

Doveton Pool in the Park Master Plan 2022

Version: 1.0

Date: 16 August 2022

Responsible Department: City and Asset Planning

ACKNOWLEDGEMENT TO COUNTRY

The City of Casey proudly acknowledges the traditional owners, Casey's Aboriginal communities and their rich culture and pays respect to their Elders past, present and future. We acknowledge Aboriginal people as Australia's first peoples and as the traditional owners and custodians of the land on which we work and live.

Approval Body:	Council
Endorsement Date:	16 August 2022
	Version 1.0
Current Version:	Council policy documents change from time to time, and it is recommended that you consult the electronic reference copy on Casey Council's Website to ensure that you have the current version. Alternatively, you may contact Customer Service on 9705 5200.
Council Plan Reference:	1.2, 1.3, 1.4, 1.5, 2.2, 4.1, 5.1, 5.2, 6.2, 7.2, 7.3
Compulsory Review Cycle:	4 year
	16 August 2026
Review Date:	It is recognised that, from time to time, circumstances may change leading to the need for minor administrative changes to this document. Where an update does not materially alter this document, such a change may be made administratively. Examples include a change to the name of a Council department, a change to the name of a Federal or State Government department, and a minor update to legislation which does not have a material impact. However, any change or update which materially alters this document must be by resolution of Council.
Responsible Department:	City and Asset Planning
Relevant Council Documents:	Council Plan 2021-25, Infrastructure Strategy 2021-25, City of Casey - Health and Wellbeing Strategy 2021 – 25, Casey Aquatic Facilities Strategy 2019-2041
ECM ID:	16457264

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1. INTRODUCTION

1.1 Purpose

The purpose of the Master Plan is to outline the proposed future infrastructure works for the Doveton Pool in the Park site to deliver an outdoor pool and year-round accessible Park.

1.2 Objective

The Doveton Pool in the Park Master Plan (Master Plan) was developed through the completion of various targeted assessments, input from key stakeholders and community members and is underpinned by the following objectives:

- Collaboration with key stakeholders and the community.
- Exploration of varied funding and co-investment opportunities with an ability to achieve economic sustainability.
- Interpretation and celebration of the site's heritage including post-Commonwealth Games outdoor pool development era.
- Conservation and enhancement of natural site features (including existing views, established trees, topography).
- Enhance the facility to become a destination to help foster community pride and connectedness through high quality, affordable and accessible facilities.
- Consideration of the Urban Design Charter Principles, Universal Design, Ecologically Sustainable Design, and creation of a facility that is resilient to the impacts of climate change.
- Alignment with Council's relevant policies and strategies.

1.3 Scope

This Master Plan relates to the recommended works to revitalise the Doveton Pool in the Park site. The recommended works are guided by Councils Aquatic and Leisure Facilities Strategy 2019-41 and Open Space Strategy 2014 and are proposed to be delivered through Council's Capital Works Program as well as State and Federal funding support.

1. INTRODUCTION

1.4 Definitions

Accessibility	means identifying and eliminating obstacles and barriers to ensure anyone can access or use places, services and information, regardless of their ability, location, culture, time resources or other differentiating factor.
Administrators	means the individuals holding the office of a member of Casey City Council
Council	means Casey City Council, being a body corporate constituted as a municipal Council under the Local Government Act 1989
Council officer	means the Chief Executive Officer and staff of Council appointed by the Chief Executive Officer
Community	Includes individuals, groups of people, stakeholders, special interest groups, business groups, community groups and community organisations. A community can refer to a geographic location (community of place), a community of similar interest (community of practice) or a community of affiliation or identity (such as an industry or sporting club).
Stakeholders	Defined as individuals, groups of individuals, organisations or political entities who are interested in or impacted by a Council outcome or decision.

1.5 Context

Doveton Pool in the Park (DPIP), located at 64 Tristania Street, Doveton, in the River Gum Ward consists of 2.134 hectares of open space and aquatic and leisure related infrastructure. The site is on the traditional lands of the Bunurong people.

The site was developed in 1968 and is zoned Public Use Zone (PUZ6) under the Casey Planning Scheme. An easement exists within the northern half of the site and there is one significant tree located in the northwest portion of the site and existing mature vegetation exists across the site, which contributes to the overall character of the space.

The site is situated in an urbanised setting, bound by Kidds Road, Tristania Street and Ash Street to the north, east and west, surrounded by residential development. South of the site is Victorian Government education land (Doveton College).

DPIP is classified as a Local Level, seasonal use, outdoor aquatics and leisure facility, servicing a catchment population of 10,000 – 40,000 (Casey Aquatic Facilities Strategy 2019 - 41).

