



Jubilee Park Master Plan 2013

Adopted by Council 18 November 2013



SimonLeisure

Jubilee Park Master Plan 2013

About this document

This document is the Master Plan prepared for Frankston City Council by Simon Leisure Consulting, in conjunction with the following sub-consultants:

- MEMLA (Landscape Architects).
- Suters Architects (Building Architects).
- Traffix Group (Traffic Engineering and Transport Planning).
- Aqunta Consulting (Cost Planners).
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1. EXECUTIVE SUMMARY

1.1. Background

Jubilee Park is one of Frankston City's main regional open space reserves. It currently comprises of regional netball, cricket and swimming facilities, suburban football facilities, several community buildings, and large areas of open space and bushland. The reserve is approximately 14Ha and is located east of the Frankston Central Activities District in a predominantly residential area of the Frankston Heights planning area.

Jubilee Park currently accommodates the following tenant groups: the Frankston District Netball Association, the Frankston Peninsula Heat Cricket Club, the Frankston YCW Football Club, the various groups based at the Jubilee Park Aquatic Centre, the 4th Frankston Scout Group, the Frankston Homing Pigeon Club, the Mornington Peninsula Historical Vehicle Club, the Baluk Arts Group, and the Frankston Gathering Place (Nairn Marr Djambana).

Several factors have arisen in the past five years relating to facilities and to the future use of Jubilee Park that make it timely for Council to develop a master plan for the reserve. These include the imminent closure of the Jubilee Park Aquatic Centre, ongoing traffic management issues in and around the reserve during the peak times for football and netball activities, and the general capacity of some of the existing facilities to meet the current and projected future needs of tenant groups and of other reserve user groups. In addition, the reserve only offers residents limited passive recreational opportunities.

1.2. Study Aim and Objectives

The overall outcome of the master plan is to establish clear directions for the future use and development of Jubilee Park for the next 20 years. The specific aim and objectives of the master plan project are as follows.

Aim

To develop a comprehensive master plan for Jubilee Park that is consistent with Council's Plan and has wider community support.

Objectives

1. To determine the capacity of the Jubilee Park site to host / continue to host elite level sport.
2. To incorporate recommendations regarding elite sport into a comprehensive development plan for Jubilee Park

1.3. Project Methodology

The project has involved several phases. Firstly, the consultant team undertook a detailed review of Jubilee Park to identify and confirm any constraints or issues with the existing facilities, spaces and vegetation, and to also identify any improvements or opportunities that might be appropriate for the reserve. This review included a detailed assessment of the condition and functionality of the built infrastructure at the reserve.

The second phase involved consultation with the reserve user groups, relevant peak sporting organisations, local residents, Council staff, and other stakeholders such as the adjoining Frankston RSL and Melbourne Water, which has responsibility for the hydraulic components of the integrity of the Nursery Avenue Retarding Basin located within Jubilee Park. The engagement with user groups comprised onsite meetings and interviews, whilst the consultation with residents involved two surveys and a community information session.

The third phase in the planning process was to assess issues raised and to investigate what options were possible to improve the overall layout and functionality of the reserve for sporting groups, for local residents and for other local community groups. Several preliminary concept plans were prepared, with each being an important step in the process to develop the first draft master plan. Concurrent with this phase was the preparation of concept floor plans for new and upgraded indoor netball facilities, and for the upgrade and expansion of the Dr Kevin Collopy Pavilion.

The fourth phase was the finalisation of the draft master plan and approval from Council's Executive Management Team and Councillors to place the draft master plan on public exhibition. Twenty-four submissions were received, with 14 generally supporting the directions of the master plan. Some minor changes and corrections to the draft master plan were made from suggestions received.

1.4. Key Issues and Stakeholder Input

The research, site reviews and consultation carried out identified the following issues and opportunities for Jubilee Park.

- Decommissioning and removal of the Jubilee Park Aquatic Centre.
- Lack of car parking at the reserve to accommodate football and netball activities concurrently on Saturdays.
- Lack of connection between sub-precincts within the reserve, or path network to service walkers and joggers, and poor overall integration of the reserve with the surrounding residential area.
- Lack of passive, recreational opportunities within the reserve, such as quality play space and BBQ and picnic facilities.
- Decision by Melbourne Water to permit improved community access within the broader Nursery Ave Retarding Basin environs (including the lake) for recreational purposes and uses.
- Desire to consolidate all regional netball activities at Jubilee Park (currently the elite netball pathway program, the Peninsula Waves, is conducted at the Patterson River Secondary College Stadium).
- Outdoor and indoor courts at Jubilee Park and other associated facilities do not conform to minimum industry standards for high-level netball competitions, which is not consistent with the regional status of the Frankston & District Netball Association.
- Community facilities in the northwest section of Jubilee Park are reaching the end of their operating life.
- Functionality and condition of Dr Kevin Collopy Pavilion is poor and restricts the operation and growth of the Frankston Peninsula Heat Cricket Club (a

regional cricket provider) and the Frankston YCW Football Club (a major suburban club).

- Inadequate access to grounds for football training and matches by the Frankston YCW Football Club as a result of the degradation of East Oval during the season due to overuse and the small size of the trotting track oval.
- Local residents and visitors to Jubilee Park value highly the reserve, and advocated strong support for the following items:
 - A nature-based playground and associated picnic / BBQ areas.
 - Improved access to the retarding basin and for provision of recreation facilities, such as paths, a boardwalk, a jetty and picnic areas.
 - An internal path system throughout the reserve.
 - Additional car parking within the reserve to better accommodate visitors during sporting competitions.
- Opportunity to capitalise on the sweeping views across Port Phillip Bay to Melbourne's Central Activities District.

1.5. Key Directions Proposed in the Master Plan

The following key projects are recommended to not only improve and enhance the value of the Jubilee Park sporting facilities for the broader Frankston City community, but will also ensure that the reserve becomes more relevant and attractive for increased recreational use by local residents.

1. Construct a new two court indoor stadium on the site of the Jubilee Park Aquatic Centre (pending its removal as part of the completion of the new Frankston Regional Aquatic Centre).
2. Upgrade the existing netball stadium into a regional, multiuse sporting facility accommodating netball, indoor cricket training and other indoor recreation uses, such as basketball and indoor soccer (futsal).
3. Expand and upgrade the trotting track oval to support its increased use as a football and cricket training and competition venue.
4. Expand and upgrade the Dr Kevin Collopy Pavilion to better meet the needs of the cricket and football user groups, and visitors to Jubilee Park.
5. Consolidate a number of buildings and ancillary facilities throughout the reserve into fewer, multiuse facilities.
6. Improve traffic management arrangements, including the separation of parking that services the football and netball activities, increasing the number of car parking spaces within the reserve, and constructing a new and safer main reserve entry and arrival experience.
7. Provide an extensive pedestrian path network throughout Jubilee Park to better link the various sub-precincts within the reserve, and to encourage increased use of the reserve for exercise and relaxation.
8. Improve the linkages between Jubilee Park and the surrounding residential area, and create pedestrian entry features from adjoining streets.
9. Activate the Nursery Ave Retarding Basin environs (including the lake) for recreation and nature-based activities, by removing the non-native weed species to open-up the lake area and installing a pedestrian path around the perimeter (including sections of boardwalks).

10. Provide a 'Sub-District' play space integrated with a new BBQ and picnic area.
11. Better manage the quality of the watercourse vegetation (which runs along the northern boundary) by removing weed species and re-vegetating with indigenous species.
12. In the long-term, remove the existing, single-purpose, aged community buildings and replace them with flexible, multiuse spaces better integrated into the park setting.

