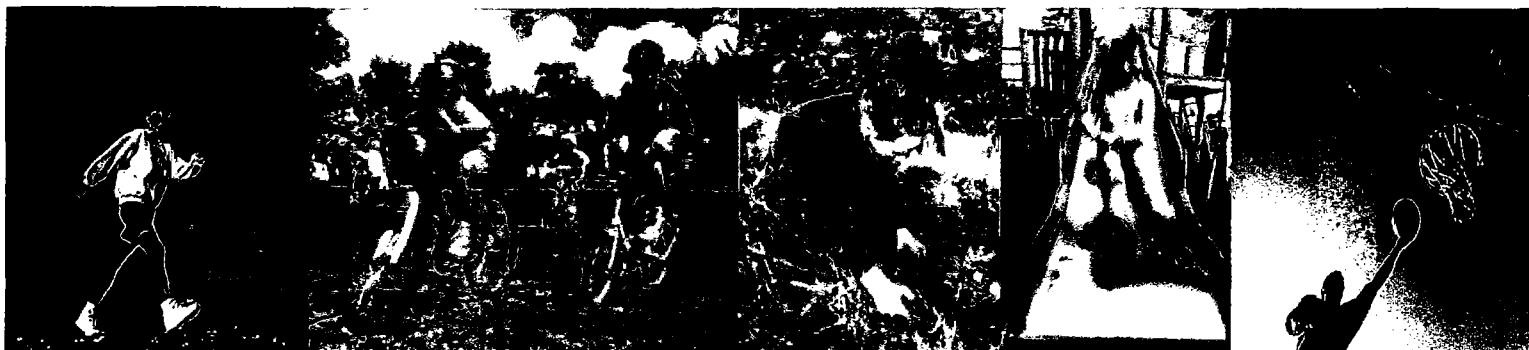


# MASTER PLAN FOR MONTEREY COMMUNITY PARK

*Prepared for Frankston City Council and the  
Frankston North community*



|                                      |  |
|--------------------------------------|--|
| FRANKSTON CITY COUNCIL               |  |
| <input type="checkbox"/> 0-2 YEARS   | <input checked="" type="checkbox"/> 3-10 YEARS |
| <input type="checkbox"/> 11-20 YEARS | <input type="checkbox"/> PERMANENT             |
| 27 NOV 2012                          |  |
| ACTION REQUIRED                      |  |
| PAYABLE                              |  |
| ESTIMATED                            |  |

## EXECUTIVE SUMMARY

March 2004

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consulting

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## 1. EXECUTIVE SUMMARY

### 1.1. Background

The former Monterey High School site is located on the corner of Monterey Boulevard and Forest Drive, Frankston North. The State Government appointed the Frankston City Council as "Committee of Management" of the site in November 2003, and the site was formally named the *Monterey Community Park* in March 2004.

The site has been cleared of most school buildings and structures, and now generally presents as a Greenfield site of some 5 hectares in area. It abuts the Pines Forest Swimming Pool to the southwest, and Monterey Reserve to the north (home of the Pines Soccer Club), and is centrally located within the Frankston North precinct.

In September 2003, Frankston City Council engaged the recreation planning firm, Stratcorp Consulting, to assist a community-based project steering committee to prepare a master plan to guide the future development and use of Monterey Community Park. The aim of the master planning project was to establish a shared vision for the redevelopment of the site into a new public park to provide residents with a much needed family recreation area in Frankston North, and a location where large community events can take place.

### 1.2. Project Methodology

The master planning project involved extensive research and analysis of a number of constraints and opportunities relating to the site, and the current and likely future recreation needs of local residents.

The consultant team and the project steering committee assessed information concerning the previous use of the site, the quality and distribution of the existing open space and parks within Frankston North, the population structure and future projections for the Frankston North community, and the findings from previous recreational and sporting strategies commissioned by Council, and how they might relate to or impact upon the Frankston North area.