2. BACKGROUND

2.1 History

Doveton Pool in the Park is a valued community asset for the Doveton and Eumemmerring community, steeped in over 50 years of history as a local spot to gather with family and friends to cool down on a hot summer's day.

The pool was established following strong promotion of swimming in Victoria after the 1956 Melbourne Olympic Games and through lobbying by the people of Doveton to the local council (Shire of Berwick) for a public swimming pool due to concerns over drownings in the Eumemmerring Creek.

The construction of the Aquatic Facility was a significant undertaking and major expense for the Berwick Shire Council. The public began raising funds for the pool and a donation 'thermometer' was installed at the police station on Hawthorn Road, Doveton (Harding 1993:23).

In 1968 the Doveton Amateur Swimming Club, later known as the Doveton Amateur Swimming and Lifesaving Club, was formed and the Governor of Victoria, Sir Rohan Delacombe, opened the pool on 14 December 1968 (Age, 16 December 1968:7).



Image 1 – Aerial photography taken in 1970



Image 2 – Aerial photography taken in 1974



Image 3 – Aerial photography taken in 1984



Image 4 – Aerial photography taken in 2009

2.1 History (continued)

In response to local community needs Doveton College opened in 2012. The College is a community focused school, built in partnership with the Colman Foundation, that caters for families and children. It includes services such as prenatal services, maternal child health, community services and adult programs, and traditional education from kindergarten to Year 9. The College shares its northern boundary with DPIIP.

To support the development of the school, on 21 September 2010, Council endorsed selling part of the DPIIP land to the Department of Education and Early Childhood Development (DEECD), with funds from the sale (\$2 million) to be used for the future redevelopment of the Doveton Pool in the Park site.

In 2019 the City of Casey adopted the Casey Aquatic Facilities Strategy 2019–2041, which highlighted the need for a Master Plan for the Doveton Pool in the Park site, given the age of the asset and its identified decline in use. The aim of the Master Plan was to explore the current use of the site, assess whether the site was servicing the community's needs and determine how it can best meet the current and future demand and community expectations with high quality, affordable, accessible and economically sustainable facilities.

*Image 5 – Photograph of the front of the main building in 1968.
(Source: State Library Victoria,
Accession No: H92.20/11389-
11400, in copyright)*



*Image 6 – Photograph showing
Doveton Pool crowded with
patrons in 1968. (Source: Casey
City Council)*



2.2 Demographics

Doveton and Eumemmerring has a population of 12,433 people and is one of Casey's most culturally diverse communities. It includes a relatively high proportion of Aboriginal or Torres Strait Islander people as well as 50 per cent of residents being born overseas.

One quarter of Doveton's population arrived from a non-English speaking country (NESC) in the ten years prior to the 2016 Census. Of Casey's 29 suburbs, Doveton has the highest rate of residents who were born overseas in non-English speaking countries (48.1%) and the highest rates of those who have low English proficiency (14.2%). Almost a third of the NESC-born cohort who are aged 15-64 are not engaged in work or study.

Eumemmerring has a high proportion of older people aged 65 and over (19.1%), with over a third (34%) living alone, the highest rate in Casey. There are also a high proportion of people who are aged 80 and over (5.4%). This is partly due to 101 of the 834 dwellings being self-contained retirement villages (Census DLOD).