Refer Sections 7.1 & 7.2 and Appendix 4 for a description of the key recommendations and projects in the master plan

1.6. A New Vision for Jubilee Park

After implementation of the master plan, Jubilee Park will become

- A reserve with a strong sporting character and landscape setting, with additional indigenous trees complementing existing natural vegetation and providing shade and shelter.
- A reserve that balances opportunities for sporting activities, informal recreation, nature-based activities and community events, and is well maintained.
- A reserve with buildings and facilities that maximise opportunities for multi-use and co-location, and supports and encourages diversity of activities and uses.
- A reserve capable of hosting major (regional) sporting events to supplement the use of the reserve by local sporting and community groups and residents, and which will further enhance its value and role within Frankston City.
- A reserve effectively and sustainably managed by Council, sporting clubs and other community groups working cooperatively and in partnership.

1.7. Master Plan Implementation

The *Jubilee Park Master Plan* recommends more than 50 separate but interconnected projects for the reserve, including regional facility development. The total estimated cost for full implementation of the Master Plan is over \$18,800,000.

A suggested staging of projects has been incorporated into an implementation plan, however, no time scale has been recommended for implementation. The suggested staging reflects a logical sequence to rollout individual projects, and is based on community needs, user group priorities, and the practicality of undertaking the improvement projects. The practicality and order of implementation of all projects will be subject to a number of factors and criteria before proceeding, including:

- Availability of funding.
- Current and future priorities of Council.
- Stakeholder and community needs.
- Further investigation, research and consultation.

The prioritisation of projects is aimed at providing direction for Council and other stakeholders in relation to the order of projects, and should not be interpreted as calendar year commitments by Council.

2. INTRODUCTION

2.1. Jubilee Park

Jubilee Park is one of Frankston City's main regional open space reserves and is located between Hillcrest Road and Nursery Avenue, just south of the Frankston RSL. Its main function and purpose is a sporting reserve for netball, football, cricket and aquatics activities. In addition, the reserve is the base for several community groups and is the main park space directly servicing the local recreational needs of residents within the Frankston Heights planning area, which is bounded by the Cranbourne-Frankston Road, the Moorooduc Highway and Peninsula Link.

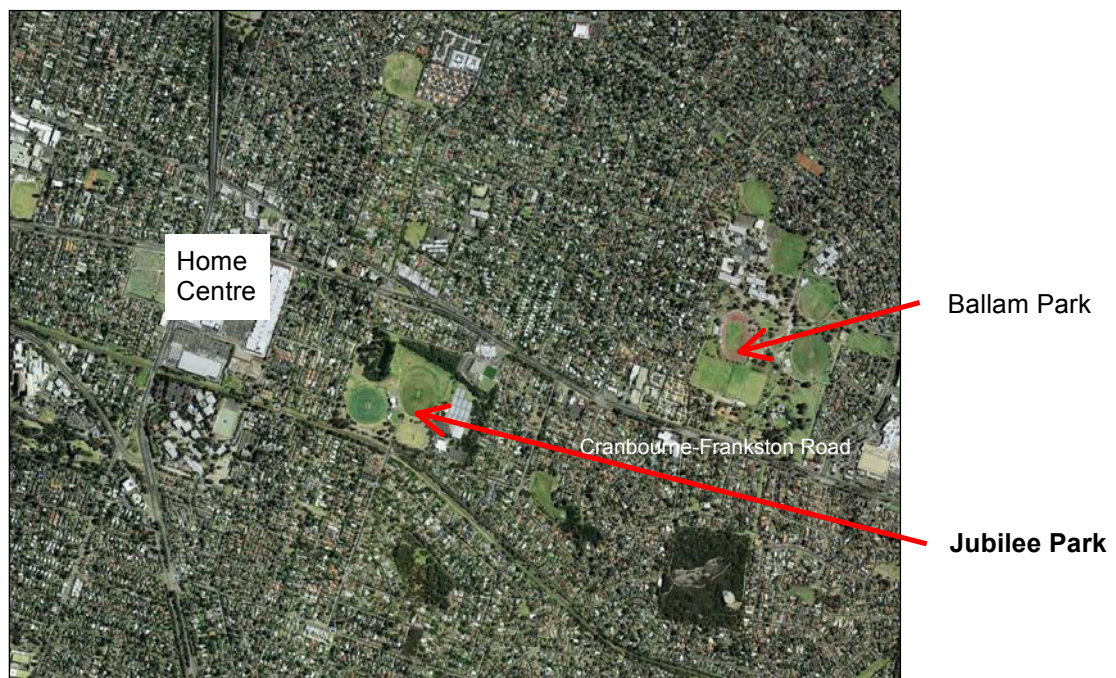


Figure 1 – Map Showing Location of Jubilee Park

Jubilee Park is approximately 14 hectares in size, and is Council owned except for the water body in the northwest precinct of the reserve, which is owned and managed by Melbourne Water.

Sporting facilities currently available in Jubilee Park include three sports fields, a combined turf and synthetic surface cricket practice facility, 14 outdoor netball courts, two indoor netball courts, two pavilion/clubroom buildings, and the Jubilee Park Aquatic Centre. Other facilities include a small play space, a scout hall, a homing pigeon clubroom building, two portable buildings accommodating two indigenous groups, and two public toilet blocks.

The reserve accommodates the following tenant groups:

- Frankston District Netball Association (regional catchment).
- Frankston Peninsula Heat Cricket Club (regional catchment).
- Frankston YCW Football Clubs (senior and junior).

- 4th Frankston Scout Group (special needs).
- Frankston Homing Pigeon Club.
- Mornington Peninsula Historical Vehicle Club.
- Baluk Arts Group.
- Frankston Gathering Place (Nairn Marr Djambana).
- Various groups based at the Jubilee Park Aquatic Centre.

Several factors have arisen in the past five years relating to facilities and to the future use of Jubilee Park that make it timely for Council to develop a master plan for the reserve. In 2011, Council resolved to build a new regional aquatic leisure centre at Samuel Sherlock Reserve that will subsequently lead to the decommissioning of the Jubilee Park Aquatic Centre. Traffic management issues regularly occur at the reserve during peak times for football and netball activities, which also impact the amenity of local residents at these times. There is now pressure being placed on the capacity and adequacy of some of the existing facilities to meet the current and projected future needs of tenant groups and of other reserve user groups.

In addition, Council has been aware for some time that the reserve only offers residents limited passive recreational opportunities, and the master planning process has provided the opportunity to investigate options and scenarios to respond to these factors.

2.2. Study Aim and Objectives

The study had the following Aim:

To develop a comprehensive master plan for Jubilee Park that is consistent with Council's Plan and has wider community support.

The key study Objectives were:

- To determine the capacity of the Jubilee Park site to host / continue to host elite level sport.
- To incorporate recommendations regarding elite sport into a comprehensive development plan for Jubilee Park.

2.3. Developing a Master Plan for Jubilee Park

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 vision.

The main aim of the Jubilee Park Master Plan is to establish clear directions for the future use and development of the reserve to optimise its place to achieve sports development outcomes, community health and wellbeing objectives, and broader social outcomes. A key aim of the study was to identify options for the future use of the site of the Jubilee Park Aquatic Centre, and to assess the adequacy and capacity of the existing facilities and open spaces to better meet the needs of regular user groups and residents both now and into the future, and how new facility development

might also facilitate elite level sporting outcomes as well as continuing to grow sports participation.

