

An aerial photograph of Moorpanyal Park and the surrounding area in Geelong, Australia. The image shows a coastal park with a large body of water on the left, a sandy beach, and a line of trees separating the park from a residential area on the right. In the background, there are industrial buildings and a city skyline under a cloudy sky.

THE CITY OF
GREATER GEELONG

MOORPANYAL PARK DRAFT MASTER PLAN

APRIL 2023

PROJECT
MOORPANYAL PARK MASTER PLAN
Capital Works

CLIENT
City of Greater Geelong
Wadawurrung Country
PO Box 104, Geelong, Vic 3220

CLIENT REFERENCE
Q2250387

JOB NUMBER
220513

STAGE
Draft Master Plan

REV.	COMMENT	DATE	BY	CHECKED
A	Draft Issues & Opportunities for PWG review	13.09.22	GA/AJ	FH
B	Draft Master Plan for PWG review	10.10.22	GA/AJ	FH
C	Draft Master Plan for Council review	20.10.22	GA	FH
D	Draft Master Plan to Council	02.11.22	GA	FH

ACKNOWLEDGMENT OF COUNTRY:

We Acknowledge the Wadawurrung People as the Traditional Owners of the Land, Waterways and Skies. We pay our respects to their Elders, past and present. We Acknowledge all Aboriginal and Torres Strait Islander people who are part of our Greater Geelong community today.

LEAD CONSULTANT:

POLLEN

Pollen Studio Pty Ltd - Landscape Architects
BRUNSWICK - Stewards

CLIENT:



DISCLAIMER

The preparation of this document is based on background research and field work undertaken by Pollen Studio to date including; site photos, site walks with Council, Stakeholder Interviews and background reading of relevant strategic and planning policy. This work was undertaken to assist in understanding the experiences, natural and built environment, existing features, neighboring edges and context within the surrounding location. Our observations are distilled in diagrams, captions and key site imagery for discussion purposes with The City of Greater Geelong and as a precursor to design works associated with the Moorpanyal Park Master Plan. The opinions expressed in this document are not fixed or final, and are relevant only within the context of understanding the current site as it is and the background context of its master planning and development over time.

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INTRODUCTION

Moorpanyal Park is an area of coastal environmental significance, cultural importance and is a District Level recreational experience within the Geelong region. The development of this Master Plan will consider the current and future expected uses across the area.

We understand that existing and proposed experiences are diverse, and believe a holistic approach is needed to consider all parts, edges and broader context of the site. We understand that residents of North Shore and beyond feel a deep affinity with Moorpanyal Park and its unique recreational and environmental offerings - something the Master Plan will retain and celebrate. We are also excited about the opportunities to highlight future climate adaptation and resilience in community open space planning.

We believe enhancing the visual and physical connections will encourage activities to develop to suit the growing community, visitors, existing and future uses. The project team aims to create an adaptive space with a strong focus on climate resilience. The Master Plan celebrates the scenic values of the area and build upon the existing coastline experiences.

This project will undertake a rigorous and robust review, assessment of the existing conditions and uses, and close collaboration with The City of Greater Geelong officers, Key Stakeholders and the Community to deliver on the shared outcomes for the Precinct. It will facilitate a process that empowers Council, key stakeholders and the community with a pathway forward for implementation of the Master Plan; its future design and development to accommodate key needs as well as the protection and resilience of the coastal landscape. The intention is to ensure the best outcomes for a successful Master Plan, with guidance for future planning and projects, that complement the much-loved experiences and connection for all who visit.