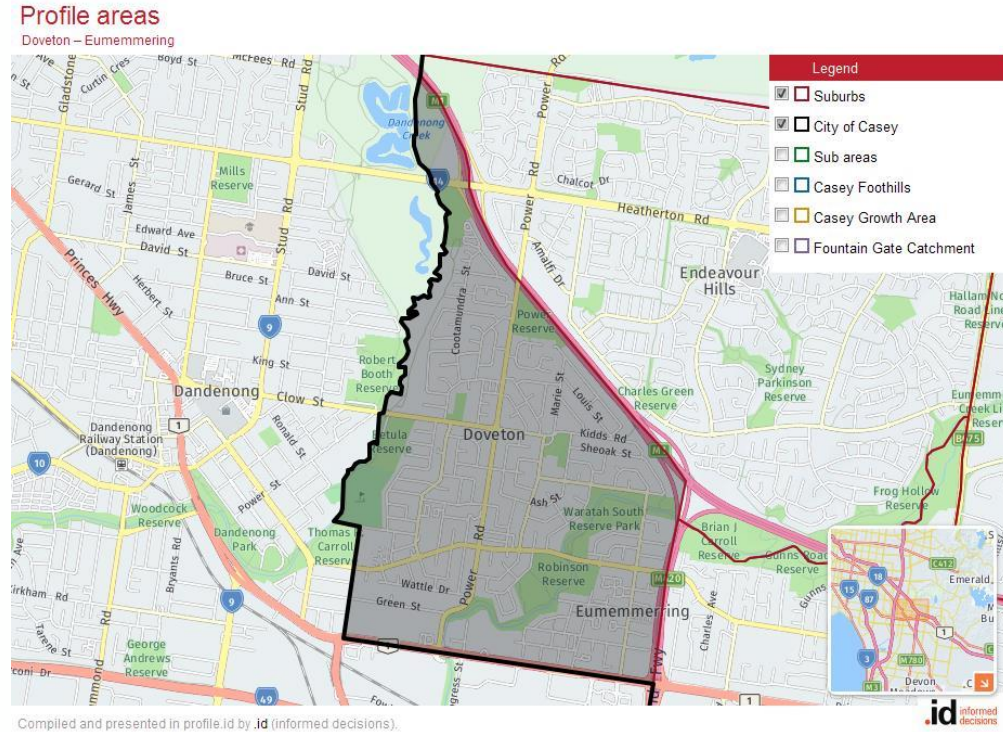
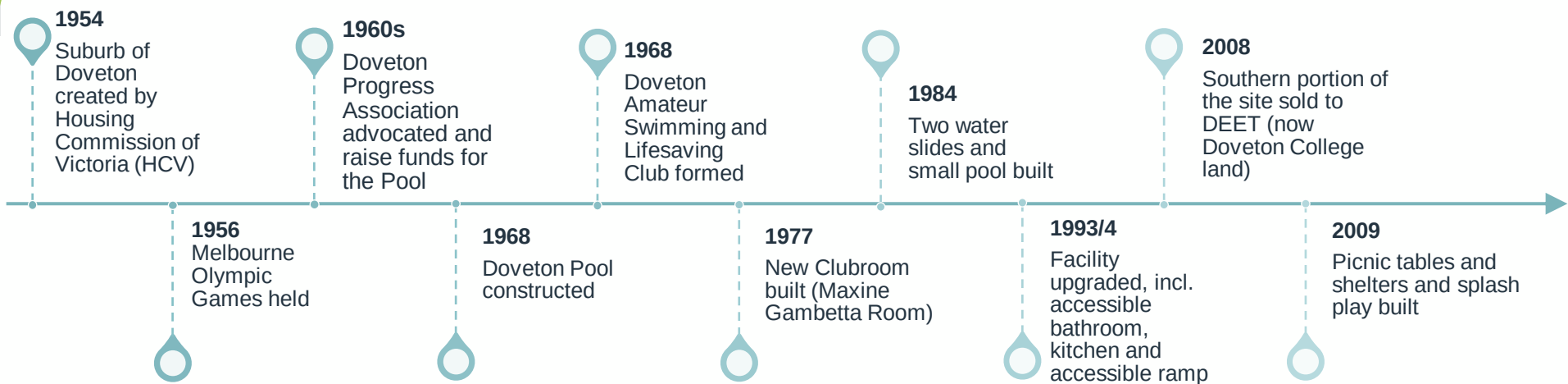
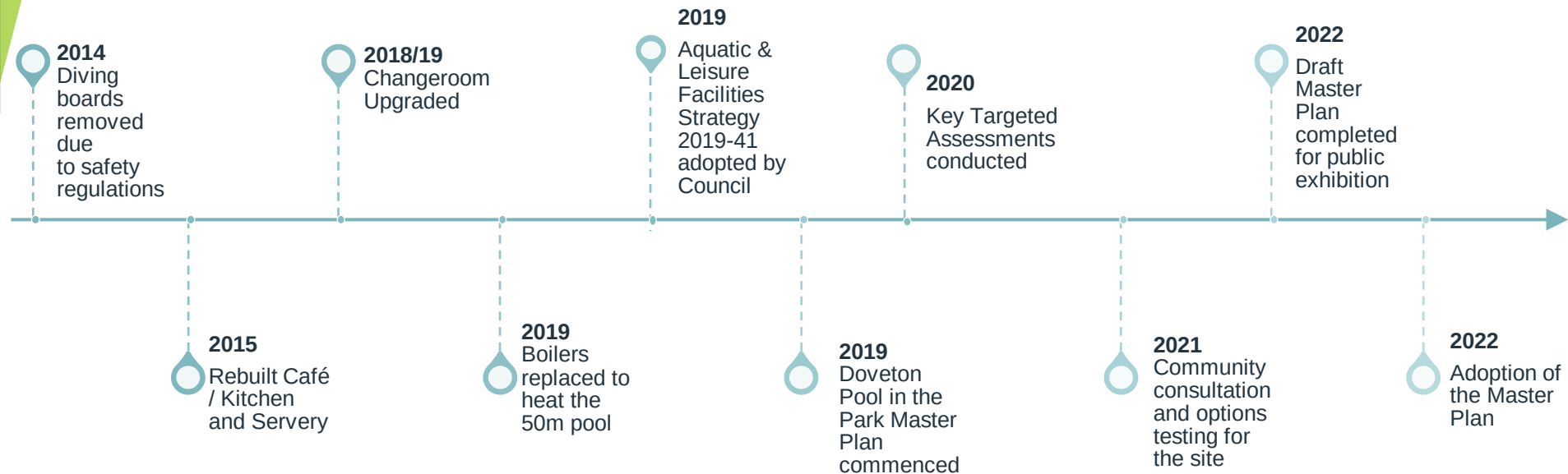


