

MASTER PLAN

CARRUM DOWNS RECREATION RESERVE

Prepared for Frankston City Council



Executive Summary Report

May 2006

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1. EXECUTIVE SUMMARY

1.1. Introduction

The *Carrum Downs Recreation Reserve Master Plan* project has established a future direction and long-term planning framework for the development of the Reserve. This will ensure that appropriate facilities and spaces are provided to meet the future sporting and recreational needs of user groups and surrounding residents. The Master Plan, or long-term vision for the Reserve, has been developed from a collaborative process between existing user groups, local residents, Council and other stakeholders.

The Master Plan recommends over 40 improvement projects, many of which will be dependent upon the availability of funding to proceed, and may also require further analysis, research and community consultation. However, the Master Plan provides the broad parameters by which user groups and the Council may proceed to further enhance Carrum Downs Recreation Reserve as a community hub, especially for the northern areas of the Carrum Downs and Skye suburbs.

1.2. Background

Carrum Downs Recreation Reserve is located at the northern end of Carrum Downs, on the north east corner of Dandenong-Frankston Road and Wedge Road. The Reserve is predominantly a sporting reserve both in function and by virtue of the existing facilities, and is the main local sporting facility servicing the Carrum Downs and Skye communities. The Reserve is approximately 16 hectares in size and comprises facilities for cricket, Australian football and tennis, and also contains a scout hall, a children's playground and limited BBQ/picnic facilities.

Frankston City Council has received a number of submissions and proposals in recent times from the user groups based at Carrum Downs Recreation Reserve advocating for either new or improved facilities at the Reserve. In addition, Council has undertaken several municipal-wide recreation and sports planning studies in the past 5 years which have implications on the continued upgrade and improvement of its sporting reserves, including Carrum Downs Recreation Reserve.

In October 2005, Council engaged Stratcorp Consulting, a sports and recreation planning firm, to prepare a Master Plan for the Reserve. The master planning process has been a means by which all proposals for the future development for the Reserve have been assessed in a strategic framework which has considered not only the current provision of recreational and sporting opportunities across Carrum Downs and Skye, but also the needs of an expanding resident base in the area.

This Executive Summary is an abridged version of the full Master Plan Study Report and provides a summary of the key issues and opportunities assessed during the preparation of the Master Plan.

2. MASTER PLANNING PROCESS

A number of research and consultative processes informed the master plan development, including:

- Review of relevant Council planning reports.
- Analysis of demographic information relating to Carrum Downs and Skye suburbs.
- Review and assessment of existing recreation and sporting facilities, buildings and open spaces at the Reserve by the consultant team (Stratcorp Consulting and Matthew E. McFall Landscape Architects). Refer Appendix 1 for aerial photograph of the Reserve.
- Review and assessment of other recreation and sporting facilities located in Carrum Downs and Skye.
- Extensive consultation with user groups, local residents and other stakeholders, as summarised in the following table.

| Target Group | Consultative Technique | Date | Number |
|-------------------------------|--------------------------------|-----------------|-------------|
| Carrum Downs / Skye Residents | Resident Survey (est. 1,000) | November 05 | 119 returns |
| | Community Submissions | Oct 05 – Feb 06 | 4 |
| | Public Exhibition (Draft Plan) | May 06 | 17 |
| Sports Clubs and Scout Group | Questionnaire | Oct-Nov 05 | 5 |
| | Workshop | December | 11 |
| Community Groups: | | | |
| - CD Schools | Meeting | December 05 | 3 |
| - CD Community Centre | Meeting | December 05 | 1 |
| Council Staff | Meetings/Tele Interviews | Nov 05 - Feb 06 | 13 |
| Sports Peak Bodies | Telephone Interviews | Nov 05 - Feb 06 | 3 |
| Other Stakeholders: | | | |
| - Skye Tennis Club | Tele Interview | February 06 | 1 |
| - Sandhurst Club | Tele Interview | February 06 | 1 |
| - Carrum Downs CFA | Tele Interview | February 06 | 1 |

The Master Plan has been designed to not only reflect the broad recreational planning directions of Council, and the needs and aspirations of user group and local residents, but to also incorporate new opportunities and innovations for sporting and recreation facility provision.