This report provides an overview of the study process, the research and consultation undertaken, describes the key findings from the study, and outlines a new vision for Jubilee Park and its environs. The accompanying implementation plan includes estimated costs for all improvement projects and a suggested staging of projects.

Further investigation and feasibility of some of the projects and initiatives recommended in the Jubilee 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, any potential new reserve user groups, or any other organisation to a responsibility for their funding and implementation. Staging and priorities identified in the master plan need to be considered against all Council priorities.

The preparation of the master plan was the culmination of several stakeholder meetings held during the period November 2011 – August 2012. The overall contribution from representatives of many community groups is acknowledged, as well as the involvement of those residents who completed surveys, attended meetings and provided other input.

The draft *Jubilee Park Master Plan* was developed after consideration and analysis of the information collected during the study from the following sources:

- Site analysis and research by the consultant team.
- Directions outlined in Council and stakeholder planning reports.
- Consultation with the tenant groups based at the reserve, local residents and community groups, relevant authorities and with relevant across-Division Council staff.
- Assessment of various options and scenarios to improve and upgrade the reserve.
- Feedback from Council staff on the preliminary concept master plans.

3. PLANNING CONTEXT

The master planning study was carried out with consideration of the following policy and planning inputs:

1. Council strategies and planning reports.
2. Demographic profile of the Frankston Heights planning area.

3.1. Corporate Policy and Planning

A review of the following relevant planning documents was completed to identify key corporate directions and strategies to inform the master planning process.

1. Frankston 2025: A Vision for Our Community's Future.
2. Council Plan 2012-2016.
3. Frankston City Asset Management Policy (2008).
4. Jubilee Aquatic Centre Decommissioning Plan, Simply Great Leisure (2012).
5. Frankston City Sports Development Plan, Recreation Services Unit (2012).
6. Frankston City Building Audit, Football/Cricket Pavilion Jubilee Park (2010).
7. Frankston City Recreation Strategy (2009–2014), Recreation Services (2009).
8. Jubilee Park Aquatic Centre Condition Assessment, Beca Pty Ltd (2009).
9. Dr Kevin Collopy Pavilion Report, Alan Temling & Associates (2009).
10. Heatherhill Precinct LATM Study, Traffix Group (2009).
11. Frankston City Bicycle Strategy (2009–2014), Aurecon Australia Pty Ltd (2010).
12. Frankston & District Netball Association Business Plan (2007 – 2012).
13. Frankston City Playground Strategy (2001).

The following is a snap-shot of the key information from the review of Council reports and is important as collectively it will impact upon the future planning for Jubilee Park:

- The *Frankston 2025: A Vision for Our Community's Future* includes the following directions regarding open space and recreational opportunities for Frankston City:
 - Council is committed to providing its community with safe, accessible and attractive spaces that are sensitive to the environment and natural features, and that help to create well connected communities.
 - Council is committed to providing a range of opportunities that encourage people to engage in active and passive recreation.
 - Frankston residents value highly accessible open space, so the multiuse use of parks and reserves needs to be a priority to maximise the use of

open space, and to provide the community with the greatest possible amenity and mix of opportunities for recreation.

- The Council Plan is underpinned by six Strategic Objectives and accompanying Goals. The following two Strategic Objectives support the master planning process:
 - Strategic Objective 1: Well Governed
Goal No. 2 *Provide facilities and other assets that meet our community's needs*
 - Strategic Objective 3: Vibrant and Healthy Community
Goal No. 1 *Improve the health and wellbeing of the community*
Goal No. 2 *Improve the public open space environment*
- The *Jubilee Aquatic Centre Decommissioning Plan* notes that the following items need to be factored into the overall planning for Jubilee Park:
 - To determine the feasibility of expanding the netball facilities to a standard of a regional/elite level facility.
 - To determine the feasibility of upgrading the cricket/football clubs' facilities to facilitate and identify any impacts on existing users of Jubilee Park.
 - To determine the appropriate use of the aquatic centre site once decommissioned.
 - To determine the size and location of the playground area.
 - To assess the impact of regional/elite sporting facilities at Jubilee Park.

The decommissioning report outlines the following options for the use of the aquatic centre site:

- Demolish the facility and return the area to public open space. The demolition would free-up land to potentially support the upgrades/expansions requested by some of the tenant clubs.
- Expand the netball facilities.
- Develop the building into a gymnastics training facility.
- Develop the building into a 'Sports House'.
- Develop as a cafe/kiosk to service weekend sports.
- The *Frankston City Sports Development Plan* provides a framework for the development of organised sporting facilities within the City of Frankston over the next six years. Two recommendations relate directly to Jubilee Park:
 - Restrict the use of AH Butler Reserve for AFL, pending recommendations of Jubilee Park Master Plan to ensure it is maintained to regional cricket standard.
 - Investigate the development of additional indoor netball and complementary courts at Jubilee Park.
- The *Playground Strategy* recommends that the current playground at Jubilee Park be upgraded to a 'Sub-District' level playground.
- The *Frankston City Bicycle Strategy* identified a number of routes that should be implemented across Frankston City, including a new 2.5m wide shared path (a secondary off-road route) between Nursery Avenue and Hillcrest Road through Jubilee Park to formalise a connection to the Bay Trail to the south.

- The *Frankston & District Netball Association Business Plan* includes many goals and objectives relating to improved/increased facilities. These include increasing the current indoor two court facility by a minimum of an additional two netball courts, installing air conditioning, expanding the office administration facilities to include a conference room, new offices, gym, change rooms and childcare area, and extending the car park to allow for 500 spaces and improving the lighting.
- The *Heatherhill Precinct Local Area Traffic Management Study* identified a safety concern at the Hillcrest Road/Hill Street/Railway Level Crossing intersection (adjacent to the reserve's southern entry) and parking issues around Jubilee Park.
- The *Frankston City Recreation Strategy* is underpinned by seven directions (or pillars), with the following pillars relevant to inform the direction of the Jubilee Park Master Plan:
 - Pillar 1 – Efficient use of / maximizing use of assets.
 - Pillar 2 – Connected communities through safe accessible transit and open space linkages.
 - Pillar 3 - Provision of the most appropriate cross section of sport and active recreation opportunities across the municipality and accessible to all abilities, ages, gender, cultural backgrounds and financial circumstances.

3.2. Demographic Information

Frankston City had a population of 126,457 people in 2011¹, which was an increase of 8,653 people since 2006.

Jubilee Park sits within the planning area of Frankston Heights, which had a population of 12,188 people in 2011, an increase of 139 people since 2006. The suburb had a slightly older age profile compared to all of Frankston City, with 21.2% of residents aged 17 years or under (Frankston City 23.2%), and 21.2% of residents aged 60+ years (Frankston City 19.2%).

Other important characteristics of Frankston Heights compared to all of Frankston City include:

- 72.4% of Frankston Heights residents are Australia-born, compared to 72.6% for all of Frankston City and 63.3% for all of Greater Melbourne. The dominant countries of birth for people born overseas are United Kingdom (8.8%) and New Zealand (2.0%).
- Households in Frankston Heights generally have similar weekly household income levels as all households in Frankston City. The major differences being that there is a larger percentage of households which earn \$400-\$599 per week (10.8% compared to 9.7%) and a smaller percentage of households who earn \$2,500-\$2,999 per week (4.7% compared to 5.9%).
- Frankston Heights had a SEIFA Index² score of 994.2 in 2006, similar to all of Frankston City at 996.5.