In addition, a comprehensive community consultation process was undertaken during November and December last year and has underpinned the justification for many of the recommendations contained in the master plan. The following table summarises the consultative techniques used and the subsequent level of involvement of stakeholders.

| Target Group              | Consultative Technique    | Date           | Responses/<br>Interviews    |
|---------------------------|---------------------------|----------------|-----------------------------|
| Frankston North Residents | Household Survey          | 2-17 Nov 2003  | 527 returns<br>(from 2,800) |
|                           | Community Meeting # 1     | 18 Nov 2003    | 24                          |
|                           | Community Meeting # 2     | 27 Nov 2003    | 18                          |
|                           | Community Submissions     | Ongoing        | 0                           |
| Local Schools             | Student Discussion Groups | 11-12 Nov 2003 | 75 (approx.)                |
| Other Stakeholders        | Meetings and Interviews   | November 2003  | 4 groups                    |
| Council Staff             | Meeting                   | 12 Nov 2003    | 9                           |
|                           |                           | 5 February     | 10                          |

In addition, a second round of community consultation was carried out when the draft Master Plan was put on Public Exhibition during February 2004. A total of 34 submissions were received from residents, community groups and other stakeholders, and 16 residents participated in an interactive feedback session with the consultant team held in Monterey Community Park.

### **1.3. Key Issues and Opportunities**

The following is a summary of the key issues and opportunities identified from the site analysis, the review of research material, and the outcome of the consultative processes.

#### Site Analysis

- The site has an excellent sense of space and openness.
- Tree coverage is primarily on the perimeter and is predominantly a mix of exotic native plants, internal planting is minimal.
- Batters around the southern and eastern boundaries are too steep and have erosion problems.
- The site divides itself into four areas, due to a combination of topographical changes across the site, existing vegetation and the existing internal loop road.
- The southern part of the former school sports oval is an area of the site which is wetter than the rest, most likely caused by the existence of a natural spring below the surface.
- An environmental audit undertaken by Parsons Brinckerhoff in relation to the presence of asbestos cement fragments across some sections of the site concluded that the park could be used as public open space, subject to specific conditions (which are described in the study report). One condition requires the upper terrace area (the area where the former school buildings were) to be covered with at least 200mm of clean fill as part of any park upgrade project.

#### Project Research

- The population profile of Frankston North is ageing and is slowly declining, which suggest that there is little need to provide for additional active sporting facilities in the area, but that there is a potential need for the provision of appropriate recreation opportunities for older adults which are safe, secure, accessible and passive in nature.
- Whilst there has been a net reduction in the number of children (under 17 years) living in Frankston North since 1996, over 25% of all residents are aged under 17 years, which is sufficient justification to provide suitable recreational facilities for young people.
- There is currently poor provision of "social family recreation" facilities across Frankston North, e.g. BBQs, shelters, picnic areas, seats and tables.
- Other than the Pines Flora and Fauna Reserve, there is little diversity in the landscape character of the 11 local parks and pocket parks which are available across Frankston North. Each is dominated by open grassed areas with little vegetation and park furniture.
- The *Frankston Playground Strategy (2001)* recommends " ... a *Sub-District playground in the Frankston North precinct at the former High School site ...*"

## Consultation

The Resident Survey identified that:

- More than 76% of people would use the park if it was redeveloped, and that over half (54%) would be likely to walk to the park as their preferred mode of travel.
- The five most highly ranked (or preferred) features for the new park were:
  - Feeling Secure.
  - Shade shelter.
  - Public toilets.
  - Tree and garden areas.
  - Sit and relax places.
- The five least favoured features for the new park were:
  - Public art.
  - Lake/Water feature.
  - Skate park.
  - Interpretative signage.
  - Theme.
- There was majority support (54%) for a dog off-leash area in the new park.

