles about the opening of Clifton Park and the first football match in 1951. Provided by C. Racovalis.

Clifton Park Master Plan

May 2018
land ownership

Zoning and Land Ownership

Under the Moonee Valley City Council Planning Scheme, Clifton Park is zoned Public Park Recreation Zone (PPRZ).

Clifton Park is owned by Moonee Valley City Council. The Park is made up of multiple titles and Council is currently in the process of consolidating the titles.

There are a number of buildings within Clifton Park with various occupancy arrangements. Council has granted agreements at Clifton Park to Aberfeldie Sports Club, Aberfeldie Community Club, Essendon Tennis Club and the Scouts Association of Australia. The occupancy agreements provide for tenant and Council maintenance obligations.

Clifton Park Master Plan

Moonee Valley City Council

May 2018
strategic directions

MV2040 Visioning Paper
The MV2040 Visioning Paper has been prepared to inspire and stimulate conversation about the type of city and neighbourhoods we want to live in. Community feedback on this paper will inform the Draft MV2040 Strategy – long term plan for improving the health and liveability of our city over the next two decades.

The building blocks of our healthy city and the key themes in the visioning paper, with high level directions, objectives and actions included for each:

- A Fair City that values diversity, where everyone feels safe and included, is healthy and has access to services and housing.
- A City that is Thriving with access to jobs, lifelong learning and vibrant and dynamic activity centres.
- A Connected City of accessible, active and sustainable transport choices.
- A Green City that is ecologically healthy and environmentally responsible.
- A Beautiful City that celebrates its identity, heritage and open spaces.

Moonee Valley’s open spaces, waterways and parks form an integral part of the urban structure. The themes of Green and Beautiful contain specific strategic directions to ensure we manage, upgrade and create new opportunities of public space as a critical ingredient in the liveability of our city.

Open Space Strategy
Vision: A linked, sustainable and accessible system of quality open space well used by Moonee Valley’s diverse community, comprising the waterway corridors that are highly valued for their native habitat and recreational use, and a diverse range of other open space reserves across the City including historical gardens, large sporting reserves and a network of smaller vibrant open spaces.

The Open Space Strategy 2009 nominates the character of Clifton Park as “Sporting” (primary classification) and Informal (secondary classification) and it’s hierarchy as ‘Municipal’.

The Open Space Strategy includes the following recommendations for Clifton Park:

- Implement the existing Master Plan prepared in 2005 with review of the need for lighting to paths, car parking capacity and investigate providing public access to toilets in one of the existing sporting club pavilions rather than a stand-alone facility.

A Master Plan was prepared for Clifton Park in 2005 and has now expired. The new Master Plan will review actions that were not completed from the previous Master Plan and incorporate where necessary.

Leisure Strategy 2013
- The Leisure Strategy focuses on enabling, supporting and improving people’s capacity to be active socially, mentally and physically. This will involve many people and organisations, including community groups, clubs and commercial entities, working together to help achieve positive health and well-being outcomes for our community.

- The strategy includes goals that will guide us in our planning for leisure services, places and spaces. The goals are:
  - Enable enhanced program and service delivery
  - Optimise, develop or redevelop spaces and places for leisure activities to meet the needs of multiple users
  - Encourage leisure participation across the whole community
  - Ensure that people are informed about leisure opportunities
  - Support both structured and casual leisure activities
  - Support, facilitate and build effective partnerships

- Goal 5: Support both structured and casual leisure activities. Strategic focus includes: Develop strategies to support non-club based and casual leisure participation just as we do club based leisure in recognition of the reality that the majority of residents participate in leisure activities casually.

Clifton Park Master Plan
May 2018
strategic directions

Previous Master Plan 2005
The following actions were implementations of the previous 2005 Clifton Park Master Plan:
- Perimeter of park to remain for unstructured recreational activities and open space
- Upgrade to playspaces
- New gravel paths
- Tree planting
- New seating and other park furniture
- New public toilet
- New oval fencing
- Safety fence behind goals
- Provide overflow parking to open space area in south-east corner of the park (subject to lease arrangements.)
- Explore sharing of facilities with Aberfeldie Primary School (partnership projects). Increase pedestrian & visual links to adjacent school.

Council has supported the development of netball facilities within the adjacent Aberfeldie Primary School and has undertaken a design for a joint bowls/netball pavilion.

