



Frankston City Council

Overport Park Final Master Plan

Version: April 2021



Prepared by:

Land Design Partnership Pty Ltd

Frankston City Council

Community Strengthening >> Recreation

Version: FINAL April 2021

Phone: 1300 322 322

Fax: (03) 5941 3784

Email: info@frankston.vic.gov.au

Web: www.frankston.vic.gov.au

1.	INTRODUCTION	2
1.1	Purpose and use of a Master Plan.....	2
2.	BACKGROUND	3
2.1	Reserve Facilities.....	4
2.2	Reserve User Groups	4
2.3	Population and Demographics	5
2.4	Master Planning Process and Community Consultation	5
2.5	Thematic Directions Plan Community Consultation Process & Feedback	6
2.6	Final Round of Consultation.....	6
3.	STRATEGIC CONTEXT.....	7
3.1	Frankston City Council Plan 2017 - 2021.....	7
3.2	Overport Park previous planning	7
3.3	Frankston City Open Space Strategy (2016 - 2036)	7
3.4	Frankston Vegetation Study (2006)	8
3.5	Dog Free Roam Areas Brochure.....	9
4.	EXISTING CONDITONS AND RECOMMENDATIONS	10
4.1	Path Network	10
4.2	Existing Informal Grassed Open Space (Top Paddock)	11
4.3	Former Homestead Area	12
4.4	Greenhill Lane.....	13
4.5	Ovals.....	14
4.6	Netball Court	15
4.7	Pavilion Interface	16

4.8	Dam Area.....	17
4.9	Bike Park.....	18
4.10	Informal Open Space (overflow car parking).....	19
4.11	Existing Tennis Hit Up Wall.....	20
4.12	Peninsula Arts Society Building	21
4.13	'The Shed' - Peninsula Light Opera Society and Frankston Theatre Group Building.....	21
4.14	Public Toilets.....	22
4.15	Overport Tennis Club.....	23
4.16	Existing Play Space	24
4.17	Vegetation.....	25
4.18	Sweetwater Creek Pedestrian Connection	26
4.19	Stormwater Management.....	27
4.20	Car Parking	28
4.21	Signage and Wayfinding	29
4.22	Furniture	30
4.23	Smart Technology.....	31
5.	DRAFT OVERPORT PARK MASTER PLAN	32
6.	INDICATIVE COSTS AND PRIORITIES.....	38
APPENDIX A	ONE MILE GRID TRAFFIC REPORT	49

1. INTRODUCTION

The Overport Park Master Plan seeks to develop an integrated site plan for the reserve. There are a number of infrastructure initiatives currently in different stages of development in the reserve. The location and interface of these initiatives need to be planned and refined in order to reduce the potential for conflict between different park uses and to ensure that the integrity of the park as a valued public green space is maintained. This report also includes a description of the rationale for the key directions for new and/or upgraded works at the reserve.

1.1 Purpose and use of a Master Plan

A master plan determines a broad vision for an area and outlines a number of projects and strategies that are required to be implemented to achieve the new vision. Further investigation and feasibility of some of the projects and initiatives recommended in the Overport Park Master Plan may be required depending upon their scale, likely impact and estimated cost. It is important to note that the inclusion and reference to projects in the master plan does not directly commit, the Frankston City Council, the reserve user groups, the Victorian Government or any other organisation to a responsibility for funding and implementing these projects.

This report provides an overview of the process undertaken in development of the master plan, key findings and future direction of the reserve.

The master plan was formally adopted by Council on 29th March 2021.



2. BACKGROUND

The City of Frankston is located approximately 40km south of Melbourne, on the Mornington Peninsula. Overport Park is located in Frankston South, 4 km to the south of central Frankston. The surrounding area is predominantly low density housing with large homes and blocks.

There are four reserves within Frankston South providing active recreation spaces.

Baxter Park is located more than 2km to the east of Overport Park and to east of the Moorooduc Highway on Frankston Flinders Road and provides for a large number of active pursuits including soccer, cricket, Australian Rules football, tennis, archery and equestrian.

Baden Powell Reserve provides two hectares of playing surface suitable for cricket and Australian Rules football to the north west of Overport Park on Baden Powell Drive.

Delacombe Park is located to the north of Overport Park with access from Overport Road and Towerhill Road. There is a cricket oval and soccer pitch on the reserve.

There are also a number of smaller neighbourhood parks and bushland or natural reserves in the vicinity.

Overport Park is approximately 19 Ha in size and is historically significant as the site of an award winning Guernsey Stud farm. The old homestead buildings have been demolished, but some of the landscape structure remains. Overport Park is now an important place for the community, community groups and sporting clubs.

As well as community and sporting facilities, the reserve is linked by the remnant bushland along Sweetwater Creek at its eastern boundary to the Frankston Conservation Reserve at Frankston Reservoir.

Overport Park occupies a high point in the area providing long views to the east.

Overport Park is zoned Public Park and Recreation Zone (PPRZ).



(Image Mark Calleja FCC)



2.1 Reserve Facilities

The main sporting and community facilities at Overport Park are as follows:

- Two District level ovals (and supporting facilities) and redeveloped pavilion, including public toilets;
- Four lane cricket practice nets;
- Fourteen tennis courts and pavilion;
- District level playground;
- Peninsula Arts Society / Frankston Theatre Group building;
- Peninsula Light Operatic Society Building
- Walking trails
- Informal open space
- Car parking.

2.2 Reserve User Groups

The reserve is currently home to a number of user groups, including:

Peninsula Arts Society

The Peninsula Arts Society has been located at Overport Park since 1988 and previously occupied the homestead. It operates out of its current building six days a week, running 25 classes across those days. There are also an additional five events each week, a monthly event and Sunday workshops every six weeks.

There are 600 members.

Peninsula Light Opera Society (PLOS) / Frankston Theatre Group

The Peninsula Light Opera Society and Frankston Theatre Group share a large shed located on the northern boundary of Overport Park. The shed is used by the groups for set construction, storage and some rehearsals and currently is generally sufficient for these activities.

Frankston Dolphins Junior Football Club

The club participates in the Frankston and District Junior Football League and fielded fifteen teams last (2019) season. This leads to participation of about 177 girls and 393 boys. The Overport Park Ovals are used for training Monday through Thursday, with games held on both ovals on Sundays.

Auskick typically engages with between 150 – 180 children at a session on Friday evenings.

Frankston Dolphins Football Netball Club

The Frankston Dolphins Football Netball Club participate in the Southern Football Netball League.

Last season (2019) was the club's third year and they fielded one senior women's team, one men's U19's team, two men's senior teams and four netball teams.

One team trains on Monday night, and three train on Tuesday and Thursday nights. All teams play on Saturday.

Netball is currently played at Dingley.

Baden Powell Cricket Club

The club participates in the Mornington Peninsula Cricket Association and uses both Overport Park and Baden Powell Reserve.

The club fielded five senior sides and nine junior sides for the 2019 season.

Two senior sides play at Overport Park on Saturday afternoon. All train on Tuesday and Thursday nights. Two junior sides play at Overport Park on Saturday morning and two play on Sunday morning. All train on Monday through Thursday nights.

Overport Park Tennis Club

Overport Park Tennis Club has 400 financial members and 200 registered users, such as coaching clients and the facilities are used seven days a week.

The club participates in the Peninsula Tennis Association Junior Competition and Senior Competition on Saturdays. There is Mid Week Ladies competition on Tuesday and Thursday.

Social competitions take place on Tuesday, Wednesday and Thursday nights, Monday morning and Wednesday afternoon.

Coaching services are provided each week night.

Three local schools, Derinya, Overport and Toorak Girls School utilise the facilities.

Environmental Friends Network

Frankston Environmental Friends Network (FEFN) has 23 member groups who care for the natural environment across the City of Frankston, including Overport Park.

Informal Reserve Users

There are a number of informal groups and loose networks of people who use the reserve regularly. They are linked by the social connections established by their common usage of the reserve, whether for walking, dog walking or other informal recreation activity. Many of these park users utilise the park every day.

2.3 Population and Demographics

The Estimated Resident Population of Frankston South is 19,305 in 2019.

The population has a median age of 43 years and an average household size of 2 -3 people.

In 2016, Frankston South had a SEIFA score of 1,064, indicating that it was above the Australian average for socio economic advantage. This reflects that an area has many families with large houses, high incomes, low unemployment rates and professional occupations.

2.4 Master Planning Process and Community Consultation

Community and stakeholder consultation has been undertaken in stages to assist in the development of the Overport Park Master Plan.

The first stage of consultation sought to determine the key issues and opportunities to be addressed in the preparation of the master plan. Key themes emerged from this process, and these insights were utilised in the development of a Landscape Thematic Directions Plan.

2.5 Thematic Directions Plan Community Consultation Process & Feedback

The DRAFT Thematic Directions Plan was available to the community to view and provide feedback in a variety of ways, including the following:

- Surveys – online
- Council Website

Face to face consultation with the community and stakeholders was not possible due to restrictions arising from the COVID 19 pandemic.