¹ Source: Hume City Council Community Profile, Council Website.

² SEIFA Index is the Socio-Economic Index for Australia and is derived from attributes such as low income, low educational attainment, high unemployment, jobs in relatively unskilled occupations and variables that reflect disadvantage. The lower the index value, the greater the relative disadvantage of an area.

When the Jubilee Park redevelopment is complete it is expected that residents from the adjoining planning areas of Karingal and Frankston South would likely use the park more frequently due to the improved sporting and recreation facilities and passive open space areas. These two planning areas had a combined population of 30,911 people in 2011 and also had an older age profile compared to all of Frankston City.

Other important characteristics of the combined planning areas of Karingal and Frankston South compared to all of Frankston City include:

- There are a similar proportion of residents who are Australia-born compared to all of Frankston City.
- The profile of weekly household income is a similar compared to all of Frankston City.
- Karingal had a lower SEIFA Index score (948.8) in 2006 compared to Frankston City (996.5) and Frankston Heights (994.2), whilst Frankston South had the second highest SEIFA Index score in Frankston City at 1074.8.

The projected population figures for Frankston City, based on the 2011 Census data, were not available when this study was in progress, therefore, the projections based on the 2006 Census data are reported³. By 2031, Frankston Heights is forecast to decline slightly in its total population to 12,041 (or -147), whilst for all Frankston City the population is projected to increase by an estimated 10,160 people in the same time.

The table below shows that the proportion of people in the older age cohorts will significantly increase to 2021 and 2031, whilst the proportion of people in the younger age cohorts will remain relatively stable between now and 2031.

Forecast age structure, Frankston City (Persons)

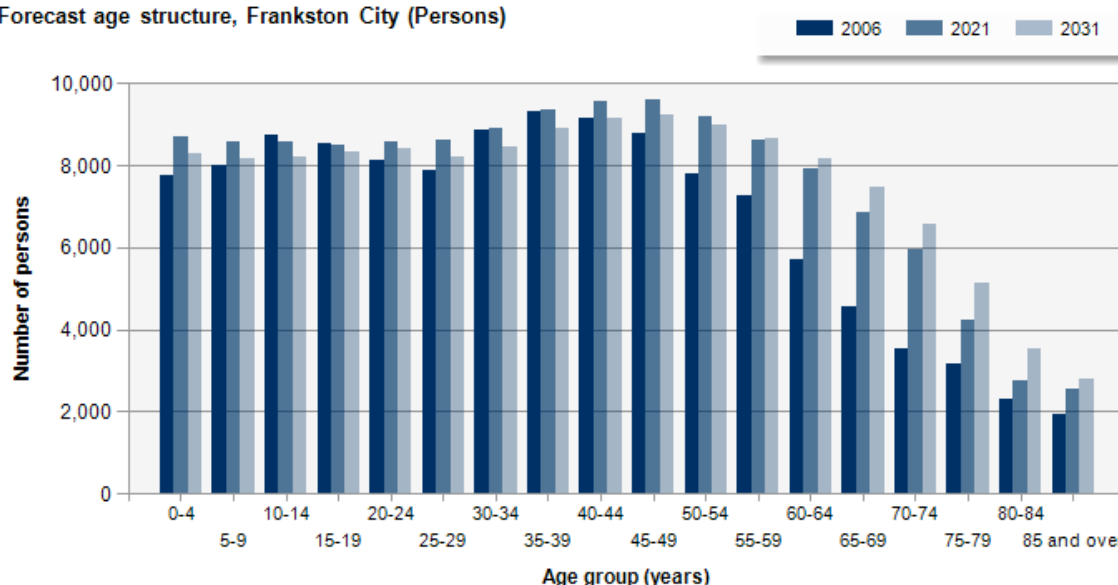


Figure 2 – Forecast Age Structure for Frankston City (2010)

³ Source: Frankston City Sports Development Plan, 2012.

These demographic characteristics have implications for the direction of the master plan. The increasing population for Frankston City will continue to drive demand for the regional sporting facilities available at Jubilee Park and across the municipality. The high proportion of Australia-born residents in Frankston Heights and Frankston City suggests that the Anglo-sports of Australian football, cricket and netball will continue to be popular activities of choice of residents.

The general ageing of the population will continue to increase the demand for new and improved passive recreation opportunities, such as walking paths (with seats and shade) and passive parkland areas. This trend also triggers the need for facilities for small children as grandparents are increasingly becoming carers for grandchildren, and there is evidence emerging that young families are moving into this area of Frankston City.

4. JUBILEE PARK EXISTING CONDITIONS

4.1. Land Ownership and Land Description

Jubilee Park is owned by the City of Frankston and is approximately 14 hectares in size. It is situated 1.8km east of the Frankston Central Activities District in the Frankston Heights planning area, between Hillcrest Road and Nursery Avenue.

The reserve is made up of the following two separate land titles, being:

Title Description #1:
Volume 7766 Folio 088

This land parcel is permanently reserved as *Public Park and Recreation Zone (PPRZ)* under the Frankston City Planning Scheme.

Title Description #2:
Volume 9681 Folio 796

This land parcel is permanently reserved as *Residential 1 Zone (R1Z)* under the Frankston City Planning Scheme

The zoning of land title #2 appears to be an anomaly and is not consistent with its current and historical use as a place for public recreation.

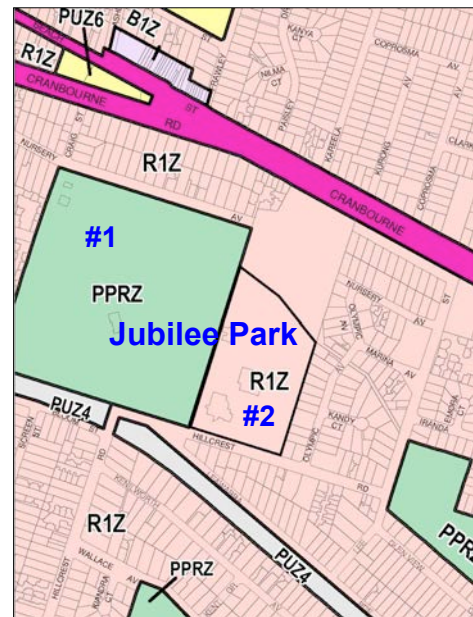


Figure 3 – Jubilee Park Planning Zones

Parts of Jubilee Park are subject to a *Special Building Overlay* (see Figure 4).

The purpose of Special Building Overlay is:

- To identify land in urban areas liable to inundation by overland flows from the urban drainage system.
- To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.
- To protect water quality in accordance with the provisions of relevant State Environment Protection Policies.

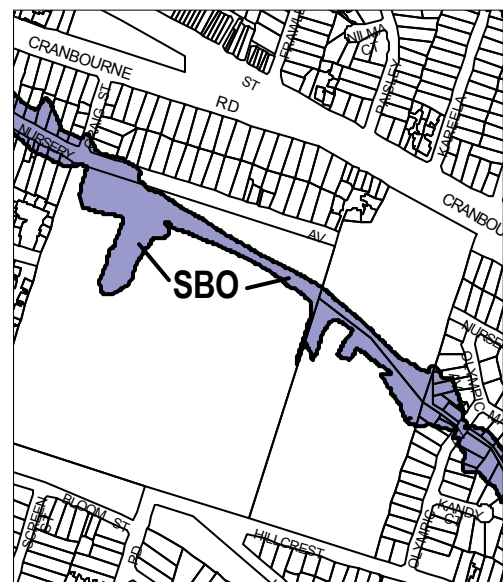


Figure 4 – Jubilee Park
Special Building Overlay Zones

This overlay will have implications for any new or upgrade works planned for land that is subject to the overlay.