The following 2005 Master Plan recommendations were not implemented within the life of that Master Plan but are addressed within the new Master Plan:
- Possible indented parking along Affon Street
- Extended angled parking along Ramsay Street [parallel indented proposed]
- Formal commitment to regular ongoing maintenance of open drain between Affon & Batman Streets or possible upgrade of open drain
- Improved signage including toilet locations
- Lighting along paths for improved user safety. Examine feasibility of providing security lighting behind the scout hall.

Clifton Park Master Plan

May 2018
existing conditions and recommendations

Formal club users
Clifton Park is well used by multiple sporting and other activities. The following groups currently provide formal sports and other leisure activities at Clifton Park:
- Aberfeldie Sports Club (Football & Cricket)
- Aberfeldie Community Bowls Club
- Essendon Tennis Club
- 17th Essendon Scouts
- Essendon District Netball Association use netball courts located in the adjacent Aberfeldie Primary School

Pavilions and facilities
Clifton Park contains various pavilions and structures including:
- Sports Club pavilion with adjacent set of five cricket practice nets, storage shed/toilet block and storage container
- Scout hall located immediately to the north of the sports club pavilion
- Oval surrounded by picket fence with lighting, scoreboard and coach’s box
- Tennis club room, courts, floodlighting and water tanks
- Bowling club pavilion and bowling greens
- Public toilet block
- Recycled water tank for irrigating the oval
- Netball storage container

Opportunities to expand facilities are restricted by limited space, parking demands and the value of retaining open space.

Council preference, as indicated in a 2017 review of community facilities, is for local community infrastructure to become multipurpose and multi-generational to support the whole local community. It identified a need within Aberfeldie for additional small multipurpose rooms and greater use of existing spaces, particularly sport and recreation pavilions managed by others.

The Jack Chambers sports club (football/cricket) pavilion is a single storey building, well positioned to the north of the wicket and in need of upgrade. The change facilities are currently not female friendly and lack separate officials change facilities. Storage is provided by a shed, a storage container and one of the cricket nets. A five lane set of cricket nets are located on the west side of the pavilion on an area of raised land.

The oval is used throughout the year for football and cricket competition and training. It includes a picket fence, flood lighting, coach’s box and score board (with attached shelter and seating acting as a second coach’s box). The oval has poor drainage along the eastern boundary.

The 17th Essendon Scouts hall is used for scouting activities predominantly in the evenings and for other activities including dance classes. The scouts utilise a gravel area adjacent to the hall and the north-west playground area for outdoor activities. The hall includes trailer access and storage.

The ad hoc arrangement of buildings associated with the sports club, scout hall and toilets represent a poor use of the limited space and creates a secluded pathway to the north of the scout hall.

Clifton Park Master Plan

May 2018
existing conditions and recommendations

Pavilions and facilities continued
The Essendon Tennis Club operates from their club rooms and six poney and four red porous tennis courts with flood lighting. Council’s Municipal Tennis Strategy 2007 recommended potential lighting improvements, promotion of casual use, shade for players and spectators, and investigation of options for alternative water supply for the porous courts. The recycled water used to irrigate the oval is not treated to a level suitable for surface spraying on courts during use.

The Aberfeldie Community Bowls Club operates from a pavilion and two greens to the north-east of the park. The Club have indicated their intention to submit a proposal to extend the western green northward towards Batman Street.

A design was prepared by Council in 2017 for an upgraded community club hub pavilion to service both the Aberfeldie Community Bowls Club and netball clubs affiliated with the Essendon District Netball Association (EDNA), who utilise the courts at the adjacent Aberfeldie Primary School. The pavilion design (as shown on the Master Plan) has a slightly larger footprint than the existing pavilion and includes space for netball storage. This design requires the location of the eastern bowling green to be slightly adjusted. Proposals to adjust the western bowling green are subject to approvals including lease conditions.

Eight netball courts located within the adjacent Aberfeldie Primary School are used for matches and training by clubs affiliated with EDNA. Competition and training is held on Saturday afternoons and weekday evenings from March to September. Training times are restricted during winter by the lack of court lighting. There is limited court seating.

Proposals to utilise the south-east open space area for expansion of tennis or netball courts are not supported within the Master Plan. This is due to existing parking demand, parking demand that would be generated from additional courts and the potential loss of trees and open space. The Open Space Strategy guidelines for new sporting facilities in open space state that the proposed facility will retain and where possible improve access to and use of open space.