The Community Meetings and school student discussion groups reinforced the following aspirations of residents for the redeveloped park:

- Family recreation facilities, such as BBQs, picnic areas, shelter, seats and tables.
- A path network for walking and jogging.
- Openness and park lighting (for personal security reasons).
- Provision of shade and shelter.
- Provision of a playground offering a diversity of play experiences for all ages.
- Provision of recreational activities for young people, such as a skate park and basket/netball court.
- Re-use of the current sports oval for activities/uses other than organised sport.
- Continued involvement of residents in the design and development of the park.
- Need for additional car parking in the area.

Other input from stakeholders and residents included:

- The Pines Soccer Club supports the retention of the sports oval for future soccer use.
- A Petition signed by 261 people and received by Council in January 2004, was in support for the reinstatement of the former tennis courts (4 No.).
- There was general support for the installation of a unique feature in the park (however, there was no agreement on the specific theme, scale and scope of such a feature).

#### **1.4. Overview of Future Directions**

Following the research and community consultation phases, and the feedback from residents and groups on the draft Master Plan, a final Master Plan for Monterey Community Park was prepared. A copy of the Master Plan is attached on page 5(a).

The key strategic directions proposed in the final Master Plan are:

1. Provision of a large-scale and unique park feature. (The actual feature to be subject to further community consultation and research).
2. Provision of a Visitor Area, inclusive of BBQs, shelter, picnic tables and seats, and a public toilet. (Provision in the plan also made for possible future additional Visitor Area).
3. Provision of a District Level playground to suit children of all ages.
4. Retention and re-use of an existing car park (22 spaces) to service the Visitor Area.
5. Provision of an open space area for unstructured recreation activities (e.g. informal ball games, kite flying and frisbee).
6. Provision of an active informal sports area, where facilities may include a cricket practice net, a half-court tennis/rebound wall combination, a local level skate facility and/or basketball and netball half-court.
7. Re-use of the existing sports oval to create a flexible open space area that can be used as an amphitheatre and community events space. (Area to also be the designated dogs off-leash zone).
8. Establishment of native grasslands area with associated boardwalk, to create landscape diversity and interest.
9. Conversion of the former multipurpose hard court area into an internal car park (100 spaces).
10. Construction of two new on-street indented car parking areas, pending increased demand for additional car parking.
11. Construction of a new on-street indented bus parking bay, for buses which are transporting children to and from the Pines Forest Swimming Pool.
12. Existing steep batters along Monterey Boulevard, Forest Drive and Lehmann Crescent to be graded to create gentler slopes for ease of pedestrian access, and which shall be supplemented with a new low level and permeable fencing treatment to restrict unauthorised vehicle access.
13. Existing internal loop road to be downgraded to become the main pedestrian path of a larger and more extensive path network around the park. The path network to connect all areas, and to provide an asset by which people can undertake recreational and fitness walking/jogging activities.
14. Provision of a hierarchical signage system, which will comprise 1 major and 2 minor identification signs at the key park entry points, and internal directional signs. (An opportunity exists for the signage design and form to become an "arts feature").
15. Retention of the "openness" of the site to enhance personal safety and security, with additional plantings to generally be restricted to indigenous Mornington Peninsula native species suitable for this coastal woodland / heathland site.

Additional related recommendations include:

- That Council consider establishing a community-based Advisory Group (or “Friends of Monterey Community Park”) to assist Council with the management, maintenance and future planning for the park.
- That Council undertake a more detailed needs assessment into the demand for tennis in Frankston North, to validate (or otherwise) inferred demand for new tennis facilities from the Petition.
- That Council facilitate a process to formalise the existing soccer training area and parkland adjacent to Lehmann Crescent into a competition junior soccer field to be used by the Pines Soccer Club.

### 1.5. Implementation and Capital Costs

The study report includes a detailed Infrastructure Development Plan which outlines a proposed order of implementation and estimated capital costs for some 30 projects identified in the Master Plan. The projects have been grouped according to their location within one of four zones across the site. The actual order of implementation of projects will be subject to available funds and the further investigation and assessment of some projects.

