



WANGARA RESERVE MASTERPLAN

DRAFT for Community Consultation

Prepared For Bayside City Council

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Wangara Reserve Masterplan
DRAFT Design Report
Prepared for Bayside City Council

We acknowledge First Nations peoples and their continuing connection to land, waters and culture, because we strongly believe in reconciliation and collaborative engagement for a better future.

We pay our respects to Elders past, present and emerging, whose knowledge, traditions and stories guide custodianship on what will always be their ancestral lands.

CONTENTS

INTRODUCTION	3
BACKGROUND	6
SITE HISTORY	7
COUNCIL RESOLUTION	8
REHABILITATION WORKS	9
COUNCIL PLANS & STRATEGIES	10
ECOLOGICAL ASSESSMENT	11
OPEN SPACE DISTRIBUTION	12
DEMOGRAPHICS	13
SITE ANALYSIS	14
LOCATION	15
LOCAL CONTEXT	16
CURRENT USES & FACILITIES	17
SITE PHOTOS	18
LAND USE & ACCESS	19
PLANNING OVERLAYS	20
TOPOGRAPHY	21
CONTAMINATED SOIL	22
EXISTING VEGETATION	23
BRONZEWING HABITAT	24
SERVICES	25
OPPORTUNITIES & CONSTRAINTS	26
CONSULTATION SUMMARY	29
COMMUNITY CONSULTATION PROCESS	30
STAGE 1 CONSULTATION OUTCOMES	32
MASTERPLAN DESIGN	36
DRAFT MASTERPLAN	37
NORTHERN TERRACES & ARBOR	39
ENTRY PLAZA	42
THE GREEN	44
4-PAWS ZONE	46
WESTERN ACCESS RAMP	47
WANDERING TRAILS	48
APPENDIX 1 - COMMUNITY CONSULTATION DATA	50
HAVE YOUR SAY - CONTRIBUTIONS	51
HAVE YOUR SAY - SUGGESTIONS	52



INTRODUCTION

01

MASTERPLAN OVERVIEW

Bayside City Council has identified an opportunity to provide a new public open space at 20 Wangara Road, Sandringham. This 6.6 hectare site will complement and expand the existing network of green space in the surrounding area.

Group GSA was engaged by Council in November 2023 to develop a Masterplan for the site, to help guide its transformation. While the site currently has no formal name, for the purposes of this masterplan it will be referred to as “Wangara Reserve”.

The design team has explored a variety of options for the function and arrangement of the open space, considering the community’s needs and preferences for the future use of the site, in context of existing site conditions and previous land uses, relevant Council policy and strategy documents, and the objectives described in Council’s project brief.

This report document covers a brief history of the site, analysis of existing conditions, and of the upcoming rehabilitation works (by others) to manage remnant soil contamination to make the site safe for public use. It also includes a summary of ideas that were gathered during the first round of community consultation.

Key ideas for the site that were raised through both internal and external consultation, including a fenced off-leash dog area, BMX “pump track”, and overflow parking for the nearby Bayside Community Sports Centre, have been tested for compatibility of use and available space on the site. Through this testing of ideas, and in collaboration with Bayside CC’s Project Working Group, we have developed this Draft Masterplan for the reserve.

Vision for the site

The November 2022 Council Resolution proposed that this site could provide a park with high ecological value, that supports the health and growth of indigenous plant communities and native fauna, while also functioning as passive open space for the enjoyment of local residents and visitors to the municipality.

There has also been interest from the community to include active recreation facilities on the site. Some of these ideas are incompatible with the on site conditions as a rehabilitated former landfill (which limits the amount of digging and earthworks that can occur), as well as the need to consider the sensitive interfaces with the residential area to the west and the cemetery to the east. In addition, certain types of activity that create significant noise (e.g. skate park) or environmental damage and erosion (e.g. mountain biking) are incompatible with the existing fauna habitat on the site and with Council’s strategy to include this site as a key ecological link with surrounding green spaces.

On that basis, this Draft Masterplan represents the reserve as primarily a passive open space, with garden beds, trees, walking trails, places to sit, an open grassed area for informal play and gatherings, a fenced off-leash dog area and a small car park, but with allowance for low impact active recreation activities such as running, group fitness and kick-about.

Direction from Council following the outcomes of community engagement on the Draft Masterplan will determine which of the above elements and any other additional features will be included in the final masterplan and this will define the long-term vision for the site.



Aerial photo of Wangara Reserve site, looking south east

PROJECT SCOPE

The masterplan will provide a vision for the development of the site at 20 Wangara Road into a public open space for the community to enjoy.

This report document provides an overview of the masterplan process and the factors that have influenced the design. These include on-site conditions, Council policies and strategies, operational requirements, Council’s vision for the site and community ideas and feedback on the design.

The masterplan itself is a preliminary concept design drawing which provides a blueprint for further investigation and design work that will underpin the delivery of upgrades to the reserve. All of the ideas presented in the masterplan are conceptual only and will be subject to further detailed design and feasibility investigations.

While certain areas of the site will remain unchanged, such as the Sandy Mini-Golf and the existing parking area, these are included within the study area for the masterplan, as it considers the site holistically, as a set of interconnected zones and functions.

Due to the high cost of delivering a large open space, implementation may need to be staged – this is to be determined by Council and will be dependent on future budgets and priorities.

Key Considerations

Operations and maintenance

- Sandy Mini-Golf will remain operational for the foreseeable future, so the masterplan must be designed to minimise impact on their business. No changes will be proposed to the land within their

lease area, which extends across the much of the northern boundary of the site.

- Some additional parking will likely be required for park users and possibly also as overflow for the Bayside Community Sports Centre. The north-east corner of the site has been identified as the preferred location for the car park, with driveway access from Wangara Road. Further feasibility studies are required to determine the size, layout and entry point for this parking area.
- Any proposed uses that could result in noise or privacy concerns must be located away from the residential area to the west and the cemetery to the east of the site.
- Bins will need to be located where easily accessible by waste contractor (i.e. near car park or site entry points)
- Maintenance access for mowing/pruning/litter collection will need to be retained at the south of the site.

Existing site conditions

- Existing steep batters around the perimeter are to be retained and stabilised where necessary (depending on outcomes of Rehabilitation Plan works)
- Existing large trees and other vegetation to be retained wherever possible
- No deep-rooted trees or deep footings can be installed on top of the remediated soil cap across the top of the site.
- Due to the topography and the soil contamination, it may not be possible to provide power or water supply to parts of the site. This limits opportunities for installing irrigation, lighting, drinking fountains, etc.
- Remnant buildings and structures from the golf driving range are no longer in use. These are

proposed to be demolished (subject to detailed building condition assessments, along with a review of sub-surface contamination) and the land repurposed as part of the open space.

- The design must not exacerbate flooding to the lower areas of the site and surrounding streets.

Environmental considerations:

- The south west corner of the site is a habitat area for the Bronzewing Pigeon. This area should not be disturbed and habitat is to be increased if possible.

Masterplan Process

Creating a masterplan is an iterative process that relies on feedback and input from key stakeholders and the local community.

GroupGSA has worked collaboratively with Bayside’s project team to collect and evaluate feedback from Stage 1 of community engagement, and from Councillors. In addition we have tested ideas for the site with Council’s Project Working Group which includes representatives from a range of work areas such as Open Space, Property, Capital Works, Engineering, Recreation, and Engagement & Communication.

All of this collective knowledge, along with our own site investigations and background research has to determined the priority functions and features that are included in the Draft Masterplan.

Following public consultation on the Draft Masterplan, these ideas will be further refined based on community, stakeholder and Councillor feedback, for inclusion in the Final Masterplan.





BACKGROUND

02

SITE HISTORY

Pre-Colonial history

Not much is known about the activities of indigenous people on this site prior to the arrival of European settlers, however it falls within the traditional lands of the Bunurong people. Two small areas, at the south-west and north-east corners of the site are subject to an Aboriginal Cultural Heritage Sensitivity Overlay. Further research is required to understand the background to this overlay and how this will influence any future works.

Post-Colonial history

As the city of Melbourne began to grow, the bushland area around Sandringham was cleared of trees to be used as agricultural land. From the 1870s to the 1950s, the western portion of the site appears to have been used as a farm or market garden. In 1933 a cemetery, now known as Cheltenham Memorial Park, was established adjacent to the site and continued to expand over the next 50 years. Beginning in the 1950s, the site changed use and began operating as a sand quarry. Around 1968 the site was re-purposed again as a municipal landfill that accepted putrescible waste until the late 1970s. During this time the surrounding farmland transitioned into industrial uses. Around the year 2000, vegetation around the perimeter increased and the former industrial/commercial facilities located to the west of the site changed to residential dwellings.

Last 40 years

Around the mid 1980s, the site was redeveloped into a golf practice facility. Over the years it evolved to include a driving range, and putting practice area, with associated café, carpark and clubhouse. A mini-golf facility was later added at the northern edge of the site. The driving range ceased operating in 2019, while the mini-golf facility continues operating and has a lease for the next 10+ years.