3. ASSESSMENT OF ISSUES AND OPPORTUNITIES

This section outlines the analysis of the key issues and opportunities assessed during the project, which emerged following the research undertaken and consultation conducted with user groups, local residents, council staff and other stakeholders.

The issues and opportunities have been grouped into three categories, being *General*, *Recreation* and *Sport*.

3.1. General

- G1 *Increasing residential population* – the population of Carrum Downs and Skye was 18,190 in 2001, and is projected to increase by an additional estimated 13,000 people. A high percentage of this growth is expected to occur north of Hall Road in the next ten years¹, thereby increasing the demand for sporting and recreation facilities in the area.
- G2 *Carrum Downs and Skye have a “young” population profile* – in the short to medium term there will be sustained demand for sporting and recreation facilities in the area reflected in increasing active membership of the established clubs and groups.
- G3 *Carrum Downs Recreation Reserve is located at the northern edge of Carrum Downs* – the Reserve is situated just north of the Urban Growth Boundary meaning it is unlikely that there will be any large-scale residential developments occurring north of the Reserve towards Thompsons Road. Therefore the focus of the development of the Reserve and the access into it should be to the south. Despite its northern position in the suburb, the Reserve is and should remain the major sports reserve for the popular sports of Australian football, cricket and tennis.
- G4 *Carrum Downs Recreation Reserve is predominantly a “sports” reserve* – the Reserve needs to diversify its facility provision in order to be more relevant to a broader cross-section of the community. A high 76% of local residents² are using the Reserve mainly for “recreational” activities such as walking, jogging, sitting to relax and using/supervising children on the playground - activities for which there is little or no provision of facilities/spaces to support them.
- G5 *The general quality and condition of Carrum Downs Recreation Reserve is not rated highly* – more residents rate the quality and condition of the Reserve as “fair/poor” than rate it “good”, so the future development of the Reserve needs to address the perceived poor quality of provision of existing facilities and spaces as well as providing new facilities.
- G5 *The flatness of the Reserve has created challenges for Council and clubs to successfully manage the stormwater run-off across the Reserve* – the existing lowest point on the Reserve should be formalised into a retarding basin to provide a designated and formalised destination for stormwater run-off, and to enable the poor drainage of the main oval to become more efficient.

¹ Source: Frankston City Forecast (i.d. consulting, 2002) and Urban Development Program Annual Report (DSE, 2005).

² Source: Resident survey.

- G6 *Poor traffic management and pedestrian circulation* – inefficiencies exist in relation to traffic circulation and car parking servicing the two sports grounds, and there is little provision for walkers/joggers throughout the Reserve. Walking/jogging for fitness and walking the dog are the most popular uses of the Reserve by local residents, but no formal path network currently exists.

3.2. Recreation

- R1 *Poor provision of family recreation facilities throughout Carrum Downs and Skye* – the regional review of Carrum Downs and Skye identified a need to better provide for “family recreation facilities”, such as BBQ/picnic areas, shade and shelter, seats and playgrounds. The increasing residential population will also generate additional need for locally accessed family recreation destinations. Whilst Carrum Downs Recreation Reserve has a designated BBQ/picnic area (which is the only existing public BBQ servicing the suburb north of Hall Road), its setting and quality of facilities is poor.
- R2 *Good provision of Local level playgrounds throughout Carrum Downs and Skye* - all communities should have “reasonable” access to a range of play spaces and playground options. Whilst Carrum Downs and Skye have good provision of Local level playgrounds, the provision of Sub-District and District level playgrounds north of Hall Road appears underprovided.
- R3 *Facilities and spaces for young people will become increasingly more important* – the high proportion of children in Carrum Downs and Skye will in the short to medium term mean that there will be an increasing teenage and young adult population. The current provision of recreational options across the area for this target group is considered adequate, and includes the Local level skate park at Sandfield Reserve, the 4 outdoor basketball/netball courts at Carrum Downs Secondary College, the range of sporting clubs (most with junior sections), the 1st Carrum Downs Scout Group, the regional shopping centre and the regular visits to the area by the “What? Truck” (mobile Youth Service).