4.2. Review of Existing Facilities and Spaces

Selected project consultants conducted a review of the key sporting and recreation facilities (and associated infrastructure) at Jubilee Park⁴. The site analysis focused on identifying issues and opportunities for the reserve that could be further investigated during the project. A summary of the key findings is outlined below.

Facility / Space	Comments
Jubilee Park Aquatic Centre	<p>It is an indoor pool facility built circa 1975 and comprises of a 25m pool, a learners pool, a spa, a plunge pool and sauna, change rooms, administration offices and an entry foyer.</p> <p>The overall condition of the aquatic centre is average to poor, as identified in the Condition Assessment report undertaken by Beca Pty Ltd in 2009. There are also functional constraints with the facility and any attempt to bring the facility up to a standard that could meet community expectations and was compliant with all necessary standards would cost in excess of \$3M to \$4M.</p> <p>Further, Suturs Architects concluded the following in their review of the centre as part of this master plan study</p> <p><i>“Generally, the facility appears to be well maintained, however, it appears that the majority of the building fabric is deteriorating and is nearing the end of its life”</i></p> <p><i>“There is evidence of some structural movement around the building perimeter, and there is significant cracking to the concrete structure through the pool plant room.”</i></p> <p><i>“Aquatic centres, like the subject facility, are purpose-built facilities that generally provide limited opportunity for adaptive re-use.”</i></p> <p><i>“ any refurbishment or reconfiguration to suit an alternative use would be cost prohibitive and would, more than likely, result in a compromised function outcome.”⁵</i></p> <p>Based on available condition assessments and other expert advice, this master plan study determined early in the project period that there was no opportunity to re-use any part of the facility after it is decommissioned, thereby creating an opportunity to re-use the site for another purpose.</p>
Netball Complex	<p>The netball complex comprises of 14 outdoor courts (fenced) surfaced with rebound synpave, two indoor courts with wooden sprung floors, and a clubroom building.</p> <p>The complex is the largest netball facility within Frankston City, and the highest quality.</p> <p>The outdoor courts were re-surfaced in 2003 but are now in average condition (uneven and cracking surface) and have non-compliant runoffs (i.e. the floodlight posts and the perimeter fence are within the minimum acceptable distance of 3.05m from the sidelines, and the distance between courts side-by-side is not the required minimum distance of 3.66m).</p> <p>The indoor stadium was opened in 1993 and whilst the general condition of the courts is good, they also have non-compliant runoffs, as the maximum clearance around the courts is 2.18m).</p>

⁴ Consultant groups that participated in the site review were Simon Leisure Consulting, MEMLA Landscape Architects and Suturs Building Architects.

⁵ Source: Jubilee Park Aquatic Centre – Inspection Advice, Suturs Architects, 2011.

Facility / Space	Comments
	<p>There is also poor provision of associated facilities, namely:</p> <ul style="list-style-type: none"> no player change rooms and umpires' room, no first aid room, no meeting room, inadequate office accommodation, inadequate canteen, and lack of storage. <p>The clubroom building contains some flexible meeting room spaces, a small office, a control room, storage and toilets (the building is also the venue for the FDNA's registered crèche (18 places). The building is well maintained but is reaching the end of its useful life.</p>
AH Butler Oval (main oval)	<p>The AH Butler Oval is the main oval on the reserve and is used mainly for cricket (Premier cricket 1st & 2nd XIs). It is not floodlit to training standard for either football or cricket.</p> <p>The oval's dimensions are approximately 150m x130m, well in excess of the minimum acceptable dimensions for Premier Cricket. The oval surface is in excellent condition, is fully fenced, has a turf wicket table (x 8 pitches), and has a sub-surface irrigation system but no drainage system.</p> <p>The practice wickets comprise of 12 turf wickets and four synthetic wickets, and all are in good condition.</p> <p>The combined Council maintenance shed and public toilet building adjacent to the oval is earmarked to be replaced, and a new electronic scoreboard was installed in 2010.</p>
East Oval	<p>The East Oval is used for cricket (Premier cricket 3rd & 4th XIs) and senior and junior community football. It is floodlit to training standard for football.</p> <p>The oval is in good condition, having had some upgrade works to its surface in 2011/12. Its dimensions are approximately 175m x130m (suitable for cricket and senior football), and is fully fenced, has a turf wicket table (x 6 pitches), and has comprehensive sub-surface irrigation and drainage systems following a recent upgrade due to the heavy training and match load it receives during winter.</p> <p>The oval has informal car parking around approximately half of its perimeter. To access the perimeter car parking, drivers are required to drive in front of the pavilion creating a safety risk for people milling around the pavilion on game day.</p> <p>The scoreboard servicing this ground is in good condition. There is a building at the southern end of the oval that has the function of an external bar during the football season and is a football equipment store at other times. It is in good condition.</p>
Trotting Track Oval	<p>The trotting track oval is adjacent to Hillcrest Road. The oval is in fair condition and is used predominantly for junior football and cricket. Its dimensions are approximately 120m x 90m, meaning it does not conform to minimum dimensions for senior football and senior cricket.</p> <p>Although some junior football is played on it, it is considered too small for teams including and beyond the U14s.</p>

Facility / Space	Comments
Dr Kevin Collopy Pavilion	<p>The Collopy pavilion was redeveloped in 2001 and services the AH Butler Oval and the East Oval. It is a two story building comprising home and away and umpire change rooms on the ground floor, as well as storage and canteen facilities.</p> <p>The second floor has a large social clubroom space, an adjacent kitchen and bar, two small offices and toilets. A small, concrete, terraced grandstand is located at the east end of the building facing the East Oval.</p> <p>The identified shortcomings of the pavilion are:</p> <ul style="list-style-type: none"> ▪ inadequate provision of away change rooms, ▪ expensive to operate (poor ESD), ▪ limited lift capacity, ▪ orientation to the west when viewing play in the afternoon on the AH Butler Oval (looking into the sun), and ▪ canteen is small and does not directly open onto either oval. <p>In relation to its condition<i>“General condition satisfactory, however, evidence of weakening foundation which is causing cracking and ponding”</i>⁶</p>
Community Facilities (northwest corner)	<p>The Scout Hall and the Frankston Homing Pigeon Clubroom are both in average condition and detract from the amenity of this area of the reserve as they lack a unifying theme. The portable buildings relocated in 2012 and used by the indigenous groups also generally detract from the quality of the parkland, mainly due to their bulk and lack of setting.</p> <p>Access to the facilities is off Nursery Avenue, and all are serviced by an unsealed car park whose design is ad hoc and inefficient.</p>
Other Facilities	<p>The public toilet adjacent to the outdoor netball courts and clubroom is in poor condition and needs to be removed.</p> <p>The play space located in the north central area of the reserve comprises of a double swing and a half-court basketball court. Both are in good condition, although they lack setting and on their own are only a token gesture to being a recreational / play zone of any significant value to local residents.</p>

4.3. Review of the Landscape

The key issues and opportunities relating to the landscape are summarised below.