Recommendations
It is recommended that Council design and construct an upgraded multi-storey, multipurpose pavilion to provide for sports and community use.

It is recommended that the new pavilion be two storeys to reduce the footprint impacting on open space. Obsolete structures including the two public toilet buildings and other storage buildings and structures are proposed to be removed and consolidated as part of this upgrade.

The building footprint shown is indicative and is subject, along with all building elements, to amendment as part of the future design process and consultation. Consultation with stakeholders will be undertaken during the design process to ensure facilities meet local community needs.

The building footprint has allowed for the following:
• A covered viewing area
• A lower level hall of a minimum 250 square metres with a sprung floor and high ceiling
• A second level social space
• Bin storage and loading area adjacent to the pavilion
• Trailer storage and outdoor gravel paved area
• Storage for pavilion users
• Externally accessible public toilets (a minimum of two)
• Sensor lighting to the north side of the building

It is recommended that the pavilion include requirements in accordance with Council’s Sport Development Plan and is designed to child safety best practice and Australian standards.

It is recommended to upgrade the cricket nets with a five lane cricket net facility, realigned as part of the pavilion design. The new nets will include protection netting for oval users. There is potential for this to be a multi-use facility with flexible internal netting subject to cost benefit analysis during the design phase.
existing conditions and recommendations

Recommendations continued

Oval improvements are recommended including a new irrigation system, sub surface drainage and conversion to warm season grass. The sheltered seating south of the oval is recommended to be upgraded to a second coach’s box.

It is recommended that the design for the new Club House pavilion be implemented along with required realignment of the greens, subject to external funding, to provide improved facilities for both bowls and netball users. It is proposed that the interface between the new building and the park, including pedestrian access, adjacent car parking, security fencing and planting buffers, be reviewed as part of the car park upgrade design.

It is proposed to investigate the potential for tapping into the existing recycled water system currently irrigating the oval, to also irrigate the bowling greens. This investigation will be undertaken after the installed system has been operational for a sufficient time so that oval irrigation demand information is available. The investigation will include any additional water allocation requirements, the suitability of the recycled water, cost and any health and safety implications.

It is recommended that Council provide support for netball lighting at either Aberfeldie Primary School or an alternative venue within Moonee Valley to enable evening training during the winter months.

It is proposed that Council assist the Essendon Tennis Club in investigating alternative water supply options for the maintenance of the porous tennis courts. It is recommended that Council explores and assists with funding options for tennis court surface upgrades, lighting upgrades, alternative water supply and other tennis related initiatives.

It is recommended that occupancy arrangement be reviewed and amended as required in accordance with the Master Plan implementation time frames.

Clifton Park Master Plan

May 2018
existing conditions and recommendations

Open space and path network
Pedestrian entry points to the park are from Batman, Ramsay and Alton Streets. A gravel path runs around the south side of the oval and along the Alton Street edge of the park, parallel to the concrete footpath providing a link between Batman and Alton Streets. There is currently no pedestrian access from Ramsay Street to the pavilions between the tennis courts and the oval. Car park areas and paths are poorly lit.

The following open space areas catering for informal use currently exist within the park:
• A treed area with playspace and gravel paths to the north-west corner of the park
• A narrow sloping strip of mown grass with trees and gravel path to the west and south of the oval
• A treed area of mown grass to the south-east corner of the site. This is currently used for overflow parking during senior football match times
• A central triangular area of trees in gravel with a partially fenced playspace and large water tank. This is cut off from the oval by the access road
• The oval is used informally outside of training and competition times
• A gravel area adjacent to the scout hall for scout activities

The previous Clifton Park Master Plan 2005 recommendation that the perimeter of the park remain for unstructured recreational activities and open space continues to be supported in this Master Plan.

Recommendations
Recommendations to improve the path network include:
• A new north-south path between Ramsay and Batman Streets running adjacent to the oval, connecting open space and car park areas and helping form a path circuit
• Gravel paths upgraded to concrete to improve accessibility
• New concrete paths and path links associated with proposed indented parking on Ramsay and Alton Streets
• Improved path entries from Alton Street including amending the northern entry to a dual pedestrian/maintenance entry

It is recommended to re-organise the central open space area by re-routing the park access road around the open space to improve connection between this open space, the oval and the three pavilion precincts. The open space will be slightly reduced in size from the existing area but represents a more valuable, usable and connected multi-use pedestrian space with enhanced spectator viewing, sheltered seating and barbecue.