The location of the Carrum Downs Recreation Reserve on the northern edge of the suburb makes the Reserve a less than ideal site for the development of specific facilities and spaces for young people which are provided for a suburb-wide catchment.

3.3. Sport

- S1 *Adequacy of existing sporting facilities to meet the core needs of users* - the site review and consultative processes with the Reserve user groups identified some shortfalls in the capacity of existing facilities to cater for current and likely future needs. Examples include the need to provide amenities to better service the use of Oval No. 2 for junior football and cricket, the need for improved spectator areas to service Oval No. 1, the lack of suitable public toilets, poor drainage of Oval No. 1, and the poor quality / availability of sports facility floodlighting.

In addition, the central multipurpose playing field has the capacity to be upgraded into a third sports ground for training and match day activities for Australian Rules football and cricket.

S2 *The potential for Carrum Downs Recreation Reserve to accommodate new sports.*

Tennis

The *Frankston City Sports Strategy* identifies the Reserve as a possible venue to consolidate the activities of both the Carrum Downs and Skye Tennis Clubs into a larger but better quality tennis facility. This direction supports the current industry trend of providing larger but fewer tennis facilities to service neighbourhoods.

Soccer

There was considerable support received during the study for the development of soccer facilities at Carrum Downs Recreation Reserve. On the balance of benefits and disbenefits, it is recommended that the Reserve be retained as the main venue in Carrum Downs / Skye dedicated to Australian football, cricket and tennis, and that an alternate venue(s) is investigated as a potential site to accommodate soccer activities for local residents.

Netball

The Skye Football Club has suggested that a new netball court be developed at the Carrum Downs Recreation Reserve to enable the Club to possibly expand its core activities to include netball in the future (a combination common in many rural communities).

It is recommended that no netball courts be provided at Carrum Downs Recreation Reserve for a number of reasons, including the fact that the Southern Football League (with whom the Skye Football is affiliated) does not currently conduct a parallel netball competition with football matches. The *Frankston Sports Development Strategy* does not support the development of netball courts at its recreation reserves, rather, Council is committed to a strategy of working in partnership with the Frankston and District Netball Association to meet the growing trend for netball to be played indoors such as at the nearby Carrum Downs Secondary College.

Fire Training Track

The large area of open space along the western boundary of the Reserve has been identified as a possible site for a sealed Fire Brigade training track (pending a comprehensive feasibility assessment). Consultation undertaken during the project confirmed that there was a regional need for such a facility, and the area could also have a dual purpose of being used as a car parking area to cater for possible future major sporting and community events conducted on Oval No. 2 and/or the proposed "village green" open space area.

S3 *Co-location of sporting groups, and shared use facilities* – there is good shared use of resources on the Reserve by user groups. The master plan has explored a long-term direction for a new pavilion to service the western section of the Reserve which will incorporate changing space and social areas for shared use by up to five groups (junior football, cricket, tennis, The Sands Angling Club and Carrum Downs Fire Brigade), as well as the local community.

4. KEY FEATURES OF THE MASTER PLAN

A key Principle adopted during the preparation of the Master Plan was the need to “de-sport” the Reserve, that is, enhance the recreational opportunities available at the Reserve to ensure it becomes more relevant and responsive to the broad recreational needs of local residents.

The Master Plan identifies the following key strategic directions for sporting and recreation facilities, open space areas, traffic management and uses at the Carrum Downs Recreation Reserve. (Refer Appendix 2).