Image 7 – Doveton and Eumemmerring catchment. (Source: Profile ID)

2.3 Timeline for Doveton Pool in the Park



2.3 Timeline (Continued)



3. MASTER PLAN

3.1 Vision

Doveton Pool in the Park is a place that fosters community inclusion and wellbeing, a facility built for people of all ages, abilities and backgrounds to gather, socialise and recreate.

3.2 Principles



Community Pride of Place

Continue to foster a strong sense of community pride.



Sustainable
Implement
Environmentally
Sustainable Design
Principles through
design and delivery
across the site.



Health and Wellbeing

Provide a space that encourages people to maintain and enhance their physical and mental wellbeing through offering a range of spaces for physical activity, increased social connection and intergenerational and cultural connection.



Accessible

- Offer a range of seasonal and year-round recreational pursuits to the local community that encourage increased participation.
- Improve navigation through signage and wayfinding.
- Apply a gender equity lens to site design.
- Implement Universal Design Principles through design and delivery across the site.



Heritage

Celebrate the site's known Heritage significance through built form and interpretation.



Partnerships

Develop and build on partnerships to create a space that is supported and invested in, now and into the future.

3.3 Strategic Context

The City of Casey's Integrated Strategic Planning Framework guides Council in identifying community needs and aspirations over the long term (the Vision), medium term (Council Plan and five Domain Strategies) and short term (Annual Budget, incorporating the Annual Action Plan and Capital Works Program), and then how it will hold itself accountable (Annual Report and Audited Statements). The DPIP Master Plan contributes to the framework by setting out the proposed infrastructure works for the DPIP site to deliver an Outdoor Pool and Year-round accessible Park in response to community needs and aspirations.

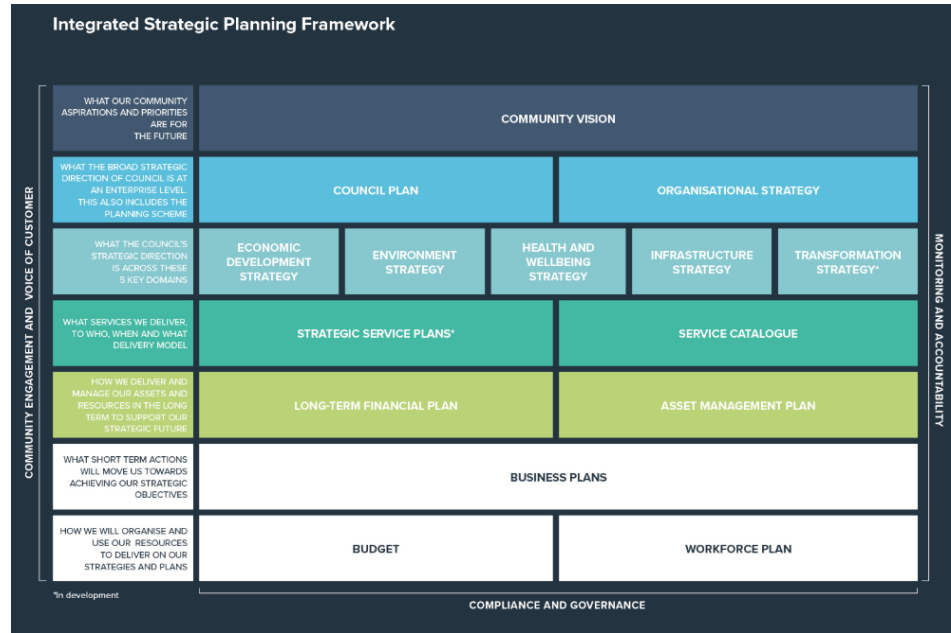
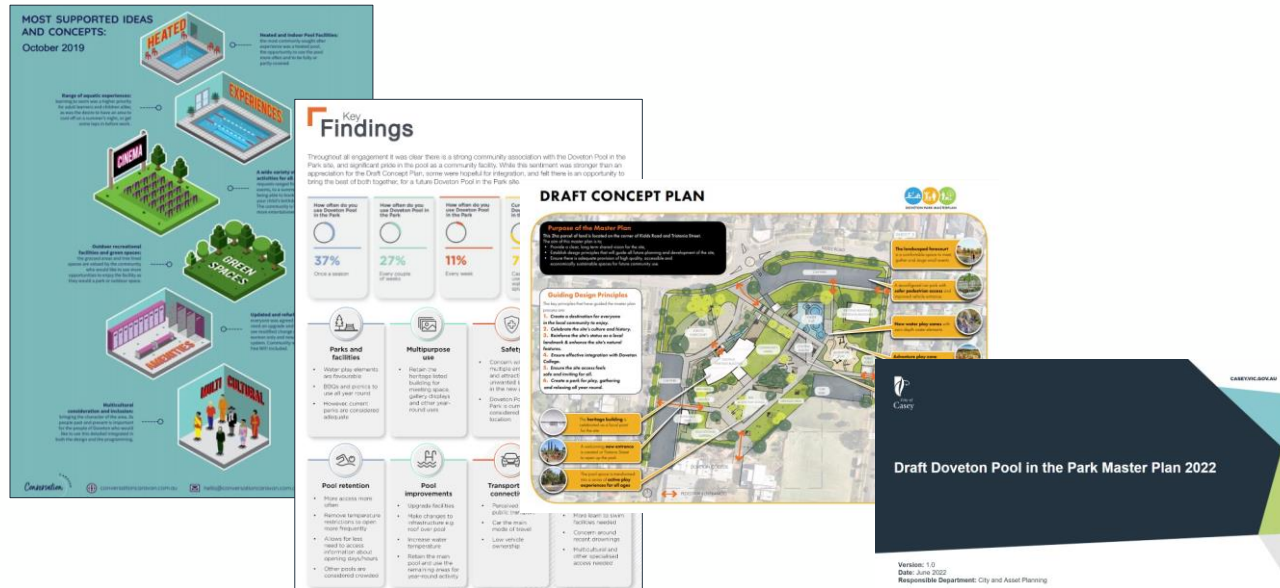