The key aims for City of Greater Geelong are to:

- Define and test the community's aspirations for the short, medium and long term development of the reserve through a comprehensive engagement process;
- Provide appropriate treatment and incorporation of the existing environmentally significant Coastal Headland Scrub area;
- Focus on having a robust, informative and positive collaboration with the community and key stakeholders throughout the project to ensure engagement is meaningful and helpful to the Master Plan development;
- Identify potential partnership opportunities with local businesses;
- Strategically improve the amenity and function of Moorpanyal Park;
- Develop a plan that is user friendly & illustrative, incorporating specific plans, graphics, and written guidelines for the development of Moorpanyal Park;
- Develop a plan that is realistic and within resource constraints;
- Consider awareness of relevant Local and State Government strategic documentation, noting how it relates to Moorpanyal Park.
- Engage key stakeholders early to ensure their needs and views are understood, reflected, and accommodated where possible;
- Strategically plan for the arrival of the Spirit of Tasmania to the local area and the opportunities and challenges this may bring;
- Consider how the project may be successfully staged to allow for, and expansion of, funding over time.

SITE CONTEXT

As a district level park, Moorpanyal Park services a primary catchment area of ~400m which encompasses most of the North Shore residential area. Residents of North Shore are separated from other nearby parks by multiple physical barriers including train lines, the Princess Highway and industrial zones. The next closest public open space is Windsor Park which is ~35min walk.

The new Spirit of Tasmania Terminal is accessible by pedestrians from Moorpanyal Park along the off-road Bay Trail (20min walk, 5min cycle) or by driving (~3min drive). Due to the proximity of the park to the new terminal it is anticipated there will be increased visitation and pressure on the existing amenities such as the playground, toilet block, rubbish bins and BBQ areas.

Concurrently to this Master Plan, City of Greater Geelong is developing a Marine & Coastal Management Plan that will apply to the wider Corio Bay area. The intention is for this Master Plan to form part of the overall Corio Bay Precinct Plan.



BACKGROUND REVIEW SUMMARY

This project sits in alignment with a number of important existing strategic and planning documents. We acknowledge the importance of a strategic, cohesive and inclusive approach within this precinct to ensure successful future outcomes.

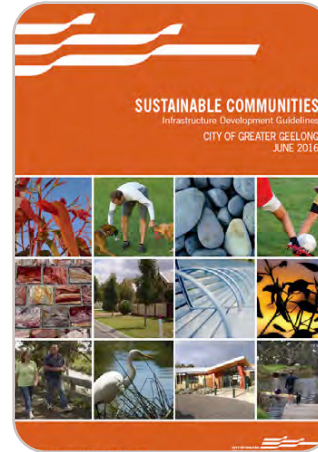
The following background, strategic and policy documents have been reviewed in relation to Moorpanyal Park. These documents will continue to inform the project throughout the Master Plan process and beyond.

These documents have provided context for understanding of Moorpanyal Park from a strategic, cohesive and inclusive perspective in relation to future open space planning and community building. They provide an overview of the influences on the site, experiences and values of the Precinct, with the aim of meeting the needs of many, whilst protecting this coastal environment.

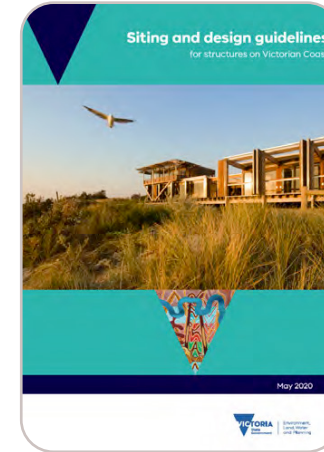
We resolve to consider how growth and development can be led by core values and experiences that supports and adds to this established and well-loved park.



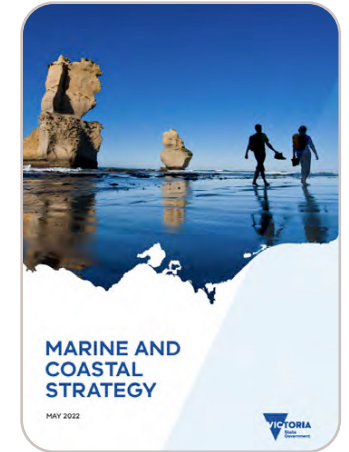
Our Community Plan 2021 - 2025, CoGG,



Sustainable Communities - Infrastructure Development Guidelines, CoGG, June 2016



Siting & Structures Guidelines, Victoria State Government, May 2020



Marine and Coastal Strategy, Victoria State Government, May 2022

<p>Authorised Version No. 003 Marine and Coastal Act 2018 No. 26 of 2018 Authorised Version incorporating amendments as at 6 April 2020</p>	
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Marine and Coastal Act 2018, 6th April 2020