The proposed new central open space area together with car parking works will require the removal of a number of existing trees. These trees have been assessed to have a useful life of only 5-20 years. It is therefore proposed that the upgrade to this area be staged as part of later implementation works. Additional trees are proposed to be planted in and around this area.

It is proposed that the area around the upgraded community sports pavilion include paved areas with seating, trees and bike parking that connect around the north-east side of the oval to the central open space. Some services currently located to the north-east of the oval will be relocated to enable this connection.

It is proposed to include a gravel open space area adjacent to the community sports pavilion to support pavilion activities.
existing conditions and recommendations

Recommendations continued
It is recommended to retain and enhance existing open space areas with additional tree planting and seating.

It is recommended that the south-east open space area be retained as a treed open space with some additional tree planting to the perimeter. It is proposed that this space continue to be available for overflow parking, restricted to senior football games only to ensure the retention of the grassed surface and trees in healthy condition. This is in line with the Council Plan objective to protect and enhance our natural environment and open space, and Council’s Open Space Strategy guidelines for car parking in open space that requires demonstration of how the proposed parking will be accommodated without undue loss of existing open space.

It is proposed that lighting to paths be reviewed and upgraded in line with Council’s Sustainable Public Lighting Guidelines. Lighting to car parking areas and to the north-south path link between Ramsay and Batman Streets is a priority. Lighting of other areas including the northern path from Alton to Batman Streets should be considered in conjunction with external pavilion lighting.

Clifton Park - existing and proposed pedestrian paths and open space network
existing conditions and recommendations

Car parking and vehicular circulation
Currently vehicles enter or exit Clifton Park from either Batman or Ramsay Street and a north-south access road through the park connects these streets and parking areas.

Parking includes:
- Northern car park off Batman Street
- Parking between the tennis courts and the oval including informal parking around the north-east side of the oval
- Car parking spaces near the Bowling Club building and the Sports Club pavilion entries
- Grassed overflow parking area to the south-east provides for a variable number of cars
- On-street parking in Atton and Ramsay Street and other surrounding streets

Netball users currently use the Aberfeldie Primary School car park on Saturdays.

A parking study of Clifton Park and surrounding streets up to 400 metres from Clifton Park or the Aberfeldie Primary School netball courts was undertaken in autumn 2017. It indicates that based on the times surveyed, there is available parking capacity within surrounding streets even when the Clifton Park car park is close to capacity. The exception to this is during Saturday senior football games when the entire area including the car park is at capacity.

There is significant traffic congestion in surrounding streets particularly Atton and Ramsay Streets during peak times. This is partly due to the narrowness of the streets. Congestion is highest during Saturday senior football matches but is also heightened at school pick up and drop off times, netball game times, peak morning and afternoon traffic times and sports training evenings.

Traffic congestion is exacerbated by cars parking on both sides of Atton and Ramsay Street, leaving a single lane for traffic movement. Recent changes in traffic restrictions along Atton Street have attempted to alleviate this.

Existing car parking areas within the park provides no formal pedestrian access and inadequate accessible parking.

The access road currently dissects the Park cutting off open spaces connections and separating the central open space area from the oval. The Open Space Strategy notes the example of Clifton Park amongst others as an example of roadways through open space that provide access to poorly located facilities dividing up the open space... In some locations the car parks and road systems are sealed, which formalises them and leads to increased traffic speed within the reserves. However the Master Plan consultation has indicated a high level of support for retaining the existing access road through the park.

The bowling club parking area is currently within the Bowling Club's occupancy area and is fenced with a high chain mesh fence. Parking within this area is not standard and the layout obscures the building entry that is accessed along a narrow roadway. The fence creates a secluded corner in the central open space to the south. Many of the Bowling Club members are elderly and appreciate parking within close proximity to the club.

Recommendations
It is recommended to upgrade the linear car park and re-align the access road through the park to connect with the proposed Club Hub pavilion car park access, to provide improved parking, pedestrian access and open space connectivity. This upgrade would include:
- Removal of the fence around the Community Bowls Club parking area.
- Accessible parking with the possibility of additional spaces considered during detailed design
- New and improved pedestrian access including to the Club Hub and Tennis Club pavilions.
- Speed humps and other traffic calming treatments to be determined during car park detailed design.
- Recycled water tank to be located underground
- Some removal of trees and open space slightly reduced but with improved functionality and connectivity
- New tree planting

It is proposed for the above works to take place as part of later implementation works because it will require the removal of a number of trees, assessed to have a useful life of 5-20 years. Additional trees are proposed to be planted in and around this area.