The consultation period was advertised widely through the following mechanisms:

- On site signage
- Council social media (Facebook) posts
- Emails and letters to key community stakeholders
- Council's website

Community Survey

There were 30 responders to the online survey.

2.6 Final Round of Consultation

Council received a further 31 responses from park users throughout the final stages of community consultation. This feedback has contributed to the development of the final master plan.

3. STRATEGIC CONTEXT

The Overport Park Master Plan was informed by a number of research and planning considerations. This section provides a summary of the key planning and contextual factors which were assessed as important and considered during the preparation of the new master plan.

3.1 Frankston City Council Plan 2017 - 2021

The Frankston City Council Plan is focused on achieving the Council's vision to become the Lifestyle Capital of Victoria and has identified four key pillars to achieve this:

- A Planned City

"A vibrant city providing housing, stunning beaches, a beautiful natural environment and arts and cultural experiences. Everything you want at your doorstep – shopping, education, employment, recreation and a lifestyle the envy of others."

- A Liveable City

"Welcoming neighbourhoods, green streets and thoroughfares, parks and natural reserves, an active foreshore and vibrant town centres delivering a living environment that is second to none. An active and healthy community that is connected through participation in activities at our local and regional sporting facilities, events and festivals."

- A Well Governed City

"An elected Council that is driven by the privilege of serving its community and providing leadership and vision to ensure Frankston City is recognised as the Lifestyle Capital of Victoria."

- A Well Managed City.

"Proudly delivering services to improve our community's lifestyle. An organisation that is recognised amongst its peers as a leader in the sector and one that is founded upon its engagement and connection to its community."

Themes within these will help to shape the community outcomes to be achieved and the four year priorities to meet them.

The vision and objectives of the Council Plan have been considered throughout the development of the Draft Overport Park Master Plan.

3.2 Overport Park previous planning

A 'Master Plan' was developed for Overport Park in 2000. Whilst the master plan layout is outdated, the guiding principles that were nominated to provide the framework for development of the park remain relevant:

- The context of Overport Park should be considered an environmentally and historically significant site within the City of Frankston. This particularly relates to the revegetation of Sweetwater Creek and to the historical interpretation of the homestead site.
- Recreational usage within the park should be maintained and enhanced. Emphasis should be placed on Council working together with the tenant clubs to improve the amenities within the park.
- The existing character of the park should be protected.

3.3 Frankston City Open Space Strategy (2016 - 2036)

The open space strategy provides the strategic vision and framework for open space planning in Frankston. It provides a strategic framework for decisions and allocations of resources to ensure:

- *"A complete and legible open space network that delivers health and wellbeing, social, environmental and economic benefits for the community of Frankston, and*

- *A diversity of open space types that are easily accessible, adequately provisioned, safe, meet with quality expectation, and that are a joy to use.”*

The Open Space Strategy recognises a demand for improved accessibility and pedestrian connections to existing open space in Frankston South. Future open space facilities and infrastructure will need to accommodate an aging demographic with an improved range of unstructured recreation for all ages and abilities.

Improved multifunctional district level destinations and open spaces that support community interaction, socialising, nature based recreation and walking along nature reserve trails will support the anticipated demographic change in Frankston South.

Overport Park is classified as a district level reserve with sporting facilities and cultural value or community facilities.

The Open Space Strategy allocates funding to implement the Overport Park Masterplan / Sports Development Plan with the following recommendations:

- support multifunctional use for a diverse range of user groups.
- upgrades and links to and between sporting, unstructured recreation, play, community and conservation zones with appropriate facilities, public art, and infrastructure.
- improve links to and management of the creek corridor, offset vegetation and eastern landscape interface with surrounding land.

3.4 Frankston Vegetation Study (2006)

The Frankston Vegetation Study was carried out in 2006 and provides an inventory of existing vegetation remnants, delineates their boundaries, determines vegetation types and the range of vegetation quality.

Overport Park, was assessed to have remnant Gully Woodland in 9.7a hectares along Sweetwater Creek. This Ecological Vegetation Class (EVC) is noted as ‘endangered’ according to the former Department of Sustainability and Environment.

The report lists the typical indigenous species found in the EVC which is noted as having a woodland structure dominated by sedge and grass understorey.

The report nominated the conservation significance as High – Very High.

3.5 Dog Free Roam Areas Brochure

The Dog Free Roam Areas brochure nominates Overport Park as a 'Dog Free Roam Area'.

There are generic restrictions that apply to all reserves:

- Dogs must be under effective control at all times.
- Dogs must be on leash within 10 metres of:
 - an organised sporting event
 - a children's playground
 - a barbecue or picnic area
- Sporting teams are to be respected by:
 - Picking up after your dog
 - Using alternative areas if training / games are underway

4. EXISTING CONDITIONS AND RECOMMENDATIONS

The reserve's major existing conditions, issues and opportunities, and recommended responses, are summarised below.

4.1 Path Network

There is currently a well utilised network of paths throughout the reserve. Council has been consolidating paths through the bushland area to protect the vegetation and to allow for revegetation. There are some sealed paths, and these tend to be located adjacent to areas of existing infrastructure.

There are currently 'missing links' within the path network for those park users who wish to walk, jog, run or ride in a connected loop. Some unsealed paths are uneven and prone to muddy spots.

There are currently no pathway connections between the new pavilion and the second oval or the cricket nets.

There are no lit paths in the reserve, which may prevent some users using the path network at night or in the early morning.

Recommendations

4.1.1 Upgrade all other existing paths to granitic gravel to provide an even surface and equitable access for all park users. Design and alignment of new paths is to consider all abilities access.

4.1.2 Install new path sections, predominantly in compacted gravel to create walking or running loops:

- alongside the western edge of the tennis courts, making use of the court lighting to provide a lit path and connected around the area of open space back to the car park
- around oval 2, connecting to the existing path at the northern end
- around the 'Top Paddock'
- around the lower informal open space area

4.1.3 New path connections in developed and heavily trafficked areas are to be exposed aggregate concrete.

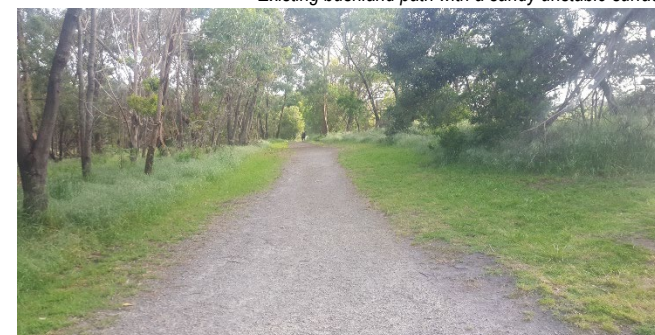
4.1.4 Investigate the provision of a lit path loop utilising existing lighting, such as the tennis club and / or consider 'smart' lighting with motion sensors or timers.



New exposed aggregate path to perimeter of Oval 1



Existing bushland path with a sandy unstable surface



Existing gravel path

4.2 Existing Informal Grassed Open Space (Top Paddock)

This large grassed area sits at a high point in the reserve and offers scenic long views to the east. Its proximity to the playspace lends itself to non-prescribed informal recreation, such as a kick about space.

The space is currently frequented by large numbers of dog walkers who value the ability to run their dogs off leash in a large open area. This also provides for social connections amongst the dog walking community.

There are not currently any facilities such as benches, litter bins, or a drinking fountain in this location to support and provide amenity for the large number of people who make use of the space. Community feedback suggested more benches throughout the reserve and along paths would support those members of the community who are older or less able bodied and require pause points.

Recommendations

4.2.1 *Retain open grassed nature of the space.*

4.2.2 *Provide a compacted gravel perimeter path to create a walking circuit and to define the space.*

4.2.3 *Provide community facilities such as benches and a drinking fountain with dog bowl or bubbler to improve the amenity of the space and to encourage pause points and social interactions.*

4.2.4 *Provide more canopy tree planting to the perimeter of the space for shade and to extend biodiversity into the reserve.*

4.2.5 *Extend the wildlife 'picking garden'*

4.2.6 *Provide a shelter and picnic settings, with litter bins, in the south east corner and at the local high point near the central trees to provide gathering points that take advantage of the views.*



Wildlife 'picking garden'

4.3 Former Homestead Area

The former homestead area occupies the site of the homestead of the former Guernsey stud farm. Whilst the homestead has been demolished some of the landscape remains. The exotic nature of the planting and enclosed spaces provide a visual and spatial contrast to the remainder of the reserve.

There is currently no interpretation of the history of the site, nor are there any facilities to draw park users in to the area, other than to pass through.

Recommendations

4.3.1 Undertake a vegetation assessment to create an inventory of the existing tree and understorey species.

4.3.2 Provide access path and community facilities such as a shelter, barbecue and picnic settings and litter bins in the existing larger space to allow for community gatherings. Supplement the existing planting with additional canopy trees for shade and amenity. Undertake detailed design to ensure the provision of facilities and paths draws on the history and character of the site.

4.3.3 The smaller, more enclosed space lends itself to being a place of retreat and reflection. Provide seating and enhance the existing planting to create a restful retreat space.