New Plans for the Site

In 2019, Bayside City Council commissioned the design of a new regional Netball Centre and associated car park for the upper level of the site. During this process it was revealed that the remnant contamination from the former landfill on the site needed to be remediated before any other works could occur. For this reason a decision was made to locate the Netball Centre on a different site approximately 400m to the west, on Holloway Road. In 2022, Council commissioned a Rehabilitation Plan for the site to remediate and contain the contaminated soil and make the site suitable for use as parkland. The Rehabilitation Plan proposes to even out the surface levels in the centre of the site and cap the existing soil with new clean soil. Subsequently, GroupGSA was commissioned to develop this masterplan, which proposes the future function and layout of the site, to be implemented after the rehabilitation works are complete (timeline to be confirmed).



1870s-1950s



1950s



Late 1960-1970s



Current

COUNCIL RESOLUTION

Delivery of this masterplan is a 2023-24 Council Action Plan item, originating from the November 2022 Council Resolution, which states that Council:

1. Confirms the future use of the site at Wangara Road as an Interactive Passive Open Space with an Environmental Focus for the purpose of developing a Rehabilitation Plan
2. Notes the process required to complete the development of the Wangara Road Masterplan, and that the Masterplan should include for consideration, but not limited to:
 - Best practice available for the management of the former landfill site
 - Mother stock area for the Bayside Community Nursery
 - Interactive garden beds
 - Protection and enhancement for native wildlife including Bronzewing habitat
 - A large Floral Clock consisting of predominantly indigenous plants.

The considerations specified by the Council Resolution have been tested with the community and key stakeholders to understand their relevance and viability for this site.

Feedback collected during Stage 1 of community consultation indicates that Council’s desire for the future open space to have a passive and environmental focus, may not align with the community’s aspirations for the site.

Suggestions gathered through the online survey “Have Your Say” for the future of Wangara Reserve indicated a strong desire for the inclusion of active recreation infrastructure on the site, while the specific suggestions from the resolution gained very little support.

However, it is also evident that a large proportion of the community prefers a more natural environmental focus for the reserve. For example, the most popular suggestion was to include Mountain Bike Trails, while the second most popular suggestion was for Native vegetation and rehabilitation. Given the size of the reserve and its existing topography (along with many other constraints) it will not be possible to provide both of these functions on this site.

For this reason, the masterplan takes a balanced approach to delivering on the original Council resolution while also accommodating some of the community suggestions.

The table at top right summarises how the suggestions of the Resolution have been addressed in the masterplan.

Refer to Section 5: Consultation Summary for the detailed rationale behind these decisions.

Council Resolution Items	Included in Masterplan
Passive Open Space with an Environmental Focus	Yes (with some low impact Active rec. opportunities)
Best Practice Landfill Management	Yes
BCS Mother Stock Area	No (not viable in this location)
Interactive Garden Beds	Yes
Native Wildlife Habitat	Yes
Floral Clock	No (not appropriate for this site)



View of Wangara Reserve site from Talinga Road

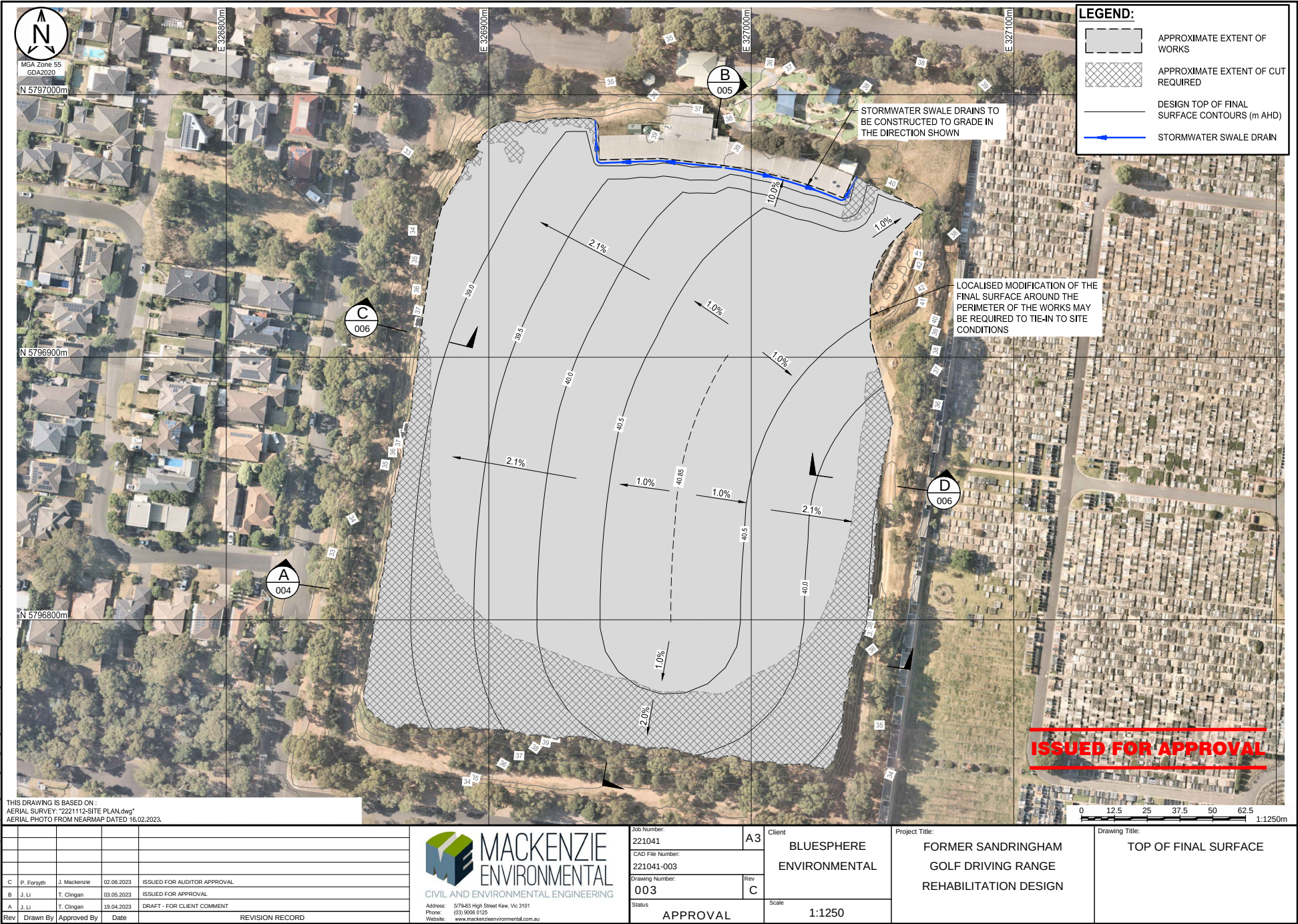
REHABILITATION WORKS

In response to item 2.1 from the Council resolution, that calls for “Best practice landfill management”, BCC has commissioned BlueSphere Environmental to prepare a Rehabilitation Plan for the site, to mitigate contamination from the former landfill. This plan proposes to cap the contaminated area with new soil to prevent the escape of any pollutants that could be harmful to human health. The existing topography on the highest part of the site will be altered to create a surface that sheds water away from the centre.

The Rehabilitation Plan must be approved by the Environmental Protection Agency (EPA). Council will undertake the remediation works prior to delivery of the park masterplan.

Even after the rehabilitation works are complete and the contamination is safely contained, EPA regulations will limit the extent of construction works and type of activities that can occur in the new park. This may prevent planting of trees, construction of shade structures, installation of play equipment, and provision of power and water across the top of the hill.

There are boreholes located across the site which are used to monitor emissions from the contaminated areas for human health and safety. These will remain in place for at least two years post-completion of the rehabilitation works and possibly longer. The levels of emissions detected as well as the location of the boreholes will limit areas where construction of new infrastructure can occur and this could delay delivery of the masterplan.



Draft Rehabilitation Plan - subject to EPA approval

COUNCIL PLANS & STRATEGIES

Key Council documents that have informed and guided this masterplan include:

Bayside City Council Plan 2021-25

Goal 1: Our Planet

- Strategic Objective 1.2: Protect and enhance our natural and coastal environments, biodiversity and unique ecosystems

Goal 3: Our Place

- Strategic Objective 3.1: Open space is increased, and foreshore is cared for, to support diverse use and connect to community

Goal 4: Our Promise

- Strategic Objective 4.3: Provide customer-focused and effective service delivery and value in all we do.

Bayside 2050 Community Vision

Theme 1: Living Environment/Natural Environment

- 1.3 Enhance and protect the full range of botanical flora and fauna biodiversity, which will be climate appropriate for 2050. Ensure our city remains a sustainable and biologically diverse environment, where residents and nature can co-exist.

Theme 2: Increase and Enhance Open Space

- 2.1 Ensure existing open space is maintained, protected and accessible to all.

Theme 4: Community Feel and Direction

- 4.1 Green open space: increasing open space by the acquisition of more land and better utilisation of existing spaces for pocket parks and community garden.

Urban Forest Strategy 2022

The goals outlined in the strategy are:

1. Increase tree canopy cover
2. Recognise the importance of the Urban Forest, through partnership and raising awareness of biodiversity gains.
3. Increase understorey planting, throughout Council streets, parks and reserves.

The tree canopy cover in Sandringham has approximately 17.01% tree canopy cover and 17.9% understorey cover. Bayside City Council aims to increase tree canopy cover to 30% in parks and reserves by 2040.

