

# Hosken Master Plan Preliminary Concept Plan

## KEY

1. Upgraded and formalized senior football pitch to support existing use as per Football Victoria NPL training and competition requirements.
2. Upgraded and formalized senior football pitch to support existing use as per Football Victoria NPL training and competition requirements Including low-level fencing
3. Unformalized training pitch with improved, re-graded open grass area to support existing football training. Area remains open, unfenced and does not impact existing planting. Includes 3m buffer.
4. Proposed spectator area with tiered seating and shade structure to support existing use as per Football Victoria NPL training and competition requirements.
5. Maintain central Football Pavilion to Football Victoria NPL training and competition requirements. Incorporate previously proposed alterations including: Community gymnasium space and multipurpose community/prayer room under existing awning area, and storeroom extension. Intent to increase community access and use of facility. Refer to design previously prepared (design funded by Council grant).
6. Existing Tennis Courts with upgraded playing surface, fencing and lighting, with additional spectator viewing to north and west. Upgraded to meet minimum standards for Tennis Australia. Replacement and/or removal of existing trees on boundary may occur where existing species are deemed a safety concern and/or maintenance practices (such as tree-root barriers) are ineffective. Densely planted 'sightscreen' on south fence boundary to provide separation buffer to school. Block out material to be utilised in interim to allow for plant maturity.
7. New tennis club. Redeveloped Tennis Pavilion with sightlines over all courts to meet minimum standards for Tennis Australia. Inclusion of BBQ facilities and bookable room hire spaces subject to detailed design.
8. Pedestrian access link between gated access to school, tennis courts and south Senior Football Pitch and Football Pavilion.
9. Potential future accessway to/from Bakers Road including additional parking bays, shared path link and landscaping.
10. Central plaza with paved area with WSUD and Shade planting area including seating edge for informal gathering, community and sporting use and events.
11. .Active Recreation Zone with court space suitable for ball sports, skate/scooter/bmx elements, tennis rebound wall, creative linemarking, fitness equipment and other flexible informal recreational elements. Includes viewing areas to tennis courts.

12. Formalised carpark with raised planting and separate pedestrian access path into the reserve. Informal boulders to act as vehicle exclusion and seating moments.
13. Upgraded car park area with new linemarking, WSUD planting and tree planted bays. Allow for passive irrigation to WSUD areas.
14. 2.5m wide primary circulation path with distance markers.
15. 1.8m wide secondary circulation path
16. Logs, log steppers and boulder circuit through mulch and planting as an informal opportunity for nature play.
17. Wetland area to be retained and protected. Supplementary planting to assist to further integrate the Wetlands within the reserve
18. Additional picnicking area to be co-located with existing Wetland picnic area and provide informal picnicking opportunities for multiple groups.
19. Additional picnicking area to be co-located with existing Playspace
20. Existing carpark area converted to community garden or sensory garden as primary place of relaxation and quiet contemplation for future residents. Subject to adjacent property development (removal of rear property access requirement) and detailed design.
21. Potential future road closure or revision to one-way access off Sheppard Street with new shared path or pedestrian link subject to Council approval.
22. Grass mounded area to add visual interest and provide informal elevated spectator area or informal passive recreation
23. .Planting area with shade trees for quiet zone with seating opportunities.
24. Proposed connection into Pallett St, Merlynston shared path and extension of shared path network.
25. Future option for indented parking along Bakers Rd and additional indennted parking on Pallett St.
26. 1.5m Footpath provided for interface with future development along industrial sites and indicative title boundary.

All elements shown on Master Plan are indicative only. Subject to feasibility, traffic study, stakeholder engagement, detailed design, documentation and Council approval processes.

### **TREE PLANTING**

The proposed design shows 199 additional trees (including removal of 10 trees/shrubs)

### **PARKING**

The proposed design shows 127 parking capacity (62 new)