The following table is a summarised version of the Infrastructure Development Plan. Additional costs associated with importing clean fill to top dress the Upper Terrace (to cap asbestos residue) are included in the Upper Terrace/General costs.

| Sub-Precinct           | Staging and Estimated Cost |                  |                  |                  | Total              |
|------------------------|----------------------------|------------------|------------------|------------------|--------------------|
|                        | Stage 1                    | Stage 2          | Stage 3          | Stage 4          |                    |
| Upper Terrace/General  | \$450,963                  | \$249,587        | \$19,350         | \$126,850        | \$846,750          |
| Lower Terrace          | \$0                        | \$0              | \$297,926        | \$106,103        | \$404,029          |
| Informal Sport Area    | \$112,875                  | \$65,889         | \$0              | \$15,480         | \$215,744          |
| Internal Car Park Area | \$0                        | \$49,063         | \$0              | \$0              | \$49,063           |
| <b>TOTAL</b>           | <b>\$563,838</b>           | <b>\$364,539</b> | <b>\$317,276</b> | <b>\$248,433</b> | <b>\$1,494,086</b> |

It should be noted that some capacity exists for cost savings during the implementation of the capital improvement program, through combining/packaging related projects into larger contracts, and utilising the human resources from local community groups for selected projects, such as tree plantings and the construction of the picnic shelter.