1. Main Oval (Steve Thompson Oval)

- New drainage treatment for the Recreation Reserve (see No. 7) will enhance the quality of the playing surface.
- Improve ground floodlighting.

2. Cricket Practice Nets

- Upgrade condition of chain mesh and surrounding areas.

3. Existing Sports Pavilion

- Upgrade canteen and social room facilities, and player change, shower and toilet areas.
- Increase the spectator undercover area by extending the pavilion verandah and/or constructing a shelter which adjoins the northern side of the pavilion.

4. Public Toilets

- Demolish the two external public toilets and upgrade the existing public toilet facilities at the rear of the sports pavilion to service the proposed new family recreation area (see No. 6).
- Consider converting one toilet block into an external store to replace the existing tin storage shed.

5. Traffic Management East

- Improve traffic flow at the main reserve entry by installing a round-about inside the reserve which feeds two access roads.
- One access road to connect to a new car park to service the proposed new family recreation area (will require removal of the existing Scout Hall).
- Second access road to combine with new car parking around the perimeter of the Steve Thompson Oval, including nose to fence parking around half of the oval.

6. New Family Recreation Area

- Relocate existing tennis facility to the western edge of the Reserve.
- Establish a new family recreation area for local community use, which includes a new playground, paved BBQ and picnic area, seating, tables, bins and a shelter.
- Playground to incorporate some of the equipment from the existing playground located adjacent to the Steve Thompson Oval.
- New family recreation area to have a visual and functional link to the proposed new wetlands area (see No. 7), to connect with the sporting areas on the Reserve, and to connect to Wedge Road to facilitate easy access for local residents.
- The new family recreation area outlined above is dependent upon the existing tennis facility being relocated. As a result, in the short-term it is recommended

that an area west of the existing tennis car park should be developed as a (temporary) picnic and playground area. This recreational area should incorporate a playground, a BBQ, picnic tables and bins, with the latter elements being set on a paved area. It is recommended that the existing playground adjacent to the main oval should be relocated to this area, as should the BBQ and tables from the existing area behind the main pavilion. This will reduce costs. (The existing swing behind the main pavilion could be relocated to the site of the existing playground). When the permanent family recreation area is developed, again consideration should be given to re-using this equipment, if appropriate.

7. New Wetlands

- New seasonal wetlands constructed with the primary function of improving the drainage across the Reserve, particularly the Steve Thompson Oval and the proposed new “village green”.
- New wetlands to function similar to a retarding basin, whereby the storm water collected is retained only until such time as it dissipates into the ground. For a majority of time during the year, the wetlands will be a dry bed.
- New wetlands area to include a board walk that will be incorporated into the proposed new path system around the Reserve (see No. 8).

8. New Reserve Path System

- New shared path system with bench seating throughout the Reserve to firstly, establish better connections between facilities/zones within the Reserve, and secondly, to create a new recreational opportunity for residents (walking/jogging/cycling path).

9. Village Green

- Central open space area to be regraded to become an unfenced, multipurpose recreation and sporting area known as the “village green”.
- Area to include irrigation and drainage.

10. Oval No. 2 (Western Oval)

- Improve ground floodlighting.
- Oval not to be fenced to maintain flexible use of the central and western sections of the Reserve as a large open space area.

11. New Pavilion

- New shared use sporting pavilion in the western section of the Reserve.
- Pavilion to be constructed in stages to a timeframe coinciding with the development of proposed new/improved sporting facilities in the western section of the Reserve. The 1st Stage need only incorporate basic change, canteen, store and spectator shelter to service the users of Oval No. 2.
- Pavilion to potentially and ultimately accommodate shared change, administration and social areas for junior football, cricket, tennis, the Sands Angling Club and possibly the Carrum Downs CFA (training facility only).