4.3.4 Provide interpretation of the history of the site, either through the design of the space, the installation of artwork or interpretative signage.



4.4 Greenhill Lane

Greenhill Lane is an attractive remnant of the former homestead and provides a visually striking pedestrian entry to the reserve.

It is lined by an avenue of *Tristania* which provide an overarching canopy along its length.

The former stone gateways also remain in place, with one at the vehicle entrance on Overport Road and the other at the other end of the drive.

The driveway is not immediately apparent from the car park as the avenue tree planting appears to stop prior to the junction with the car park.

Recommendations

4.4.1 *Retain Greenhill Lane as pedestrian only access and formalise with compacted gravel surface.*

4.4.2 *Extend the avenue planning of *Tristania* to the junction with the car park.*

4.4.3 *Retain the stone gateways.*

4.4.4 *Provide heritage interpretation along the driveway.*



4.5 Ovals

The ovals are currently utilised for junior and senior Australian Rules Football and junior and senior cricket for training and competition.

Both ovals have an attractive tree lined backdrop and setting within the reserve.

The existing topography results in a marked change in surface level between the two ovals, and therefore there are no strong visual or physical connections between them.

Oval 2 has been reshaped and resurfaced providing a superior playing surface according to the tenant clubs.

There is currently no scoreboard on Oval 2

The surface of Oval 1 is impacted by shade at the northern end.

The coaches shelters on Oval 1 are outdated and not fit for purpose.

Recommendations

4.5.1 *Update coaches shelters on Oval 1.*

4.5.2 *Install a scoreboard on Oval 2*



Oval 1 existing coaches shelter



Oval 2 (image Mark Calleja FCC)



Oval 1

4.6 Netball Court

The Frankston Dolphins Football and Netball Club compete in the Southern Football League, a combined football / netball league.

In 2019 the club fielded four netball teams with matches currently being played at Dingley.

The club has an ambition for netball teams to train and play at home in conjunction with the football teams, allowing for combined competition and social events.

Recommendations

4.6.1 *Construct a single netball court, including lights, adjacent to the existing cricket net facility.*

4.6.2 *As the court is to be used for outdoor competition it is to be line marked for netball only.*

4.6.3 *The court is considered community open space and would be available for community use when not being utilised by the club for training or competition.*

4.6.4 *Provide a shelter with seating to protect from the weather.*

4.6.5 *The new pavilion provides female friendly change facilities.*



Proposed location for a netball court

4.7 Pavilion Interface

A new sports pavilion has been constructed at the reserve providing updated facilities including female change and DDA compliant facilities.

The pavilion directly addresses Oval 1, with access to this oval at grade.

A broad terrace overlooks Oval 2, however there is no direct access from the pavilion to the oval or cricket nets, except via a set of stairs. A ramp to the south of the pavilion provides indirect DDA compliant access. A steep grassed batter runs down from the terrace to the main north – south pedestrian connection, which is currently a compacted gravel path.

Complicating pedestrian access further is an incised open drain to the east of the pedestrian path.

An electronic scoreboard is planned for the interface area.

Recommendations:

4.7.1 Construct exposed aggregate concrete pathways around the pavilion and to connect to other infrastructure, including the car park.

4.7.2 Design and construct planted drainage swales in association with the path design to treat stormwater and ensure there are adequate pedestrian connections over.

4.7.3 Design and construct broad seating terraces in the batter with soft landscape and canopy trees to ameliorate the heat island effect of the broad expanses of concrete, include broad landscape stairs for more direct access to Oval 2.

4.7.4 Canopy trees will provide shade and allow for viewing to the oval beneath their canopies.

4.7.5 Ensure the design of pavilion interface allows for the installation of an electronic scoreboard. (Refer to Recommendation 4.5.2)



4.8 Dam Area

The dam area is currently fenced off, with no public access. It is a visually attractive space with open water and planted edges.

A worn dirt track traverses its southern edge and the fence here is compromised, allowing dogs access to the water.

The dam offers an opportunity to be incorporated into the reserve as a specific point of focus for users.

The dam is used for irrigation, and has a pump that supplies the 250,000 litre tank. The dam does not have sufficient capacity to water the ovals for a full irrigation season. Potable water is provided via the tank when the water level in the level in the dam gets low.

The dam plays a role in the management of stormwater on site, collecting run off from the south eastern car parking areas.

Recommendations

4.8.1 Undertake further detailed design to develop safe edge conditions to the dam which allow it to be more open and to offer pause points to sit and observe birds or quietly reflect. Habitat and biodiversity values should also be considered in the design.

4.8.2 Consider that dogs will access the water in the design.

4.8.3 Retain fencing along the northern side of the dam to prevent stray balls rolling in to the water, and to discourage children running directly across from Oval 1.

4.8.4 Design suitable edge treatment / interface to the proposed bike park

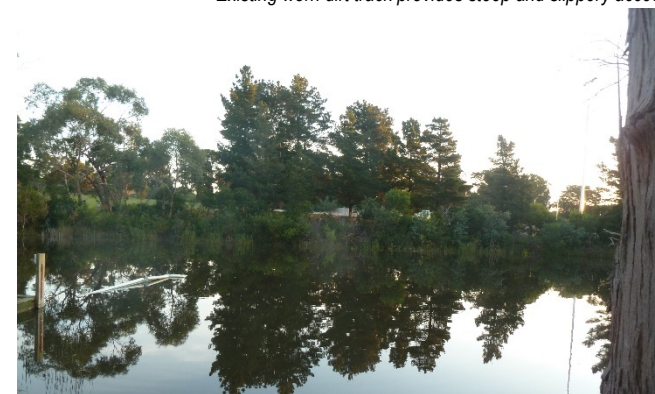
4.8.5 Undertake new works in accordance with approved design to provide enhanced visitor amenity around dam

4.8.6 Undertake further detailed design to provide safe pedestrian access along the southern edge. The alignment of the path and the possibility of utilising steps for safe access are subject to further detailed design.

4.8.7 Enhance the biodiversity and habitat values of the dam.



Existing worn dirt track provides steep and slippery access



4.9 Bike Park

Members of the local community have been advocating to Council for a bike park in the area for some time.

During the construction of the pavilion and access road, excess dirt was stored by the builders in the area of open space at the southern end of the reserve. Local children and their families took advantage of the dumped mounds of dirt to create an informal bike track. Bike activity has since evolved at the reserve, and particularly at this location.

During the initial round of consultation, a large number of children and young people responded, indicating that this was their favourite area in the park, and many of them enjoyed the sense of freedom that it offered.

Local bike riding groups have engaged the services of an independent bike park designer to investigate the feasibility of a bike park at Overport Park.

Recommendations

4.9.1 Undertake further detailed design to locate a bike park on the location of the existing informal track.

4.9.2 Provide other community facilities such as shelters, picnic setting, litter bins and drinking water in association with the bike park.

4.9.3 Ensure that any design does not preclude the other activities currently taking place in the large area of open space to the south.



4.10 Informal Open Space (overflow car parking)

The large open grassed area at the south of the reserve is currently used for informal recreation, predominantly dog walking and walking.

The football clubs utilise the space when they require additional parking on busy days. There have been issues in the past as access involved traversing a shallow swale drain, resulting in cars getting bogged.

The community has indicated their desire to retain the informal open spaces for informal recreation, particularly dog off leash access.

As noted earlier in this report the master plan has located a proposed bike park on the site of the existing informal bike track, and the interface between these two areas will need to be carefully managed.

Recommendations:

- 4.10.1 *Retain as open informal grassed open space.*
- 4.10.2 *Provide a gravel perimeter path for access on an even surface and when the ground is wet underfoot. The path will also connect into the remainder of the path network in the park, providing sealed walking / running circuits.*
- 4.10.3 *The new road access works have created sealed vehicular access points into the area with suitable crossing points / culverts over the drainage swale.
Install gates at these entry points to control vehicular access to busy game days or for maintenance only.*
- 4.10.4 *Install signage relating to the adjacent bike park.*
- 4.10.5 *Carefully manage the interface between the bike park and open space with suitable barriers, such as dense low level planting, to maintain view lines.*
- 4.10.6 *Enhance the soil profile to provide a more sustainable and well drained surface.*



Existing interface between informal bike track and open space



Existing interface between informal bike track and open space

4.11 Existing Tennis Hit Up Wall

The existing hit up wall is located on the fence line between the tennis club and the play space with access to both sides.

There is currently no line marking to the pavement or the wall and it is not a very inviting space on the park side.

Proximity of the wall to the play space lends itself to the creation of a multi- use hard court space that would appeal to a range of age groups.

Recommendations:

4.11.1 *Line mark the pavement and wall on the tennis club side with a half tennis court and net line.*

4.11.2 *Line mark the park side for multiuse and install a combined basketball ring / futsal goal.*

4.11.3 *Provide some additional park amenities such as seating to create an inviting space.*



The existing hit up wall has an anonymous appearance



There are no line markings to encourage use of the space

85

4.12 Peninsula Arts Society Building

The Peninsula Arts Society occupy a building adjacent to Greenhill Lane. They have been located at Overport Park since 1988.