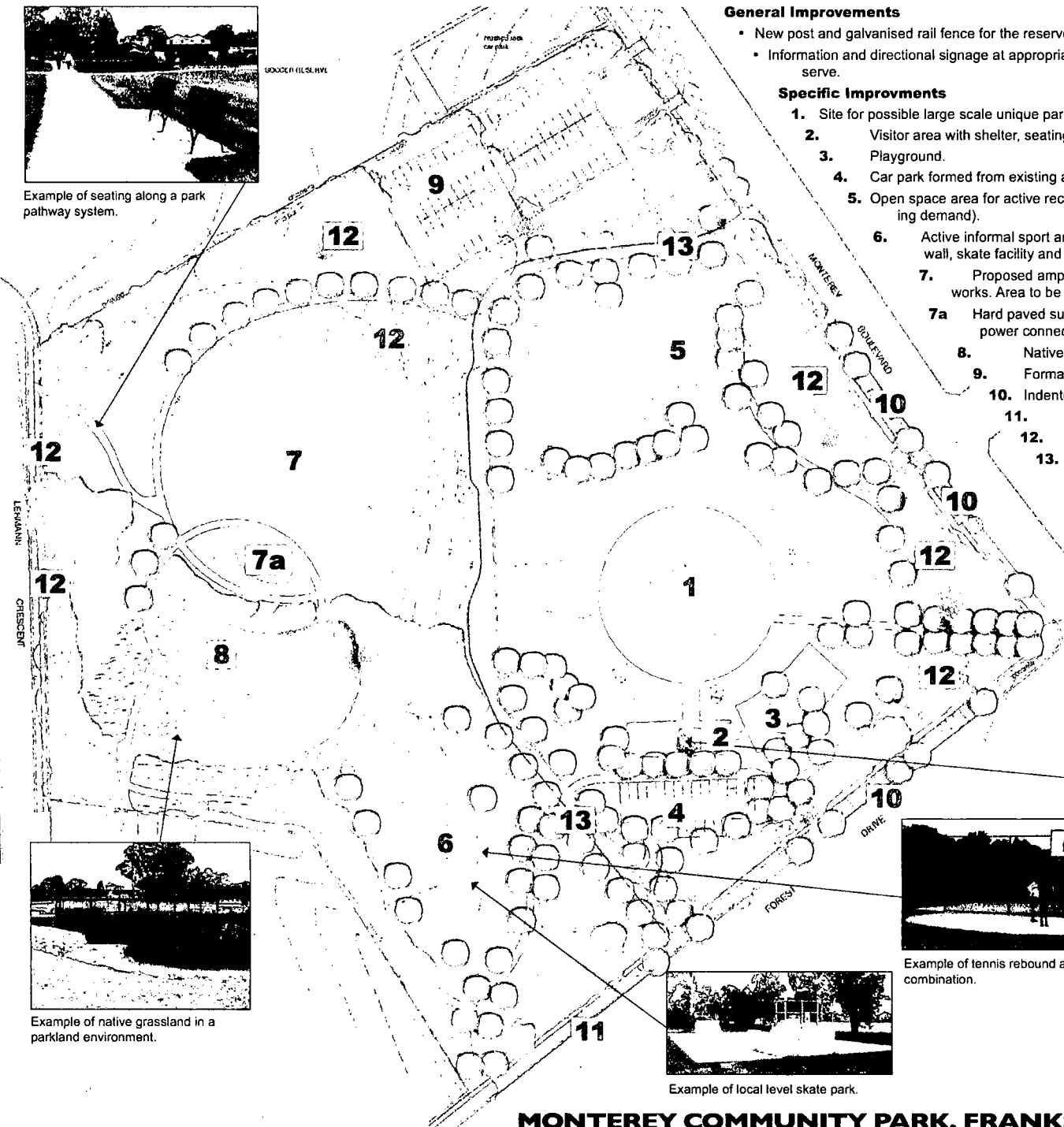
### 1.6. Conclusion

The process to develop the Monterey Community Park Master Plan has been driven by the Frankston North community, and has identified a new “vision” for the site that will guide future development and use of the former Monterey High School site.

The progressive implementation of the Master Plan will ensure that Monterey Community Park provides residents and visitors with a range of recreational facilities and spaces which are easily accessed, relevant and accommodate existing and future needs.



Example of seating along a park pathway system.



**General Improvements**

- New post and galvanised rail fence for the reserve boundaries along Monterey Boulevard, Forest Drive and Lehmann Crescent.
- Information and directional signage at appropriate locations throughout the reserve, including the major entry points into the reserve.

**Specific Improvements**

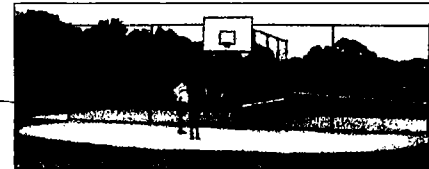
1. Site for possible large scale unique park feature.
2. Visitor area with shelter, seating, tables, BBQs, public toilet, and security lighting.
3. Playground.
4. Car park formed from existing asphalt paving.
5. Open space area for active recreation, such as kite flying, frisbees and ball games and/or tennis club facility (pending demand).
6. Active informal sport area (possible facilities could include; cricket practice net, half tennis court with rebound wall, skate facility and /or basketball and netball half court).
7. Proposed amphitheatre formed using existing grade change along eastern edge and additional earthworks. Area to be designated as a possible dog off leash space.
- 7a Hard paved surface for use as the temporary performance space during events (includes 3-phase power connection).
8. Native grassland area with elevated boardwalk to integrate with reserve path network.
9. Formalise car park from existing paved surface.
10. Indented on-street car parking.
11. Indented on-street bus parking/parallel car parking.
12. Modified batters to reduce grade.
13. Existing internal road to be downgraded to become main pedestrian path (and use by park maintenance vehicles) with security lighting.

**LEGEND**

|  |   |  |                        |
|--|---|--|------------------------|
|  | New Pedestrian Paths with seating at regular intervals. |  | New Asphalt            |
|  | New Structure   |  | Feature shade trees    |
|  | Existing Asphalt retained                               |  | Open woodland planting |



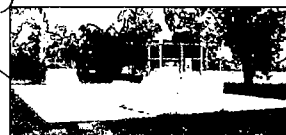
Example of native grassland in a parkland environment.



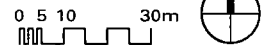
Example of tennis rebound and basketball half court combination.



Park shelter example. Shade structures can also be used.



Example of local level skate park.



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 landscape architect  
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masterplan

**MONTEREY COMMUNITY PARK, FRANKSTON NORTH**

March 2004

PH. COURTESY OF STRATCORP CONSULTING