It is recommended that consultation be undertaken with stakeholders during the detailed design of the central car park area.

It is proposed to include accessible parking to the northern car park including improved access to the community sports pavilion.

The proposed car park upgrade provides a capacity of 128 spaces within Clifton Park. This number includes six accessible parking bays. This excludes the south-east open space which is used as an overflow parking area. Car park numbers are subject to change during detailed design.

It is proposed to create a dual pedestrian/maintenance park entrance at the northern Atton Street entrance and to remove the existing maintenance entry on Atton Street.

It is proposed that the south-east open space continues to be made available for overflow parking, limited to senior football games only, to ensure the grassed surface and trees are retained in a healthy condition.

It is recommended that elements be included to treat car park run off which may include:
- A rain garden to the linear car park
- Passive irrigation to the northern car park
- Permeable paving treatments

It is recommended to provide indent parking along the Atton Street pavilion edge with an associated footpath. This would provide up to 18 new parking spaces. It is proposed to relocate the existing speed hump near the north entry to enable bays in this location.

Clifton Park Master Plan

May 2018

City of Moonee Valley
Recommendations continued

It is recommended to include additional indented parking on the east side of Afton Street from the park to Buckley Street providing up to eight additional parking spaces.

- Up to 29 new parallel indented parking spaces with associated footpath along the south side of the Park
- Adjusting the existing angled parking adjacent to the school to allow for a 1.8m wide footpath between the school fence and the parking bays. Parking restrictions (to be determined during detailed design) may be required on the south side of Ramsey Street to allow two way traffic movement creating a loss of approximately seven car park spaces.
- Extending the angled parking and footpath eastward to the school car park entry to provide up to 20 car parking spaces.

It is recommended to review parking restrictions in Afton, Ramsey and Batman Streets including for senior football games times during car parking detailed design. There is an opportunity to apply restrictions to some parking spaces on Batman and Ramsey Streets near the park entries to be used for drop off parking only.

Suitable consultation regarding the indented parking will be undertaken with local residents.

It is proposed to include a drop off bay adjacent to the community sports pavilion that also provides for garbage collection.

It is proposed that clubs encourage members, visiting teams and spectators to use alternative forms of transport which may include public transport, active transport, car sharing or shuttle from an alternative car park areas.

It is recommended that car park lighting be reviewed and upgraded in accordance with Council’s Sustainable Lighting Guidelines.

Clifton Park Master Plan

May 2018
existing conditions and recommendations

Playspaces and dog off-lead
Clifton Park contains two playspaces both noted as Minor Playspaces in the Playspace Plan 2013-23.

The east playspace is small, partially fenced space and located near the tennis club entry adjacent to the park access road. It was upgraded in 2015 and has a junior play focus.

The west playspace is located in a more natural setting to the north-west corner of the site and is surrounding by native trees. The west playspace is scheduled to be upgraded in 2027/28.

The oval is currently used informally as a dog off-lead area although it is not designated as such.

Recommendations
It is recommended to relocate the east playspace as part of the rearranged central open space area with fencing to edges abutting the car park. This will be a slightly smaller space than the existing playspace with a junior focus.

It is proposed to upgrade the west playspace as a nature play area and integrate it with the surrounding bushland setting, as part of future works. Seating is to be provided.

It is recommended to incorporate a basketball key with additional seating in this area to provide an additional leisure option.

It is recommended to formalise dog off-lead use within the fenced oval area outside of training and competition times and to provide dog litter bag dispensers, signage and dog bowls on any new drinking fountains. Suitable consultation shall be undertaken prior to implementation.

Clifton Park Master Plan

May 2018

Clifton Park - existing and proposed playspace
existing conditions and recommendations

Vegetation and Urban Ecology
The trees at Clifton Park are valued by park users and provide valuable habitat as well as trapping air pollutants, reducing summer temperatures and sequestering carbon.

It is not possible to irrigate all Council parks and reserves. Council prioritises sports grounds and considers the spread of irrigated parks throughout the municipality. Irrigation of informal areas at Clifton Park is not a high priority given that the oval is currently irrigated, so residents already have access to a cool, irrigated area of parish land. Plant selection shall take into account the watering regime at Clifton Park.

