



J. L. MURPHY RESERVE DEVELOPMENT MASTERPLAN

Final Report

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June 1999

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SECTION ONE**INTRODUCTION****1.1 Introduction**

The City of Port Phillip engaged recreation planning consultants, ASR Research Pty Ltd, to produce a masterplan for the redevelopment of J. L. Murphy Reserve in Port Melbourne.

The aim of the masterplan was to develop a 'cohesive plan which identifies works to be undertaken immediately and over the next six years which will enhance Murphy Reserve as the major sporting facility and open space area for Port Melbourne.'

The brief required the consultants to undertake the following specific tasks:

- to conduct a comprehensive public consultation process, for the incorporation of community views throughout the course of the study and within the final plan
- to research the needs of residents, sport and recreation clubs, community groups and organisations in relation to the present and future use of the reserve, facilities available and what is required
- to review relevant sections of the Sport and Recreation and Open Space Strategies and the 1990 Murphy Reserve Masterplan
- to review the expected future demand on Murphy Reserve in relation to the Garden City development.
- to review a number of alternative uses of the reserve
- to develop an action plan which clearly identifies future directions for the provision, use, development and maintenance of Murphy Reserve.

The brief also required the consultants to take the following factors/information into consideration when formulating their recommendations:

- the Council's corporate goals in relation to open space, recreation and asset development
- the findings and recommendations of the recently completed recreation and open space strategies and other relevant Council planning documents
- the current and projected demographic characteristics of the local and district communities served by the reserve
- the open space needs of the new Beacon Cove residential development
- the views of the reserve users and the local community about the condition and development of the reserve.

1.2 J.L Murphy Reserve

J.L Murphy Reserve is a 12ha park located in Williamstown Rd, Port Melbourne. The Reserve comprises two football/cricket ovals (Woodruff and Aanenson ovals), a baseball diamond (Williams Oval), one full size and one half size soccer fields (Anderson Oval), soccer pavilion, football/cricket baseball pavilion, playground, levelled open grass areas, passive areas and storage area for road materials (see existing conditions map - Appendix B).

The reserve is the largest Council controlled park in Port Phillip. It is predominantly used for active sport and because of its size, prominent location and visual attractiveness, is also used for a broad range of informal recreation activities. A more detailed description of the reserve is provided in Section 6.

1.3 Masterplan context

This masterplan will be the third masterplan that has been developed for the reserve in the past eight years. The other plans were compiled in 1990 and 1993 and are discussed more fully in section 3.

The decision to commission this project resulted from a recommendation in the recently completed Open Space Strategy. The strategy found that the changing conditions in the Garden City area – the increased traffic load in Williamstown Road and the Beacon Cone development – combined with the growing expectations of the Murphy Reserve user clubs necessitated a review of the facilities provided at the reserve.

1.4 Project Methodology

The methodology for the development of the masterplan was divided into nine related stages. A brief summary of the stages is as follows:

Stage 1 Project Definition meeting

The consultants met with the project management team for the purpose of clarifying the objectives of the masterplanning process and discussing in detail any key/sensitive issues that needed to be addressed or taken into consideration during the masterplanning process.

Stage 2 Literature Review

Council files, strategy documents, operational policies, funding policies, budgets, surveys etc that had relevance to the masterplan were reviewed. The purpose of the review was to ensure that the masterplan was consistent with the recommendations, strategic directions or policy positions that had already been adopted by Council.

Stage 3 History of facilities

The history of the development and use of Murphy Reserve was documented. This research was undertaken prior to the formal consultation process so that the consultants had a background to the issues that may have been raised by user representatives, residents and community organisations during the consultation process.

Stage 4 Leisure trends/Demographic projections

The demographic characteristics of the Port Melbourne area were analysed and the implications of these characteristics for the future development of the reserve were identified. An overview of the general leisure trends which should be taken into consideration when developing the masterplan was also provided.

Stage 5 Existing conditions/use

The existing conditions at and use of the reserve were described. This description had the following components:

- an existing conditions plan which illustrates the components of the reserve
- an assessment of the physical condition of the individual components of the reserve
- an analysis of the regular and casual usage of the components of the reserve including the playground and passive spaces

Stage 6 Consultation

An extensive consultation process was conducted with users, relevant council officers and residents about the use of the reserve and the improvements that were needed.

Stage 7 Findings/Major Issues

The consultants documented the findings of and the major issues arising from the previous research in an issues paper. Accompanying this paper, were a number of plans showing different options for the redevelopment of the reserve and a detailed description of the works involved in each option, including the rationale for their recommendation, their capital and future maintenance costs and priority.

The issues paper and the options plans were discussed by the project management team and a preferred option selected.

Stage 8 Draft Report

A draft report was compiled which drew together the information presented in the previous stages. The report was discussed in detail with the project team and suggested deletions and additions were noted.

Stage 9 Final Report

The final report was compiled and included the changes suggested during the consideration of the draft report.

SECTION TWO**PROJECT DEFINITION****2.1 Project Definition**

At the beginning of the masterplanning process, the consultant team met with the project steering committee to:

- clarify the objectives of the study and formally agree on the project methodology
- discuss the background to the study and the important/sensitive issues that needed to be taken into consideration in the masterplanning process
- discuss any plans that the Council had for the redevelopment of the reserve
- discuss any Council policies or adopted strategy plans that had relevance to the masterplan.

The outcomes of the meeting were as follows:

- The masterplan is to be a five year staged development plan. The plan should achieve an appropriate balance between active sport and passive recreation and draw and build on the findings of the recently completed open space and recreation strategy plans
- The masterplan would be the third planning document that has been developed for the reserve in the past ten years. It was important that the plan contain practical and implementable recommendations which are based on a detailed analysis of local recreation needs
- The masterplan is to have a special focus on the open space demands created by the Beacon Cove development and the changing demographics of the Port Melbourne area and the implications of this demand and demographics for the future use and development of Murphy Reserve
- The Council has no current plans for any major works to be carried out at Murphy Reserve. It has included an allocation for automatic irrigation systems in its five year capital works plan but its final decision about the redevelopment of the reserve will be guided by the masterplan's recommendations
- The Council's priority in relation to the development of sports facilities is to concentrate its effort on enhancing facilities that are used by local clubs and available for general public use, ie reserves that do not have high perimeter fences
- There are no formal Council policies or standards in relation to the provision of infrastructure at Council sporting reserves. However, there is a generally accepted policy that Council will only contribute to the development and maintenance of facilities that

are essential to the playing of the sport and user clubs are responsible for the provision of non essential facilities such as social rooms, elaborate scoreboards etc

- It is a requirement of the masterplanning process that users, local residents and relevant Council officers be extensively consulted about the future use and development of the reserve
- It was also a requirement of the process that interested individuals and organisations be given an opportunity to comment on the findings and recommendations of the masterplanning process prior to the completion of the final report.

SECTION THREE**LITERATURE REVIEW****3.1 Purpose of review**

The purpose of the literature review was to ensure that the masterplan's recommendations were consistent with the recommendations, strategic directions and policy positions already adopted by Council.

3.2 The Review

The following documents/files were reviewed:

- Council operational files relating to Murphy Reserve
- The two previous masterplans for the reserve
- Port Phillip Municipal Strategic Statement
- Port Phillip Open Space Strategy
- Port Phillip Recreation Strategy
- Port Phillip Corporate Plan
- Port Phillip Heritage Study
- Port Phillip Community Profile and Residential Development reports

The details of these documents and their relevance for this study are outlined below:

Operational files

The operational files contain information about the works that have been undertaken at the reserve over the past twenty years and the previous masterplans that have been developed for the reserve. The files were particularly useful to the process of piecing together the history of the development reserve (see Section 5). The files also contained plans of the pavilion and the reserve.

Recent masterplans (1990 and 1993)

The major recommendations of 1990 masterplan were as follows:

- To develop a new football/cricket pavilion closer to the Aanenson and Woodruff ovals
- To construct a jogging track around the perimeter of the park

- To construct a skateboard bowl and erect a new soccer pavilion
- To convert the western end of the reserve into an aquatic centre and sports hall
- To convert Williams Oval to a baseball field.
- To erect an adventure playground between Williams and Anderson ovals on the Plummer St side of the reserve.

The new soccer pavilion and the conversion of Williams Oval to a baseball field have been completed.

In 1993, Council engaged architects to prepare plans for a new football/cricket pavilion on the Plummer St side of the reserve. The estimated cost of the proposed facility was \$800,000. Council did not proceed with this development.

Port Phillip Municipal Strategic Statement 1997

The Municipal Strategic Statement outlines the Council's strategic objectives in a number of key land use areas such as residential, industrial and retail land use, heritage conservation, parklands and public open spaces and urban design.

Of particular relevance to the Murphy Reserve Masterplan are the Council's objectives in the area of public open space, commercial land use and traffic and transport. The Statement indicates that Council wants to achieve:

- An enhanced, well maintained and accessible open space network
- A balance between the preservation of the physical and environmental attributes of open space areas and the needs of users
- Open space management and maintenance regimes which are based on sound environmental principles and designed to ensure that the open space areas are kept clean and safe
- A high level of amenity and the provision of adequate facilities for workers (this is particularly relevant to Murphy Reserve because of its location in an industrial area)
- An increase in the use of environmentally friendly forms of transport such as walking.

The Statement lists the broad actions that the Council needs to undertake to achieve these objectives. In relation to active open space areas, it recommends that Council:

- Provides high quality settings having regard to user safety, usage patterns and the physical attributes of the open space areas
- Ensures that a range of facilities and services are available to meet the needs of users
- Promotes safe open space areas by encouraging surveillance from private developments, lighting and other appropriate design measures
- Explores innovative approaches to landscape design
- Pays special attention to the improvement of open space areas in industrial zones
- Encourages cycling and walking for recreational purposes by providing safe walking and cycling paths.

Port Phillip Corporate Plan 1998/99 – 2000/01

The Corporate Plan outlines the Council's overall objectives for the next three years, its priorities for 1999 and the actions it will take to achieve these priorities. The corporate plan contains no specific references to Murphy Reserve. It does, however, indicate that a key priority of the Council for the next three years is to 'protect, maintain and improve the value of parks and green space assets for the benefit of the community'.

Port Phillip Open Space Strategy 1998

The aim of the Open Space Strategy was to analyse the style, condition, type, quantity, condition and usage of Council's open space network and make recommendations about its future management and development. The analysis was conducted on a municipal wide and precinct basis.

The findings and recommendations of the Strategy which have relevance to the masterplan are as follows:

Findings

- Port Melbourne has the highest ratio of open space per resident of the precinct areas
- Port Melbourne has a wide range of local and regional sized open space areas but many of them lack facilities and are relatively underdeveloped when compared with open space elsewhere in the City

- Parts of the City are subject to enormous change, especially the Port Melbourne precinct. There are opportunities in this change for the landscape character to reflect the history of the area. This should be taken into consideration when redeveloping open space – to ensure diversity and the retain history
- The diversity of cultures living in the City could be better reflected in the open space. Catering to specific needs increases the useability of open space
- Garden City has a unique urban layout with open space designed as an integral part of the urban fabric. Garden City is therefore well provided for in terms of quantity of open space, however the provision of recreational facilities is relatively poor
- The second most used type of open space in Port Melbourne is the local parks. This may reflect the high number of families in Port Melbourne and the substantial size of the local space areas.