Other objectives in the Urban Forest Strategy include:

- Prioritising and strengthening the support of existing trees;
- Support and enhance our local biodiversity and protect locally endangered, native species via improving habitat connectivity and the protection and planting of EVCs;
- Adapt to climate change and maximise environmental outcomes including the retention of rainwater;
- Reducing heat exposure;
- Raise the level of community awareness and participation;
- Maximise community health and well-being

outcomes from increased tree and vegetation cover and spread the word on both big and little wins;

- Strengthen Council's ability to retain and monitor trees on both public and private land.

Bayside Park Improvement Habitat Linkage Plan

The Habitat Linkage Plan looks to identify opportunities of where to increase indigenous and native species, and diversify the species planted to strengthen wildlife corridors, which will in turn create additional habitat for native fauna.

Wangara Reserves provides an essential biodiversity linkage from Tulip Street to George Street Reseve, Pobblebonk Park and Merindah Park to Bay Road Heathland Sanctuary.

Bayside Biodiversity Action Plan 2018-2027

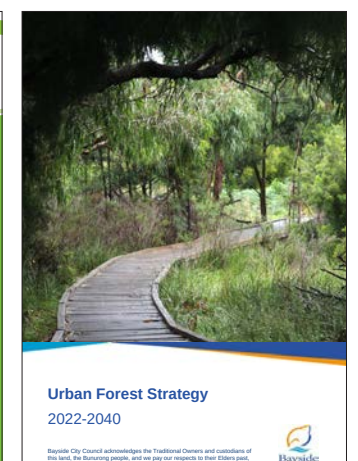
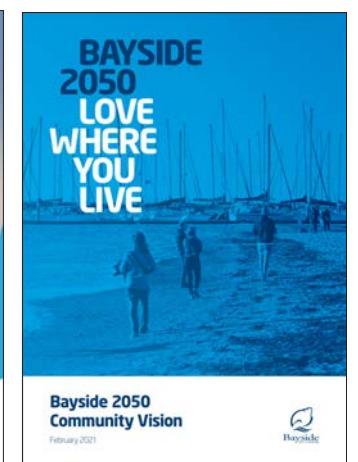
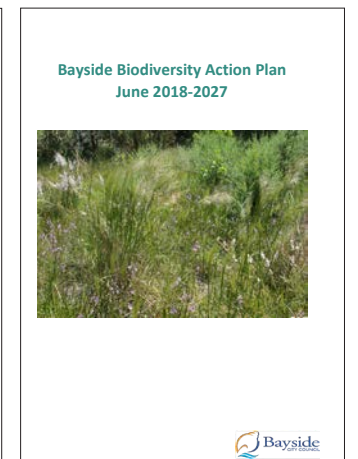
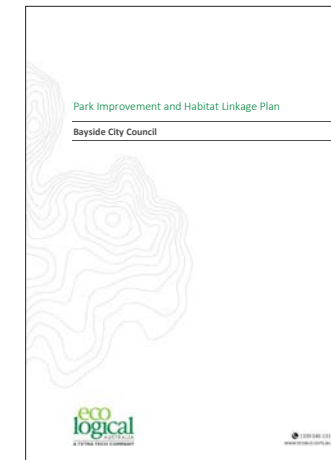
Bayside City Council's Biodiversity Plan aims to:

- Conserve and protect biodiversity;
- Integrating biodiversity and natural resource management;
- Managing threatening processes;
- Improving our knowledge; and
- Community involvement.

Urban Forest Precinct Plan - Sandringham 2023

The Urban Forest Precinct Plan outline key actions for each suburb in Bayside. The Sandringham precinct plan will respond to the individual needs, challenges and aspirations for the locality.

The interventions in this masterplan will aim to help achieve these goals.



ECOLOGICAL ASSESSMENT

Ecological assessment Report

As part of the analysis and background research process, GroupGSA engaged Beacon Ecological to undertake a Biodiversity Assessment and provide preliminary data to inform the masterplan development.

The results of field study relate to ecological conditions, opportunities and constraints relating to the current ecological values of the reserve. It also provides some high level advice on preferred plant groups for future re-vegetation of the site.

Beacon Ecological found no remnant native vegetation is present on site, which was entirely cleared of trees in the late 1800s for use as farmland. The study area is now predominantly covered by a large open area of introduced grasses with trees and shrubs at the boundaries. The oldest trees on the site are 30-40 years old.

With regards to fauna recorded on site, there were twenty six found species.

Flora

Significant flora was not noted within the study area. The study conducted identifies forty seven (47) flora species which are naturally occurring in the study area, of which one (1) is native and forty six (46) are introduced.



Map 1. Ecological features
Source: Beacon Ecological report, March 2024

- Recent vegetation
- Semi mature vegetation
- Planted vegetation
- Study area

Fauna

Twenty six (26) fauna species were found in the study area. This consists of four (4) mammals, sixteen (16) birds and six (6) invertebrates. Of these, twenty three (23) are native and three (3) introduced.

Grassland habitat

Although introduced / modified grassland is prominent within the site, it supports a range of species and useful ecosystem functions such as grazing, foraging, hunting, shelter and breeding.

Arboreal habitat

Consisting of planted tree patches, this habitat creates niches that likely support a range of mammals, birds and reptiles for foraging and shelter.

It is noted that this habitat is missing several components including under storey by shrub layer or native ground-cover with the exception of the Southwest corner where Bronzewing habitat is occurring.

It is concluded that two thirds of the fauna species found on site are dependent on arboreal habitat.

Although significant or at-risk fauna was not noted within the study area, both Common Bronzewing and microbats are focal species of the local 'Friends of Native Wildlife' group (FoNW) and should be protected.

Recommendations

The study recommended that any proposed designs should minimise and avoid impacts to planted native vegetation as much as possible. It is also recommended that:

- Proposed works shall be concentrated within the central field (above the capped landfill);
- Planted locally and non-locally indigenous species shall be retained;
- Vegetation along western and southern boundaries is to be prioritised for retention - these areas contribute to bio-links between Bay Road Heathland Sanctuary, Pobblebonk Park, Merindah Park, George St reserve and Sandringham Golf links to the South;
- Further re-vegetation of native ground-covers an shrubs species is recommended as this may improve the fauna habitat, particularly bird species. Spiky shrubs would be useful for this;
- Revegetation shall consist of local indigenous species and part of the local EVC range (EVC 710 and EVC 892);
- Enhancement of the ecological values through the use of woody debris.

The above recommendations are in line with Council strategies, particularly the Park Improvement Habitat Linkage Plan (PIHLP).

OPEN SPACE DISTRIBUTION

Open Space Network

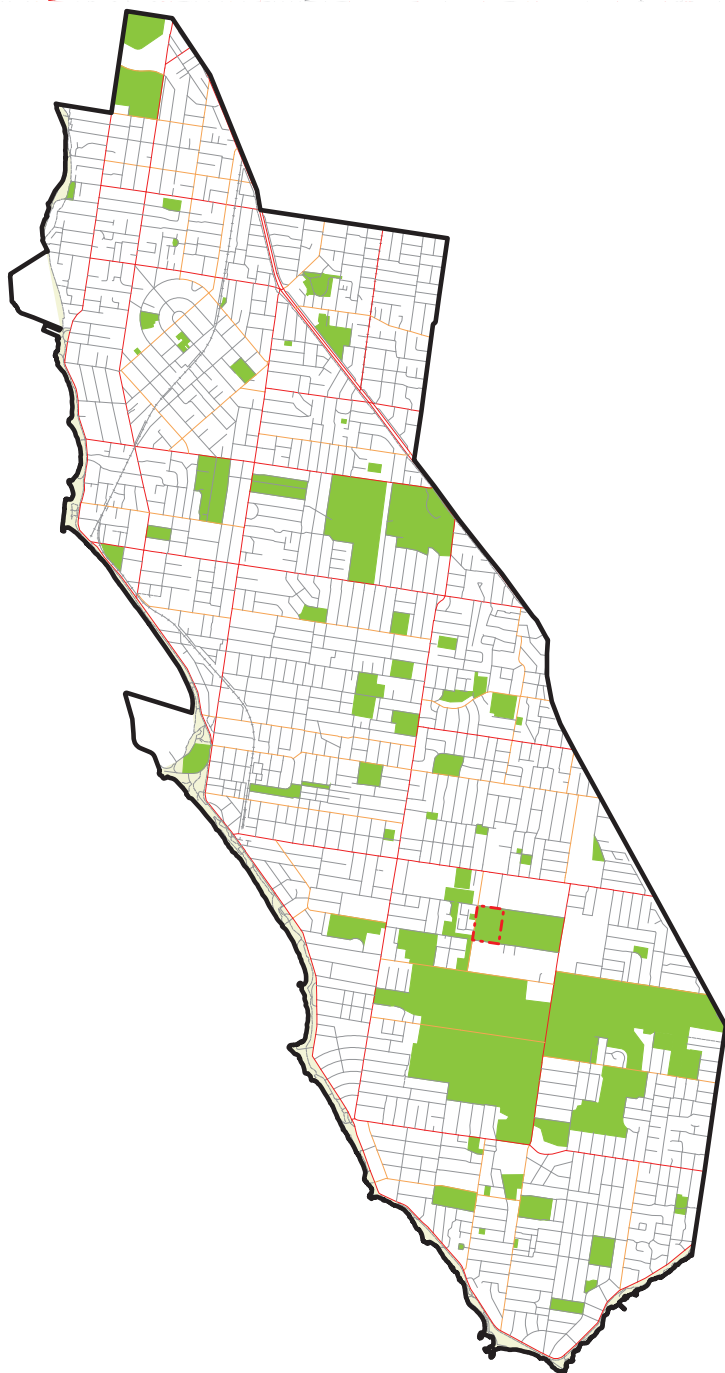
Within Bayside City Council, there is a variety of public open spaces for passive and active recreation, approximately covering 416 hectares, not including the additional 6.6ha that will be added to the open space network with the conversion of Wangara Reserve.