Recommendations
It is recommended to provide additional tree planting in open space areas to match the existing tree character of predominantly native trees with mixed species to the south and west of the site. New understorey planting should preferably be local native species.

Some deciduous shade trees are proposed to be planted at key locations and trees will be included in car park areas to provide shade.

It is proposed for additional understory planting to be planted in the north-west and south-west corners of the Park to increase plant biodiversity, including rock work to replace existing batter treatment to the south-west corner. It is proposed to include rock work and planting around the northern edges of the proposed new community sports pavilion and cricket nets.

It is proposed to provide new tree planting adjacent to the indented car parking along Afton Street. These would be small sized trees due to power lines above.

It is recommended that trees particularly in the car parks and playspaces are inspected for health at required intervals and treated or replaced as required.

Clifton Park Master Plan

May 2018
existing conditions and recommendations

Shelter, seating & other furniture
There is limited seating provided within the Park and around the oval.

A terraced viewing area is provided for spectators to the north-west of the oval. It is in poor condition. A small shelter located near these steps is used to supply drinks during matches and is in need of replacement.

Much of the fencing around the Park, including sections of old galvanised rail fencing and chain mesh fencing with barbed wire around the bowling club require upgrade.

Recommendations
It is recommended to provide additional seating around the oval including sheltered seating that can be used for spectator viewing as well as for informal use.

It is recommended to repair the existing shelter and the timber edging of the stepped standing room area to the north-west of the oval and to upgrade with additional steps and a longer sheltered seating area. It is proposed to provide a sheltered seating area to the new open space area to the north-east of the site.

It is recommended to provide a barbecue and picnic tables in the central open space and picnic tables next to the community sports pavilion kiosk to enhance usage of these spaces.

It is proposed to provide bike parking in the central open space area to both provide for and encourage active transport to the site.

It is recommended to relocate the drinking fountain currently located along the gravel path (south of the oval) to the new central open space area.

It is recommended to review and upgrade existing signage. Consideration will be given to the inclusion of additional information indicating toilet, other facilities and public transport.

It is proposed to remove any obsolete fencing and pavement and install new fencing in accordance with MVCC standard Urban Design standard furniture. There is an opportunity to upgrade some of the high fencing around the Park including to the bowling greens to a black plastic coated chain mesh fence or powder coated pool fence and match the profile of the fencing along the school boundary on Batman Street.

Clifton Park Master Plan

May 2018
existing conditions and recommendations

Site drainage, irrigation and maintenance
As part of the Afton Street Stormwater Harvesting Scheme a large tank stores recycled water, piped to Clifton Park from the Afton Street wetland, to irrigate the oval. The allocation provides for the estimated irrigation requirements for the oval.

Watering from this supply is restricted to 11pm-6am to reduce risks associated with its non-potable status. For this reason this recycled water cannot be used for watering porous tennis courts during use.

An open drain runs along the northern boundary between Afton and Batman Streets.

There is a concern about the amount of rubbish left around the park especially after senior football club games.

Recommendations
It is recommended to locate the water storage tank underground to optimise space. A pump house is proposed to be located along the adjacent fence line.

It is recommended to review whether an increased water allocation is possible from the Afton Street wetland to irrigate the bowling greens. Subject to this investigation it is recommended that irrigation connection be made from the tank to the bowling greens.

It is recommended to replace the open drain along the northern boundary between Afton and Batman Streets with a grassed swale.

It is recommended to provide local storm water retention, cleansing and passive irrigation through rain gardens included in a realigned linear park. It is proposed to consider retrofitting passive irrigation into the existing car park areas to irrigate trees.

It is proposed to locate rubbish bins at key locations near oval seating areas to reduce the amount of rubbish left in the park.

It should be noted that improvements such as fencing upgrades may be the responsibility of occupants. It is recommended that Council fund the relocation of the existing bowling green fencing associated with the proposed car park upgrade.

Clifton Park Master Plan

May 2018

City of Moonee Valley
PAVILIONS AND SPORTS FACILITIES
1. New multi storey community sports pavilion, includes public accessible toilets. The footprint is indicative and subject to change during design and stakeholder consultation.
2. New Club House pavilion to service adjacent greens and courts, implementation is subject to external funding.
3. Cricket practice nets with protection netting.
4. Tennis Club - court and lighting upgrades subject to funding.
5. Netball Courts - increase use with lighting and seek alternative Moonee Valley location.