Recommendations

- Council attempt to maximise access and usage of all open space areas in the municipality by improving sightlines and lighting and ensuring all open space is physically accessible
- Council recognise and embrace the unique social and historic context of open space by reflecting the history of the local area and its cultural diversity in the layout of any new or redeveloped park area
- Council retain and enhance Murphy Reserve primarily as a sporting and festivals/events location
- Council prepare a masterplan for Murphy Reserve to resolve the current and future sporting facility location and design within the reserve. Consider minor provision of informal recreation activities including pedestrian paths and minor play facility
- Council discourage increased local use of the Murphy Reserve because of the increased traffic movement on Williamstown Rd.

Port Phillip Recreation Strategy Plan 1988

The aim of this strategy was to provide a framework for the development of sport and recreation programs, services and facilities in Port Phillip for the next five years. The recommendations of the strategy that have relevance to this project are as follows:

- Council direct it resources to the provision of facilities that cater for municipal and local needs and not regional needs

- Council concentrate its resources on developing a limited range of quality facilities rather than quantity
- The quality of Council's sports pavilions be of a similar standard to the new pavilions that have been developed in Albert Park
- Priority be given to the upgrading of facilities rather than providing new facilities
- There be an equitable provision and allocation of sport and recreation services by age and gender
- Council's recreation facilities provide a safe and supportive environment for participants.

Port Melbourne Heritage Review

This review contains no reference to Murphy Reserve. It does, however, indicate that the Garden City housing estates, which are adjacent to the reserve, have significant social and historic significance.

Port Phillip Community Profile and Residential Development reports

These reports are discussed in detail in section four.

3.3 Implications of literature review for masterplan

The strategies and other documents analysed above contain a number of design and policy principles relating to open space and sporting facility provision. To be consistent with these principles, the Murphy Reserve masterplan would need to:

- Achieve a balance between the physical and environmental attributes of the reserve and the needs of users
- Provide a high quality setting which is safe and suitable for the users' needs
- Encourage walking for recreational purposes by providing walking paths
- Ensure the development of the park, particularly the general layout and landscape character, reflects the history of the site and the history and cultural diversity of the Garden City area
- Maximise access and usage by improving sightlines and lighting
- Include a plan for upgrading the reserve's built facilities to the standard specified in the recreation strategy

SECTION FOUR**LEISURE TRENDS/ DEMOGRAPHICS****4.1 Leisure trends**

There are a number of general sporting and outdoor recreation trends which should be taken into consideration in the masterplan. These are as follows:

- The traditional sports of cricket and football are declining in popularity. However, the peak bodies of these sports (the AFL and the VCA) predict that interest will increase as a result of the Auskick and Vichit programs
- The popularity of baseball and soccer, particularly women's and junior soccer, is increasing
- More people are choosing to recreate in informal and unstructured ways. As a consequence, walking for exercise as well as pleasure is becoming more popular
- Generally, adults are remaining fitter and more active until later in life. As a result, they are using parks more frequently for walking, relaxation and social activities
- The rate of pet ownership, particularly as companion animals for older adults, is increasing. Therefore, exercising dogs in parks etc has become a more popular activity.

4.2 Demographics

The Port Phillip Community Profile describes Port Melbourne as an 'area in transition; from a traditional inner suburban working class area to a sought after bayside recreational and leisure area'.

A comparison of 1991 and 1996 Census data for Port Melbourne and the other Port Phillip precincts indicates the following:

- The total population of Port Melbourne is increasing as a result of the Beacon Cove and other smaller medium density developments
- The area has a higher proportion of young people than the Port Phillip area and was the only precinct to increase its elderly population
- Port Melbourne's ethnic population as a proportion of the total population is decreasing
- Port Melbourne's proportion of people in the highest income levels is increasing. However, the area still has a significant range of income groups which reflects its socio-economic diversity

- The proportion of Port Melbourne residents who classify their occupation as being professional has substantially increased from 23% in 1991 to 38% in 1996. Conversely, the proportion of labourers halved during the same period.

It is anticipated that most of these trends will continue until the transition of Port Melbourne is completed.

4.3 Implications for masterplan

The implications of these leisure trends and demographics for the masterplan are as follows:

- No works should be undertaken at the reserve which reduce its flexibility, particularly on the sports fields. It may be necessary in the future to transform a football oval to a soccer field or a baseball field to a football oval, if demand for these sports fluctuate. Defining the existing playing fields with rows of substantial trees or built structures should be avoided.
- As the population of Port Melbourne becomes more 'professional', it is likely that participation in organised sports will decline and interest in informal activities will grow. This may result in more people wanting to use the reserve for walking, jogging or relaxation, particularly at night and on weekends. Improved facilities for these activities should be considered
- Similarly, as the population of Port Melbourne ages, there may be increased use of the reserve for passive activities. However, the traffic on Williamstown Road may be a deterrent to these activities.

SECTION FIVE**THE RESERVE****5.1 Development**

Prior to 1940, the reserve was an undeveloped paddock. Described by residents as being a maze of sand dunes, it was used for rubbish dumping and informal play. One resident recalled the huge bonfires that were held in the paddock.

In 1940, a Council delegation led by J.L. Murphy MLA requested the Victorian Government Department to reserve the land for recreation, town hall and garden purposes. A temporary reservation was gazetted in April 1940 and Council was appointed committee of management in August of the same year.

In 1943, the Council gave the American Army permission to use the site as a storage base for their tanks, planes and other military equipment.

In 1947, the Council announced its plans to convert the site into a 'tree flanked community play area'. The project was anticipated to take ten years to complete and included the construction of four spacious arenas, tennis courts, croquet lawns and bowling greens. It would also be the site for the new town hall. The park was to be left open along the Williamstown Rd with a dense belt of trees along the Plummer street side to screen the adjacent factories. An artist's impression of the development is provided in appendix C.

The sequence of the construction of the reserve thereafter is sketchy but it is obvious the grand plan was not realised. It seems that Aanenson Oval was constructed first and the three others were provided soon after. The trees around the individual ovals and the groups of trees along Plummer Street were planted in the early 1950s.

Initially, the changerooms for the ovals were a wooden shed. A proper pavilion was later built. Social rooms were provided in 1978 and then extended in 1997.

Anderson Oval was converted to a soccer field in early 1960's. The changerooms serving this oval were originally a tin shed. A new pavilion and social rooms were built in 1993.

The park was permanently reserved for recreation purposes in 1963. It should be noted that the depot area is not part of the reserve having been excised from the reserve for depot purposes in 1951. If Council wished to annex this area in the future, it may have to go through the process of changing the reservation.

5.2 Naming of reserve and component ovals

The reserve and the component fields are named after local political, civic and sporting identities. Details are as follows:

- J. L. Murphy – Labor party identity and local sportsman. Sth Melbourne councillor and federal member of parliament for the seat of Melbourne Ports.
- S. S. Anderson - Town Clerk of Pt Melbourne City Council from early 1920's to 1959. Prominent player for Pt Melbourne Football and Cricket Clubs
- G. S. Williams - City Engineer at Pt Melbourne Council when reserve was constructed
- A.T. Aanenson Oval –Successor to S. Anderson as Town Clerk of Port Melbourne
- J. M. Woodruff – Pt Melbourne Councillor and Lord Mayor of Melbourne, Labor Party identity and prominent cricketer with Port Melbourne CC.

5.3 Users

Initial

The initial users of the reserve were a number of small football and cricket clubs who occupied the reserve for a short period and then moved to other venues or disbanded. The first long term user was the Port Melbourne Cricket Club who first used the reserve in the early 1960's. The other long term users began their occupancy of the reserve in the following years:

- Port Melbourne Colts Football Club - 1965
- Port Colts Cricket Club – 1965
- Port Melbourne Baseball Club –1966
- Port Melbourne Sharks (formerly Naelus) Soccer Club – since 1968
- Port Melbourne Football Club – mid 1960s

Current

Table 1 provides information on the regular users of the reserve, the areas they occupy and their time of use.

Table 1 – Reserve users

Club	Association	Teams	Facilities used	When used
Clarendon/Port Colts CC	Williamstown and District	2 men's 2 boys	Woodruff Oval Aanenson Oval Williams Oval Pavilion	Training – Tue, Thu Games – Sat, Sun
Pt Melb CC	Victorian Sub-district CA	3rds and 4ths	Aanenson Oval	Pre season training Games -Sat
Port Colts FC	Footscray and District	2 men's 5 boys	Woodruff Oval Aanenson Oval Pavilion	Training – Mon, Tue, Wed, Thu Games – Sat, Sun
Port Melb FC	Victorian Football League	2 men's	Woodruff Oval Aanenson Oval	Training – Nov to March two night a week
Port Melb Baseball Club	Victorian Baseball Assoc	3 men's 3 women's 1 girls 2 boys	Williams Oval Pavilion	Training – Tue, Wed, Thu Games –Sat aft, Sun all day
VBA umpires	Victorian Baseball Assoc		Williams Oval Pavilion	Once a week
Port Melbourne Sharks SC	VSF Premier League	2 men's 12 boys	Anderson Oval Williams Oval Soccer pavilion	Training – Mon, Tue, Wed, Thu, Fri Games – Fri, Sat, Sun, Mon
Dog Obedience Club			Grassed area nth east of main oval	Sunday morning

The reserve is also used casually used by a number of groups. These groups include:

- German shepherd dog obedience group
- Local industry for Christmas parties
- Sunrise hot air balloons for take – off and landing (3 times a week)
- Mid week trade cricket competition (mainly on the turf wicket)
- AFL Clubs for occasional training – Adelaide the most frequent user
- Veteran car displays
- Occasional use by a suburban soccer club
- Visiting international soccer teams, Socceroos and Olyroos (SS Anderson Oval).

5.4 Contribution to development of facilities

No major contribution has been made by any of the clubs to the development of facilities. The clubs have helped to fit out social rooms and install a heating system in pavilion. The baseball club erected the batting cage. The approximate value of the contributions that the clubs have made to the development of the reserve is \$30,000.

5.5 Hire arrangements

There are no special arrangements in place with any of the user clubs in relation to the hire of the reserve. The playing fields are currently allocated on a seasonal basis to the individual clubs. The cricket/football pavilion is allocated to the Port Melbourne Sports Club, a body representing the three main users - Clarendon and Port Colts Cricket Club, Port Colts Football Club and Port Melbourne Baseball Club.

5.6 Reserve management arrangements

The Culture and Recreation Department is responsible for the allocation of the reserve for sporting purposes and dealing with complaints relating to the sports components of the reserve. The Parks and Gardens Department is responsible for maintenance of the reserve with the exception of the built facilities and the booking of the reserve for non-sporting activities. The Building Maintenance Unit is responsible for maintenance of built facilities including security lighting and the cleaning of the public toilets.