The Bayside Open Space Strategy has listed out the different categories of the open space based on its function, and how much space each category has: They include:

- Social Family Recreation Park: 44.81 hectares
- Sports grounds: 119.41 hectares
- Relaxation Park: 13.56 hectares
- Formal Garden: 7.64 hectares
- Conservation Reserve: 75.25 hectares
- Recreation Facility - excl public golf course: 9.92 hectares / inc. public golf courses: 118.98 hectares
- Beach: 26.91 hectares
- Cemetery: 1.6 hectares
- Allocated School Sports ground

Legend

- Open space
- Foreshore

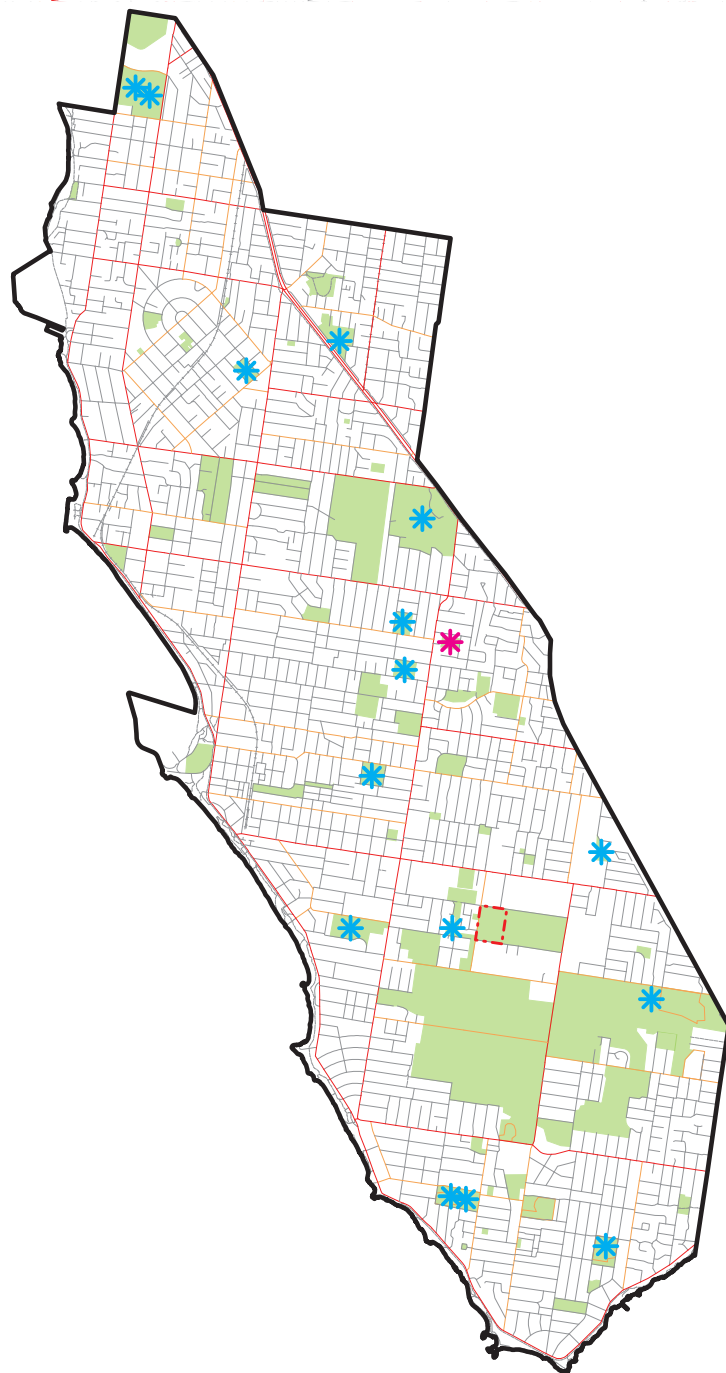


Parks where dogs are allowed off-leash

While dogs are allowed off-leash within some areas of existing parkland, there is only one dedicated, fenced off-leash dog park within the municipal boundary, at Wishhart Reserve.

Legend

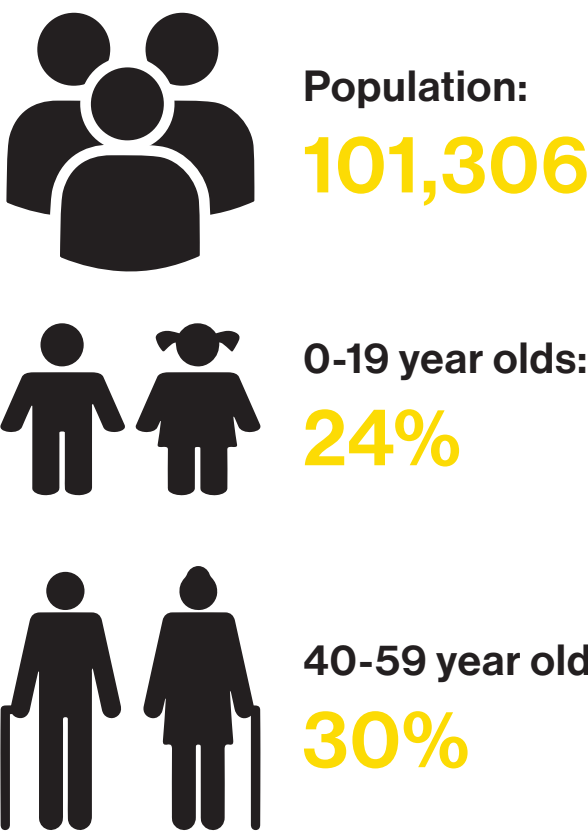
- Fully enclosed, off-lead dog park
- Dogs off lead within park area



DEMOGRAPHICS

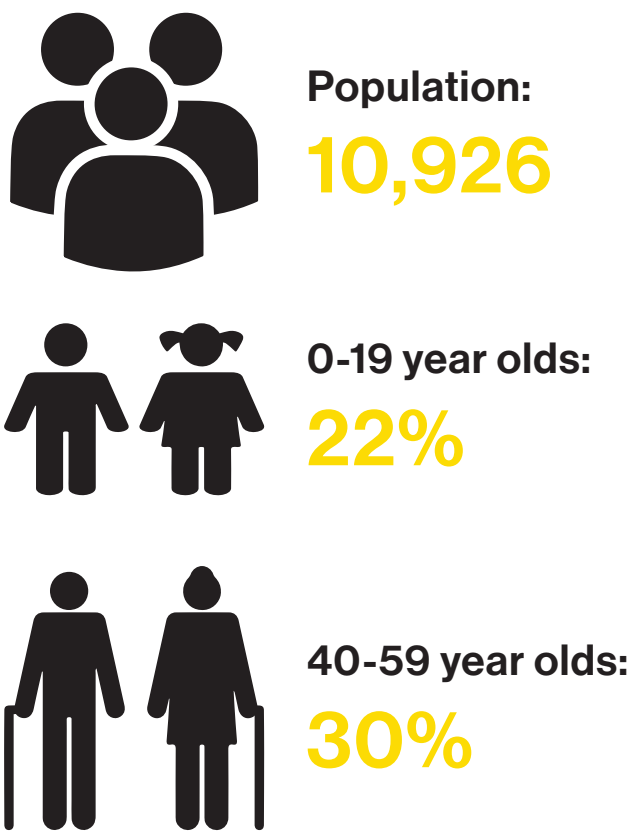
Bayside Council

Population: 102,177 (47.8% M, 52.2% F)
Median age: 45
People aged between 0-19 years old make up approximately 24% of the population and people aged between 40-59 years old make up approximately 30% of the population.
The most common ancestries in Bayside City Council were English, Australian, Irish, Scottish and Italian.
In Bayside City Council, 69.7% of people were born in Australia.
(2022 ABS Census Data)



Sandringham

Population: 10,977 (47.1% M, 52.9% F)
Median age: 47
People aged between 0-19 years old make up approximately 22% of the population and people aged between 40-59 years old make up 30% of the population.
The most common ancestries in Sandringham were English, Australian, Irish, Scottish and German.
In Sandringham, 70.2% of people were born in Australia.
(2022 ABS Census Data)



Sandringham Forecast for 2041

The population in Sandringham is expected to grow to 11,793 people, with the average age to be 43 years old.
(2021 profile.id)

Dog Ownership in Bayside

The number of dogs registered in Bayside City Council was 12,477 in 2022/23.
Participants of a community survey have stated that off-lead offences are an issue in parks and on beaches where dogs are only allowed on-lead.
(Domestic Animal Management Plan 2021).