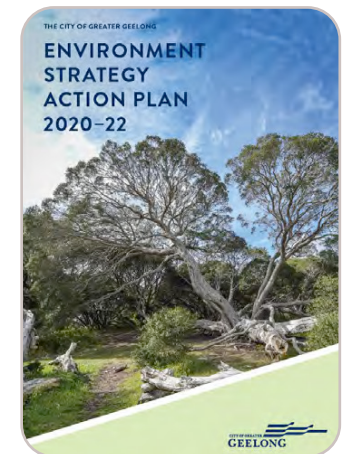
Marine and Coastal Policy, Victoria State Government, March 2020



Geelong Play Strategy 2012 - 2021, CoGG, December 2011



Geelong Environment Strategy 2020 - 2030, CoGG



Geelong Environment Strategy Action Plan 2020 - 2022, CoGG

KEY STAKEHOLDER EARLY ENGAGEMENT

Early engagement with key stakeholders, including the North Shore Residents Group, has been undertaken to ensure needs and views are understood, reflected, and accommodated where possible.

Many of the ideas, issues and opportunities identified in this document have been communicated directly from the following Key Stakeholders during virtual interviews held during August 2022;

- COGG Parks & Gardens Team (04/08/22)
- Midway (11/08/22)
- Incitec Pivot (11/08/22)
- GOGG Environments Team (11/08/22)
- DEWLP (16/08/22)
- COGG Coastal Planning (19/08/22)
- Victorian Fisheries Authority (22/08/22)
- Spirit of Tasmania (29/09/22)

An on-site workshop session between Pollen, Council and the North Shore Residents Association was held on 31/08/2022. We asked the community to share their local knowledge and what they perceive to be the most significant issues and opportunities for the site. These ideas and conversations were recorded and were imperative for the development of the following Site Analysis and Master Plan Concept explorations.



North Shore Residents On-site Consultation Meeting



North Shore Residents Consultation Workshop

An aerial photograph showing Moorpanyal Park and its surroundings. The park features a large green lawn, a playground with various equipment, and a paved walking path. To the north of the park is a residential area with houses and a large commercial building with a white roof. To the east, a sandy beach meets the water. The image is used as a background for the site analysis section.

SITE ANALYSIS

Moorpanyal Park is a seaside destination predominantly frequented by locals. It offers a linear open space environment with scenic views and diverse experiences. The park includes open grass areas, a playground, linear walking paths supporting both active and passive recreation. It is anticipated with the new Spirit Of Tasmania dock opening just south of the park, this area will increasingly be used by visitors from afar.

Ecologically, Moorpanyal park is a significant site within Corio Bay. A recent vegetation survey has identified multiple patches of significant vegetation including one patch a single specimen of *Senecio cunninghamii* (Groundsel), an endangered species in Victoria.

To protect and enhance the existing environment, it is vital to consider the existing uses and users within the precinct, its edges and adjacent neighboring areas. Doing so will ensure a cohesive, informed, resilient, and sustainable Master Plan for the Precinct.

The following Master Plan has been informed by relevant background documents, experiences on-site, key stakeholder interviews, resident's workshop and discussions with Council officers.



SOUTH WEST EXTENT TO MOORPANYAL BEACH

The south west extent of Moorpanyal park consists of a gravel path through areas of re-vegetation and views across the bay. The site is bound by Geelong Port Authorities to the west and Midway timber mill to the north. The area is comprised of some identified Ecological Vegetation Classes (EVCs) and other coastal planting at various sizes and densities. Some planting provides a buffer to cliff access however warning signs are in place where no barrier is present.