- There is good perimeter planting along all sides of the reserve, with the dominant planting being Coastal Woodland. The northern boundary planting associated with the natural water course (along Nursery Avenue) contains both Heathy Woodland and Swamp Scrub EVCs⁷, however, is overgrown with weeds, and requires a thorough clean out, replanting with indigenous species and ongoing management.

⁶ Source: Alan Temling & Ass, 2009.

⁷ EVCs = Ecological Vegetation Class.

- Similarly, the quality of the vegetation around the Nursery Avenue Retarding Basin (including the lake) is weed infested and requires intensive eradication and then ongoing maintenance and management regimes. The Department of Sustainability and Environment has identified that the retarding basin environs has evidence of Swamp Scrub (ecological vegetation class).
- The netball precinct has an attractive landscape setting set amongst trees and Coastal Tea Tree along its east side. The vegetation along the eastern boundary could be enhanced, including weed removal and plantings.
- The general oval and surrounding areas would benefit from tree planting around the perimeters of the AH Butler Oval and the East Oval, and along the adjoining access roads.
- There are excellent panoramic northerly views across the reserve to Port Phillip and the Melbourne City skyline from the area south of the AH Butler Oval, and these should be preserved and strengthened, where possible.
- A natural drainage line bisects the western and eastern sections of the reserve, which flows northward.



Figure 5 - Plan Showing the Nursery Avenue Retarding Basin (pink shade) and the Overland Flow
[Source: Melbourne Water, 2012]

- In addition, Council has established that a natural spring exists underground between the East Oval and the trotting track oval and is likely to empty into the retarding basin⁸.

⁸ Source: Council's Parks Planning and Development Coordinator, 2012.

- There is no obvious sense of arrival to the reserve from Hill Street, Hillcrest Road and Nursery Avenue, nor from the various pedestrian access points along the eastern and western boundaries. This issue should be addressed during the master planning process, including the installation of entry signage along Hillcrest Road.
- The reserve lacks any defined path network, which compounds the poor connection between the various spaces within the reserve (the only path is a short unsealed path along the northwest boundary fence connecting Nursery Avenue and Reservoir Road). The lack of a path network also makes it less attractive as a destination for local residents for walking and exercise, particularly during inclement weather when the ground becomes wet and for those with restricted mobility.
- No playground is available within the reserve or other related family recreation facilities, such as BBQs, shelters and picnic tables. A set of swings located adjacent to a half-court basketball court in the north central precinct of the reserve are the only current facilities supporting informal recreation pursuits.

A reserve of this size and prominence within Frankston Heights should provide a more balanced provision of sporting and recreation facilities and open space. Whilst it is acknowledged that Ballam Park with its regional quality playground and picnic facilities is situated only 600 - 700m away, the busy Cranbourne-Frankston Road is a significant barrier separating Frankston Heights residents from Ballam Park.

- The water body has great potential for general recreational use. It has capacity to be better integrated with the northwest and central precincts of the reserve, and provide Jubilee Park with a focus to enhance the park as a recreational destination for local residents and visitors.
- The area north of the AH Butler Oval along the western boundary of the reserve is somewhat isolated from the rest of the reserve due to significant grade changes, and appears to have no current regular use.

Jubilee Park could be a 'show case' of the melding of active and general park use. It has the core existing sporting facilities, plus untapped potential of a lake, sweeping views and rolling north facing lawns.

4.4. Review of Traffic Management

The current issues relating to onsite and surrounding traffic arrangements are summarised below.

- Inadequate provision of car parking on the reserve to service Saturday morning swimming, netball and football competitions when scheduled concurrently during the winter tenancy period, April - September. The outcome is predominantly threefold:
 - Insufficient overall number of car parks on the reserve, so cars are forced to park in neighbouring streets (such as Hill Street and Hillcrest Road) causing inconvenience for local residents, or park illegally in areas within or outside of the reserve, such as along the reserve road connecting Hill Street and Hillcrest Road.

- Cars generated by the netball parking in areas considered 'football car parks' when they are required for football use, and cars generated by football parking in areas considered 'netball car parks' when they are required for netball use.
- Inconvenience to aquatic centre patrons who are unable to find car parks in the centre's designated car park.

[The issue of car parking at Jubilee Park on weekends was validated during meetings with reserve user groups and in the *Heatherhill Precinct Local Area Traffic Management Study 2009*].

The Council has endorsed the use of the trotting track oval for overflow car parking for the past couple of winter seasons.

- Currently there are approximately 410 car parking spaces and two bus parks on the reserve, being 132 in the aquatic centre car park, 90 in the netball area car park (plus two bus parks), 28 along the main access road into the reserve, 35 in the car park north of the Collopy Pavilion, capacity for approximately 100 around the perimeter of the East Oval, and approximately 25 in the car park servicing the community buildings in the northwest.
- The intersection of Hillcrest Road with the reserve roads and the railway level crossing is confusing, congested and a potential safety concern. From the reserve users' perspective, the intersection is dangerous when turning right into the reserve from Hillcrest Road as traffic travelling north up Hillcrest Road is partly obscured, and the problem is somewhat compounded by through-traffic using the reserve road from Hill Street entering the intersection from the reserve.

[This issue was validated during meetings with reserve user groups and in the *Heatherhill Precinct Local Area Traffic Management Study 2009*].

The study was unable to specifically resolve the problem of the intersection, as the initial recommended solution of installing a roundabout at the intersection was not supported by Council, due to the likelihood that cars traveling north up Hillcrest Road may queue over the railway line, the likely increased number of vehicles that may utilise Hill Street as a preferred access to Cranbourne-Frankston Road, and the construction of the roundabout may require the acquisition of land.

- The reserve has multiple entries, which is confusing for visitors, including the two entrances off Hillcrest Road, and the vehicle access to the reserve from Hill Street and Nursery Avenue.
- Car parks should incorporate appropriate plantings to provide shade and to improve their overall amenity within the broader landscape of the reserve.

5. COMMUNITY AND STAKEHOLDER ENGAGEMENT

A combination of meetings, interviews and site inspections were carried out with various stakeholders during the study, mainly during the period November 2011 – August 2012. Groups consulted included the reserve user groups, other community groups, local residents and Council staff. Some of the consultation was undertaken during the research phase of the study, whilst other meetings and interviews were designed to receive feedback on preliminary concept plans prepared for the reserve and associated buildings.

A summary of the key outcomes from the consultation conducted during the research and master plan development phase is provided in the following sections.

5.1. Profile of Reserve User Groups

The reserve supports a number of user groups. This section identifies these groups and provides a brief overview of their membership and profile of use of the reserve.