User clubs are responsible for non-structural internal building maintenance and cleaning of built facilities. Council arranges for collection of litter and removal of rubbish.

SECTION SIX**EXISTING CONDITIONS****6.1 Existing conditions**

This section describes the condition of the various components of the reserve from a landscape character/design and horticultural quality perspective.

Williamstown Road Frontage

The Reserve does not present itself as an attractive or inviting park from Williamstown Road. Overhead traffic wires dominate the foreground and the former caretaker's cottage, the soccer ground and the football/cricket/baseball pavilion restrict the vistas of the park. The grassed open spaces have no obvious purpose and read more as vacant land than parkland for residents and passers by to enjoy.

Surface levels and drainage are very good for non-sporting pursuits and will support vigorous growth of turf, trees and herbaceous perennials if a 'garden' setting were to be developed. The turf is automatically irrigated between the pavilion and Graham Street and a vigorous sward of kikuyu is present. West of the pavilion, the turf is not irrigated and with little planting, a drab image is presented.

The pipe rail fence at the park boundary is effective in delimiting the edge of the park and preventing vehicle entry. However, rectification works are required where the pipe rail is bent.

Plummer Street Frontage

From Plummer Street, the view is to dense woodland of tall pine and poplar trees with a sparse grass and poplar sucker understorey. Bare earth trails wind through the trees and seats are randomly located. The boundary pipe rail fence is in good condition. It is a simple landscape with an appealing and rare character.

*Sport Fields (J M Woodruff, A T Aanenson, G S Williams Ovals)**Dimensions*

Woodruff (approximately 148m x 102m) and Aanenson Ovals (approximately 148m x 94m) do not conform to recommended minimum requirements for football (143m x 118m, allowing for 4m between fence and boundary line) or cricket (60m. radius). Williams Oval (approximately

130m X 80m) has been modified to accommodate baseball and has no clearly defined boundary. An area of approximately 145m X 125m is recommended for baseball and mature trees are growing within the field of play.

Irrigation

A quick coupler system is present on each field. These systems require a high labour input to operate and typically water is wasted during operation as application rates exceed infiltration rates. Woodruff Oval has been irrigated to provide lush grass growth whilst the watering at Aanenson and Williams Ovals has not been adequate to provide a vigorous and uniform sward during the drier months.

Surfaces and Grass

When these grounds were constructed, the accepted performance standards at the time were less than those achievable today. The surfaces are undulating and the grass cover is not firm, resilient or uniform and consequently ball travel can be irregular and player footing is less secure or predictable than can be achieved. These issues are associated with the irregularity of the initial earthworks, reliance on manual (quick coupler) irrigation systems and the dominant grass turf species, Kikuyu. Kikuyu produces large amounts of thatch with a resultant spongy surface and is dormant in winter when vigorous grass growth is needed to repair damage from football. Rye grass is present in the Woodruff Oval and will provide some grass growth in winter when the Kikuyu is dormant.

The grass of Woodruff Oval is green, vigorous and regular but it is very spongy whilst the grass surfaces of the other ovals are irregular and less vigorous as they have been irrigated less frequently.

Aanenson Oval has rough areas in the goal mouths and bowlers' run-ups. The cricket wicket surround has an irregular surface, as there has been a build up of soil used to cover the wicket in winter.

Drainage is excellent and the inundation and mud problems often found throughout Melbourne during winter are absent. Very few weeds are present in the turf.

Anderson Oval (soccer)

The dimensions conform to recommended international standards. The levels and grass cover (ryegrass) provides an excellent playing surface with very few weeds.

Sports Infrastructure

Galvanised pipe rail boundaries delimit the playing surfaces for Woodruff and Aanenson Ovals. They are in good condition with replacement of missing sections required at Aanenson Oval. These fences have a simple quality that neatly separates sports participants from spectators and strictly defines the field of play. They do not present an obstacle to use of the grass surfaces when sport is not in progress.

Bus shelters (precast concrete) have been used as coaching boxes and whilst they may be considered unusual park architecture they are in good condition and are fit for their purpose.

Tall lighting towers provide floodlights to Aanenson Oval and one floodlight to Williams Oval. The towers appear to be sound however they require regular inspection by a structural engineer. Condition of the floodlights needs to be determined.

The synthetic turf wicket at Aanenson Oval is in good condition. The baseball dugouts at Williams Oval are in good condition. There is no home run fence located on the northern boundary of this facility.

A chain wire mesh fence separates the soccer facilities at Anderson Oval from the rest of the reserve. The fence is in good condition.

Council Depot

This area is used for waste storage and makes no positive contribution to the values of the reserve.

Playground

The playground equipment is well maintained but layout and equipment design should be checked against current Australian Standards. Softfall is inadequate and should be brought to a safe condition. The playground is limited in the interest it would provide to younger children and limited in its capacity to cope with unsupervised use by large numbers of children.

BBQ Area

The facilities (electric BBQs, steel topped tables, benches, taps and gully trap) are in good condition and functional, however, the setting is unattractive and cramped.

Park Furniture

Robust concrete frame seats with thick timber slats and timber slat benches (no back) with metal frames have been installed throughout the reserve. They are located looking into Woodruff and Aanenson Ovals and on the Williamstown Road and Graham Street frontages. The simple character of the furniture sits nicely within the existing character of the reserve and their good condition is indicative of long term suitability. A third style of seat (timber slat with pipe frame) has been installed along the Plummer Street boundary. However, the pipe has been damaged in some cases and the design does not match the simplicity evident throughout the reserve.

Access Road and Pavilion Surrounds

The access road has been formed from natural soil and has a charming if undulating character. Aside from occasional ponding, the existing surface meets most reasonable vehicular access requirements. Any works to rectify ponding or to upgrade the surface should minimise tree root damage.

The service road terminates at the main doors on the northern side of the pavilion. Unloading and vehicle turnarounds occur at this point. This area is dusty and is subject to periodic inundation. Surface treatment and drainage works are therefore required.

As the access road has no fence or bollards, vehicle movements have been unrestricted with the result that turf quality near the pavilion is poor and the tree root zone is subject to unnecessary compaction. Uncontrolled vehicle access presents a hazard to park users, particularly as it occurring near a playground.

Spotlights have been installed on poles in the vicinity of the pavilion, playground and BBQ area. They are inconspicuous and ineffective in providing a well-lit night setting.

Trees

Dense plantings of Grey Poplar, Lombardy Black Poplar and Radiata Pine along Plummer Street and near the pavilion give Murphy Reserve a delightful wooded setting and provide a green backdrop for the vistas through the park. The trees are mature and at a stage where disturbance to the root zone or the creation of gaps through tree removal will adversely the vigour and consequently increase hazardous conditions. Additional plantings are required for long term replacements of existing mature trees if the woodland character is to be maintained in perpetuity.

Mature Spotted Gums occur near the ovals and there is a line of Ash trees along the Williamstown Road frontage.

Although the trees are generally in good health, they require inspection and maintenance to remove dead wood and ensure any hazardous branches are removed.

SECTION SEVEN**CONSULTATION****7.1 Council Departments/Contractors***City Development*

Officers from the City Development Department were asked to advise on traffic, demographic and residential development issues that may have implications for the future use and development of Murphy Reserve. Their comments were as follows:

- Vehicle numbers on Williamstown Rd between Graham St and Todd Rd have increased from 5800 to 21000 per day as a result of the closure of the Graham St freeway access. The development of Beacon Cove will result in more cars entering Williamstown Rd from Beacon Road. Webb Dock which is located at the end of Williamstown Rd will be upgraded during the next five years. This will generate more traffic in Williamstown Rd
- In traffic engineering terms, anything above 3000 cars is considered a major barrier. Therefore, Williamstown Road is now a major barrier to Murphy Reserve for residents of Garden City and Beacon Cove who usually walk to the reserve.
- The high number of vehicles travelling past the reserve, increases the importance of its visual appearance, particularly the Williamstown Road frontage.
- Pedestrian signals will be installed in Williamstown Rd adjacent to Murphy Reserve (Williams Oval)
- Council has no plans to alter parking arrangements in the vicinity of Murphy Reserve. It has received no complaints about parking from residents or users. Murphy Reserve considered to have more than an adequate supply of on-street carparking
- It is anticipated that the original Beacon Cove development will be completed within two years. However, the development area may be extended to include an additional 300 dwellings. If this occurs the population of Beacon Cove will reach 3500
- Garden City area is experiencing a gradual renewal with older properties being demolished and replaced by multi-unit developments.
- Council has plans to improve the Garden City foreshore. This will make this part of the foreshore more attractive to local residents and a popular open space area for passive recreation.
- Murphy Reserve is the only large parcel of open space in the Beacon Cove and Garden City areas. It would normally attract Beacon Cove residents but Williamstown Rd will be a major detractor.

Recreation Staff

Officers from the Cultural and Leisure Services Department were asked to indicate that what they consider to be the deficiencies of the reserve and what works are needed. Their comments were as follows:

- The pavilion requires an upgrade and may need extension to cater for changing demands eg women's baseball
- The passive areas of the park need attention. Attractive features such as the woodland should be enhanced.
- The grassed area at the front of the pavilion needs improvement
- Enhancing the safety of the reserve should be a key priority of the reserve

Park and Gardens

Parks and Gardens Staff were requested to comment on ground management and maintenance issues and suggest any improvements that are needed at the reserve. Their response was as follows:

- The Groups who book the reserve for social picnics etc are instructed that they are not to drive into the reserve. Unfortunately, they do not always comply and often large number of cars drive into the reserve – sometimes damaging the grass. Consideration should be given in the masterplan to erecting some form of barrier which prevents cars from moving off the access road
- Existing amenities at the reserve, eg playgrounds, toilets, BBQs, cannot cater for larger crowds, particularly the public toilets attached to the football/cricket pavilion
- Works required at Murphy Reserve are:
 - Automatic irrigation of sports fields
 - Improvement of passive areas, eg pathways, furniture, enhanced care of trees etc
 - Improvement of the appearance of Williamstown Rd frontage
 - Resolution of drainage problem at front of pavilion
 - Retention of English/European theme in any landscape design
 - Possible extension of main ground
 - Depot area turned back into open space
 - Enhancement of playground area
 - Improved physical measures of allowing and controlling vehicle access to the reserve

- The normal maintenance program involves mowing the grounds twice a week (more if required), watering as often is needed, preparing turf wickets (summer season), linemarking, rolling once a month, fertilising, collecting litter, mowing and care of passive areas
- Suggested improvements to maintenance regime are:
 - annual top dressing of ovals
 - flying squad to come in once a month to help park staff to clean up around reserve
 - better care of trees including removal of suckers.
 - regular assessment of trees by arborist

Building Maintenance/property management unit

Building Maintenance Staff were asked to provide information on maintenance schedules and planned capital improvement of the buildings at the reserve and comment on the suggestion that the football/ cricket should be upgraded or replaced by a new facility near Plummer Street

Their responses were as follows:

- \$27,000 was provided in the 1998/99 budget for maintenance and cleaning of buildings at the reserve and payment of utility costs. No major maintenance or capital works are planned, other than a repaint of the clubrooms
- User Clubs had considerable input into the most recent redevelopment of the pavilion. The clubs chose more space above fixing some fundamental problems such as drainage. They also agreed to share toilets with the public. No more extensions/improvements should be made unless Clubs contribute to the cost or a sound business case can be mounted.