12. New Tennis Facility

- New tennis facility to replace the existing courts and clubrooms required to be demolished to make way for the new family recreation area (see No. 6).
- Footprint to ultimately allow for up to 10 courts.

13. New CFA Training Track / Multi-Use Area

- Pending feasibility, construct a new regional standard CFA training and events track.
- Facility to also be used for overflow car parking.
- This facility considered a long-term project.

14. Traffic Management West

- Develop a new access road to service the proposed new sports pavilion and adjoining sporting/recreation areas in the western section of the Reserve.
- New access road to incorporate existing secondary Reserve entry on Wedge Road.
- Access road to combine with new car parking around the perimeter of Oval No. 2, including nose to fence parking around half of the oval.

15. Tree Plantings

- Undertake additional tree planting and landscaping throughout the Reserve to define zones and precincts, reduce impact of prevailing winds, increase the Reserve amenity, and better provide for shade.

Other Key Directions

It is further recommended that Council:

1. Identify a new location for the 1st Carrum Downs Scout Group.
2. Investigate the feasibility of developing a new Fire Brigade training track at the Carrum Downs Recreation Reserve.
3. Facilitate discussions between Skye Tennis Club and Carrum Downs Tennis Club to explore the practicality of consolidating all tennis activities in Carrum Downs and Skye at Carrum Downs Recreation Reserve.

5. ESTIMATED COST AND STAGING

The Carrum Downs Recreation Reserve Master Plan recommends more than 40 separate but interconnected projects be carried out at the Reserve in up to four stages. The total estimated cost for full implementation of the Master Plan is \$3.75M, which includes estimated construction costs and consultant fees associated with design development and administration (averaged at 10% of construction costs).

All proposed projects will be subject to the availability of funding from Council, user groups and/or other external funding sources, and further investigation, research and consultation that may be required to determine the practicality and order of their implementation. In some instances, savings may be possible through engagement of community assistance (for projects such as tree plantings) and/or packaging like construction projects into the one contract.

A summary of the staging and estimated capital improvement costs outlined in the *Master Plan Implementation Framework* appears in the table below:

| Stage | Key Improvement Projects | Estimated Cost |
|---|--|--------------------|
| Stage 1 | <ul style="list-style-type: none"> ▪ Drainage works (wetlands and boardwalk). ▪ Commencement of the construction of an internal pedestrian path system. ▪ Develop a new (temporary) family recreation and playground area west of existing tennis club car park. | \$266,860 |
| Stage 2 | <ul style="list-style-type: none"> ▪ Relocate the 1st Carrum Downs Scout Group. ▪ First stage of new pavilion for western oval. ▪ Upgrade main entry area and access to new pavilion. | \$882,299 |
| Stage 3 | <ul style="list-style-type: none"> ▪ Upgrade traffic management (new internal roads and car parking areas) | \$419,980 |
| Stage 4 (Medium to long-term projects) | <ul style="list-style-type: none"> ▪ Relocate the tennis club to a new site in the western area of the Reserve. ▪ Develop a new (permanent) family recreation and playground area on the site of existing tennis club. ▪ Formalise the central playing field (village green). ▪ Extend the western pavilion. | \$2,174,150 |
| Long-term projects, not costed | <ul style="list-style-type: none"> ▪ Construct the CFA training track. ▪ Provision of a replacement building(s) for the 1st Carrum Downs Scout Group. | \$0 |
| TOTAL | | \$3,743,289 |

6. CONCLUSION

The Carrum Downs Recreation Reserve Master Plan has enabled Council, in partnership with user groups and local residents to prepare a new “vision” for the Reserve.

The Master Plan provides a strategic direction for the resolution of a number of issues relating to the inadequacy of existing sporting facilities, and the long-term sustainability of the sports clubs at the Reserve. Further, the Master Plan enhances the broader community’s access to and use of the Reserve for unstructured, passive activities and experiences, especially important as the residential population increases and diversifies in and around Carrum Downs and Skye.