Image 8 – Integrated Strategic Planning Framework (Source: Casey City Council)

3.4 Engagement

At the inception of the Master Planning process a **Project Control Group (PCG)** was formed, consisting of key stakeholders who were identified as instrumental in representing the local community interests and influencing the project. The PCG was governed by a Partnership Agreement and met regularly throughout the Master Plan development. Representation included individuals from Our Place – Colman Education Foundation, Doveton Eumemmerring Township Association (DETA), Doveton Neighbourhood Learning Centre, Doveton College, Hallam Secondary School, YMCA Facility Managers, and Council staff. The PCG also met regularly with a relative of Sydney Pargeter, former Councillor, Shire President and City Mayor of the then Shire of Berwick and who was instrumental in advocating to fund the establishment of Doveton Pool in the Park.



3.4 Engagement (Continued)

During the development of the Doveton Pool in the Park Master Plan, there have been two phases of community and stakeholder engagement:

Phase 1 – General Engagement

From September - October 2019 engagement was undertaken to inform the community that Council was undertaking a master plan and to seek input on future site aspirations.

Key Findings

- Heated pool and range of aquatic experiences (learn-to-swim, adult swimming classes)
- A variety of programs and activities for all ages (outdoor cinema, birthday parties, large events)
- Outdoor recreational spaces (grassed space, trees)
- Updated amenities (upgrade change rooms, free Wi-Fi)
- Link to Doveton history and culture (past and present)

Snap-shot

- 328 participants engaged
- Online survey via Casey Conversations
- Pop-up at the Doveton Show
- School Workshops
- Engagement Stations at local Community Facilities

Phase 2 – Deliberative Engagement

From March – May 2021 engagement was undertaken to test the concept of a new park with the community.

Key Findings

- Strong community association and pride in the pool and pool retention
- The need to invest and update the facility
- Accessibility issues to get to nearby sites
- Barriers to pool access including the temperature policy and inconsistent facility opening hours
- Year-round elements the community would like to see include, water play, toilets, café, BBQ's and picnic facilities, shade

Snap-shot

- 523 surveys completed
- 8,500 mailouts to local residents A total of 4,875 visits and 60 project followers connected through Casey Conversations
- 63,545 social media engagements and EDM sent to 11,000 community members
- Emails sent to 117 groups and organisations
- Engagement Stations at local community facilities
- Various community pop-up sessions, workshops, briefings and one-on-one stakeholder meetings.

3.5 Targeted Assessments

In order for the Council to make an informed decision on the future of the Doveton Pool in the Park site, a number of targeted assessments were undertaken to determine how the facility can best meet the needs of the current and future community of Doveton and Eumemmerring. The assessments investigated important elements such as demand for community and aquatic infrastructure in Doveton, open space provision within Doveton and Eumemmerring and Heritage Significance of the Doveton Pool in the Park site.