SITE ANALYSIS

03

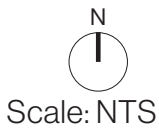
LOCATION

Wangara Reserve is situated in the Bayside City Council suburb of Sandringham, approximately 17km south-east of Melbourne CBD.

The City of Bayside is located alongside the eastern coastline of Port Phillip Bay. It includes the suburbs of Brighton, Brighton East, Hampton, Hampton East, Sandringham, Black Rock, Beaumaris, and parts of Highett and Cheltenham.

We acknowledge the Bunurong People of the Kulin Nation as the First Peoples and Traditional Custodians of the land on which Wangara Reserve sits, and will look to embed their lore, history and legacy in the outcomes of these works.

Metropolitan Melbourne Map



LOCAL CONTEXT

Wangara Reserve is approximately 6.6 hectares of green open space. To the north and south of the site are commercial and industrial precincts. The Cheltenham Memorial Park borders the east of the site, and there is a residential area to the west, with connections to a network of other local parks and reserves.

The site has steep embankments and is surrounded by trees on all sides. The elevation of the site ranges between 32m and 43m above sea level, with the highest points at the top of the southern embankment.

There is a public car park at the north west corner of the site, with capacity for 58 vehicles.

Sandy Mini-Golf currently leases an area of approximately 3500m2 on the northern boundary of the site, comprising of the mini golf course, office buildings, a rotunda, 2 car spaces and an area of steep ground with large trees along the southern edge of the public car park. They previously operated a golf driving range in the central and southern section of the site, which was closed in 2019, however the associated infrastructure still remains.

Key

1

Sandy Mini Golf course

2

Mini golf office

3

Former Golf Driving Range infrastructure

4

Public Car park

5

Cheltenham Memorial Park

6

Retirement Living

7

Bayside Community Sports Centre

8

Sandringham College 10-12 campus

9

Merindah Park

10

Pobblebonk Park

11

St Johns Kindergarten

12

George Street Reserve

13

Dog Off Leash Area

14

Sandringham Soccer Club

15

Tjilatjirrin Reserve

16

Commercial / industrial area

17

Residential area

Site Extents

An aerial photograph of the Wangara Reserve area, overlaid with a red dashed line indicating the site's extent. The map is annotated with 17 numbered yellow circular markers corresponding to the 'Key' legend. The markers are distributed as follows: 1 (Sandy Mini Golf course) and 2 (Mini golf office) are near the top of the site; 3 (Former Golf Driving Range infrastructure) is just inside the site boundary; 4 (Public Car park) is at the top left; 5 (Cheltenham Memorial Park) is to the east; 6 (Retirement Living) is to the north; 7 (Bayside Community Sports Centre) is to the north; 8 (Sandringham College 10-12 campus) is to the north; 9 (Merindah Park) is to the west; 10 (Pobblebonk Park) is to the west; 11 (St Johns Kindergarten) is to the south; 12 (George Street Reserve) is to the south; 13 (Dog Off Leash Area) is to the south; 14 (Sandringham Soccer Club) is to the south; 15 (Tjilatjirrin Reserve) is to the west; 16 (Commercial / industrial area) is to the east; and 17 (Residential area) is to the west. Street labels include Holloway Rd, Brixton Rd, Wangara Rd, George St, Balmoral Av, Spring St, Talinga Rd, and Wentworth Av. A north arrow and 'Scale: NTS' are located in the bottom right corner.

Page 16 - Wangara Reserve Masterplan - DRAFT | Prepared for Bayside City Council

GROUP GSA

CURRENT USES & FACILITIES

The current uses of the space is situated in the northern area of the site. This includes Sandy Mini-golf and the car park connected with it.

A fence surrounds the perimeter of the site, with access gates in three locations.

A maintenance track connects to the Talinga Road access gate.

- Legend**
- Car parking
 - Building Footprint
 - Enclosed Building
 - Sandy Mini-Golf
 - Fence
 - Access Gate
 - Gravel Track
 - Pedestrian Footpath



SITE PHOTOS

Key Plan



1 North-east grassed area



2 Existing infrastructure for previous driving range



3 Timber retaining wall



4 Central grassed area



5 Western embankment



6 Southern embankment



7 Corner of George Street and Talinga Road (looking north east)



8 View of Cheltenham Memorial Park from top of hill

LAND USE & ACCESS

Access & Movement Corridors

The main roads around the perimeter of the site as Wangara Road, George Street and Talinga Road. In the adjacent parks and reserves, there are informal trails for walking and cycling.

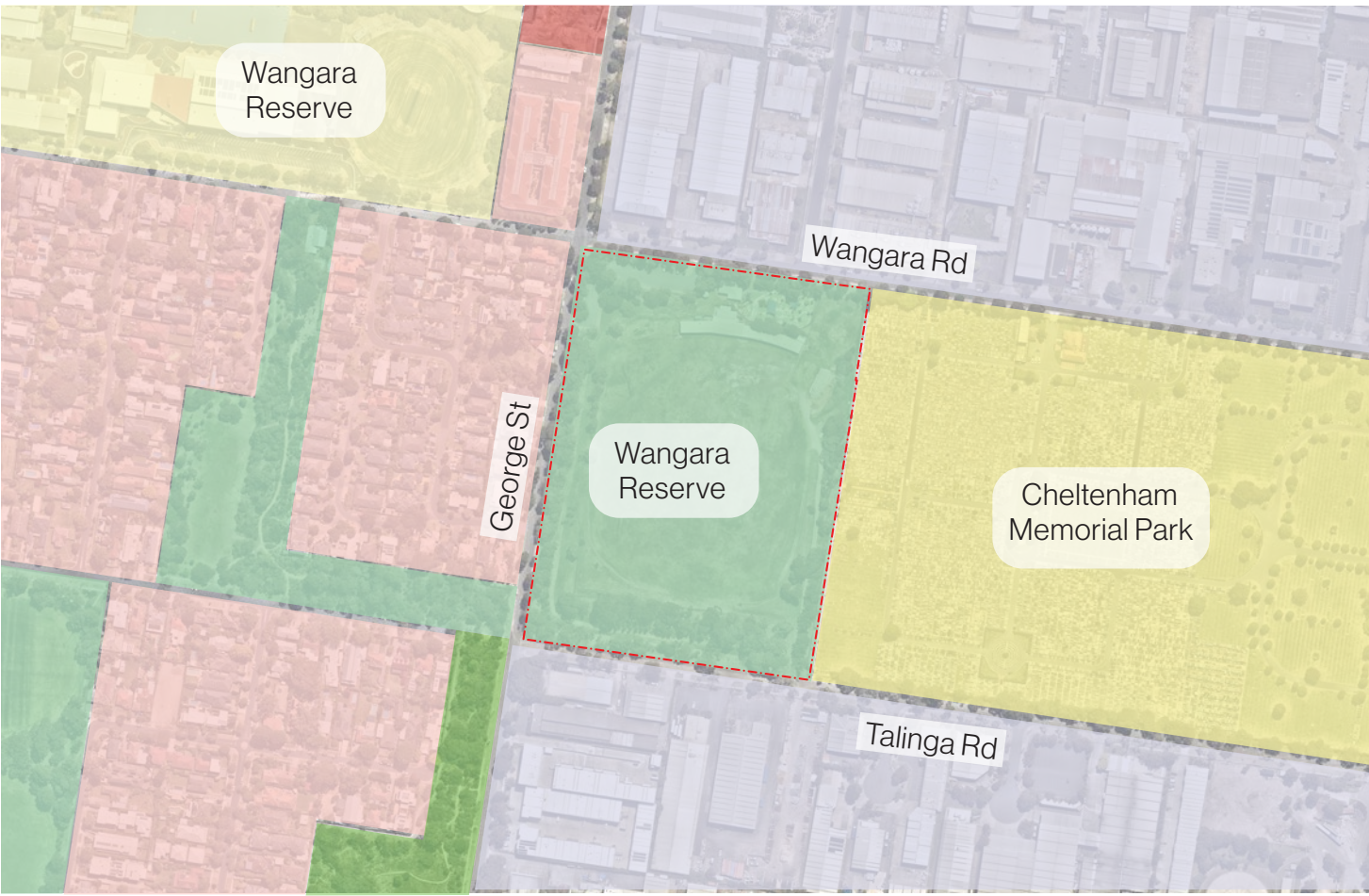


Legend

- Main Road
- Local Road
- Walking Trails

Land Use

Surrounding land use is industrial to the north and south of the site, with residential to the west and a large Memorial Park to the east.



Legend

- | | |
|--|---------------------------------------|
| Commercial 2 Zone | Neighbourhood Residential Zone |
| Public Use Zone (Education) | Public Park and Recreation Zone |
| Public Use Zone (Cemetary / Crematorium) | Public Conservation and Resource Zone |
| Mixed Use Zone | |

PLANNING OVERLAYS

Aboriginal Cultural Heritage Sensitivity Overlay

Areas of Aboriginal Cultural Heritage Sensitivity surround the site extent of the project and within the south-west corner of the site. A cultural heritage management plan may be necessary.