OPEN SPACE & PLACES
6. Central open space - pedestrian zone with trees, viewing area and small, fenced play space.
7. Enhanced west play space with netball, basketball, tidy and skating.
8. Tread mown grass open space. Available for use as overflow parking area on soccer football match days only.

PATHWAYS AND DROP OFF LEAD
9. North - south path linking open spaces, pavilions and car park areas with lighting.
10. Oval path upgraded to incorporate with additional sections to create circuit links.
11. Dog off lead on the oval outside of match and training times. Dog bag dispensers and signage to be provided.

CAR PARKING AND VEHICULAR CIRCULATION
12. Car park and access road upgraded and redesigned to be pedestrian friendly with accessible parking and lighting upgrades.
13. Interlink parking with footpath and fencing along Afton Street and extending towards Buckley Street.
14. Interlink pavilion parking, footpath and fencing along Ramsey Street.
15. Angie parking extended adjacent to school on Ramsey Street.
16. Drop off location zone near pavilion. Some parking spaces designated for short term parking / drop off near the Batman and Ramsey Street entries.
17. Combined maintenance/pedestrian northern entry on Afton Street. Speed hump relocated.

SHELTER, SEATING AND OTHER FURNITURE
18. Seating shelters for viewing games and informal use.
19. Repair existing shelter and upgrade tiered viewing area with new railing, additional steps and bins.
20. Additional seating for spectators and informal use.

TREES AND OTHER VEGETATION
21. New tree planting, mostly native, with some exotic species to the south-west and pavilion entries. Return view to south west.
22. Low tree planting under power lines.
23. Rain garden to treat our park run off.

DRAINAGE AND IRRIGATION
24. Recycled water tank located underground with adjacent pump shed.
25. Replace open drain with a ground drain.
26. Soil irrigation, drainage and grass upgrades.
consultation

Round 1 consultation - Information Gathering
A first round of consultation gathered information, ideas and concerns. Consultation included:
- Feedback forms, letter box dropped with reply paid envelopes to 1,900 surrounding addresses.
- A community session at Clifton Park 10am-12pm on Saturday 10 December 2016
- A meeting with key stakeholders on 15 December 2016, attended by representatives from Aberfeldie Sports Club (football and cricket), Essendon Tennis Club, Aberfeldie Community Bowls Club, Clifton Park Advisory Group and the 17th Essendon Scouts, with apologies from the Essendon District Netball Association.
- A meeting with representatives from the 17th Essendon Scouts and District on 19 July 2017

A total of 28 submissions were received including written submissions, emails and phone calls. Feedback received was used to guide preparation of a draft Master Plan.
The majority of feedback related to traffic and parking issues:
- Traffic congestion in surrounding streets
- Concern about limited parking available in the park and surrounding streets and various requests for more parking

Other key feedback included:
- Concern with poor pedestrian and cyclist access
- Request for more seating and sheltered seating
- Request for security lighting
- Various suggestions for use of south-east open space area including retain as open space, courts for tennis or netball, formalise as car park
- Request for dog off-lead area to be formalised on oval

Round 2 consultation - Draft Master Plan
A second round of consultation presented a draft Master Plan for feedback. Consultation included:
- Feedback forms, letter box dropped with reply paid envelopes to 1,900 surrounding addresses.
- A community session at Clifton Park 12:30-2:30pm on Saturday 24 June 2017

- A meeting with representatives from the 17th Essendon Scouts and District on 19 July 2017

A total of 54 written or email submissions were received. Feedback received was used to guide preparation of the final Master Plan. The majority of feedback related to traffic and parking issues:
- Traffic congestion
- Request to not remove car parking spaces within the park
- Request for car park in south-east open space
- Against loss of access road through the park
- Request for indented parking on park side of Afton Street
- Request for more car parking generally

Other key feedback included:
- General support for plan
- Support for pavilion upgrade
- Support for dog off-lead proposal

Round 3 consultation - Final Master Plan
A final round of consultation was undertaken to inform key external stakeholders of the outcomes of the Master Plan.

Meetings were held and/or additional information provided to representatives of all key stakeholders between December 2017 and March 2018.

Minor changes were made to the final Master Plan in response to this consultation including:
- Minor changes to proposed indented parking
- Wording added regarding proposed changes to fencing around the bowling greens and pavilion
- Wording added noting that consultation will take place regarding the community sports pavilion design and parking.