The progressive implementation of the Master Plan will ensure that the Carrum Downs Recreation Reserve provides user groups, residents and visitors with a range of sports and recreational facilities and services which are easily accessed, relevant and accommodate future needs.

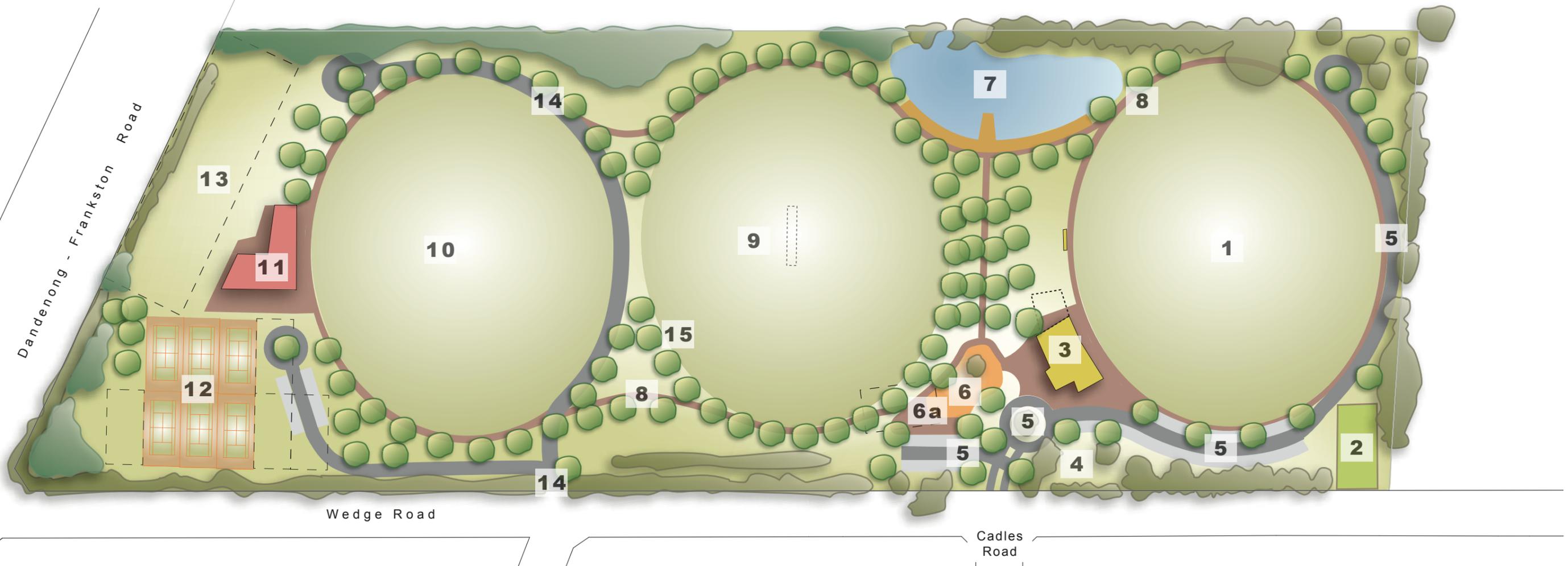
APPENDIX 1

Existing Conditions – Aerial Photograph of Carrum Downs Recreation Reserve



APPENDIX 2

Carrum Downs Recreation Reserve Master Plan



1 Steve Thompson Oval

- ⊙ New drainage treatment for the Recreation Reserve (see No. 7) will enhance the quality of the playing surface.
- ⊙ Improve ground floodlighting.

2 Cricket Practice Nets

- ⊙ Upgrade condition of chain mesh and surrounding areas.

3 Existing Sports Pavilion

- ⊙ Upgrade canteen and social room facilities, and player change, shower and toilet areas.
- ⊙ Increase the spectator undercover area by extending the pavilion verandah and/or constructing a shelter which adjoins the northern side of the pavilion.