The building meets their needs currently, however there is no scope for future growth.

Recommendation:

- 4.12.1 *There are no recommendations for the Arts Society Building.*
- 4.12.2 *Should the need for expansion be required in the future, investigate co-locating into the new pavilion space, or investigate an alternative site*



The Peninsula Arts Society Building

4.13 'The Shed' - Peninsula Light Opera Society and Frankston Theatre Group Building

The Peninsula Light Opera Society (PLOS) and Frankston Theatre Group (FTG) share a large shed building on the northern boundary of Overport Park. The shed is not used for performances, but is primarily used for set construction, storage and some rehearsals.

The current facility is generally sufficient for the current activities, although access for larger vehicles is sometimes difficult, particularly if the car park is full.

Recommendation

- 4.13.1 *There are no recommendations for the PLOS / FTG building.*
- 4.13.2 *Should the need for expansion be required in the future, investigate an alternative site.*

4.14 Public Toilets

Public toilets are currently provided in the northern and southern areas of the park.

In the northern section, the existing toilet block is well located near the playground northern car park and informal open space area, providing access to public toilets for informal users of the northern section of the park.

It is a small tidy building, but is not DDA compliant as there are no ambulant or wheelchair accessible cubicles provided.

The new pavilion in the sporting precinct has externally accessible DDA compliant toilets for use by all reserve users, not just the sports clubs.

Recommendation:

- 4.14.1 *Upgrade the northern toilet block to meet DDA requirements through the provision of ambulant and / or wheelchair accessible cubicles.*
- 4.14.2 *Any Building Code of Australia (BCA) regulations need to be considered in the location and design of a new public toilet.*
- 4.14.3 *Utilise CPTED (Crime Prevention Through Environmental Design) principles in the location and design of any new public toilet in the northern section of the park.*



Existing Toilet Block

4.15 Overport Tennis Club

The Overport Tennis Club occupies a large area of the park, with 11 clay courts and 3 hard courts, a pavilion and various amenities set in attractive surroundings.

The club has indicated that possible expansion maybe required in the future. Any provision of additional courts will need to be carefully considered, as there is no room for any expansion of the existing car park. An additional two courts might be located to the north of the hard courts, however this would require the removal of existing mature trees and significant buffer planting.

Recommendation:

- 4.15.1 *Line mark the wall and adjacent concrete pavement with a half tennis court and net line*
- 4.15.2 *This master plan makes no further recommendation in terms of the tennis club facilities.*
- 4.15.3 *Upgrade of the Tennis Club within its existing footprint will be directed by Council's Tennis Action Plan currently in development.*



Tennis Club Pavilion



Tennis Club surroundings

4.16 Existing Play Space

The existing play space at Overport Park was renewed in 2014 and is a popular destination for families and groups with children, and many visitors appreciate having a fenced play space.

Community feedback with respect to the play space was to request more shade and a drinking fountain.

Recommendations:

4.16.1 *Include a shade structure or shelter within the play space to enhance the current seating provision.*

4.16.2 *Provide a drinking fountain.*



4.17 Vegetation

Overport Park has a mix of vegetation types throughout, reflecting the proximity to Sweetwater Creek as well as the former use as a dairy stud.

Sweetwater Creek and surrounds contain remnant indigenous flora belonging to the Ecological Vegetation Class (EVC) 'Gully Woodland'. This EVC is considered endangered and the conservation significance of this site is rated as High – Very High.

Council's bushland officers have been undertaking revegetation works along the creek and into the park, including weed removal.

There are also eucalyptus windbreaks and plantations in contained areas of the park, such as around the dam and to the north of the tennis club.

The farming history of the site is reflected in the windbreaks of Cypress (*Cupressus macrocarpa*) and pine trees (*Pinus radiata*) on the site boundaries and adjacent to the play space.

Pinus radiata is a listed weed species on the Mornington Peninsula, and some of the trees in the wind breaks along the road boundaries appear to be reaching their useful life expectancy.

As discussed previously, the former homestead site has a mix of exotic species reflecting the history of this space (Refer to Section 4.3)

Recommendations:

4.17.1 Assess windbreak trees for health and life expectancy and undertake staged removal if necessary. Replace with indigenous trees. It is not expected that the *Cupressus macrocarpa* adjacent to the tennis courts will need removal, but these should be pruned and deadwood removed.

4.17.2 Continue with screen planting to residential boundaries, utilising appropriate indigenous species.

4.17.3 Continue revegetation and regeneration works along Sweetwater creek.

4.17.4 Extend revegetation planting into the reserve to create biodiversity corridors.

4.17.5 Extend the 'Food for Wildlife' garden.



Bushland regeneration along Sweetwater Creek



Pine trees on Overport Road near Oval 1



Cypress trees on Overport Road, near the tennis courts

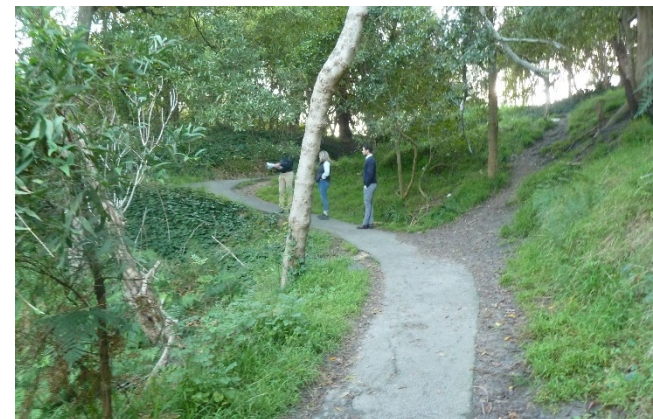
4.18 Sweetwater Creek Pedestrian Connection

The existing pedestrian path leading to the bridge crossing over Sweetwater Creek is currently very steep and slippery when wet.

There are steep grades through here so it will be difficult to achieve compliant access down to the bridge. The existing path would not be considered DDA compliant.

Recommendation

- 4.18.1 *Upgrade path alignment subject to further detailed design.*
- 4.18.2 *Steps may be required to achieve safe access.*
- 4.18.3 *Steps are to comply with the relevant Australian Standards and Building regulations.*



4.19 Stormwater Management

There is currently no integrated management of stormwater and drainage in the park. A number of open swale drains are located in the park, collecting stormwater and discharging into pits. Some of these drains are quite incised and their location hinders pedestrian movement.

There is a stormwater discharge outlet high on the bank of Sweetwater Creek near the bridge which is creating erosion to the bank. The stormwater is untreated, which also creates water quality issues in the creek.

Recommendations:

- 4.19.1 *Consider the integration, management and treatment of stormwater in any future works in the park. Any future development should consider and ameliorate the impact upon the existing piped stormwater, natural swales and sheet flow.*
- 4.19.2 *Realign drainage swales in the pavilion precinct to improve pedestrian movement.*
- 4.19.3 *Reshape and plant open drains to create drainage swales to treat stormwater prior to discharge.*
- 4.19.4 *Modify existing stormwater infrastructure and grading to reduce erosion of Sweetwater Creek banks.*



Open drain adjacent to pedestrian path

4.20 Car Parking

Car parking was nominated by all tenants of Overport Park as a major issue. There is a lack of car parking when multiple activities or events are occurring at the reserve on the one day. This is particularly the case during the junior football season, especially at the changeover between games, and if the Peninsula Arts Society have classes going.

Car parking is currently provided in three discrete locations, with no connections between them:

- The Tennis Club / PLOS car park in the north, accessed from Somerset Road and catering for 68 spaces.
- The Peninsula Arts Society Car Park, accessed from Overport Road and providing 35 spaces.
- The sports field car parks, currently being upgraded, with 26 spaces provided in the pavilion works and a further 158 formal spaces to be provided with the upgrade.

The vehicular access road around Oval 1 is in the process of being upgraded, with sealed and formalised car parking provided in the works. It is hoped that this will alleviate some of the issues, however it is anticipated that overflow parking will still be required on the southern open space area at times. This space should be large enough to cater to the required additional demand, if traffic management is in place directing people into spaces.

There is no capacity on the reserve to increase the car parking allowance without severely impacting on existing open space, and this is not supported.

Recommendations:

- 4.20.1 *Continue to utilise the southern informal open space area for overflow parking on very busy days.*
- 4.20.2 *Upgrade the soil profile in the southern informal open space area to improve drainage and support overflow car parking.*
- 4.20.3 *Install gates to the two sealed vehicular entries into the overflow car parking area to limit vehicular access to busy event days only.*

- 4.20.4 *Consider game and programming scheduling across all user groups to try to minimise peak demand on car parking.*

4.21 Signage and Wayfinding

Overport Park is currently accessed by three vehicular entries, two from Overport Road and one from Somerset Road.

Signage is provided at all entries, however for first time visitors, or those not familiar with the site, it is not particularly obvious which entry leads to which facility.

The northern most and southern most entries have large signs identifying the park, which is largely screened by vegetation along Overport Road. The middle entry has only a small sign identifying the Peninsula Arts Society, and the entry is set back and not obvious from the road.