Doveton Community Infrastructure Needs Assessment 2020

Aim:

To provide an understanding of the current and future community services and infrastructure needs within Doveton and Eumemmerring.

Recommendation:

The Assessment found that an additional integrated community centre in Doveton is not required. Instead, utilisation of existing facilities should be reviewed. The report also provided examples of elements that could be accommodated at DPIIP including youth specific spaces, flexible spaces, café, and learn to swim.

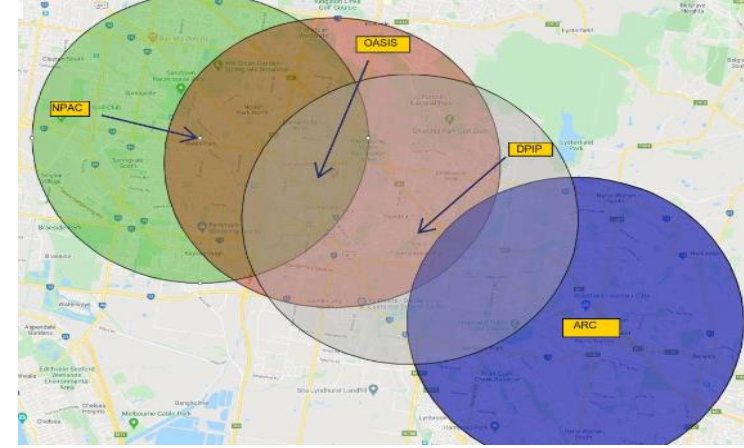


Image 10 – Aquatic and Leisure Facility Competition (Source: Demand Analysis)

Aquatic Facilities Demand Analysis 2020

Aim:

To assess the surrounding aquatic services and facilities options for the site.

Recommendation:

The analysis identified that there is adequate provision of aquatic services and facilities within a five-kilometre catchment of DPIIP for Doveton and Eumemmerring residents, with Dandenong Oasis being three kilometres away. The option to provide no aquatics facility was considered the most viable for Council, with the proposal to redevelop the site as a new public open space to better service the needs of the Doveton and Eumemmerring community.

3.5 Targeted Assessments (Continued)

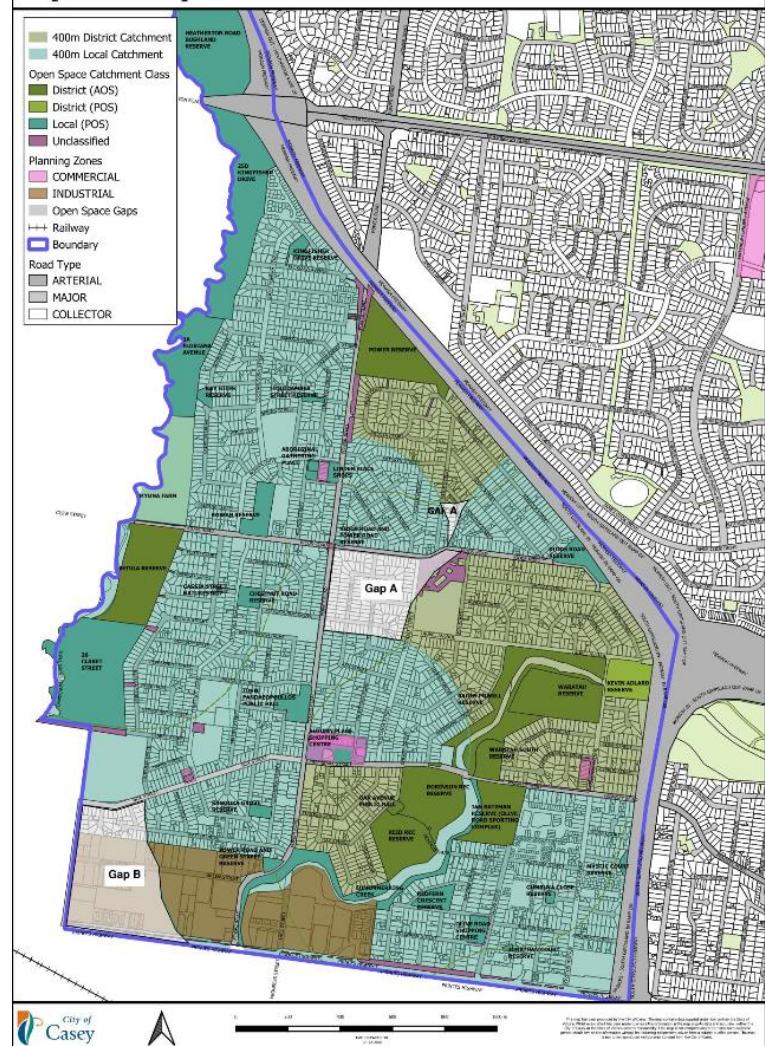
Open Space Assessment 2020

Aim:

To understand supply and demand of open space provision in Doveton and Eumemmerring.