External Stakeholders
- Aberfeldie Community Bowls Club
- Aberfeldie Sports Club (football and cricket)
- Clifton Park Advisory Group
- Essendon District Netball Association
- Essendon Tennis Club
- 17th Essendon Scouts

Internal Consultation
- City Design
- Operations
- Engineering Services
- Infrastructure Asset Delivery
- Property Services
- Research & Facilities Planning
- Sport and Recreation
- Transport and Major Projects
## Implementation

<table>
<thead>
<tr>
<th>Short Term 2018/19 - 2022/23</th>
<th>Cost Estimate $</th>
<th>Maintenance/programmed replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Investigate alternative water supply for tennis courts</td>
<td>in-house</td>
<td>Plan for recurrent maintenance</td>
</tr>
<tr>
<td>Subtotal 2018/19</td>
<td>60</td>
<td></td>
</tr>
<tr>
<td>2019/20</td>
<td>130,000</td>
<td>Plan for recurrent maintenance</td>
</tr>
<tr>
<td>Landscape design. Excludes pavilion &amp; cricket nets surrounds and central open space.</td>
<td>in-house</td>
<td>Plan for recurrent maintenance</td>
</tr>
<tr>
<td>Investigation of recycled water for bowling greens.</td>
<td>10,000</td>
<td>Recurrent maintenance required</td>
</tr>
<tr>
<td>Subtotal 2019/20</td>
<td>140,000</td>
<td></td>
</tr>
<tr>
<td>2021/22</td>
<td>1,300,000</td>
<td>Recurrent maintenance required</td>
</tr>
<tr>
<td>Construction of indented parking and associated works on Alton and Ramsey Sts. footpaths, fencing, entry upgrades, crossings, speed hump relocation, planting.</td>
<td>280,000</td>
<td>Recurrent maintenance required</td>
</tr>
<tr>
<td>Landscape construction: paths, basketball court, furniture, signage, rockwork, planting, replace open drain with grassed swale.</td>
<td>(1,580,000 + pavilion cost)</td>
<td></td>
</tr>
<tr>
<td>Subtotal 2021/22</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Medium Term 2022/23 - 2027/28</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Landscape detailed design for central open space and car park, playspaces, Club Hub and Tennis Club entries. Signage design and implementation.</td>
<td>55,000</td>
<td>Plan for recurrent maintenance</td>
</tr>
<tr>
<td>Car park upgrade detailed design including lighting, raingarden, WSUD.</td>
<td>160,000</td>
<td>Plan for recurrent maintenance</td>
</tr>
<tr>
<td>Community sports pavilion design including accessible parking and raised crossing in northern car park.</td>
<td>31,000 + pavilion design cost TBC</td>
<td>Plan for recurrent maintenance</td>
</tr>
<tr>
<td>Subtotal Medium Term 2022/23 - 2027/28</td>
<td>(2,456,000 + pavilion cost)</td>
<td></td>
</tr>
<tr>
<td>Long Term 2029/30 - 2033/34 and ongoing through recurrent budgets</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Community sports pavilion construction (stage 1); removal of obsolete buildings.</td>
<td>pavilion cost TBC</td>
<td>Recurrent maintenance required</td>
</tr>
<tr>
<td>Subtotal long term</td>
<td>(900,000 + pavilion cost)</td>
<td></td>
</tr>
<tr>
<td>Community sports pavilion construction (stage 2); accessible parking and raised crossing, cricket nets, and landscaping.</td>
<td>470,000</td>
<td>Recurrent maintenance required</td>
</tr>
</tbody>
</table>

### Notes:
- Construction of the Club Hub has not been included. Implementation and timing are subject to external funding.
- Netball lighting has not been included. This may be implemented at an alternative venue.
- Funding options for tennis court surface and netball lighting upgrades are to be explored and are not included.
- Alton Street indented parking between the park and Bucklay Street has been excluded as scope is to be determined.

The Clifton Park Master Plan Implementation Plan has been developed based on the current facility upgrade needs and feedback received from the community.

The purpose of Master Plans for open spaces such as Clifton Park is to provide a document that can carefully guide any future development that may occur within the Park.

The Master Plan implementation will occur over a period of approximately fifteen years. Implementation will be subject to budgetary considerations and possible external funding opportunities. Timelines are subject to changes of the capital works program.