Once in the park there is no wayfinding signage to direct visitors to the reserve facilities. The topography and vegetation prevent visual connections between the facilities and zones in the park, which might enable visitors to orientate themselves.

Existing paths are not signed to indicate where they lead, for example the path leading to the bridge over Sweetwater Creek.

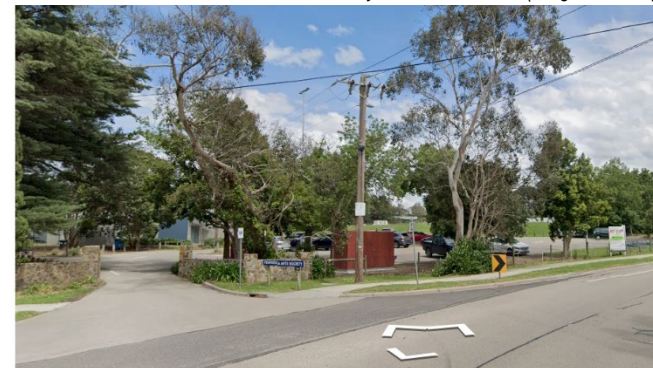
There is currently no interpretation of the existing indigenous flora and fauna on the reserve. Explanatory and interpretive information can assist in providing a sense of place and care for the environment.

Recommendations:

- 4.21.1 *Install signage at all vehicular entries clearly indicating which facilities they lead to.*
- 4.21.2 *Create a signage palette for wayfinding the reserve, directing users to the various facilities within the reserve, and to external path connections.*
- 4.21.3 *Utilise the signage palette to create a sense of place and identity for the reserve.*
- 4.21.4 *Provide interpretation of the natural elements occurring in the reserve*
- 4.21.5 *Install distance markers on one of the path circuits for walkers and joggers.*



The northern entry at Somerset Road (image Near Map)



The middle entry (Image Near Map)



The southern entry (Image Near map)

4.22 Furniture

There is currently not a large offer of park furniture and other amenities in Overport Park, particularly for informal park users.

A number of respondents in the first round of consultation expressed a desire for benches along paths and drinking fountains for people and dogs. Some also felt more litter bins would be desirable.

Others requested the provision of picnic settings and barbecues.

As discussed previously, some areas of the park lend themselves to the creation of gathering points for the community, particularly the former homestead site.

Recommendations:

- 4.22.1 *Provide bench seats along paths at a nominal spacing of one every 400 meters to provide resting points for less able bodied members of the community.*
- 4.22.2 *Provide bench seats in the informal open spaces to allow for people to gather and sit together, and potentially watch over their dogs.*
- 4.22.3 *Provide drinking fountains, with dog bubblers at various points throughout the park.*
- 4.22.4 *Provide litter bins in areas where people are likely to congregate, such as the sporting precinct, the informal open space areas, the upgraded former homestead site.*
- 4.22.5 *Create gathering spaces with a shelter and picnic settings in the top paddock, and the proposed bike park, as well as the former homestead site where a barbecue is also proposed.*
- 4.22.6 *Ensure all furniture is DDA compliant, for example barbecues to allow for use by those in a wheelchair, picnic settings that allow wheelchairs and bench seats with backs and arm rests.*



Accessible picnic setting



Accessible barbecue

4.23 Smart Technology

New technologies are currently available to assist with the management and maintenance of various types of park infrastructure. These technologies can improve the safety and usability of open space whilst introducing operating and maintenance efficiencies.

There are a wide range of potential technologies available and any potential benefits would need to be considered. Benefits might include:

- monitoring use of grounds and other facilities for potential wear and tear and ongoing management
- information for park users regarding availability of facilities or car parking
- improved perceptions of safety through the use of motion sensor lighting and or timed lighting
- improvements to grounds management with irrigation sensors and timers

Integrated smart technology to consider for installation at Overport Park include:

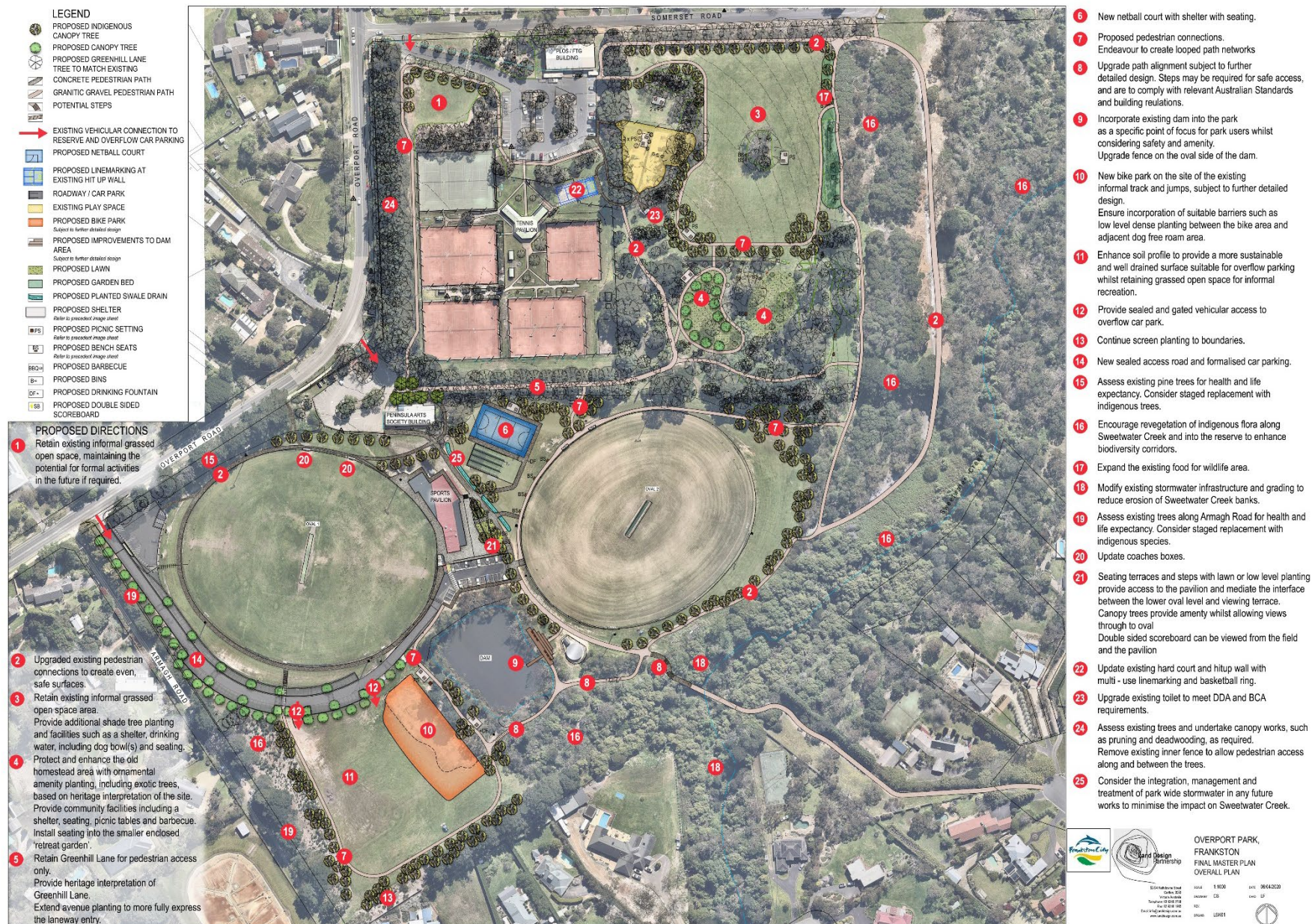
- Predictive and /or motion sensor lighting to a lit path loop
- Bin sensors
- Irrigation controllers
- Car parking availability

Recommendations:

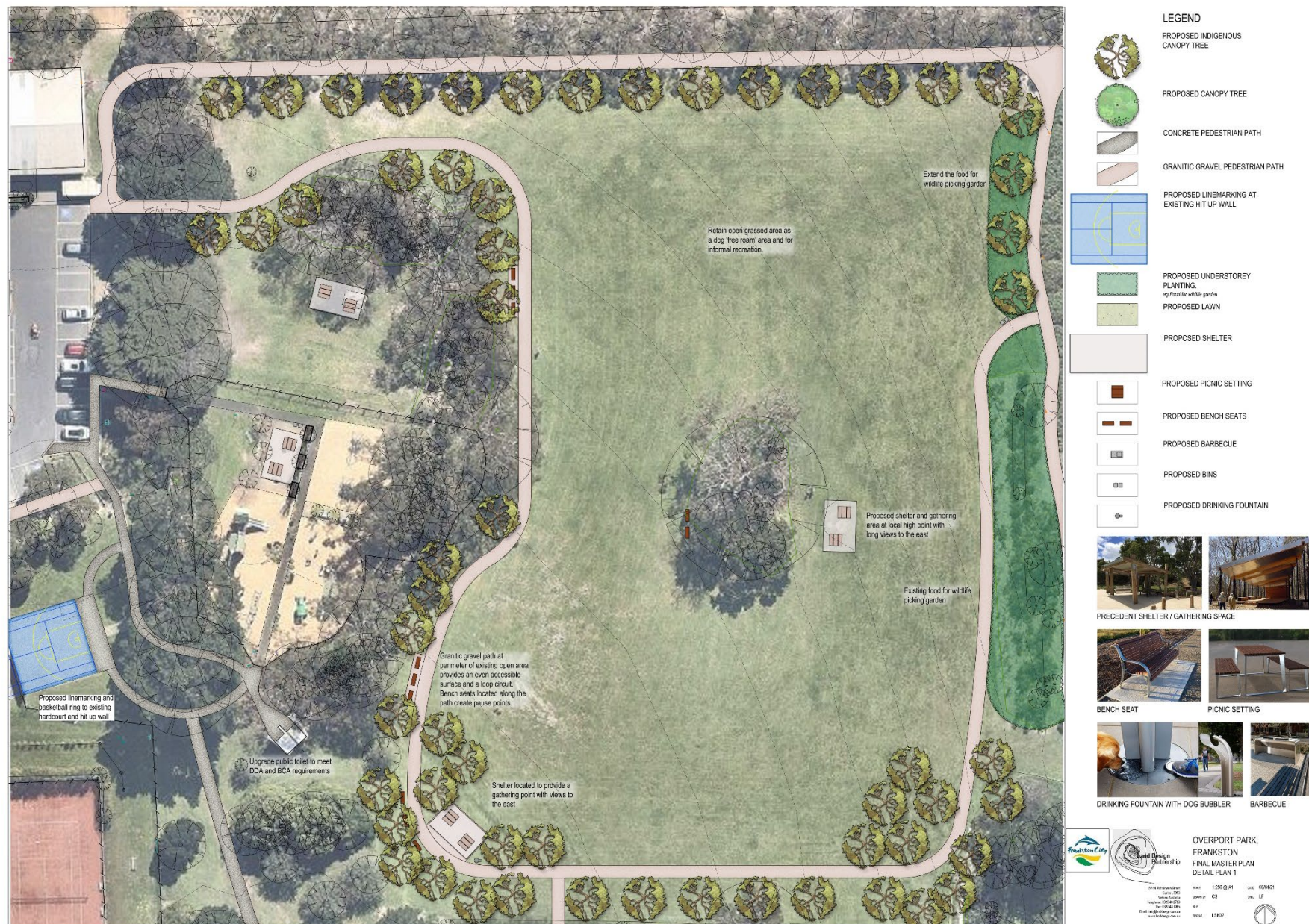
- 4.23.1. *Investigate opportunities for the installation of integrated smart technology throughout Overport Park as various areas and facilities are upgraded.*

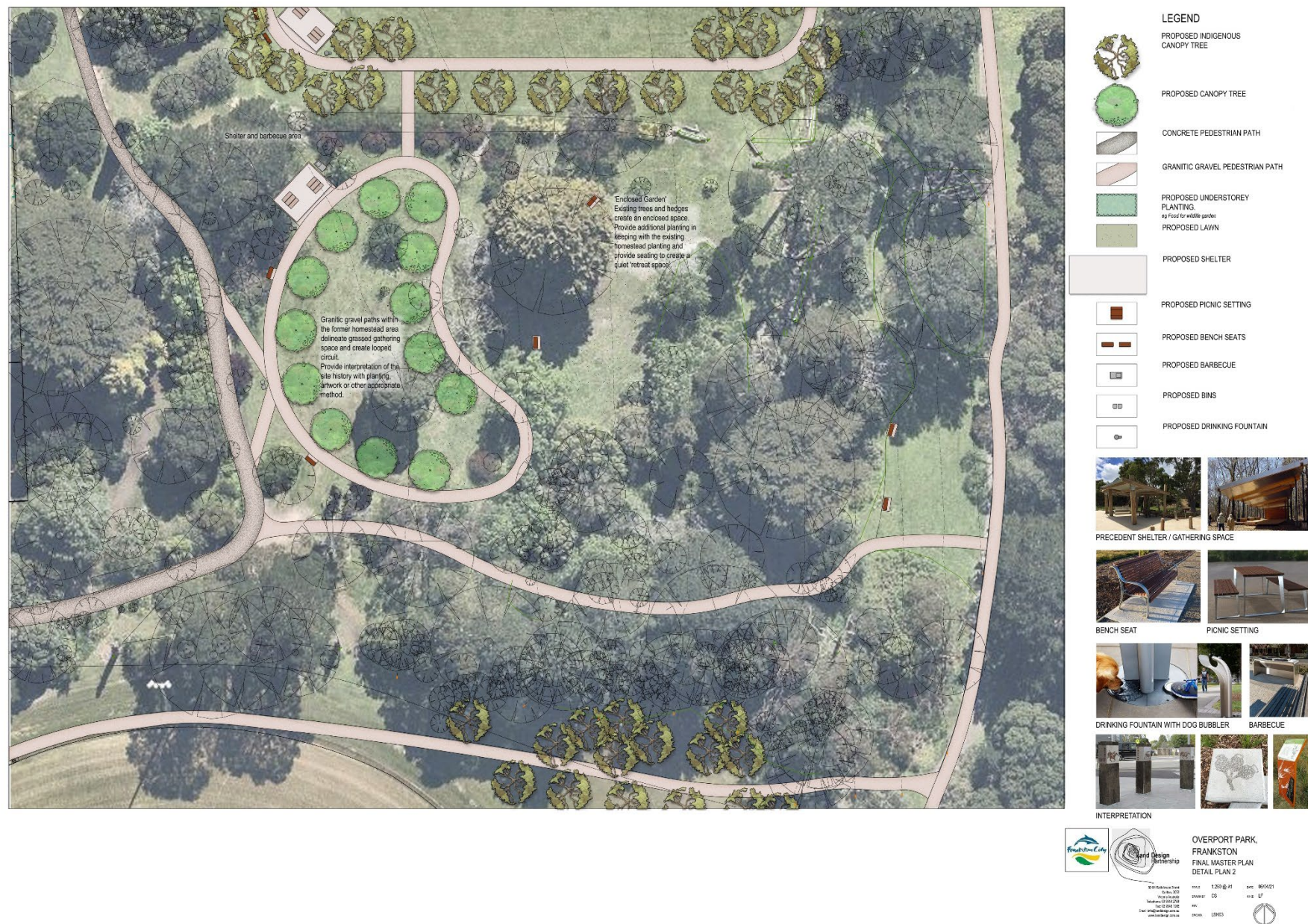
5. DRAFT OVERPORT PARK MASTER PLAN

Draft Overport Park Master Plan



Overall Master Plan



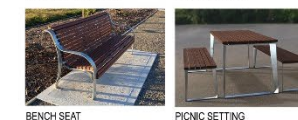
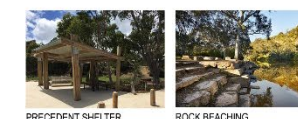


Former Homestead Area Detail Plan



LEGEND

-  PROPOSED INDIGENOUS CANOPY TREE
-  PROPOSED CANOPY TREE
-  CONCRETE PEDESTRIAN PATH
-  GRANITIC GRAVEL PEDESTRIAN PATH
-  POTENTIAL STAIRS
Subject to further detailed design
-  ROADWAY / CAR PARK
-  PROPOSED BIKE PARK
Subject to further design
-  PROPOSED IMPROVEMENTS TO DAM AREA
Subject to further design
-  PROPOSED UNDERSTOREY PLANTING
-  PROPOSED SHELTER
-  PROPOSED PICNIC SETTING
-  PROPOSED BENCH SEATS
-  PROPOSED BINS
-  PROPOSED DRINKING FOUNTAIN





**OVERPORT PARK,
FRANKSTON
FINAL MASTER PLAN
DETAIL PLAN 3**

23/04/2024
 23/04/2024
 23/04/2024
 23/04/2024
 23/04/2024

1:250 @ A1
 1:250 @ A1
 1:250 @ A1
 1:250 @ A1
 1:250 @ A1

08/04/21
 08/04/21
 08/04/21
 08/04/21
 08/04/21

Dam area Detail Plan



SHELTERS



ACCESSIBLE TOILET



HIT UP WALL



SEATING



CONCRETE PATH



CRUSHED ROCK WALKING TRAIL



OVERPORT PARK PRECEDENT IMAGES



6. INDICATIVE COSTS AND PRIORITIES

Recommendations outlined in Section 4 above are prioritised below, along with an indication of potential cost. Recommendations are listed using the reference number from Section 4. In each case, where appropriate, costs include assumed design fees and other costs associated with developing the plan to implementation stage.