Recommendation:

1. To address the walkability gap (Gap A), consideration be given through the development of the DPIP Master Plan that the site becomes a local or district level public open space and the pedestrian crossing on Kidds Road and Marie Street be further formalised; or alternatively, acquisition of centrally located residential land be sought to develop a local or district level open space.
2. To address the under provision of district level parks, that the DPIP site be considered appropriate due to the determination through the DPIP Master Plan demand analysis that a no pool option is the preferred way forward, with opportunities for accessible amenities such as water play, BBQ and toilet within a parkland setting.



3.5 Targeted Assessments (Continued)

Detailed Heritage Assessment 2020

Aim:

To undertake a detailed heritage assessment of the site, including site history and a comparative analysis of the site to similar typologies within the municipality and more broadly throughout Victoria.

Recommendation:

The Assessment identified that the site has local significance for historical and representativeness and recommended that Council include the site as an individually significant place in the Planning Scheme and Schedule to the Heritage Overlay.

Whilst the DPIP site has been identified as having local heritage significance, its future inclusion in the Heritage Overlay of the Casey Planning Scheme would not necessarily inhibit the site's redevelopment and/or change in use; provided any such development or change in use is not detrimental to the heritage significance of the DPIP site.

There is one significant tree located in the northwest portion of the site, contributing to the heritage of the site.



Image 12 – Diagram of Doveton Pool site indicating Heritage Overlay boundaries and significant elements

3.6 Cost Estimate

Based on the technical documents, along with the strong community support to keep a pool, various site options were assessed, with the final decision being the redevelopment of an Outdoor Pool and new Year-Round Accessible Park.

A project design brief, concept plan, cost estimate and operational analysis were prepared. The concept plan includes the renewal of the 50m pool, main building, and car parking. New elements required include the park and amenities. The concept also includes the demolition of the Gambetta room and three small pools. The estimated cost is \$21.14M.