7.2 User clubs

Officials from the user clubs were asked to comment about their use of the reserve and the improvements they would like to see occur at the reserve. Their responses were as follows:

Clarendon and Port Colts Cricket Club

The Club has two senior and two junior sides. At its peak, the club had five senior and four junior teams. The club struggled this year with numbers at the beginning of the season. There was some discussion about folding. Numbers are now strong

The Club's facility priorities are as follows:

- Improved storage
- Seating around the ground
- Training lights for Woodruff Oval so that the football training load can be shared between the ovals, resulting in an improvement of the surface of Aanenson Oval
- Remedy drainage problem and improve the appearance of the area at the front of pavilion
- Prevent cars from entering the reserve

Port Colts Football Club

The Club competes in the Footscray and District League and is the reigning 'A' division premier. It has 2 senior and 5 junior teams plus an Auskick program with 45 participants. Senior numbers are stable, juniors are struggling. It runs regular clinics at the local schools and is confident that numbers will grow.

The Club's facility development priorities are as follows:

- Training lights on main oval
- New pavilion and social rooms off Graham or Plummer Street.
- If pavilion not possible – larger storage area in pavilion, separate toilets for the public, paving at front of the pavilion, combined scoreboard/timekeepers box and kiosk on edge of ground, some shelter and more spectator seating
- Extension of main ground
- Fence around main ground to allow Club to charge entrance fees.

Port Melbourne Baseball Club

The club has 3 senior men's, 2 senior women's, 1 junior girls and 2 junior boy's teams. Its top men's team competes in Division 2 of the Victorian Baseball Association. Male numbers are stable. Female numbers are increasing.

Facility priorities are as follows:

- Women's changerooms
- Improved storage
- Removal of the trees that are on the field of play
- Safety netting for the batting cage
- Lights over the batting cage
- Automatic irrigation
- More spectator seats and shade

Port Melbourne Sharks

Club has been in existence and playing at Murphy Reserve for 30 years. It has 2 senior men's and 12 junior teams. Its top side competes in the Premier League. Club is examining the feasibility of establishing a women's side. Junior numbers are growing quickly because Club has a good reputation for developing juniors. Sister club, Sth Melbourne, does not have junior teams so young players from that area go to Pt Melbourne.

Club is very happy with the standard of the ground and pavilion. Its facility development priorities are as follows:

- Improved lights over main ground
- Training lights over baseball field so that ground can be used for night training for juniors
- Use of baseball field for junior games if number of teams continues to grow
- Permanent seats in the terracing at front of pavilion
- Access to the area at rear of ground for car parking during games

Port Melbourne Football Club

Club uses the ground for pre-season training. Facilities are suitable for their use

Port Melbourne Cricket Club

Club uses main oval for its third and fourth sides. Oval is not large enough for senior games. Club has no allocated changeroom space and asks that this be addressed in the masterplan. Otherwise, the Club is satisfied with the facilities provided at the reserve.

Dog Obedience Club

The Dog Obedience Club has a stable membership of around 40. It uses the reserve each Sunday. The club is satisfied with its facilities.

7.3 Associations

Officials from the associations in which the user clubs compete were asked to provide their opinion on the conditions at Murphy Reserve and advise whether the associations were considering any changes to facility requirements which may have implications for the Murphy Reserve masterplan. Their comments were as follows:

Victorian Baseball Association

Port Melbourne Baseball Club is regarded very highly in baseball circles. It is a strong club with a successful junior program. Its women's teams are currently the strongest in the competition.

Murphy Reserve has one of the best playing surfaces for baseball in Victoria and its amenities are considered to be of a reasonable standard. The Association would prefer the baseball field to have a home run fence but this is not mandatory and would not preclude Port Melbourne from being promoted to the highest grade of competition.

No changes to facility requirements are being considered.

Williamstown and District Cricket Association (WDCA)

The WDCA is considering a merger with two other western suburbs associations. This is not because of declining team numbers but to improve the standard of competition.

Murphy Reserve is one of the best grounds in the competition. The outfields and wickets are of high standard and having two adjacent grounds is also ideal. The Association is aware that Port

Colts Cricket Club is struggling for numbers but is confident the situation will improve. It views the Port Melbourne area as being in a similar phase of urban renewal as Williamstown was five years ago, when it had only three cricket teams. There are now thirty teams in Williamstown.

The Association has no plans to introduce changes that may impact on facility requirements.

Footscray and District Football League

The League is strong but all clubs are finding it difficult to raise funds to meet operational costs. Port Colts is highly regarded by the association and is a well run, strong club. The ovals at Murphy Reserve are considered to be good all-weather playing fields but slightly undersized for senior football.

With respect to facility requirements, the League has indicated that it will be approaching all the Councils in its competition area about the prospect of fencing 'A' division grounds. No other changes are proposed.

Victorian Soccer Federation

The Federation indicated that Port Melbourne Sharks is one of the strongest and most respected clubs in the competition and renowned for its junior program. Anderson Oval is regarded as having the third best playing surface in Victoria, after Olympic Park and the Bob Jane Stadium. The Federation's only concern about the stadium is the inefficiency of the floodlights and indicated that they were not suitable for night games.

7.4 Local Residents

Interviews and a public meeting were held with residents who live close to and/or frequently use the reserve. Some of the interviews were conducted with residents on-site. The residents were asked about the importance of the reserve to them, their use of the reserve and the improvements that should be made to the built facilities, playing fields and park areas. A summary of their comments is as follows:

- The residents use the reserve for a wide variety of activities including walking their dogs, watching sport, appreciating the trees and birdlife, playing with their children and grandchildren and participating in community activities. They said that the reserve was

fundamentally a very appealing and attractive park, not only because of its size but also the presence of mature trees and lush grassed areas

- Those who use the reserve for passive activities indicated that they were not visiting as often because of the increased traffic in Williamstown Road. They also indicated that that many local parents were discouraging their young children from using the reserve because of the increased traffic
- Some residents expressed concerns about the trees being overgrown with suckers and not being properly cared for. They indicated that the appearance of the reserve had deteriorated in the past three years but there had been some recent improvement
- Some residents who live in close proximity to the football/cricket pavilion suggested that the pavilion and the vehicular entrance be relocated to the Plummer St side of the reserve. They claimed that they were often disturbed by the noise of activities in the pavilion and people driving off in their cars
- The residents were divided in their views about whether the park should be promoted as a regional park. One resident described the reserve as 'our hidden treasure' and said that it may be damaged if more heavily used
- Residents indicated that the following improvements should be made at the reserve
 - Walking paths and more park furniture should be installed
 - Picnic areas and BBQs should be provided on the Plummer St side of the reserve and in the area between the soccer pavilion and the adjacent factory
 - The appearance of the Williamstown frontage should be improved
 - The playground area should be expanded
 - More security lighting should be installed around the pavilion, playground and BBQ area

7.5 Summary of improvements

The improvements to the reserve that were requested/suggested during the consultation process are listed in Table 2 and illustrated in the plan in appendix B

Table 2 – Recommended improvements to reserve

Improvement	Suggested/Requested by						
	F	C	CR	B	S	Ca	R
<i>Sports facilities</i>							
Erect training lights over Woodruff Oval (main football/cricket ground)	x	x	x	x		x	x
Erect training lights over Williams Oval (baseball field)					x		
Improve lighting over Anderson Oval (main soccer field).					x	x	
Provide more seats and shelter around baseball area				x			
Provide spectator seating around Woodruff Oval	x	x					
Provide spectator seating on the terracing – soccer field					x		
Perimeter fence around Woodruff Oval*	x						
Provide safety netting and lights over batting cage				x			
Repair boundary fences			x				
<i>Sports landscaping</i>							
Install auto irrigation systems in playing fields	x	x	x	x		x	
Extend Woodruff Oval	x	x	x			x	
Remove trees in field of play – Williams Oval				x			
Topdressed annually			x			x	
Provide en-tout -cas bases (baseball field)				x			
Replace turf species on Woodruff, Anderson and Williams ovals			x				
Remedy drainage problem at front of pavilion	x	x	x	x		x	
<i>Buildings</i>							
Erect new pavilion on the Plummer St side of the reserve	x	x					x
Provide female changerooms and additional storage areas				x			
Provide additional public toilets	x	x		x			x
Upgrade pavilions internally to a safe and reasonable standard	x	x		x			
Improve appearance of football/cricket pavilion	x	x		x		x	x
Provide security lighting around pavilion	x	x	x	x		x	x
Provide scoreboard/kiosk/timekeepers box	x						
Investigate and rectify plumbing problems	x	x		x		x	

Legend: F – Football, C – Cricket, CR – Conditions report, B – Baseball, S – Soccer, Ca – Caretaker and Council officers, R – Residents

Table 2 cont

Improvement	Suggested/Requested by						
	F	C	CR	B	S	Ca	R
<i>Recreation facilities</i>							
Upgrade security lighting around playground/BBQ area		x	x	x			x
Provide more playground equipment			x				x
Investigate possible relocation of playground			x				
Upgrade BBQ			x				x
Provide new picnic/BBQ area on Plummer St side							x
Provide new picnic/BBQ area between soccer pavilion and southern boundary of reserve							x
<i>Open space landscaping</i>							
Improve Williamstown Rd frontage	x	x	x	x		x	x
Improve turf between pavilion and Aanenson Oval	x	x	x	x		x	
Prune trees and remove suckers	x	x	x	x		x	x
Plant additional trees in Plummer St woodland			x				
Remove Council depot and landscape area	x	x	x	x		x	x
Erect bollard barrier along main access road	x	x	x	x		x	
Install perimeter walking track							x

Legend: F – Football, C – Cricket, CR – Conditions report, B – Baseball, S – Soccer, Ca – Caretaker and Council officers, R – Residents

An assessment of the merits of each of the above requests/suggestions is provided in table 3

Table 3 – Analysis of suggested improvements

Item of work	Assessment of merit
<i>Sports facilities</i>	
Erect training lights over Woodruff Oval	Supported by all parties with the exception of soccer who do not use this area of the reserve. Would improve the capacity of the reserve and allow training load to be spread over two grounds - thus reducing the wear on Aanenson oval. Recommended
Erect training lights over Williams Oval	Requested by the soccer club so it can use the baseball fields in winter for junior training. Soccer club is growing but whether three lit training areas can be justified is questionable. Council also needs to decide whether it wants this field to be regularly used for soccer training. More discussion is needed.
Improve lighting over Anderson Oval	Council is already addressing this matter and a decision will be made shortly on an upgrade which may involve a contribution from SOCOG. Club should contribute to cost.

