



SITE ANALYSIS PLAN

MONTGOMERY PARK, ESSENDON

PROJECT
MONTGOMERY PARK CONCEPT DESIGN
94-114 Tennyson Street, Essendon VIC 3040
Capital Works

CLIENT
MOONEE VALLEY CITY COUNCIL
9 Kellaway Avenue, Moonee Ponds VIC 3039

CLIENT REFERENCE
MVC1013367

JOB NUMBER
241004

PHASE
LANDSCAPE CONCEPT PLAN

REV.	COMMENT	DATE	BY	CHECK
A	Site Analysis Plan	14.02.25	MM	FH
B	Site Analysis Plan (REVISED)	24.03.25	MM	FH

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 and background review of relevant strategic and planning policy. This work was undertaken to assist in understanding the experiences, natural and built environment, existing features, neighbouring edges and context within the surrounding location. Our observations are distilled in diagrams, captions and key site imagery for discussion purposes with Moonee Valley City Council and as a precursor to design works associated with the Montgomery Park Concept Design. 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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CLIENT



City of
Moonee Valley

ACKNOWLEDGMENT OF COUNTRY

We acknowledge and respect Traditional Owners as the original custodians of Victoria’s land and waters that were never ceded. We honour elders past and present whose knowledge, connection and wisdom has ensured the continuation of culture and care for Country for tens of thousands of years.

INTRODUCTION

Project Context

Montgomery Park is a well-loved site that is full of character; home to a range of unique materials, bespoke furniture, and community-led planting.

The park caters to a wide range of amenities with two play areas, tennis courts, a basketball half-court and hit-up wall, cricket nets, and two picnic spaces. There is also key urban infrastructure such as the old and new kindergarten facilities, a traffic school and a large Melbourne Water asset.

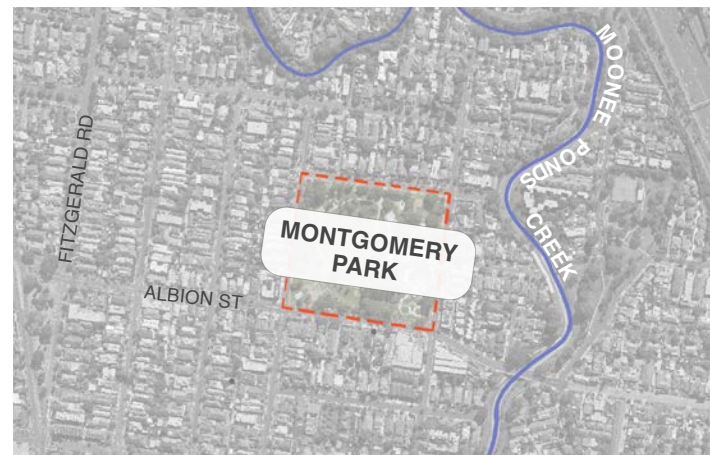
Planned Works

This project will help guide Moonee Valley City Council in upgrading the space; forming a cohesive vision for Montgomery Park. We understand that the following projects are underway or in the pipeline:

- Upgraded path network for better integrated connections;
- Refreshed multi-sport area;
- Installation of a permanent pump track design;
- Removal of the existing slide in place of one that offers better play amenity within current standards
- Removal of the previous kindergarten infrastructure.

Vision

A range of opportunities exist to refresh the current park amenity and incorporate new planting and recycled materials to create cohesive pockets of space that form a well-integrated site; catering for a wide range of users and experiences.



SITE ANALYSIS



- A** Mature trees provide a welcoming entrance into the reserve from the north-west
- B** Furniture arrangements feel disconnected from pathways, making access difficult.
- C** The existing basketball court and hit-up wall has been marked for upgrade.
- D** The existing mound slide is marked to be replaced to meet current standards.
- E** Opportunity to soften services to reflect other park entry points.
- F** Community-led planting has created a beautiful backdrop to the park.
- G** Currently there is limited shade provided around seats and play infrastructure.
- H** BBQs on site suggest there is the provision of electrical and potable water connections.
- I** The new kindergarten includes a public path connection to be integrated in the network.
- J** The cricket net is no longer compliant to standards. It is proposed to be removed. There are 4 other suitable cricket nets nearby.
- K** Bluestone planter boxes add to the ad-hoc character of the park
- L** The existing sand play site is well integrated with shade and seems well-loved.
- M** A unique brick seat provides the opportunity to up-cycle materials.
- N** The existing, temporary pump track is to be replaced with a permanent structure.
- O** Existing play areas are disconnected.
- P** Post & rail fencing surround the site. The southern and northern side fencing has been replaced. The eastern fencing is scheduled to be replaced, while the western fence will not be replaced due to vegetation cover.
- Q** The Traffic School occupies the south-eastern corner of the park.
- R** The Traffic School community library is an expression of strong community character.
- S** Brick pathways provide an opportunity to re-use materials
- T** An existing toilet block exists on site and in close proximity to main picnic area.
- U** An existing shelter provides a shaded picnic/BBQ area.
- V** Mature trees successfully screening the Melbourne Water infrastructure.