An existing seat has been recently refurbished which provides a rest point before reaching the end of the coastal path and looping back.



Unstable cliffs in close proximity to pedestrian path. Gaps in vegetation allow access to the cliff edge



Newly refurbished seating



Gravel path, secluded area, no passive surveillance, no lighting



Thick coastal shrub planting prevents access to the cliff edge in some areas. Vegetation also provides habitat value



Some areas without vegetation, other areas recently re-planted



BEACH, CARPARK & PLAYGROUND

This area is considered the 'heart' of Moorpanyal park and provides the most public facilities including toilets, beach access, playground and picnic facilities. Some parts of the cliff are quite exposed with signs to warn people of the steep drop off. Expansive views across the bay make this area the ideal gathering spot for families and groups.

The carpark provides a key turn around and pause point for buses, taxis, cyclists, and local workers.

Beach access is highly valued by locals due its proximity to residents and its catering to the annual community swim event. The next closest beach to North Shore is St Helen's, 5km away.



Sloping lawn extends from the top path down to the sand. A gravel access path also provides access from the carpark to the beach



Beach access gravel path with retaining wall and spoon drain



Linear stretch of coastal parkland with picnic facilities and extensive views



Toilet block with bright, place-based murals.



District level Playground in close proximity to amenities, caters to younger children only



BAY WALK TO INCITEC PIVOT

This section of Moorpanyal Park transitions from a high level of garden maintenance with regular seating intervals and established trees, to a less maintained and exposed section of path without seating. Rubbish dumping also occurs frequently in car parks and along the road interface.

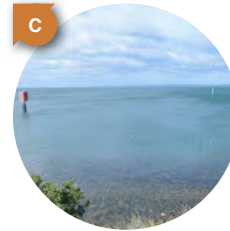
The proximity of the path to the cliff edge narrows at points and is adjacent to two fenced off gravel carparks. The carparks are popular however maneuvering vehicles can be challenging during peak times.



Established trees and seating extend to this point along the coastal track.



Existing car park and fencing adjacent to path.



Picturesque views across Corio Bay



Parking - close to path, existing surface condition is uneven. Garden beds along path are weedy with signs of littering



NORTH EAST EXTENT & FISHING JETTIES

The north east extent of Moorpanyal Park is a popular fishing destination and turn around point for pedestrians following the coastal path. The jetties provide deep water and a diversity of fish species attracting many locals of all ages and abilities.

Rubbish dumping is problematic in this area due to the lack of passive surveillance, surrounding industrial context and unmaintained appearance.

Pedestrian access to the fishing jetties is an issue as the dirt road is uneven and shared with vehicles.



Access to fishing jetties for both cars and pedestrians. Uneven track for walking. Narrow one way road



Jetty and carpark area surrounded by steep embankments and industrial infrastructure



Timber fishing jetty, popular location offering deep water and many fish species. Uneven path access, no bins



Car park area and access to neighboring industry. No designated pedestrian area. No existing lighting or surveillance



Wide timber fishing jetty, popular location offering deep water and many fish species, uneven narrow access, no bins



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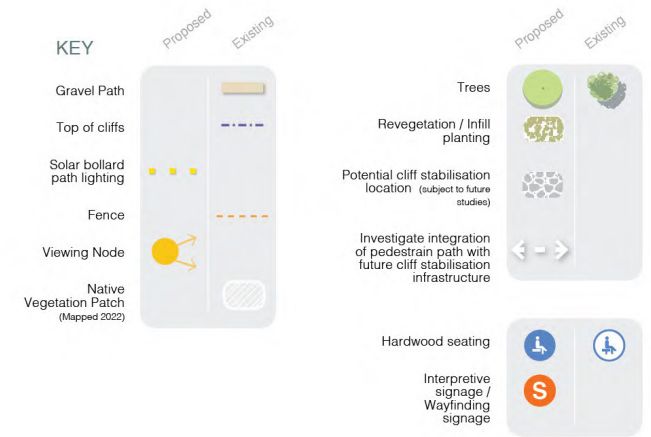