Table 3 cont

Item of work	Assessment of merit
Provide more seats and shelter around baseball area	Currently there is little shade or seating in this area. Would enhance the area and improve spectator comfort. Recommended
Provide spectator seating around Woodruff Oval	Will improve spectator comfort and encourage more support for the local club. The question is whether the club should contribute. Recommended
Provide spectator seating on the terracing – soccer field	Will improve spectator comfort and encourage more support for local club. Again the question is whether the club should pay. Recommended
Erect perimeter fence around Woodruff Oval*	Will alienate open space. Strongly opposed by residents and breaches recommendation of Recreation Strategy. Not recommended
Provide safety netting and lights over batting cage	Would improve facilities for baseballers. However, it is considered that this should be the club's responsibility
Repair boundary fences	Some of the fences are bent and some sections are missing. Detracts from the appearance of the reserve. Recommended
<i>Sports Landscaping</i>	
Install auto irrigation systems in playing fields	Irrigation will improve turf and ensure even watering. Should also reduce water consumption. Recommended
Extend Woodruff Oval	Oval is small by senior standards. Mentioned by clubs but not necessarily as a high priority. Would be required if sub-district cricket firsts were to play at the reserve in the future. Should be given consideration if funds available
Remove trees in field of play – Williams Oval	Three trees in Woodruff Oval are in the field of play. Should be removed if trees are not considered significant. Report to be made by arborist
Topdress ovals	Annual top dressing is sound maintenance practice. Recommended
Provide en-tout-cas bases in baseball field	Improves the playing conditions for baseballers by allowing them to slide into bases. Club contribution should be sought. Recommended.
Replace turf species on playing field other than soccer pitch	Turf is mainly Kikuyu which is not the preferred surface for sports playing fields. Clubs did not initially complain about the ground surfaces but when questioned did agree that they were spongy and slippery. It has been suggested that the turf species be replaced over-time by a typical sports-grass surface.
Remedy drainage problem at front of pavilion	Again, consistently mentioned during the consultation problem. Apparently severe drainage problem occurs at front of pavilion after heavy rains. Recommended
<i>Buildings</i>	
Construct new pavilion on the Plummer St side of reserve	<p>The football club and some of the residents requested that a new pavilion with social rooms be erected on the Plummer St side of the reserve. The cost of this would be \$780,000 (see table 9). Although the changeroom areas need attention the remainder of the facility is sound. The social room, in particular, is reasonably large and modern for a suburban football ground. It should be noted that an \$120,000 upgrade of the pavilion was carried out in 1995.</p> <p>The residents may have legitimate concerns about late night noise etc. This is a management issue which should be addressed with the user clubs. Not recommended</p>
Provide female changerooms and additional storage areas	Proper change areas for the women baseballers are required. More storage areas are needed. Will provide additional space for winter users. Will also satisfy recommendation of recreation strategy that pavilions used for local sport be upgraded to a reasonable standard Recommended

Table 3 cont

Item of work	Assessment of merit
Provide additional public toilets	The clubs who use the pavilion complain about the public use of the toilets attached to the pavilion. They claim that children cannot be allowed to use the toilets unsupervised and the public leaves the toilets in a mess. A solution may be to close the toilets to public use except during sports activities of booked events. This may be difficult in practice. Recommended for further investigation.
Upgrade internal appearance of pavilion	Internal fabric of pavilion is deteriorating and needs attention particularly in the changeroom areas. Recommended
Improve appearance of football/cricket pavilion	The external appearance of the pavilion is deteriorating. With increased traffic along Williamstown Rd, the appearance of the pavilion has become even more important. Also important to residents of Port Melbourne who live opposite or who regularly walk past or use the reserve. Recommended
Provide security lighting around pavilion	Consistently mentioned during the consultation process as a priority. Open space strategy also places considerable emphasis on the importance of lighting in enhancing the safety of parks. Recommended
Provide scoreboard/kiosk/timekeepers box	Normally timekeepers/scoreboard/kiosk area would be associated with the pavilion but this is not practical in this case, as the existing pavilion is distant from main oval. Should be given consideration
<i>Recreation facilities</i>	
Upgrade security lighting around playground/BBQ area	Existing area is poorly lit. Works requested by residents, particularly those who regularly walk through the park. Fulfills open space strategy recommendation that lighting in parks be improved. Recommended
Provide more playground equipment	Mainly requested by residents who take their children or grandchildren to the playground. Playground lacks variety and a modest provision of additional pieces would make it more attractive. Recommended
Investigate possible relocation of playground	The playground and BBQ area is congested which reduces its appeal. There is land available to the southeast which may be a better location for the playground. It will also remove as an obstacle to the footballers as they run between the pavilion and the ground. Recommended
Upgrade BBQ	The BBQ is functioning well but is looking old. An upgrade should be considered
Provide new picnic/BBQ area on Plummer St side	Residents indicated the all picnic and BBQ activity is concentrated on the Williamstown Road side and not enough is made on the lovely woodland on the Plummer St side. This would help to increase use of the reserve. Would be popular with the workers on Plummer St side. Recommended
Provide new picnic/BBQ area between soccer pavilion and southern boundary	This was suggested by residents as a way of making best use of this area. There is doubt about how popular this site would be. Needs further investigation
<i>Open Space Landscaping</i>	
Improve Williamstown Rd frontage	An average of 20,000 vehicles travel past the reserve each day. This increases the importance of the appearance of the reserve. The present Williamstown Rd frontage is relatively plain. A landscape plan should be prepared and implemented for this area. Special attention should be paid to the Graham St/Williamstown Rd corner to make it a gateway into the park. Development of landscape plan recommended.
Improve turf between pavilion and Aanenson oval	The area of turf between the verandah at the front of the pavilion and the Aanenson Oval is worn because of vehicular traffic. The area contributes to the drainage problem at the front of pavilion as it is compacted and water runs off it to the pavilion. Cars should be kept of this area and turf improved. Recommended

Table 3 cont

Item of work	Assessment of merit
Prune trees and remove suckers	This item was mentioned by all the parties consulted during the masterplanning process. All stated that the trees were a feature of the reserve and it was disappointing to see them overgrown with suckers or with damaged limbs. Recommended
Plant additional trees in Plummer St Woodland	Some of the trees in the reserve, particularly on the Plummer St side, are mature and will begin to die off in the near future. Replacement trees should be planted to ensure that the woodland character is retained. Recommended
Remove Council depot and landscape area	There is a suggestion that the depot may be closed in the next few years. If this is the case, it has been recommended by the users and residents that the land be returned to parkland. Landscaping would be required. Recommended
Erect bollard barrier along main access rd	There was concern expressed by all parties that cars should be prevented from driving off the access road into the reserve. A way of doing this would be to install a barrier such as a row of wooden bollards. Recommended
Install perimeter walking track	The residents requested that a walking track be constructed through the park. A track already exists on the Plummer St side and it is recommended that this not be tampered with as the roots systems of the trees may be damaged. There is no path along the Williamstown Road frontage. A path in this area would be attractive and likely to encourage greater usage of the park. However, traffic on Williamstown Rd may discourage residents from using the path. It is recommended that this item be deferred pending a medium term assessment of the impact of Williamstown Rd traffic on park usage

SECTION EIGHT**MASTERPLAN OPTIONS****8.1 Introduction**

This section contains the following information:

- Design options with costings for improvements to the pavilions, a detached toilet block, a combined kiosk/scoreboard/kiosk and a new pavilion on the Plummer St side of the reserve
- Costings for suggested improvements to the sports fields, picnic areas, playground and passive areas
- A plan illustrating proposed works at the reserve
- A proposed staged development plan for the reserve

8.2 Pavilion and other built elements

Concept plans and costings have been prepared for the following design options:

- Option 1 - Making the football/cricket/baseball pavilion and soccer pavilion safe and compliant with building codes and upgrading the changerooms in the football/cricket/baseball pavilion
- Option 2 - Option 1 plus upgrading the external appearance of the football/cricket/baseball pavilion.
- Option 3 - Option 2 plus the provision of female changerooms and additional storage areas
- Option 4 - Option 3 plus additional public toilets
- Option 5 - Detached kiosk/scoreboard/ timekeepers box
- Option 6 - New pavilion on Plummer St side of reserve
- Option 7 - Detached toilet block

Concept plans for each of these options are provided in appendix A. A summary of the costs is provided in table 4

Table 4 – Building improvement costs

Options	Works	Est. cost	Cumulative Total
1	Bringing the pavilions up to a safe and reasonable standard		
	Football pavilion –		
	Make exit doors openable from inside	2500	2500
	Make coolroom door openable from inside plus internally operated alarm	500	3000
	Provide proper extinguishers	900	3900
	Glaze below 1000mm to be replaced with safety glass	3000	6900
	Review disabled access	2000	8900
	Soccer pavilion –		
	Make exit doors openable from inside	2500	10400
	Provide extinguisher for kitchen and switchboard	400	10800
	Football pavilion –		
	Paint walls and ceilings of changerooms and outside toilets	11390	22190
	Relay epoxy finish in showers	1140	23330
	Allow to rework to shower bases	1425	24755
	Relay new wall tiling in showers	3300	28055
	Upgrade electrical services	2500	30555
	Upgrade plumbing	3000	33555
	Preliminaries and Contingencies	4570	38125
2	Option 1 plus improving external appearance		
	Option 1	38125	
	Football pavilion –		
	Render existing walls in selected locations	6000	44125
	Clean existing block walls	3320	47445
	Paint eaves linings, gutters, downpipes and fascias	2775	50220
	External paving	3500	53720
	Preliminaries	1403	55125
	Contingencies	800	55925
3	Options 2 plus provision of female changerooms and storage areas		
	Option 2	55925	
	Female changerooms	107125	
	Preliminaries and Contingencies	14996	178046
4	Option 3 plus additional external toilets		
	Option 3	178046	
	Toilet block extension	112800	
	Preliminaries and Contingencies	15792	306638
5	Detached kiosk, scoreboard and timekeepers box	78030	
	Preliminaries and Contingencies	11270	
	Total	89300	395938
6	New pavilion in Plummer St (from Clarke drawing)	688700	
	Preliminaries and Contingencies	110780	
	Total	788210	
7	Detached toilet block	66570	
	Preliminaries and Contingencies	9620	
	Total	76190	

8.3 Other reserve facilities

Table 5 provides cost estimates for the works recommended in table 3 which relate to sports landscaping, open space landscaping, recreation facilities and sports facilities.