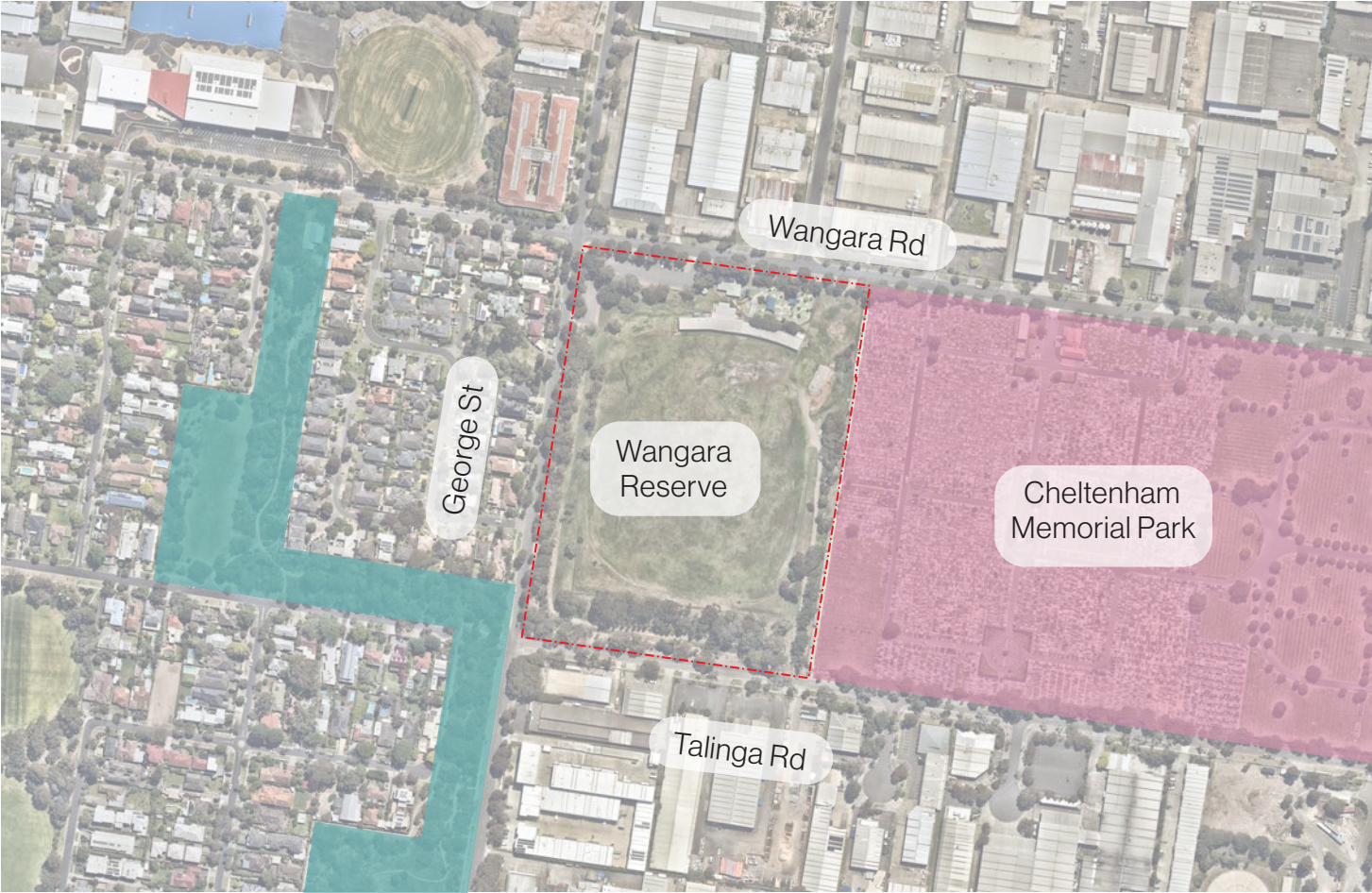


Legend

Aboriginal Cultural Heritage Sensitivity Overlay

Overlays

Adjacent to the site, the Cheltenham Memorial Park has a Heritage Overlay and the parks and reserve on the west of the site as a Vegetation Protection Overlay.



Legend

Vegetation Protection Overlay
Heritage Overlay

TOPOGRAPHY

The current topography of the site is quite irregular and presents steep slopes to all East, South and Western boundaries of the previous driving ranges plain.

This is a major constraint and consideration in terms of accessibility to the site, as well as safety.

The digram on the side illustrates the contours and gradings along the site edges, which will be reviewed and re-designed as part of the rehabilitation plan for the site.

NOTE: The topography on the upper levels of the site will be altered during the rehabilitation works, which propose to create a crest in the centre of the site that slopes gently toward the east, west and south so that water will shed effectively from the site. A new land survey must be undertaken after completion of these works to capture the new levels and gradients on the site.

Legend

— Contour line / height

RL 43m	RL 36m
RL 42m	RL 35m
RL 41m	RL 34m
RL 40m	RL 33m
RL 39m	RL 32m
RL 38m	
RL 37m	



CONTAMINATED SOIL

The Site is a former landfill which operated from 1968 to 1978. The Site has an area of 6.6ha, of which approximately 4.9ha (equivalent to 74% of the site) is affected by contamination from this prior use. The types of waste deposited during landfilling are likely to have consisted of putrescible and hard waste.

Due to the contamination on site, the BlueSphere Rehabilitation Plan (pending EPA approval) will determine the level of rehabilitation and remediation required before Council can implement the masterplan and open Wangara Reserve for community use. It will also provide a deeper understanding of what constraints are imposed on future development of the site.

Legend

Inferred Waste Extent



EXISTING VEGETATION

Ecological Vegetation Class (EVC) is a classification system for native vegetation types in Victoria. This information can help to inform what species are suitable for a site, based on the plant communities that occur naturally in that location (or would have been found there prior to development).

Prior to European colonisation, this site and the broader local area was covered with vegetation from two EVCs: Heathy Woodland/Sand Heathland Mosaic (892) and Grassy Woodland/Damp Sands Herb-rich Woodland Mosaic (719). Due to the impacts of urban development, very little remnant vegetation remains in the local area, and none on the subject site.

However, some of the plants currently existing on the site do match to the Heathy Woodland EVC, which is distinguished by Manna Gum or Narrow-leaf Peppermint with Heath Tea-tree in the understorey.

Large canopy trees, many taller than 10m have been planted around the perimeter of the site. These are predominately native trees including Casuarina, Melaleuca, Banksia, and several species of Eucalypt.

Understorey shrubs and grasses around the edges of the site include a wide variety of native and indigenous plant species.

The majority of the site, particularly on the upper level has been planted with introduced grass species.

Legend

- Existing tree canopy cover
- EVC Heathy Woodlands



BRONZEWING HABITAT

Common Bronzewing

The common Bronzewing is a species of pigeon that nests on the south-west corner of the site. While not an at-risk species, ongoing suburban development in south-east Melbourne has reduced suitable habitat for this bird. Volunteers from the Bayside Friends of Native Wildlife group help protect this patch by planting, weeding and ongoing monitoring to provide food and a safe haven for the Bronzewing Pigeon and other local species.

Due to local community interest in this bird, protecting its habitat was specifically mentioned in the Council Resolution to open the reserve up to public use.



Legend

- Existing tree canopy cover
- Approximate area of Bronzewing habitat



SERVICES

Service Provider	Assets*
Bayside City Council	An underground drainage service extends from the centre of the western boundary and continues under the Site to the south-eastern corner. Drainage pits and services are present on the Wangara Road, George Street and Talinga Road.
Melbourne Water	A Melbourne Water drainage pipeline runs from the north-west of Site and connects to the Council-owned drainage pipe that runs through the south centre of Site (see above).
Multinet Gas	High pressure gas lines run along the outside perimeter of Site on the southern, western and northern boundaries. No gas services appear to enter the Site.
NBN Co	NBN plans identified services along the north of Wangara Road, west of George Street and south of Talinga Road. A cable junction enters the Site in the north of Site that likely connects to the northern-most building (Sandy Mini Golf).
South East Water Corporation	Plans indicate that water mains run along the outside perimeter of Site on the southern, western and northern boundaries. No water assets appear to enter the Site
Telstra	Telstra mains were identified along the north of Wangara Road, west of George Street and south of Talinga Road. A cable junction enters the north of Site that likely connects to the northern-most building (Sandy Mini Golf).
United Energy	A low voltage junction box is adjacent to the Site boundary on George Street, which runs west to the adjacent residences. High voltage underground cables that connect to light poles are present on the north side of Wangara Road adjacent to Site. There is a pole is within the northern car park, likely low voltage street lighting.

*Source: Bluesphere Environmental Destailed Site Investigation Report

Legend

- Easement
- Drainage pipe
- Stormwater drain

Note that there is a drainage easement running diagonally across the southern part of the site. Due to the significant depth (8-10m) of soil cover over this drain pipe, we do not believe there will be any impact or issues with installing footpaths, trees, fencing etc over this area as part of the new reserve.