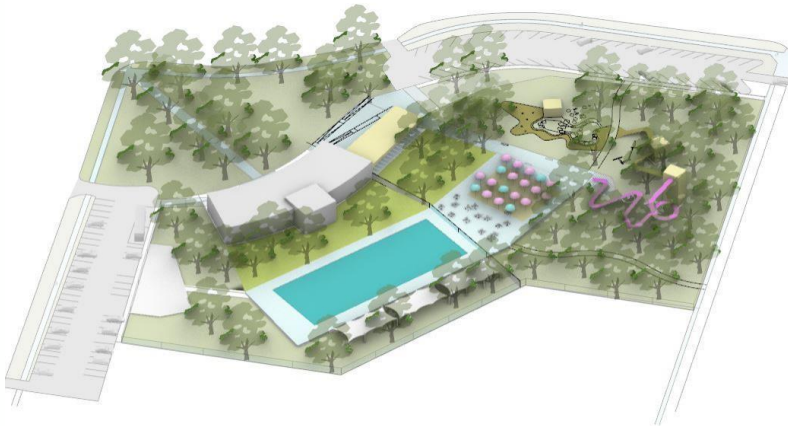


Image 13 – High level site concept

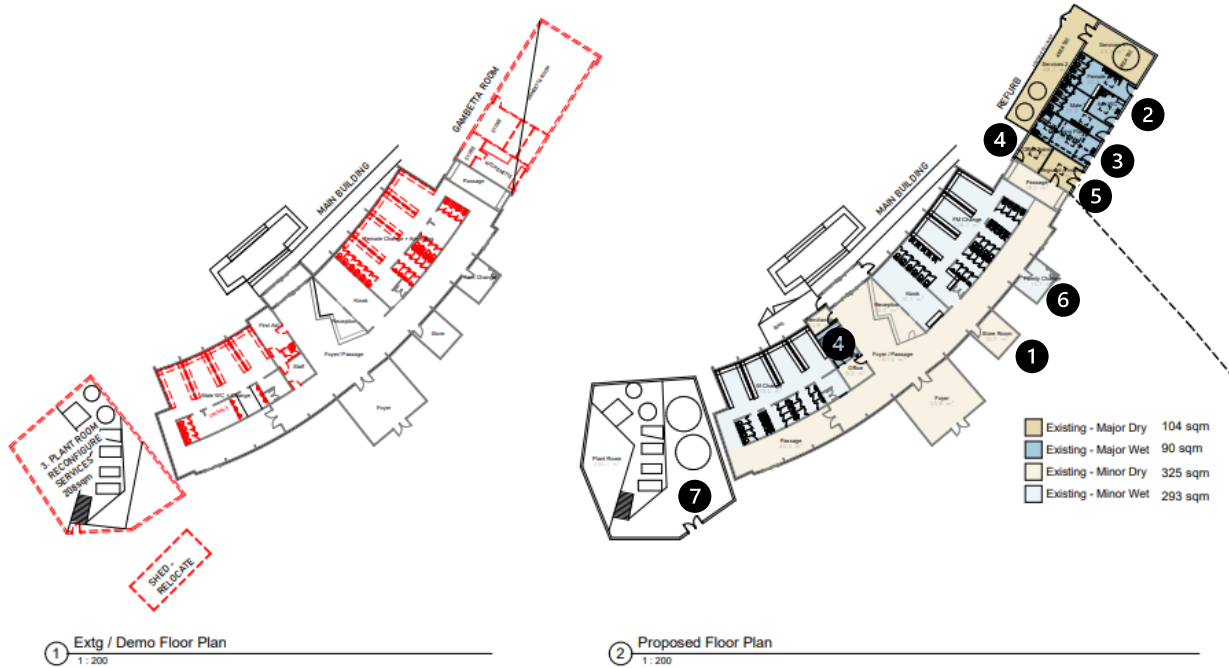
Element	Scope	Cost Estimate
Detailed Design	Design, Site Assessment, Project Management & Engineering, Specialist Reports	\$1.29M
Pool & Building	50m pool renewal (including depth reduction) Underground tanks New/upgrade services Underground balance tank Storage shed Bin Enclosure New build (toilet/change rooms) Change village Car Parking renewal Additional access point ESD	\$12.0M
Park	Demolition, landfill, contamination disposal (incl. Gambetta room and small pools) Relocate Portable Public Art Concrete plaza/path connections Structure modifications – Heritage slide Custom Fencing Beach sandpit Shelters/Lighting Play equipment Play space Waterplay Water treatment Bollards Trees Soft scaping Bins/drinking fountains	\$7.85M
Project Total		\$21.14M
*All estimates above include a 20% contingency		

3.7 Concept Plan



- 1 Lower Terrace Lawn**
Turn the existing driveway into the lawn Centralised boulevard linkage to the main entrance and retention of the significant tree
- 2 Park Entrance**
Form a separate entrance to the park and connecting with adjacent building, footpath lower terrace lawn and adventure play space
- 3 Sand Pit 'Beach'**
Retain one of the existing pool structures and create a large sand pit with movable shades and furniture
- 4 Pool 'Plaza'**
Retain the existing concrete platform and create a multi-use plaza space with movable tree planting and furniture. The adjacent fence is designed to be open and allow for some flexibility
- 5 Water Play**
Combined with the natural splash pond, misty and small jets.
- 6 Adventure Play**
Surrounded by the parkland and new tree plantings and utilise the existing slide structure to be integrated with the new play elements
- 7 Shelter**
Provide Picnic area and BBQ
- 8 Additional Access Point**
To existing path network and bus drop-off
- 9 Car Park**
Existing car parks including bus drop-off and disabled parking bays refer to Page 21
- 10 Main Building & New Change Village**
Refer to Architecture Drawings Page 21
- 11 Future Access/CarPark**
Subject to the further assessment
- 12 50m Pool**
Redevelop and reduce depth
- 13 Plant room**
- 14 Fencing**

3.7 Concept Plan (Continued)



3.8 Funding & Delivery

Delivery of the project is estimated to cost \$21.14 million. Council's Public Open Space Reserve (Reserve) for this project has \$1.9 million available to support the implementation of this project. Upon completion of the Master Plan, the remaining funds in the Reserve will be allocated to redevelop Doveton Pool in the Park, including fully funding detailed design and remaining funds attributed to the construction phase.

Council's Capital Works Program does not have the financial capacity to deliver the project in full. Council has therefore resolved that a 50/50 funding agreement between Council and the State and Federal Governments must be secured prior to delivering the project.

Council will proceed with detailed design in 2022-23 and if State and Federal funds are received, could commence construction over the 2023-25 financial years.

The 20-year forecasted Lifecycle Cost (scheduled maintenance) for the facility is estimated at \$4.2 million, which is funded through Council's Leisure Facility Maintenance budget. It is assumed that through the facility renewal, these maintenance costs would be reduced.

Operating hours and days will be further tested to understand utilisation and demand.

Funding Source	Amount
Local + POS Reserves	\$11.4M
State Commitment	\$5M
Federal Commitment	\$5M
Total	\$21.14M

3.9 Document History

DATE APPROVED	CHANGE TYPE	VERSION	NEXT REVIEW DATE