Table 5 – Other facilities improvement costs

Works Item	Est. cost \$	Comments
<i>Sports facilities</i>		
Erect training lights over Woodruff Oval (main football/cricket ground)	32000	This cost may reduce if lights from Anderson Oval become available.
Erect training lights over Williams Oval (baseball field)	25000	
Improve lighting over Anderson Oval (main soccer field)	110000	Oval is currently being considered as a venue for Olympic training. If chosen, this work may be totally funded by external sources
Provide more seats and shelter around baseball area	6000	
Provide spectator seating around Woodruff Oval	10000	
Provide spectator seating on the terracing – soccer field	20000	
Erect perimeter fence around Woodruff Oval	30000	
Provide safety netting and lights over baseball batting cage	14000	
Repair boundary fences around Woodruff and Aanenson ovals	M	
<i>Sports landscaping</i>		
Install auto irrigation systems in playing fields	110000	
Extend Woodruff Oval	40000	This item could only be undertaken if the depot was closed.
Remove trees in field of play – Williams Oval	3000	
Annual topdressing of ovals	M	
Provide en-tout -cas bases (baseball field)	2000	
Replacing turf species on Woodruff, Aanenson and Williams Ovals	15000	This will involve the gradual resowing of the ovals with more suitable grass
Repair goal mouth and run-ups on Aanenson Oval	M	
Regrade and remove material around cricket wicket on Aanenson Oval	M	
Remedy drainage problem at front of pavilion	10000	
<i>Buildings</i>		
Investigate and rectify plumbing problems with football/cricket/baseball pavilion	20000	

Table 5 cont

Works Item	Est. cost \$	Comments
<i>Recreation facilities</i>		
Upgrade security lighting around playground/BBQ area	5000	
Provide more playground equipment	15000	
Investigate possible relocation of playground	20000	
Upgrade BBQ	2000	
Provide new picnic/BBQ area on Plummer St side	20000	
New picnic/BBQ area between soccer pavilion and southern boundary	20000	
<i>Open space landscaping</i>		
Improve Williamstown Rd frontage	55000	Includes allocation for landscape plan and subsequent implementation
Improve turf between pavilion and Aanenson oval	2000	
Prune trees and remove suckers	M	
Plant additional trees in Plummer St woodland to gradually replace existing trees	10000	
Remove Council depot and landscape area	35000	Includes allocation for landscape plan and subsequent implementation
Erect bollard barrier along main access rd	6000	
Install perimeter walking track	40000	

SECTION NINE**MASTERPLAN****9.1 Priorities**

The building options (table 4) and the works items for the remainder of the reserve (table 5) were reviewed by the project team for the purpose of finalising the masterplan and developing a six-year implementation program. The review involved the project team in settling on the works that would be included in the masterplan, developing criteria for giving priority to these work items and indicating the nominal annual funds that would be available for implementing the masterplan.

In relation to the works to be included in the masterplan, the majority of discussion focused on the extent of the redevelopment of the pavilion and installation of an automatic irrigation system. It was agreed that a new pavilion could not be justified and that the existing pavilion should be upgraded to include female changerooms and additional toilets and storage areas. It was also agreed that installation of the irrigation system should be performed over two years and the provision of a detached scoreboard/timekeepers/kiosk should be included as a medium term priority.

With respect to giving priority to the works, the project team recommended that the following criteria should be applied:

- Years 1 and 2 – Works that will enhance the safety and appearance of and address deficiencies in the core facilities at the reserve
- Years 3 and 4 – Works which will add new facilities to the reserve that will promote greater usage
- Years 5 and 6 – Works which will promote greater usage but require further investigation and feasibility analysis

With respect to the funds available, it was suggested that an upper limit of \$950,000 be used and this be split into allocations of \$200,000 in the first year and \$150,000 per annum for the remaining five years. The project team made it clear, however, that these were nominal sums and that the final amounts available would be subject to Council's capital works budget deliberations.

9.2 Masterplan

A plan illustrating the works proposed at the reserve is provided in appendix B. Table 6 collates these works items into a six year development plan, using the criteria listed in Section 9.1.

Table 6 – Reserve capital development plan

Works item	Year					
	1999/98	2000/01	2001/02	2002/03	2003/04	2004/05
<i>Sports facilities</i>						
Erect training lights over Woodruff oval (main football/cricket field)	32000					
Erect training lights over Williams oval (baseball field)					25000	
Improve lighting over Anderson Oval (main soccer field)*	N/A					
Provide more seats and shelter around baseball area			6000			
Provide spectator seating around Woodruff Oval				10000		
Provide spectator seating on the terracing – soccer field				20000		
Provide safety netting and lights over batting cage						14000
Repair boundary fences	M					
<i>Sports landscaping</i>						
Install auto irrigation systems in playing fields	70000		40000			
Extend Woodruff Oval					40000	
Remove trees in field of play – Williams Oval	3000					
Topdress oval annually	M	M	M	M	M	M
Provide en-tout-cas bases (baseball field)	2000					
Replace turf species on Woodruff, Anderson and Williams ovals			15000			
Remedy drainage problem at front of pavilion	10000					
<i>Buildings</i>						
Provide female changerooms and additional storage areas		122000				
Provide additional public toilets						128500
Upgrade pavilions internally to a safe and reasonable standard	38200					
Improve external appearance of main pavilion		21800				
Provide security lighting around pavilion	8000					
Provide scoreboard/kiosk/timekeepers box						
Investigate and rectify plumbing problems with football/cricket/baseball pavilion	20000					

Table 6 cont

Works item	Year					
	1999/98	2000/01	2001/02	2002/03	2003/04	2004/05
<i>Recreation facilities</i>						
Upgrade security lighting around playground/BBQ area	5000					
Provide more playground equipment			15000			
Investigate possible relocation of playground			20000			
Upgrade BBQ			2000			
Provide new picnic/BBQ area on Plummer St side				20000		
New picnic/BBQ area between soccer pavilion and southern boundary						20000
<i>Open space landscaping</i>						
Improve Williamstown Rd frontage		5000	50000			
Improve turf between pavilion and Aanenson oval	M					
Prune trees and remove suckers	M					
Plant additional trees in Plummer St woodland			5000		5000	
Remove Council depot and landscape area				5000	30000	
Erect bollard barrier along main access rd	6000					
Install perimeter walking track				?	40000	
Total	194200	148000	153000	144300	140000	162500

9.3 Recommendations

That the six year development plan as detailed in table 6 be adopted as the proposed masterplan for J. L. Murphy Reserve

That the annual allocations listed in table 6 be referred to the Council's capital works budget process

That Council resolve the future of the depot site

That Council further investigate the merits of extending Woodruff Oval

Appendix A - Building Design Options

Option 1 - Making the football/cricket/baseball pavilion and soccer pavilion safe and compliant with building codes and upgrading the changerooms in the football/cricket/baseball pavilion

Option 2- Option 1 plus upgrading the external appearance of the football/cricket/baseball pavilion.

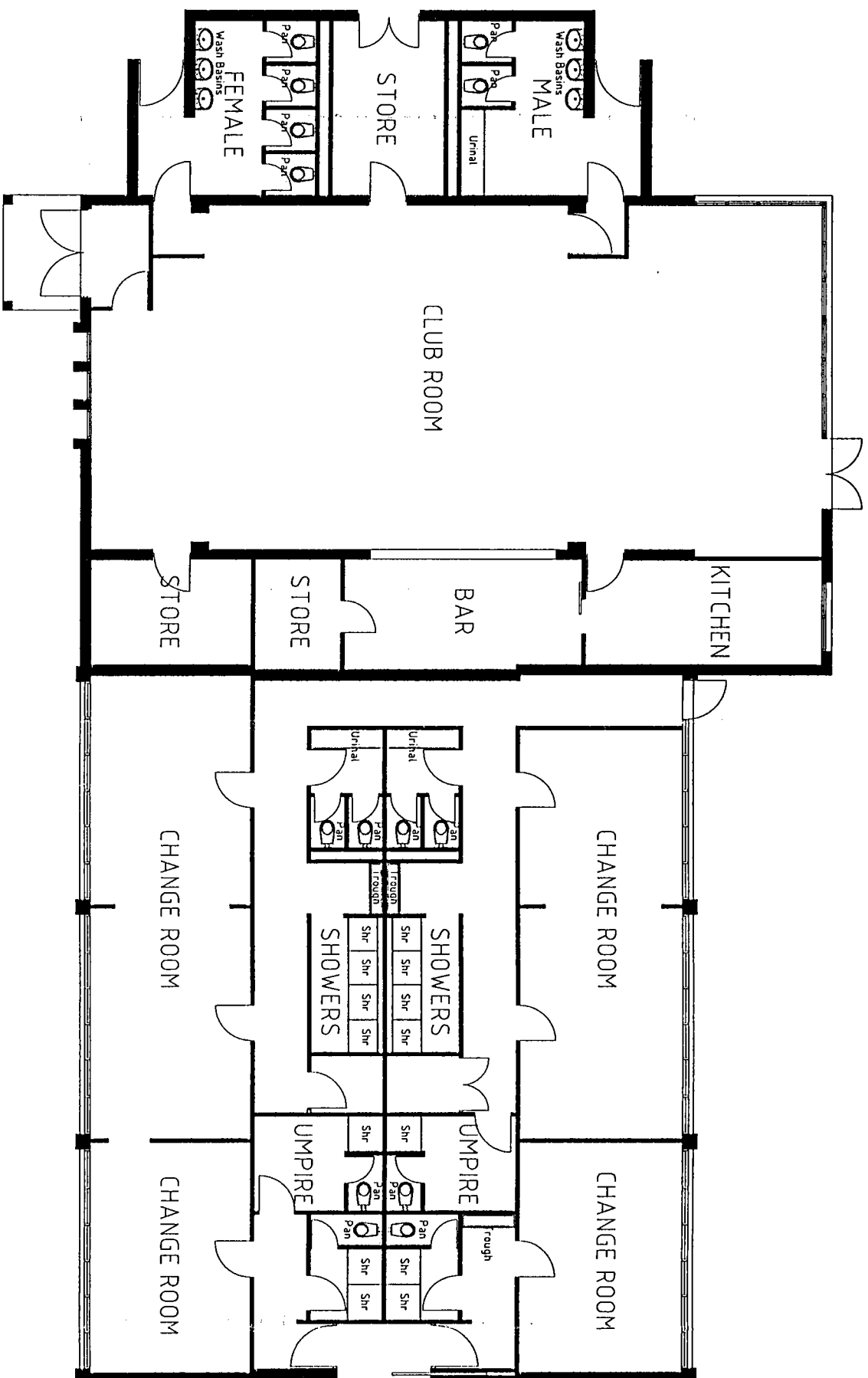
Option 3 - Option 2 plus the provision of female changerooms and additional storage areas