OPPORTUNITIES & CONSTRAINTS

04

OPPORTUNITIES

- 1 Create a network of garden beds with native and indigenous plant species, with interpretive signage and walking paths that encourage people to admire and learn about local flora.
- 2 Protect and enhance the Bronzewing habitat area and improve biodiversity across the site.
- 3 Connect Wangara Reserve to the neighbouring open green spaces such as Pobblebonk Park, George Street Reserve, Merindah Park and through to Bay Road Heathland Sancutary.
- 4 Recreational opportunities - including passive leisure activities (walking, picnicking etc.) and informal active leisure such as running, biking, kick-about.
- 5 Increase canopy cover for heat mitigation and fauna habitat.
- 6 Potential for a dedicated area for a fully enclosed, off-leash dog park
- 7 Potential area for new carparking including overflow car park for Bayside Community Sports Centre
- 8 Potential future connection to the adjacent Memorial Park. Note there is a significant level change at this location that would require major works and tree removals to create a pedestrian link, therefore this long-term opportunity is not included in the masperplan design.
- 9 Create an improved pedestrian entry to the site via the central easement through the mini-golf lease area.



- Legend:**
- Site extent
 - Inferred waste extent
 - Steep slope
 - Existing building
 - Sandy Mini-golf lease area
 - Potential biodiversity corridors
 - Approx area of Bronzewing habitat

CONSTRAINTS

- A** Extent of contamination on site - consider the rehabilitation plan and its constraints, including planting and infrastructure
- B** Aboriginal Cultural Heritage Sensitivity Overlay on the south-west corner of the site and north-east corner
- C** Sensitive interface: Memorial Park adjacent to the site on the east
- D** Sensitive interface: Residential area adjacent to the site on the west
- E** Approximate habitat of Bronzewing pigeon on the south-west corner of the site
- F** Sandy Mini-golf leasing area to remain
- G** Existing steep batters around the perimeter are to be retained and stabilised where necessary
- H** Topography and dense bushland limits possible access points for vehicles and pedestrians.
- I** All existing large trees to be retained (unless deemed to be of low or no arboricultural value)
- J** Existing golf driving range buildings are no longer in use and should be assessed to determine their potential for future use / whether they can safely be retained.
- K** Boreholes will be retained for at least 24 months after rehab works are complete and will require access for ongoing monitoring and management (multiple locations - refer to legend)
- L** Public carpark to be retained
- M** Limited scope for tree planting on top of rehabilitated (capped) soil area



Legend:

- Site extent
- Inferred waste extent
- ~ Steep slope
- Existing building
- Sandy Mini-golf lease area
- Aboriginal Cultural Heritage Overlay
- Approx area of Bronzewing habitat
- + Borehole for monitoring contamination



CONSULTATION SUMMARY

05

COMMUNITY CONSULTATION PROCESS

Consultation Approach

The consultation process seeks to understand the communities needs and wants for the future of Wangara Reserve and the gauge the level of support for design proposals for the site.

Consultation on the masterplan is in two stages: Stage 1 - gathering ideas (complete) to inform the masterplan.

Stage 2 - seeking feedback on the masterplan design.

Stage 1 consultation occurred over 3 months, from December 2023 - February 2024. Ideas gathered from the community informed the design of the draft masterplan.

Stage 1 community engagement sessions were held both online and in person, always following protocol guidelines. Notification of the community engagement activities included: direct email, social media posts and word of mouth.

The consultation structure included:

- Introduction to the project;
- Informing conversation / Information panels;
- Understanding the engagement / connection of the group with the site;
- Questions and discussion / community opinion.

In Stage 2 of consultation, the Draft masterplan will be showcased on line in April/ May of 2024 to seek community feedback on the proposal.

Consultation Methodology



Sandy Twilight Market consultation stall

Project Promotion

The project promotional activities are listed below:

Communication Channel / Tool	Description
1 Have your Say Project Page	Online page dedicated to the project, including project brief, site constraints information and feedback opportunities.
2 Social Media Posts	Council channels - Facebook and Instagram. Both organic and sponsored posts geo-targeting bayside suburbs.
3 Signage and QR code Display at Major Activities	Signs displayed project & consultation information and QR code link to Have Your Say page. Two A1 Signs at events location.
4 Bayside magazines	Incorporated short articles with project information and access links to the relevant 'Have Your Say Page' for further engagement.

STAGE 1 CONSULTATION ACTIVITIES

In-Person Consultation Sessions

Bayside City Council held two organised drop-in sessions in Sandringham to gather community ideas for Wangara Reserve:

Sandy Fest

Community Consultation Event 1

WHEN: December 2nd, 01:00pm - 4:00pm

WHERE: Sandringham Village

WHO: 30 x community contributions

WHAT: At the very start of the project, council arranged a stall at the Sandy Fest, in Sandringham, in order to promote the project and generate community interest.

Sandy Twilight market

Community Consultation Event 2

WHEN: February 3rd, 03:00pm - 06:00pm

WHERE: Sandringham Foreshore

WHO: 45 x community contributions

WHAT: The second community session was run with a marquee drop-in session at the Sandringham Twilight market open to anyone who was interested in the project. Representatives from Bayside City Council and GroupGSA were available at the Sandy Twilight Market to clarify queries and note down any ideas and comments from the community.

Online engagement opportunities

“Have your say” Online survey

WHEN: December 2023 - 28th February 2024

WHERE: <https://yoursay.bayside.vic.gov.au/future-use-wangara-road-site>

WHO: 243 x community contributions + support likes & comments

WHAT: An online ‘Have Your Say’ Page was hosted by Council on their website, explaining the project and allowing community members to express their ideas.

For both the in-person and online engagement activities, Council provided the following guidelines to manage community expectations about what could be included on this site:



Likely to be implemented

- Infrastructure including Paths, Benches and Tables;
- Shallow growing vegetation (Subject to assessment).



Features unlikely to be implemented

- Deep rooted plants and trees;
- Infrastructure requiring foundations or piling;
- Additional enclosed buildings

The Stage 1 consultation also sought community feedback on the following ideas that were proposed in Council’s resolution for this project:

- Floral Clock
- Wildlife Habitat enhancement
- Interactive Garden Beds
- Bayside Community Nursery mother stock area



Image 1. Sandy Twilight Market consultation panel

STAGE 1 CONSULTATION OUTCOMES

Engagement Record

All the feedback collected by Bayside City Council and GroupGSA has been documented during our program/consultation activities.

Data from feedback received through the ‘Have your say Page’ online and the Sandy Fest and Twilight Market was analysed and The summary captures the full range of ideas, concerns and views expressed during our consultation activities and material provided.

Unless otherwise noted, the views expressed in this document represent those of the participants and not necessarily those of our consultants or council.

Feedback Summary

This section includes the key points and findings from the community consultation activities carried out between December 2023 and the 3rd February 2024.

This will form the basis of the Concept Design and subsequently will inform an action plan on implementing a long term Masterplan to Wangara Road Reserve through a design strategy and supporting framework guided by project objectives.

Please refer to Appendix 1 for more detailed outcome for the online ‘Have Your Say’ page as well as the ideas provided during the drop-in session at the Sandy Fest and Twilight Market.

These notes are to be taken into consideration when moving forward into the design.

From the Feedback received, we have gathered the

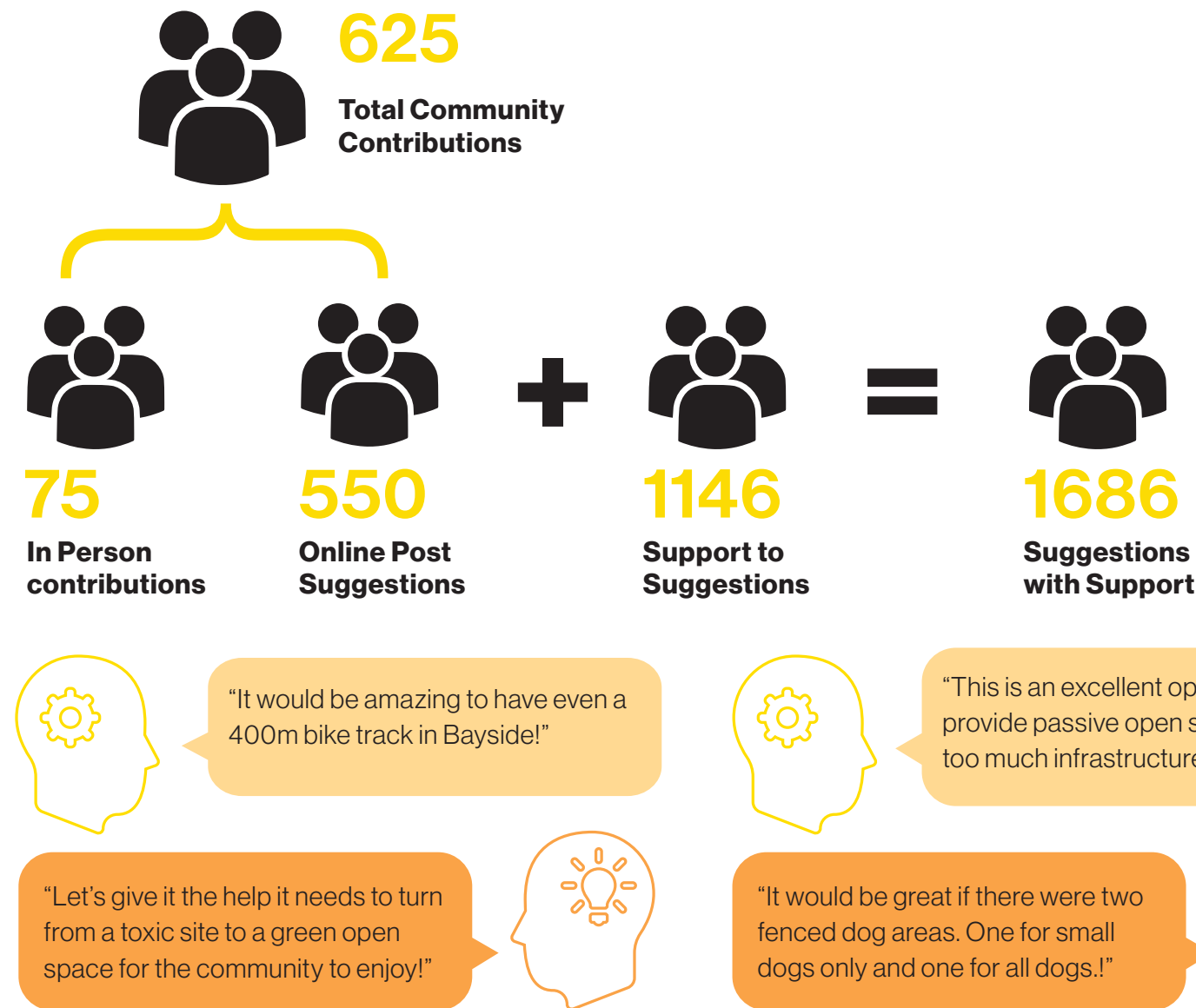
below numbers:

- 625 Total contributions;
- 75 in person contributions.
- 550 Online post suggestions;
- 1146 Support to suggestions;
- 1686 Suggestions with support;

During the individual consultation meetings with the community, they expressed a number of suggestions and improvements to the site.

A total of 625 contributions were received, with the following results. Please note additional comments received along with the survey results have been reviewed and simplified into key ideas/concerns in this report. For further detail, refer to Appendix 1.

The following pages show a summary of the online feedback and ideas on the panels provided during the drop-in consultation sessions. These pages show a summary of all information gathered, while the Appendix previously mentioned provide more detailed feedback.



CONSULTATION FEEDBACK SUMMARY

Consultation Findings

Following the engagement period and feedback collection, the information has been reviewed and organized into separate Themes and Key suggestions. The three most popular themes that emerged from community feedback were:

- Recreation
- Environment
- Supporting Infrastructure

Within these themes, from all the contributions received, a total of 34 unique suggestions were put forward by participants. Other community members then were able to comment on these suggestions to indicate their support.

The five most popular suggestions were:

- Mountain Bike Track
- Native Vegetation/ Rehabilitation
- Pickleball courts
- Dog off-leash area (fenced)
- Running / Walking track

The top themes and suggestions have been considered as a guide to assess and understand what is suitable for the reserve and how to move forward with the masterplan design.

The top 5 suggestions have been tested and discussed, with the intent of developing the most appropriate outcome for the reserve.

It is noted that throughout the first half of the online consultation process (December - 3rd February) the top five suggestions included mountain bike, native vegetation, dog off-leash, running / walking tracks and additional car-parking.

In the final 3 days of the consultation period, there was a large number of submissions for pickleball which appear to have been generated en masse, at the urging of one community interest group. This elevated Pickleball to 3rd most popular suggestion amongst the top 5.

Top three Consultation Themes



1. Recreation

1105

Total Contributions + Support



2. Environment

280

Total Contributions + Support



3. Supporting Infrastructure

180

Total Contributions + Support

Top five Community Suggestions



1. Mountain Bike Track

264

Total Contributions + Support



2. Native Vegetation & Rehabilitation

216

Total Contributions + Support



3. Pickleball courts

175

Total Contributions + Support



4. Dog Off-leash area (fenced)

143

Total Contributions + Support



5. Running / Walking Track

124

Total Contributions + Support

FEEDBACK ASSESSMENT

The table below shows the ten most popular suggestions that arose from Stage 1 Community Engagement. Each suggestion has been evaluated against the physical, environmental and operational constraints of the site, as well as their alignment with the Council resolution and other Council Strategies relevant to this site. A summary is provided of the key reasons why each suggestion was or wasn't deemed suitable for this site.

SUGGESTION	INCLUDED (YES / NO)	REASONING
MOUNTAIN BIKE TRACK	NO	- Active recreation / organized sport does not align with Council's resolution for this site to function as a Passive Open Space with environmental focus. - The steep slopes around the perimeter are not appropriate for mountain biking which would cause significant disturbance to existing areas of native trees and shrubs, which provide animal habitat and ecological links to surrounding bio-diverstiy corridors. - There is an existing BMX facility in close proximity at Tulip Street.
NATIVE VEGETATION / REHABILITATION	YES	- Aligns with Council's resolution for this site to function as a Passive Open Space with environmental focus. - Will help to protect existing habitat and increase bio-diversity and environmental values in line with Bayside's Park Improvement Habitat Linkage Plan, Biodiversity Action Plan 2018-2027, and Urban Forest Strategy 2022.
PICKLEBALL COURTS	NO	- Active recreation / organized sport does not align with Council's resolution for this site to function as a Passive Open Space with environmental focus - Installation of Pickleball courts would create a large area of impermeable surface, and require significant changes to levels and drainage on the site, which is incompatible with the Rehabilitation Plan.
DOG OFF-LEASH (ENCLOSED)	YES	There is only one fenced dog park in the municipality at Wishart Reserve (2.5km away). Council receives frequent community requests for additional enclosed off-leash spaces. There is sufficient room on this site to create a fenced, off-leash dog area, without impacting on the environmental values of the site.
RUNNING / WALKING TRACK	YES	Aligns with Council's Passive Recreation purpose for this site. A network of paths is proposed that will provide a variety of opportunities for walking / running including a continuous circuit trail that links the lower perimeter path to the top area of the site.
SPORTS OVAL(S)	NO	- Active recreation / organized sport does not align with Council's resolution for this site to function as a Passive Open Space with environmental focus. - There are four sport ovals within 800m of this site.
CAR PARK (ADDITIONAL)	YES	A parking area (approx. 50 spaces) will be provided for visitors to the site from outside of the walkable catchment and to provide access for people with young children or limited mobility.
PICNIC / BBQ AREAS / BENCHES	YES	Places to sit, gather and picnic, as well as BBQ facilities will be provided, to improve the user experience, without impacting on the environmental values of the site.
GOLF DRIVING RANGE	NO	Active recreation / organized sport does not align with Council's resolution for this site to function as a Passive Open Space with environmental focus.
PLAYGROUNDS / GYM FITNESS CIRCUIT	YES	- Fitness equipment will be provided in small clusters adjacent to the central lawn that can form part of a circuit trail. - Open lawn areas provide opportunities for informal play, along with ping-pong tables and playable mounds in the active zone under the arbor.



COUNCIL RESOLUTION IDEAS FEEDBACK

The ideas proposed in the Council resolution were also tested with the community through the Stage 1 consultation material. A low number of participants commented on or “liked” the ideas from the Council resolution.

The summary on the right shows number of supportive votes for each idea, and the text below explains how the masterplan responds.

Community Feedback on Council Ideas



Native Wildlife Habitat

This idea from the Council resolution received the strongest community support.

We understand that the site includes existing areas of habitat for Bronzewing pigeons, as well as other birds, reptiles and small mammals.

The masterplan includes strategies to protect this habitat. It will also investigate potential expansion or improvement to this habitat, and ideas for educating the public about the flora and fauna on the site.

BCN Mother stock area

During the Site Analysis phase of the masterplan, Bayside Community Nursery was consulted about their requirements for expansion of cultivation space.

They advised that inclusion of a mother stock area for their use at Wangara Reserve would not be viable due to security, access and resourcing requirements. Therefore, despite receiving seven votes of support from the community, this proposal will not be included in the masterplan.

Interactive Garden Beds

The term 'interactive garden beds' is not clearly defined in the resolution, but we understand it as the intention to include planted areas that provide an immersive experience of native flora, to encourage knowledge and appreciation of indigenous plants, and promote their use in private residential gardens.

Although the idea received only one vote of support, it is strongly aligned with the 3rd most popular community suggestion for Native vegetation/ rehabilitation on this site. It is also strongly aligned with relevant Council strategies and related strategies such as the Biodiversity Action Plan 2018-2027 and with the overall Council vision for function as a Passive Open Space with environmental focus. On that basis, this idea has been further explored and incorporated into the design.

Floral Clock

The resolution suggests the inclusion of a 'floral clock' on the site. We understand this as an intention to promote and celebrate indigenous plants and create an eye-catching feature or gateway element in the park (potentially this could include an art commission). It does not necessarily infer a traditional-style floral clock / timepiece with working mechanism, which would be more suited to a town square or traditional English-style park.

There was only one supportive vote for this idea. While a floral clock will not be included in the masterplan, instead there are other expressions of native and indogenous planting as well as opportunities for the inclusion of a public art installation that acts as a drawcard and point of interest for the reserve.