4 Public Toilets

- ⊙ Demolish the two external public toilets and upgrade the public toilet facilities at the rear of the sports pavilion to service the proposed new family recreation area (see No. 6).

5 Traffic Management East

- ⊙ Improve traffic flow at the main reserve entry by installing a round-about inside the reserve which feeds two access roads.
- ⊙ One access road to connect to a new car park to service the proposed new family recreation area (require removal of the existing Scout Hall).
- ⊙ Second access road to combine with new car parking around the perimeter of the Steve

Thompson Oval, including nose to fence parking around half of the oval.

6 New Family Recreation Area

- ⊙ Relocate existing tennis facility to the western edge of the Reserve.
- ⊙ Establish a new family recreation area for local community use, which includes a new playground, paved BBQ and picnic area, seating, tables, bins and a shelter.
- ⊙ Playground may incorporate some of the equipment from the existing playground located adjacent to the Steve Thompson Oval.
- ⊙ New family recreation area to have a visual and functional link to the proposed new wetlands area (see No. 7).

6a Temporary Family Recreation Area

- ⊙ Temporary playground and BBQ/picnic area to be installed until such time as the permanent family recreation area can be developed.

7 New Wetlands

- ⊙ New seasonal wetlands to improve the drainage across the Reserve, particularly the Steve Thompson Oval and the proposed new "village green".
- ⊙ New wetlands to function similar to a retarding basin and will be dry for a majority of the year.
- ⊙ New wetlands area to include a board walk that will be incorporated into the proposed new path system (see No. 8).

8 New Reserve Path System

- ⊙ New shared path system with bench seating throughout the Reserve to firstly, establish better connections between facilities/zones within the Reserve, and secondly, to create a new recreational opportunity for residents (walking/jogging/cycling path).

9 Village Green

- ⊙ Central open space area to be regraded to become an unfenced, multipurpose recreation and sporting area ("Village Green").
- ⊙ Area to include irrigation and drainage.
- ⊙ Install new concrete wicket.

10 Oval No. 2 (Western Oval)

- ⊙ Improve ground floodlighting.
- ⊙ Oval not to be fenced to maintain flexible use of the central and western sections of the Reserve as a large open space area.

11 New Pavilion

- ⊙ New shared use sporting pavilion in the western section of the Reserve.
- ⊙ Pavilion to be constructed in stages to a timeframe coinciding with the development of proposed new/improved sporting facilities in the western section of the Reserve.
- ⊙ Pavilion to potentially and ultimately accommodate shared change, administration and social areas for junior football, cricket, tennis, the Sands Angling Club and possibly the Carrum Downs CFA (training facility only).

12 New Tennis Facility

- ⊙ New tennis facility to replace the existing courts and clubrooms required to be demolished to make way for the new family recreation area (see No. 6).
- ⊙ Footprint for tennis facility to ultimately allow for up to 10 courts.

13 New CFA Training Track / Multi-Use Area

- ⊙ Pending feasibility, construct a new regional standard CFA training and events track.
- ⊙ Facility to also be used for overflow car parking.

14 Traffic Management West

- ⊙ Develop a new access road to service the proposed new sports pavilion and adjoining sporting/recreation areas in the western section of the Reserve.
- ⊙ New access road to incorporate existing secondary Reserve entry on Wedge Road.
- ⊙ Access road to combine with new car parking around the perimeter of Oval No. 2, including nose to fence parking around half of the oval.

15 Tree Plantings

- ⊙ Undertake additional tree planting and landscaping throughout the Reserve to define zones and precincts, reduce impact of prevailing winds, increase the Reserve amenity, and better provide for shade.

Legend

- Existing vegetation to be retained
- Proposed formal tree planting
- Proposed shelter belt planting
- Existing buildings
- Proposed buildings
- Pedestrian paths
- Vehicular paths



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