Option 4 - Option 3 plus additional public toilets

Option 5 - Detached kiosk/scoreboard/ timekeepers box

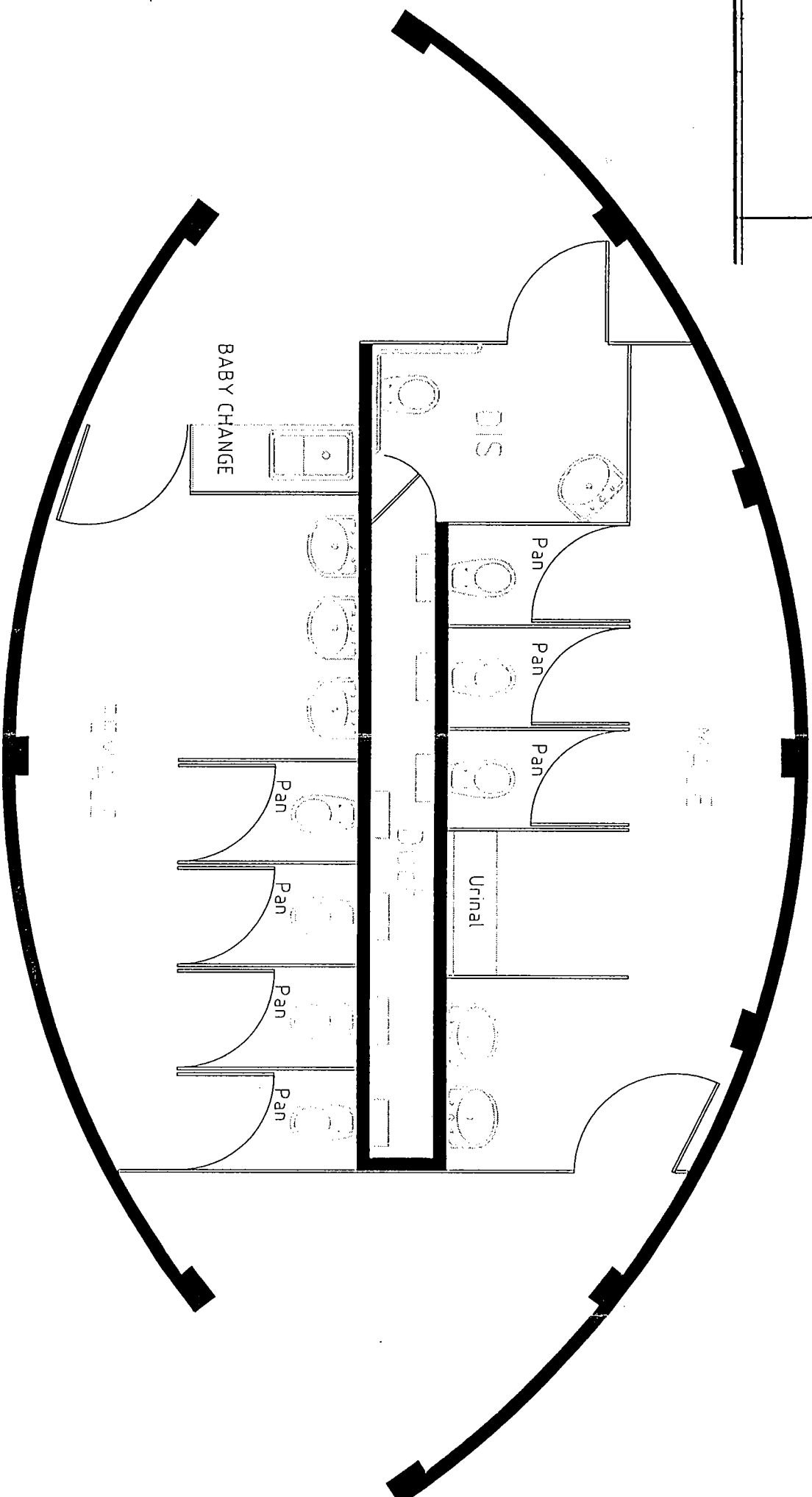
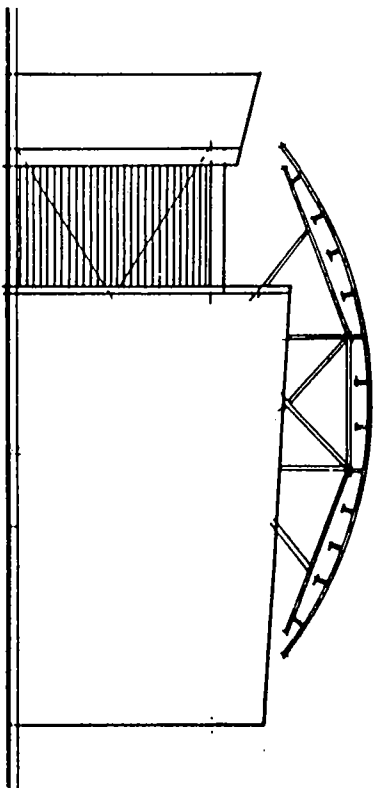
Option 6 - New pavilion on Plummer St side of reserve

Option 7 - Detached toilet block

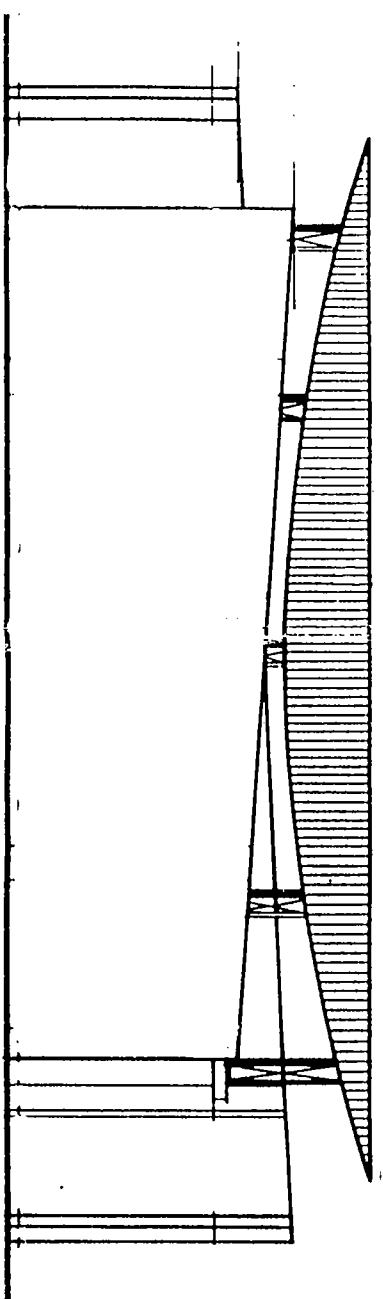


OPTION 2

MICROFILM SCALE		0 MM		50		100		150		200		250		300		350		400		450	
NOTES		THIS IS TO CERTIFY THAT AN EXAMINATION HAS SHOWN THIS DOCUMENT TO COMPLY WITH THE REQUIREMENTS OF RELEVANT BUILDING REGULATIONS		BUILDING SURVEYOR		DATE		LAST REV. DATE		REV. DATE		REV. DATE		REV. DATE		REV. DATE		REV. DATE		REV. DATE	
1		2		3		4		5		6		7		8		9		10		11	
NOT OPERATIONAL		BUILDING SURVEYOR		DATE		LAST REV. DATE		REV. DATE		REV. DATE		REV. DATE		REV. DATE		REV. DATE		REV. DATE		REV. DATE	
PROJECT TITLE		PANOZZO, WALL & FERNON		PROJECT NO.		J L MURPHY RESERVE		CITY OF PORT PHILLIP		PROJECT NO.		215789		SCALE		1:150		DRAWING NO.		A3_02	
BUILDING SERVICES AGENCY		Existing Conditions Plan		Proposed External Upgrade		PROJECT NO.		J L MURPHY RESERVE		CITY OF PORT PHILLIP		PROJECT NO.		215789		SCALE		1:150		DRAWING NO.	
BUILDING SERVICES AGENCY		Existing Conditions Plan		Proposed External Upgrade		PROJECT NO.		J L MURPHY RESERVE		CITY OF PORT PHILLIP		PROJECT NO.		215789		SCALE		1:150		DRAWING NO.	



OPTION 7

[illegible]

Appendix B – Plans

Existing conditions plan

Masterplanning issues

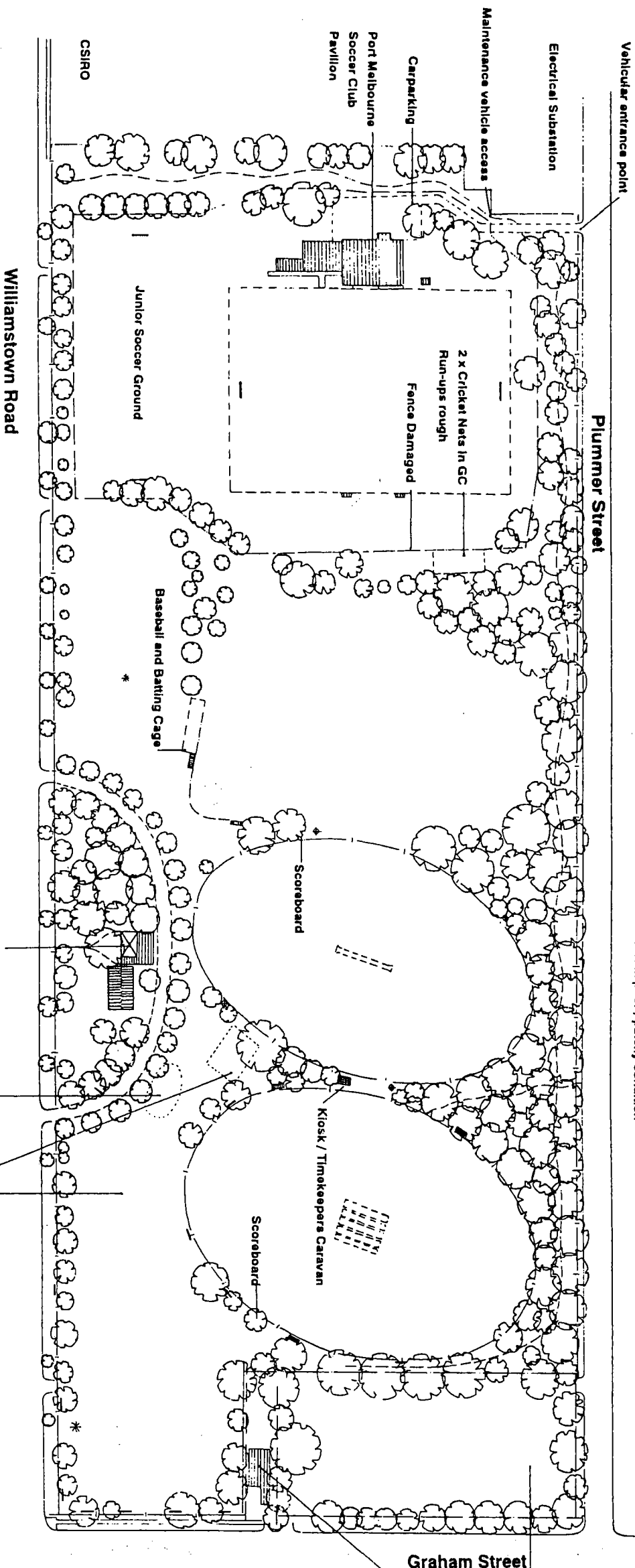
Masterplan

S.S. Anderson Oval
(soccer)
Automatic Irrigation – pop-ups
Lighting lux insufficient
Turf in excellent condition