Group	Membership / Reserve Use
Frankston & District Netball Association (FDNA)	<p>In 2011, the FDNA had approximately 3,300 participants in a range of indoor and outdoor netball programs (an increase from 2,850 in 2007 and 2,630 in 2005).</p> <p>The main participant programs are outdoor netball on Saturdays at Jubilee Park (approx. 200 teams, or 1,530 players) during the season March – September, and the indoor netball on weekday evenings at Jubilee Park (approx. 135 teams, or 1,080 players) during the season held all year.</p> <p>The outdoor courts are used by clubs for training on Tuesday, Wednesday and Thursday evenings.</p> <p>The outdoor clubroom building is used by clubs on training nights and on Saturday morning, houses the control room on Saturdays from where the competition is managed, and is used by schools for their competitions.</p> <p>The Peninsula Waves Netball Club is the representative club for the Two Bays Region, one of the 22 regions into which all Victorian netball associations are grouped. The Two Bays Region comprises of the following associations: Frankston, Baxter Indoor, Chelsea, Cranbourne South West, King Island, Mornington Peninsula, the MPNFL, Nepean, Pakenham, Pakenham Indoor, Somerville, and Westernport.</p> <p>The FDNA is responsible for managing the Peninsula Waves, however, currently the club predominantly plays and trains at the Patterson River Secondary College indoor stadium (Sunday and Wednesday evenings), not Jubilee Park. The Peninsula Waves compete in the Victorian Netball League (VNL) and comprise of three teams and five development teams (U15, U17 and U19, approx. 110 players). The VNL season runs February – August.</p> <p>The FDNA stage a major tournament each year at Jubilee Park on the first Sunday of July.</p>
Frankston Peninsula Heat Cricket Club	<p>The club has approximately 245 players associated with the senior teams and the pathway squads that the club provides direct support for. (The Cricket Victoria pathway squad is Region 8, the South East Country Sharks, and includes schools,</p>

Group	Membership / Reserve Use
	<p>clubs and cricket associations from Mornington Peninsula Shire, City of Frankston, City of Casey and Cardinia Shire).</p> <p>There are four senior teams (approximately 65 players), three elite pathway male squads (U14, U16 and U18, approx. 120 players), and three elite pathway female squads (U14, U16 and U18, approximately 60 players).</p> <p>The number of players has remained relatively constant over the past few years due to the structured nature of the cricket program and the competition rules of the Premier Cricket competition, which require clubs to field four senior teams.</p> <p>The club utilises the practice nets from as early as July each season and continues this use through until March. As well as the senior teams practice, the pathway teams also use the practice nets during this period. During the season, the practice nets are used 3 – 4 times a week.</p> <p>The 1st & 2nd XIs share the use of the AH Butler Oval for their matches held between October - March, whilst the 3rd & 4th XIs share the use of the East Oval. As well as these weekend fixtures, other cricket matches hosted at AH Butler Oval, include regional first class women's matches, first class men's practice matches, pathway matches and other regional association matches.</p> <p>The club is based in the Dr Kevin Collopy Pavilion and for all practice sessions and matches the pavilion is required.</p>
Frankston YCW Football Club	<p>The club is a combined senior and junior football club, and in 2012 commenced fielding teams in the MPNFL netball competition. In all, there are approximately 400 male and female participants across the senior and junior football teams and the netball teams.</p> <p>In 2012, the club fielded a senior and a reserves team, 2 x U18s, 9 junior teams (1 x U9, U10, U11, U12, U13, U15 & U16, and 2 x U14), an Auskick program (50 participants), and two netball teams. Counting players, officials and other members, there are approximately 1,000 people involved with the club.</p> <p>The number of players has remained relatively constant over the past few years, however, the club has not been able to actively pursue a masters football team and a women's football team due to lack of access to ovals.</p> <p>The club uses the East Oval for senior and junior training and matches, the trotting track oval for lower age junior training and matches and Auskick, and has limited access to the AH Butler Oval for junior training (the area adjacent to the pavilion) and for matches.</p> <p>The club is based in the Dr Kevin Collopy Pavilion and for all training sessions and matches the pavilion is required.</p>
4th Frankston Scout Group (special needs)	<p>The group has been based at the Jubilee Park Scout Hall since the 1960's and caters for participants with special needs. In 2012, the group had approx. 18 regular participants, which mainly engage in nature-based activities throughout the reserve.</p> <p>The group uses all areas of the reserve, but is based at the Scout Hall. Some of the participants are in wheelchairs, so accessibility is important.</p>

Group	Membership / Reserve Use
Mornington Peninsula Historical Vehicle Club	<p>The club has a large membership of approx. 1,000 people and mainly uses the Scout Hall as the venue for its monthly members' meeting (held 2nd Thursday each month).</p> <p>On average 40 – 60 members attend the meetings, with the age range of members being 40 – 80 years old. The club does not use the reserve as a start-finish point for its rallies due to the lack of car parking facilities around the Scout Hall.</p>
Frankston Homing Pigeon Club	<p>The club has been based at the Jubilee Park Homing Pigeon clubrooms since the 1960's. It mainly uses the clubrooms to store equipment and as the venue for its monthly members' meeting (held 1st Tuesday each month).</p> <p>The clubrooms are used to muster the pigeons and their owners prior to racing (Fridays and Saturdays), which typically occurs from interstate venues.</p> <p>On a few Sundays each year, pigeon sales are conducted at the clubrooms.</p>
Baluk Arts Group	<p>At the time of interview, the group was yet to commence tenancy of one of the portable buildings located in the cluster of community buildings in the northwest section of Jubilee Park.</p> <p>The group's planned use of the building is to conduct educational, health and art workshops for indigenous people aged under 25 years. All art mediums will be used and both the indoor spaces and outdoor spaces will be used for the activities.</p> <p>Its condition of use is restricted to up to 13 hours per week on mid-week days.</p>
Frankston Gathering Place Group (Nairn Marr Djambana)	<p>At the time of interview, the group was yet to commence tenancy of one of the portable buildings located in the cluster of community buildings in the northwest section of Jubilee Park.</p> <p>The group's planned use of the building and adjacent areas in the park are diverse and will include indigenous cultural training, bush tucker workshops, and Koori kitchen activities.</p> <p>Its condition of use is restricted to up to 17 hours per week on mid-week days.</p>

5.2. Summary of Feedback from User Groups and Stakeholders

The key issues and opportunities identified from the engagement with user groups and with other community and stakeholder groups are summarised below.

Frankston & District Netball Association (FDNA)

- The FDNA identified that there is generally inadequate provision of facilities to accommodate its domestic and elite netball activities at Jubilee Park, and that the current facilities are a constraint in its capacity to continue to grow the game (participation, umpires, spectators).
- The 'netball participation pathway' is not obvious at Jubilee Park as the elite program (Peninsula Waves) is conducted off site at the Patterson River Secondary College, including the Victorian Netball League matches – this also

contributes to a lack of 'club' atmosphere at Jubilee Park, as there is little presence of the Peninsula Waves players. The management arrangements at Patterson River Secondary College also mean the FDNA miss out on revenue.

- As well as the physical constraints of the buildings and courts at Jubilee Park listed in Section 4.2, the FDNA also identified the following issues:
 - Car parking is inadequate at Jubilee Park.
 - A minimum of 16 courts is required (combination of indoor and outdoor).
 - Toilet block adjacent to the courts needs to be removed.
 - A drop-off zone in the car park is required.
 - The introduction of the netball section in the Mornington Peninsula Nepean Football League is considered somewhat of a threat to the growth of the Saturday netball competition.

Frankston Peninsula Heat Cricket Club (FHPCC)

- The FHPCC generally regards the provision of facilities available to it at Jubilee Park as satisfactory. However, the club's desire to continue to grow opportunities for cricket pathway participants (boys and girls) will require increased access to AH Butler Oval, additional training facilities (outdoor and indoor), and an upgraded trotting track oval (as a match venue for future Premier Cricket women's teams).
- As well as the physical constraints of the Dr Kevin Collopy Pavilion listed in Section 4.2, the FHPCC also identified the following for Jubilee Park:
 - Lack of shade and seating across the embankment around the southern half of the AH Butler Oval (except the small section of trees and seats adjacent to the end of Hill Street).
 - Lack of a playground and associated BBQ and picnic facilities.
 - Opportunity to upgrade the precinct around the lake for the benefit of passive users of the reserve.
 - Poor quality of the trotting track oval, and the opportunity for this oval to be better utilised for both cricket and football if upgraded.
 - Opportunity to redevelop the site of the aquatic centre as a 'Centre of Excellence' for cricket and netball.
 - Future expansion of the practice wickets (especially if women's cricket is developed further) and installation of floodlights over the practice wickets.
- The FHPCC identified that the co-tenancy with the Frankston YCW Football Netball Club is manageable but places some restrictions on its use of the AH Butler Oval and the Collopy Pavilion during the transitional months between seasons with the outcome being that some program development is constrained.