SITE ANALYSIS

EXISTING FEATURES

-  PARK FURNITURE
-  WATER CONNECTION
-  ELECTRICAL CONNECTION

GEOTECHNICAL REPORT

A geotechnical investigation highlights the 'hummocky' ground surface which suggests that settlement is occurring.

This should be considered when designing hardstand surfaces and structural footings.

ECOLOGICAL REPORT

A study of existing flora and fauna has been undertaken to provide recommendations for retaining and improving the ecological values of Montgomery Park. The site is noted to be classed as Victorian Volcanic Plains and Plains Grassy Woodland (EVC 55).

The report has proposed the following recommendations:

- Any revegetation should be done to improve habitat and shade amenity.
- Revegetation attempts should complement the existing planting to support biodiversity to safeguard and enrich the site, while conserving the visual aesthetic.
- In time, Council should consider replacing the exotic species with natives, as needed.
- Large rocks should be considered to provide habitat for the common blue tongued lizard (tiliqua scincoides)
- Off-leash spaces should be centrally focused, away from any planting.
- Lighting should be considered to follow the National Pollution Guidelines for Wildlife (DCCEW 2023b) and reduce the impact on the sites inhabitants.
- Interpretive signage should be considered to raise public awareness on the sites significant flora and fauna.
- Signage about flora, fauna and cultural history could also foster respect, understanding and appreciation.
- Native vegetation should be considered along the nearby streetscapes to create connectivity beyond the study area.

TREE ASSESSMENT

A tree assessment has taken place to identify the tree protection zones (TPZ), structural root zones (SRZ), and consider the retention value of all existing trees.

This data will be considered when preparing the detailed concept plan, with a Tree Management and Protection Plan providing guidance for the following stages of design.



0 5 10 15 20 25

HILDA STREET

EXISTING CRICKET NET TO BE REMOVED

REMOVE BLUESTONE SEATING AREA

EXISTING BASKETBALL COURT AND HIT-UP WALL TO BE REMOVED

MELBOURNE WATER

The proposed upgrades are to adhere to the requirements of the Melbourne Water guidelines, including:

- No habitable structures, including overhangs and eaves, or outbuildings, including verandas, are permitted to be erected over the drain/easement.
- of any type are permitted to be build over the drain or in close proximity.
- The actual design of the foundation system will be required with pile depths, locations in relationship to the site plan and angle of repose to the sewer main.

The proposed works should account for a minimum 1.0m vertical clearance between the asset and base of footings.

REMOVE EXISTING BRICK BUILDING TO AFFORD A BETTER CONNECTED PARK AND INCORPORATE THE AREA INTO THE PARK

MONTGOMERY PARK

MELBOURNE WATER ASSET & EASEMENT (17m EXCLUSION ZONE)

THE PUBLIC TOILET STRATEGY IDENTIFIES THE TOILET FOR UPGRADE. IDENTIFY A POTENTIAL LOCATION FOR CONSIDERATION DURING CONCEPT DEVELOPMENT.

SECTION OF CHILDCARE CENTRE TO BE DEMOLISHED

EXISTING, TEMPORARY PUMP TRACK TO BE REPLACED WITH A PERMANENT STRUCTURE

EXISTING SLIDE TO BE REMOVED AND UPGRADED TO MEET CURRENT STANDARDS

PLAY AREAS TO BE UPGRADED WITH NEW EQUIPMENT AND EXPERIENCES THAT COMPLIMENT THE RESERVE

TENNYSON STREET

LAWSON STREET

SITE OPPORTUNITIES

EXISTING FEATURES

-  PARK FURNITURE
-  WATER CONNECTION
-  ELECTRICAL CONNECTION

PROPOSED PATHWAYS

-  EXISTING (KINDERGARTEN)
-  CIVIL (PROPOSED)
-  LANDSCAPE (RE-ALIGNMENTS)

AREA ACTIVATION

-  AREAS FOR UPGRADING
-  AREAS FOR NEW AMENITIES

KEY CONSIDERATIONS

We believe the following considerations will help form the base for an integrated concept plan for Montgomery Park:

- utilise the existing service connections to avoid unnecessary ground disruption within the Melbourne Water easement
- remove unnecessary structures within the park to allow better site-lines and improve the overall connectivity
- improve the overall shade amenity through a considered approach to structures and tree planting
- reconfigure the current park furniture offering to create pockets of space and better activate areas within the park
- propose a consistent planting palette that compliments the existing vegetation and creates a platform for community-led working bees