G.S. Williams Oval
(baseball)
Automatic Irrigation – Pop-ups
Some trees within Home Run boundary
Turf in good condition

A.T. Hanenonson Oval
(cricket / football)
Synthetic Grass Wicket
Run-ups very rough
No Irrigation
Turf in poor / patchy condition

J.M. Woodruff Oval
(cricket / football)
Irrigation – Quick Coupler Valves
No lighting
Turf in good condition



City of Port Phillip
Municipal Depot
Unity Council waste storage
Fill / superseeded play equipment
Australian Trust for
Conservation Volunteers
Volunteer Accommodation
& Vehicle Storage

Existing Mature tree (Mostly White Poplar / Lombardy Poplar / Radiata Pine / Spotted Gum)
Post and Pipe Rail Fence (top rail requires repair in places)
2m high Chain Mesh Fence
Concrete / tubular-based timber park seat / bench (most in good repair)

Concrete player shelter
Dog-do scooper / bag receptacle
Pedestrian / bicycle / maintenance desire-time
Sportsground lighting

Childrens Playground
No edging / low on mulch
Insufficient facilities for demand

BBO area
Area used for Marquee picnics and dog obedience training
Automatic Irrigation – Pop-up. Kikuyu 60-100mm in VGC
Insufficient facilities for current demand
Some benches require maintenance

J.L. Murphy Reserve – Port Melbourne **Existing Conditions Assessment March 99**

North
Scale: 1:2000@ A3



S.S.Anderson Oval requires:
 Improved lighting over main playing field – higher lux
 More seats on terracing in front of pavilion
 Repair to damaged fence
 Lights over baseball field

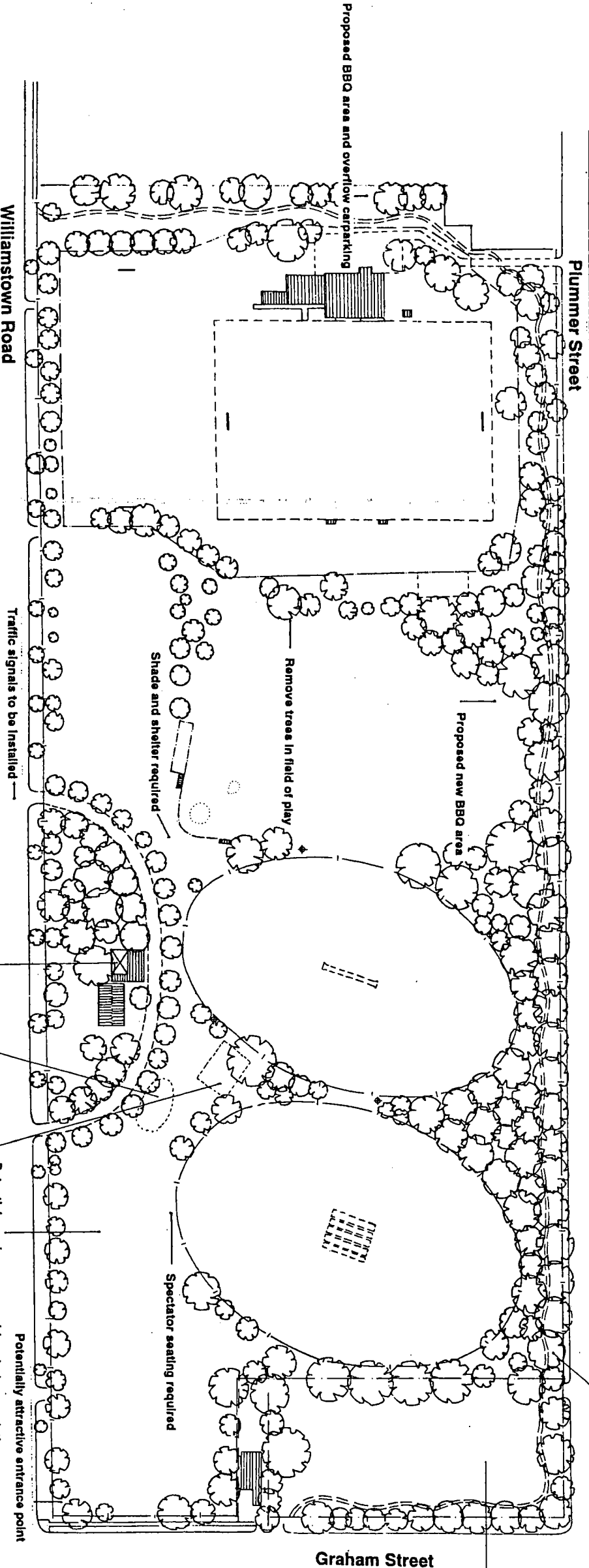
G.S.Williams Oval requires:
 Removal of trees in field of play
 Safety Netting for batting cage
 Lights over batting cage
 More Spectator seats and shade
 Home Run Boundary installed
 Women's changerooms
 Improved Storage

A.T.Hanenson Oval requires:
 Removal of pipe and rail fencing
 Automatic Irrigation - Pop-ups
 Improvement of turf surface

J.M.Woodruff Oval requires
 Automatic Irrigation – Pop-ups
 Ground size requires extension
 Training lights
 More seating required around ground
 New Pavilion and Social Rooms
 Larger storage area in existing pavilion
 Separate toilets for public

Trees:
 Some trees require attention by Arborist
 Many suckers require removal by maintenance staff
 Some shrubs or understory required to improve and define spaces and views

Municipal Depot requires:
 To be returned to Open Space - Design resolution required
 Chain Mesh fence removed
 Edging and clarification of perimeter and internal planting



Pavilion & Toilets require:
 Drainage problems require rectifying and general appearance improvement
 More security lighting
 Edging and clarification of trees and landscaping

BBQ Area requires:
 Improve appearance of existing area and maintenance on hotplates and benches
 Designate another area to provide for demand

Playground requires:
 Check conformity of playground to Australian Standards
 Edging and soft-fall mulch
 More facilities

General Requirements:
 Perimeter walking / jogging track required
 Top rail of fence requires repair in places
 Better signage and entrance control required
 More park infrastructure required along Plummer Street
 Frontage along Williamstown Road requires improvement

J.L.Murphy Reserve – Port Melbourne Masterplanning Issues March 99

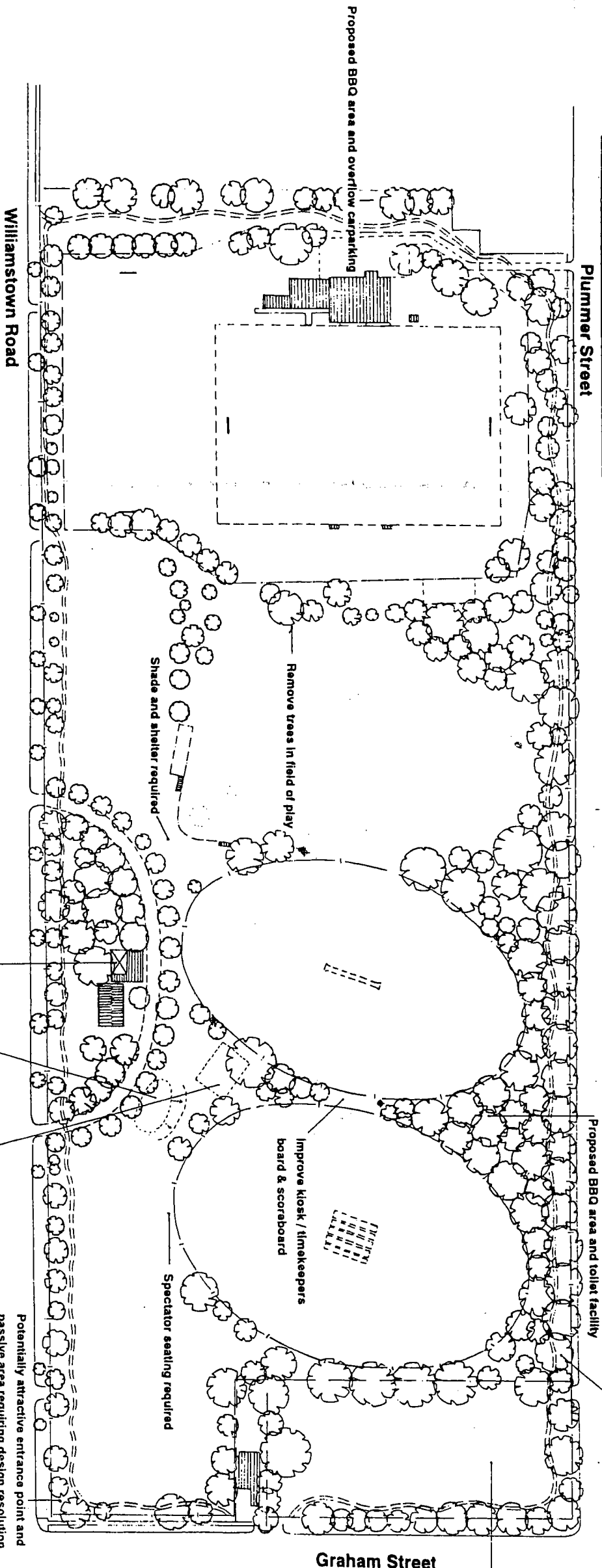
S.S. Anderson Oval requires:
Improved lighting over main playing field – higher lux
More seats on terracing in front of pavilion
Repair to damaged fence

G.S. Williams Oval requires:
Removal of trees in field of play
Lights over batting cage
More Spectator seats and shade
Lights over baseball field to provide for soccer training

A.T. Hansen Oval requires:
Automatic Irrigation - Pop-ups
Improvement of turf surface

J.M. Woodruff Oval requires
Automatic Irrigation – Pop-ups
Ground size requires extension
Training lights
More seating required around ground

Trees:
Some trees require attention by Arborist
Many suckers require removal by maintenance staff
Some shrubs or understory required to improve and define spaces and views



Municipal Depot requires:
To be returned to Open Space - Design resolution required
Chain Mesh fence removed
Editing and clarification of perimeter and internal planting

Existing Mature tree (Mostly White Poplar / Lombardy Poplar / Radiata Pine / Spotted Gum)

Post and Pipe Rail Fence

2m high Chain Mesh Fence to be removed

Concrete/tubular-based timber park seat / bench

Concrete player shelter

* Dog-do scooper / bag receptacle

Pedestrian / bicycle / maintenance perimeter track

+ Sportsground lighting

General Requirements:

Perimeter walking / jogging track required
Top rail of fence requires repair in places
Better signage and entrance control required
More park infrastructure required along Plummer Street
Frontage along Williamstown Road requires improvement

J.L. Murphy Reserve – Port Melbourne
Masterplan March 99

North



Scale: 1:2000@ A3

