

KEAST PARK MASTER PLAN
EXECUTIVE SUMMARY
APRIL 2004

In June 2003, Frankston City Council initiated a master planning process designed to yield creative visions for the future of Keast Park on the Seaford foreshore. The brief called for the development of a master plan for the park that is consistent with Council's Community Plan, the Victorian Coastal Strategy and the purpose of the reservation as a public park. More specifically, it sought ideas for the development of a gateway entrance to Frankston City Council, the creation of a destination point to Seaford beach from Keast Park and the provision of a multi-purpose building within the footprint of the existing facilities within Keast Park.

Over the past eight months, a consultant team lead by Site Office Landscape Architecture and assisted by Jackson Clement Burrows (architecture), Practical Ecology, Essential Economics (tourism planning) and Garry Henshall and Associates (community consultation) have been working closely with the Frankston City Council on the development of an exciting and visionary master plan for Keast Park. Central to this process has been the engagement of the key stakeholder groups and the community in determining ideas and solutions for Keast Park.

Purpose of Master Plan

It is important to emphasise that the purpose of the master plan is to initiate creative and visionary thinking about the present and future of Keast Park through the exploration of a range of different possibilities. The master plan itself does not seek to be a definitive, complete document - nothing is set in stone, so to speak. Instead, it must have inbuilt flexibility to accommodate the inevitable changes that occur over time, whilst simultaneously providing a strong framework for these changes to be assessed and implemented. The process is designed to generate discussion and ideas at the beginning (and not the conclusion) of the project. As such, the master plan must be seen as the first step in a progression of steps that will guide the development of the park over the short and longer terms. Once the general principles of the master plan are adopted, the next stage becomes the detailed design development, whereby the notional ideas contained in the master plan can be analysed and discussed in much more detail.

Project Philosophy

Underpinning the recommendations contained within the master plan are three important objectives. The first is the maximisation of benefits for existing park users, including current tenants such as the Carrum Bowls Club, as well as the many local people who use the park on a daily and weekly basis. The second objective against which all recommendations are assessed is the maximisation of benefits for future park users, including potential new tenants at the park (such as the Sea Scouts), as well as accommodating an expanded and more diverse user base, attracted to the park by better facilities and a range of exciting experiences. The final objective underpinning the master plan is the maximisation of the environmental benefits for the park, in particular the improvement of the underlying ecology of the park which has been severely compromised in the past. While these three objectives are not necessarily always compatible with one another, the master plan has sought to establish a delicate balance to best maximise all three objectives.

Key Master Plan Recommendations

The following is a brief summary of the key recommendations contained in the master plan.

01. Construction of a planted buffer zone along the eastern edge of the park providing visual and aural buffering from the negative effects of high traffic volumes along the Nepean Highway. The buffer zone also forms an important and exciting linear topographic 'gateway' feature that emphasises the arrival to Keast Park, the Seaford Foreshore and the City of Frankston. This gateway also provides for the sustainable catchment and filtration of road runoff from the Nepean Highway through a series of swales and detention ponds, becoming an important model for water sensitive urban design along major arterial roads.
02. Development of a new north /south orientated public car park adjacent to the buffer zone (and away from the sensitive primary dune) providing more parking within the existing footprint. The position of the car park minimises the impact of vehicles within the park. Appropriate parking management techniques (such as parking permits) will be implemented to ensure fair and equitable access to car parking is achieved and that no existing users are disadvantaged. The design of the car park will minimise the use of impervious materials and incorporate extensive tree planting (for shade) and low planting (for visual buffering).

03. Construction of a low deck promenade that provides a central activity and circulation spine for Keast Park, linking all main aspects of the building and landscape, and allowing for public events such as markets and art displays, as well as informal social gatherings. The deck is to be constructed from sustainable materials and will provide a long lasting and beautiful surface that will cater for dramatically increased visitor numbers to the park. Located on the deck is a range of furniture and fixtures, including shade and wind protection structures, seating, tables, rubbish bins, barbeques, drinking fountains, lighting and planting, as well the integration of artworks. An important benefit of the deck is the minimisation of the disturbance to the site, allowing important infrastructure (such as water and power) to be attached to the underside of the deck without requiring extensive excavation.
04. Demolition of existing structures and construction of a new two story building at Keast Park that accommodates a range of civic functions including the Carrum Bowls Club, the Sea Scouts, a multi-purpose community hall, a café / kiosk, a surf life saving patrol outpost, as well as public toilets and change facilities. The building will be a benchmark in sustainable coastal development, incorporating the latest principles in environmental sustainable design. It will be located away from the fragile primary dune and closer to the Nepean Highway, allowing disabled access to both levels of the building. The design of the building will emerge from the landscape and have a strong relationship in both scale and material to the coastal topography and vegetation. The Carrum Bowls Club will remain as a key tenant, with the construction of a synthetic bowling green.
05. Relocation of the existing playground away from the Nepean Highway and the construction of a new playground in front of the proposed building. The new playground will provide children with the important opportunity to engage directly with the exciting qualities of the dune landscape, whilst providing suitable protection for the fragile dune ecology. The playground will have a direct relationship to the café, such that parents and children can play safely and with high visibility.
06. Realignment of the fence line between Keast Park and the primary dune to a position further back within the park, allowing greater space for the primary dune ecology to operate more effectively. The primary dune will be repaired and reinstated to a profile (topography) more consistent with the dunes found elsewhere along the Seaford foreshore. Associated with this will be important new indigenous plantings that will assist in the operation of the primary dune

and help build ecological connections to nearby important environmental corridors (such as Kananook creek and the Seaford wetlands).

07. Extensive new plantings of indigenous plants in designated planting beds throughout the park, as well as new plantings in the buffer and primary dune zones. The planting of canopy shade trees (such as the coastal banksia) will provide greater shade opportunities for park users and vehicles. The design also provides a major new entrance into the Seaford Foreshore Reserve, incorporating interpretive signage and information for park visitors.
08. Upgrade of pedestrian access to and within the park. This includes the provision of new pathways and the upgrade of existing access points to the beach. The location of the building closer to the Nepean Highway allows for ramped disabled access to all components of both the building and park. The master plan also promotes broader pedestrian and bicycle connections to surrounding neighbourhoods, to promote 'walkable communities and decrease reliance on cars. Pathways to incorporate a range of suitable materials, including compacted gravels.

For more detailed explanations, please refer to the main master plan document.