Priorities assume the following timeframes:

High Priority: Year 2020/21 – 2023/24

Medium Priority: Year 2024/25 – 2026/27

Low Priority: Year 2027/28 – 2030/31

RECOMMENDATION	PRIORITY	OPINION OF PROBABLE COST
Path Network		
4.1.1 Upgrade all other existing paths to granitic gravel to provide an even surface and equitable access for all park users.	Low	\$ 50,000
4.1.2 Install new path sections, predominantly in compacted gravel to create walking or running loops: <ul style="list-style-type: none"> alongside the western edge of the tennis courts, making use of the court lighting to provide a lit path and connected around the area of open space back to the car park around oval 2, connecting to the existing path at the northern end around the 'Top Paddock' around the lower informal open space area 	High	\$ 150,000
4.1.3 New path connections in developed and heavily trafficked areas are to be exposed aggregate concrete.	High	\$ 70,000
Path Network Sub Total		\$ 270,000

Existing Informal Grassed Open Space (Top Paddock)		
4.2.1 Retain open grassed nature of the space.	On-going	NA
4.2.2 Provide a compacted gravel perimeter path to create a walking circuit and to define the space.	Medium	incl in 4.1.2 above
4.2.3 Provide community facilities such as benches and a drinking fountain with dog bowl or bubbler to improve the amenity of the space and to encourage pause points and social interactions.	High	\$ 25,000
4.2.4 Provide more canopy tree planting to the perimeter of the space for shade and to extend biodiversity into the reserve.	High	\$ 20,000
4.2.5 Extend the “Food for Wildlife” garden’	Medium	\$ 25,000
4.2.6 Provide a shelter and picnic settings in the south east corner and at the local high point near the central trees to provide gathering points that take advantage of the views.	High	\$ 70,000
Existing Informal Grassed Open Space (Top Paddock) Sub Total		\$ 140,000
Former Homestead Area		
4.3.1 Undertake a vegetation assessment to create an inventory of the existing tree and understorey species.	High	\$ 20,000
4.3.2 Provide access path and community facilities such as a shelter, barbecue and picnic settings in the existing larger space to allow for community gatherings. Supplement the existing planting with additional canopy trees for shade and amenity. Undertake detailed design to ensure the provision of facilities and paths draws on the history and character of the site.	Medium	\$ 100,000
4.3.3 The smaller, more enclosed space lends itself to being a place of retreat and reflection. Provide seating and enhance the existing planting to create a restful retreat space.	Medium	\$ 20,000
4.3.4 Provide interpretation of the history of the site, either through the design of the space, the installation of artwork or interpretative signage.	Medium	\$ 30,000
Former Homestead Area Sub Total		\$170,000

Greenhill Lane		
4.4.1 Retain Greenhill Lane as pedestrian only access and formalise with compacted gravel surface.	Low	\$ 50,000
4.4.2 Extend the avenue planning of Tristania to the junction with the car park.	Medium	\$ 30,000
4.4.3 Retain the stone gateways.	On-going	NA
4.4.4 Provide heritage interpretation along the driveway.	Medium	\$ 30,000
Greenhill Lane Sub Total		\$ 110,000
Ovals		
4.5.1 Update coaches shelters on Oval 1.	High	\$ 30,000
4.5.2 Install a scoreboard on Oval 2	High	\$ 40,000
Ovals Sub Total		\$ 70,000
Netball Court		
4.6.1 Construct a single netball court, including lights, adjacent to the existing cricket net facility.	Medium	\$ 300,000
4.6.2 As the court is to be used for outdoor competition it is to be line marked for netball only.	Medium	incl in 4.6.1 above
4.6.3 The court would be available for community use when not being utilised by the club for training or competition.	On-going	NA
4.6.4 Provide a shelter with seating to protect from the weather.	Medium	\$ 10,000
4.6.5 The new pavilion provides female friendly change facilities.	Note	NA
Netball Court Sub Total		\$ 310,000

Pavilion Interface		
4.7.1 Construct exposed aggregate concrete pathways around the pavilion and to connect to other infrastructure, including the car park.	High	incl in 4.1.3 above
4.7.2 Design and construct planted drainage swales in association with the path design to treat stormwater and ensure there are adequate pedestrian connections over.	High	\$ 12,000
4.7.3 Design and construct broad seating terraces in the batter with soft landscape and canopy trees to ameliorate the heat island effect of the broad expanses of concrete, include broad landscape stairs for more direct access to Oval 2.	Medium	\$ 150,000
4.7.4 Canopy trees will provide shade and allow for viewing to the oval beneath their canopies.	Medium	incl in 4.7.3 above
4.7.5 Ensure the design of pavilion interface allows for the installation of an electronic scoreboard. (Refer to Recommendation 4.5.2)	High	incl in 4.5.2 above
Pavilion Interface Sub Total		\$ 162,000
Dam Area		
4.8.1 Undertake further detailed design to develop safe edge conditions to the dam which allow it to be more open and to offer pause points to sit and observe birds or quietly reflect.	Medium	\$ 40,000
4.8.2 Consider that dogs will access the water in the design.	Medium	incl in 4.8.1 above
4.8.3 Retain fencing along the northern side of the dam to prevent stray balls rolling in to the water, and to discourage children running directly across from Oval 1.	Note	NA
4.8.4 Design suitable edge treatment / interface to the proposed bike park.	High	incl in 4.8.1 above
4.8.5 Undertake new works in accordance with approved design to provide enhanced visitor amenity around dam.	Medium	\$ 300,000
4.8.6 Undertake further detailed design to provide safe pedestrian access along the southern edge. The alignment of the path and the possibility of utilising steps for safe access are subject to further detailed design.	High	\$ 40,000
Dam Area Sub Total		\$ 380,000

Bike Park		
4.9.1 Undertake further detailed design and construct a bike park on the location of the existing informal track.	High	\$ 300,000
4.9.2 Provide other community facilities such as shelters, picnic setting and drinking water in association with the bike park.	High	\$ 40,000
4.9.3 Ensure that any design does not preclude the other activities currently taking place in the large area of open space to the south.	Note	NA
Bike Park Sub Total		\$ 340,000
Informal Open Space (overflow car parking)		
4.10.1 Retain as open informal grassed open space.	Note	NA
4.10.2 Provide a gravel perimeter path for access on an even surface and when the ground is wet underfoot. The path will also connect into the remainder of the path network in the park, providing sealed walking / running circuits.	High	incl in 4.1.2 above
4.10.3 The new road access works have created sealed vehicular access points into the area with suitable crossing points / culverts over the drainage swale.	Note	
Install gates at these entry points to control vehicular access to busy game days or for maintenance only.	High	\$ 20,000
4.10.4 Install signage relating to the adjacent bike park.	High	\$ 10,000
4.10.5 Carefully manage the interface between the bike park and open space with suitable barriers, such as dense low level planting, to maintain view lines.	High	incl in 4.9.1 above
4.10.6 Enhance the soil profile to provide a more sustainable and well drained surface.	High	\$ 400,000
Informal Open Space (overflow car parking) Sub Total		\$ 430,000

Existing Tennis Hit Up Wall		
4.11.1 <i>Line mark the pavement and wall on the tennis club side with a half tennis court and net line.</i>	High	\$ 20,000
4.11.2 <i>Line mark the park side for multiuse and install a combined basketball ring / futsal goal.</i>	High	\$ 15,000
4.11.3 <i>Provide some additional park amenities such as seating to create an inviting space.</i>	High	\$ 10,000
Existing Hit Up Wall Sub Total		\$ 45,000
Peninsula Arts Society Building		
4.12.1 <i>There are no recommendations for the Arts Society Building.</i>	Note	NA
4.12.2 <i>Should the need for expansion be required in the future, investigate co-locating into the new pavilion space, or investigate an alternative site</i>	Note	NA
Peninsula Arts Society Building Sub Total		NA
Peninsula Light Opera Society (PLOS) Building		
4.13.1 <i>There are no recommendations for the PLOS building.</i>	Note	NA
4.13.2 <i>Should the need for expansion be required in the future, investigate an alternative site.</i>	Note	NA
Peninsula Light Opera Society (PLOS) Building Sub Total		NA

Public Toilets		
4.14.1 Upgrade the northern toilet block to meet DDA requirements through the provision of ambulant and / or wheelchair accessible cubicles.	Medium	\$ 100,000
4.14.2 Any Building Code of Australia (BCA) regulations need to be considered in the location and design of a new public toilet.	Note	NA
4.14.3 Utilise CPTED (Crime Prevention Through Environmental Design) principles in the location and design of any new public toilet in the northern section of the park.	Note	NA
Public Toilets Sub Total		\$ 100,000
Overport Tennis Club		
4.15.1 Line mark the wall and adjacent concrete pavement with a half tennis court and net line	Low	incl. in 4.11.1 above
4.15.2 This master plan makes no further recommendation in terms of the tennis club facilities.	Note	NA
4.15.3 Upgrade of the Tennis Club within its existing footprint will be directed by Council's Tennis Action Plan currently in development.	Note	NA
Overport Tennis Club Sub Total		NA
Existing Play Space		
4.16.1 Include a shade structure or shelter within the play space to enhance the current seating provision.	Medium	\$ 100,000
4.16.2 Provide a drinking fountain.	High	\$ 10,000
Existing Play Space Sub Total		\$ 110,000