An aerial photograph of a coastal town. The top left shows a residential area with many houses and some commercial buildings. A large, light-colored building, possibly a school or community center, is prominent in the lower left. To the right of the residential area is a large green park with many trees and a winding path. In the bottom left corner, there is a playground with various equipment. The town borders a sandy beach and the ocean on the right side. The water is a deep blue-green color. A dark teal banner with white text is overlaid on the top left of the image.

DRAFT MASTER PLAN CONCEPTS



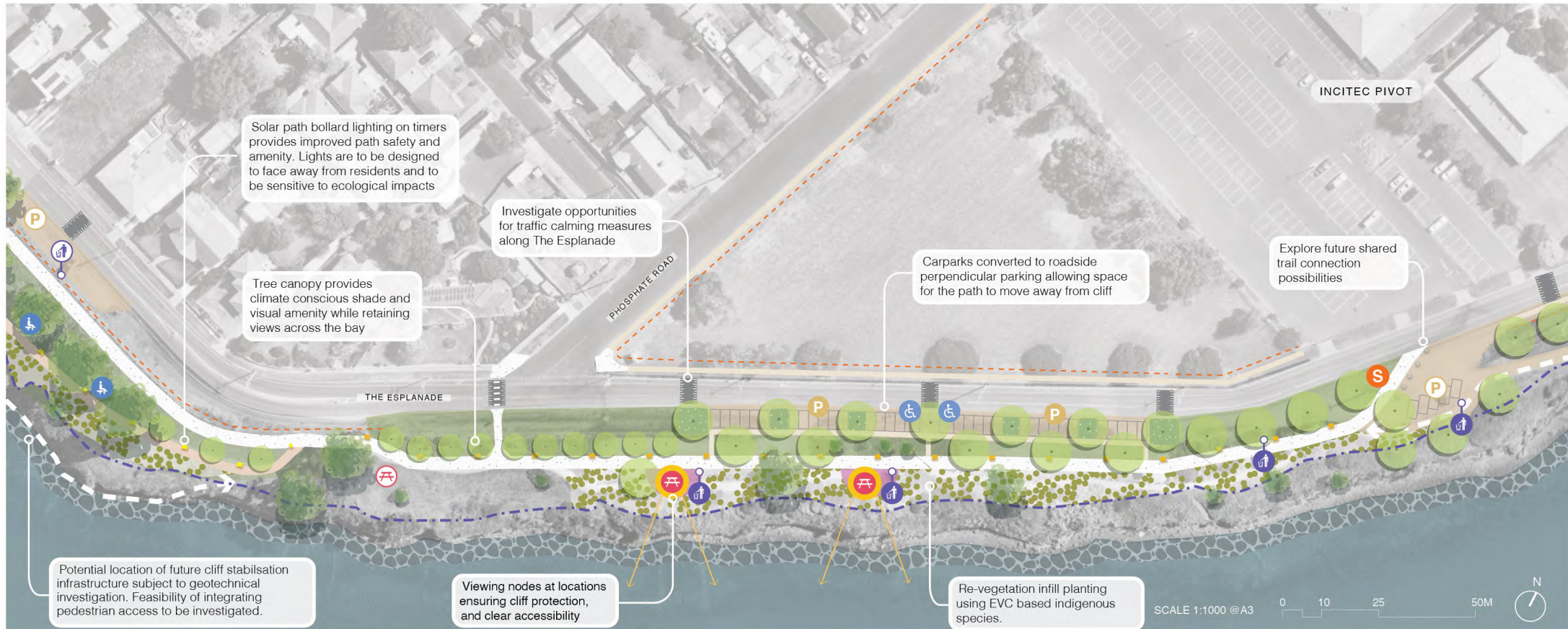
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