Vegetation		
4.17.1 Assess windbreak trees for health and life expectancy and undertake staged removal if necessary. Replace with indigenous trees. It is not expected that the <i>Cupressus macrocarpa</i> adjacent to the tennis courts will need removal, but these should be pruned and deadwood removed.	High	\$ 20,000 (Assessment cost only)
4.17.2 Continue with screen planting to residential boundaries, utilising appropriate indigenous species.	Medium	\$ 30,000
4.17.3 Continue revegetation and regeneration works along Sweetwater creek.	On-going	\$ 20,000 per year
4.17.4 Extend revegetation planting into the reserve to create biodiversity corridors.	On-going	incl in 4.17.3 above
4.17.5 Extend the 'Food for Wildlife' garden.	Medium	incl in 4.2.5 above
Vegetation Sub Total		\$ 70,000
Sweetwater Creek Pedestrian Connection		
4.18.1 Upgrade path alignment subject to further detailed design.	High	\$ 100,000
4.18.2 Steps may be required to achieve safe access.	Note	NA
4.18.3 Steps are to comply with the relevant Australian Standards and Building regulations.	Note	NA
Sweetwater Creek Pedestrian Connection Sub Total		\$ 100,000
Stormwater Management		
4.19.1 Consider the integration, management and treatment of stormwater in any future works in the park.	Note	NA
4.19.2 Realign drainage swales in the pavilion precinct to improve pedestrian movement.	High	incl in 4.7.2 above
4.19.3 Reshape and plant open drains to create drainage swales to treat stormwater prior to discharge.	On-going	Subject to extent on site
4.19.4 Modify existing stormwater infrastructure and grading to reduce erosion of Sweetwater Creek banks.	On-going	Subject to extent on site
Stormwater Management Sub Total		NA

Car Parking		
4.20.1 Continue to utilise the southern informal open space area for overflow parking on very busy days.	Note	NA
4.20.2 Upgrade the soil profile in the southern informal open space area to improve drainage and support overflow car parking.	High	incl in 4.10.6 above
4.20.3 Install gates to the two sealed vehicular entries into the overflow car parking area to limit vehicular access to busy event days only.	High	incl in 4.10.3 above
Car Parking Sub Total		NA
Signage and Wayfinding		
4.21.1 Install signage at all vehicular entries clearly indicating which facilities they lead to.	High	\$ 25,000
4.21.2 Create a signage palette for wayfinding around the reserve, directing users to the various facilities within the reserve, and to external path connections.	Low	\$ 40,000
4.21.3 Utilise the signage palette to create a sense of place and identity for the reserve.	Note	NA
4.21.4 Provide interpretation of the natural elements occurring in the reserve	Medium	\$20,000
4.21.5 Install distance markers on one of the path circuits for walkers and joggers.	Low	\$ 10,000
Signage and Wayfinding Sub Total		\$ 95,000

Furniture		
4.22.1 Provide bench seats along paths at a nominal spacing of one every 400 meters to provide resting points for less able bodied members of the community.	Medium	\$ 30,000
4.22.2 Provide bench seats in the informal open spaces to allow for people to gather and sit together, and potentially watch over their dogs.	High	incl in 4.2.3, 4.3.2, 4.3.3 above
4.22.3 Provide drinking fountains, with dog bubblers at various points throughout the park.	High	incl in 4.2.3, 4.9.2, 4.16.2 above
4.22.4 Provide litter bins in areas where people are likely to congregate, such as the sporting precinct, the informal open space areas, the upgraded former homestead site.	Medium	incl in 4.2.6, 4.3.2, 4.9.2, above
4.22.5 Create gathering spaces with a shelter and picnic settings in the top paddock, and the proposed bike park, as well as the former homestead site where a barbecue is also proposed.	High – Medium	incl in 4.2.6, 4.3.2, 4.9.2, above
4.22.6 Ensure all furniture is DDA compliant, for example barbecues to allow for use by those in a wheelchair, picnic settings that allow wheelchairs and bench seats with backs and arm rests.	Note	NA
Furniture Sub Total		\$30,000
Smart Technology		
4.23.1 Investigate opportunities for installation of integrated Smart Technology throughout Overport Park.	Ongoing	To be costed at time of installation
Smart Technology Sub Total		NA

TOTAL 10 YEAR INVESTMENT		\$2,932,000
---------------------------------	--	--------------------

High Priority Subtotal - 4 year Investment		\$ 1,447,000
---	--	---------------------

Medium Priority Subtotal – 7 year Investment		\$ 1,315,000
Low Priority Subtotal – 10 year investment		\$ 150,000
Ongoing Total @ \$ 20,000 / year for ten years		\$ 200,000

*Note: Item 4.17.3 is an ongoing cost of \$20,000 per year. It has only been costed for one year in the in the total sum of \$2,872,000. The ten year investment is \$200,000 and is reflected in the subtotal above.

APPENDIX A ONE MILE GRID TRAFFIC REPORT

Refer to Attachment

Sports Clubs @ Overport Park

The following information has been provided by a recreation planner at Frankston City Council and has been used to undertake an empirical assessment of the anticipated car parking demands.

Summer

- Men's cricket - 6 teams
 - + All train Tue/Thu
 - + 2 play Sat arvo
- Junior cricket - 7 teams
 - + All train Mon-Thu
 - + 2 play Sat morning
 - + 2 play Sun morning
- Arts Society
 - + Classes Mon-Sat = 15 people
 - + Sun workshop every 6 weeks = 15 people

Winter

- Senior football - 4 teams
 - + 1 train Mon/Wed
 - + 3 train Tue/Thu
 - + All play Sat (assumed 3 cross over)
- Junior football - 27 teams
 - + 4 train Mon
 - + 15 train Tue/Thu
 - + Sun games (120 players & 300 spectators at peak)
- Auskick
 - + Up to 180 kids Fri night
- Arts Society
 - + Classes Mon-Sat = 15 people
 - + Sun workshop every 6 weeks = 15 people

Anticipated Peak Parking Demands

The anticipated parking demands of the proposed sports grounds are expected to vary depending on what activities are occurring on each of the grounds and also when those peak activities coincide with each other. In order to understand the level of activity on each sporting ground and during what time of the week and year discussions have been held with the applicant. The attendances and corresponding periods are presented in the table attached.

For the purposes of assessment, a parking demand of 0.8 spaces per senior attendee and 0.5 spaces per junior attendee has been adopted. These rates are based on case study data and previous experience with sporting facilities. The anticipated parking demands of the facility are calculated in the attached table, utilising the activity times and attendance information provided.

Table 1 Anticipated Parking Demands – Overport Park-Southern Section (SUMMER)

<i>Summer Scenario</i>	<i>Oval/Area</i>	<i>Activity</i>	<i>Time</i>	<i>Peak Attend.</i>	<i>Peak Rate</i>	<i>Peak Demand</i>
Weekday (Tue / Thu peak days)	Senior Cricket	Training	6pm – 8pm	50	0.8	40
	Junior Cricket	Training	4pm – 6pm	30	0.5	15
	Arts Society	Class	All day	15	0.8	12
	Total					67
Saturday	Senior Cricket	Competition	12pm – 5pm	50	0.8	40
	Junior Cricket	Competition	8am – 12pm	100	0.5	50
	Arts Society	Classes	All day	15	0.8	12
	Total					102
Sunday	Senior Cricket					0
	Junior Cricket	Competition	8am – 12pm	100	0.5	50
	Arts Society	Workshop (every 6 wks)		15	0.8	12
	Total					62

Table 2 Anticipated Parking Demand – Overport Park-Southern Section (WINTER)

<i>Winter Scenario</i>	<i>Oval/Area</i>	<i>Activity</i>	<i>Time</i>	<i>Peak Attend.</i>	<i>Peak Rate</i>	<i>Peak Demand</i>
Weekday (Tue / Thu peak days)	Senior Football	Training	6pm – 8pm	60	0.8	48
	Junior Football	Training	4pm – 6pm	60	0.5	30
	Arts Society	Classes	All day	15	0.8	12
	Total					90
Saturday	Senior Football	Competition	All day	180	0.8	144
	Junior Football					
	Arts Society	Classes	All day	15	0.8	12
	Total					156
Sunday	Senior Football					0
	Junior Football	Competition	All day	420	0.5	210
	Arts Society	Workshop (every 6 wks)	All day	15	0.8	12
	Total					222

It should be noted that the site previously provided approximately 76 formal car parking spaces on-site, located in three separate car parks. Figure 1 below illustrates the location and approximate number of spaces in each of the three car parks near the cricket/football ovals.

It is currently proposed to modify the existing arrangements and provide for a total of approximately 158 formal car parking spaces. Based on the preliminary car parking demand assessment undertaken above, it is anticipated that the new supply of on-site parking will cater for all demands associated with local sports activity apart from Sundays during the winter peak period. During those times, it is anticipated that approximately 64 overflow spaces will be required during these peak days.

A concept layout plan of the proposed future arrangement is shown in Appendix A.

Figure 1 Previously Existing Formal Car Parking Spaces (30 December 2019)



Copyright Nearmap