Frankston YCW Football Club (YCW)

- The main priority for YCW is to have access to appropriate facilities on field and off field at Jubilee Park. As well as the physical constraints of the Dr Kevin Collopy Pavilion listed in Section 4.2, YCW also identified the following for Jubilee Park:
 - Inadequate access to floodlit training areas (the East Oval is overused and deteriorates during the season as a result).

- Trotting track oval is adequate for lower age juniors only due to its size, and there is an opportunity for this oval to be better utilised if expanded, upgraded and floodlit.
- Lack of off-street car parking (average of 400 - 500 spectators to a senior football match), and the around the ground parking requires cars to drive past the front of the pavilion (potential; safety risk).
- Lack of a gymnasium and adequate storage in the pavilion.
- Lack of shelter for spectators.
- Require unrestricted access to a netball court for training and competition on Saturday.
- Lack of a playground and associated BBQ and picnic facilities, preferred location is in the southern area of the reserve.
- Lack of a park fence to enable a spectator admittance fee to be charged.
- Scoreboard requires upgrading to a more contemporary facility.
- Similar to the FHPCC, the YCW identified that the co-tenancy with the FHPCC is manageable but places significant constraints on pre-season training (from November) due to the use of the East Oval for cricket until March, and then normal season training in August when the centre wicket area of the East Oval is roped off to enable the commencement of the preparation of the centre wicket for the cricket season.

Community Groups based at Jubilee Park

- The 4th Frankston Scout Group (special needs) is generally satisfied with the Scout Hall building and the outdoor spaces available within the reserve, and identified the following for Jubilee Park:
 - Require vehicle access to the Scout Hall for loading/unloading equipment.
 - Require continued access to car parking.
 - Support any upgrade of the lake that will improve access to it for recreational use.
 - Advocate the retention of a 'bushland theme' for any future development of Jubilee Park.
 - The closure of the Scout Hall at the Samuel Sherlock Reserve may lead to an increase use of the Jubilee Park Scout Hall for scouting activities.
- The Mornington Peninsula Historical Vehicle Club is generally satisfied with the Jubilee Park Scout Hall as a venue for its monthly general meeting of members, and identified the following for Jubilee Park:
 - Lack of lighting in the car park and at the entrance off Nursery Avenue.
 - Lack of car parking to service monthly meetings (up to 50 spaces required).
- The Frankston Homing Pigeon Club is generally satisfied with its clubroom building, and noted that it supports the retention of the gate at the car park entrance as a means to control the vandalism and damage to buildings, and the car park being a 'hang-out' spot for young people.
- The Baluk Arts Group and the Frankston Gathering Place Group (Nairn Marr Djambana) anticipate car parking requirements for their activity sessions to be 5 – 20 cars. Both have a stated commitment to integrate their activities with the broad community's use of Jubilee Park, and to potentially have a role in the management and maintenance of the Nursery Avenue Retarding Basin environs (including the lake), following any upgrade of this area.

Frankston RSL

- The Frankston RSL hosts a number functions and events each year which attract large numbers of patrons from within and outside of Frankston City. There are approximately 300 car parks currently available in the RSL grounds.

On these days it would be preferable if the 30 - 40 staff could utilise car parking in Jubilee Park as a strategy to increase the available car parking for RSL patrons. To facilitate this, there would need to be a pedestrian link constructed linking Jubilee Park to the Frankston RSL.

- The Frankston RSL has commercial relationships with the Frankston YCW Football Club, the Frankston Peninsula Cricket Club and the FDNA, and therefore supports any directions in the resultant Jubilee Park master plan that will improve the connectivity between the two sites.
- The Frankston RSL has a master plan that supports the extension of the RSL building and relocates the bowling greens to another part of the site.

Melbourne Water

Liaison with Melbourne Water occurred early during the master plan project to clarify the Authority's view on opening up the Nursery Avenue Retarding Basin environs for increased recreational use and better integrating the water body into the reserve. Some of the information collected is as follows:

- Some overland flows come from the local southern catchment and traverse in between the ovals, with some flow running through the AH Butler Oval. These flow paths should be maintained to avoid localised flooding, or they can be redirected without any increase in localised flood levels.
- The purpose of the Nursery Avenue Retarding Basin is to retard the flow to attenuate flooding downstream to protect the properties from flooding. It still retains this purpose and function.
- Melbourne Water does not own the land on which the Retarding Basin is located, but received agreement from the City of Frankston (1991) to construct the Retarding Basin in Jubilee Park. The agreement notes that Melbourne Water (previously known as the Dandenong Valley and Western Port Authority) will be responsible for the hydraulic components and integrity of the basin for flood storage and that Council would be responsible for maintaining the grassed areas of the environs and would be able to continue to utilise the area for passive recreation. (See Appendix 1 for a copy of the agreement).
- Melbourne Water supports opening up the environs of the retarding basin for increased recreational use (including the lake), subject to a number of conditions, which are not overly onerous (see Appendix 1).
- The Melbourne Water Civil Asset Management Team will be conducting a spillway capacity assessment in the Water Plan 3 period (estimated 2015/16), with the results of this assessment dictating the capital works required to upgrade the retarding basin and the timing of such works. Any works proposed by Council must not affect Melbourne Water's capability to upgrade the retarding basin as deemed necessary.

5.3. Summary of Input from Council Staff

Meetings and workshops conducted with Council staff confirmed various items for the consultant team regarding the use, condition and quality of the built and natural forms in Jubilee Park.

In addition, staff identified the issues and opportunities:

- A detailed assessment of the vegetation within Jubilee Park has not been undertaken, so it is not known whether any significant vegetation or conservation zones exist. However, there are several mature eucalyptus, which help to give the reserve a bushland or rural setting. A detailed tree assessment should be undertaken across the whole reserve to identify trees that should be retained and trees that should be removed.
- Historically, there has been high incidences of vandalism, break-ins and graffiti across the reserve, however, the installation of gates on main entrances in the past couple of years (and their closure at night) have contributed to a reduction in this anti-social behavior.
- Summer grasses have been planted into the three ovals to improve their sustainability and load carrying capacities.
- The public toilet block adjacent to the netball courts has been decommissioned and should be removed (refer Council's *Public Toilet Strategy*).
- The railway line to Baxter just south of the reserve is planned to be electrified and the line duplicated.
- A 'Friends of Wallace Avenue Reserve' group was established to assist Council to manage the reserve following the completion of a master plan, and it was suggested a similar community group could be formed for Jubilee Park.
- The curator's shed adjacent to the AH Butler Oval is in Council's forward capital works program to be replaced.
- The projected population of Frankston Heights is expected to increase over the next 25 years, however, it is expected to be small, as it will be driven mainly by In-fill development. The socio-economic profile of the area is 'mid-range' and the age profile is projected to continue to age.
- Staff are aware of support from the community for the establishment of a community garden at Jubilee Park, potentially along the Nursery Avenue edge.
- The Aboriginal Gathering Place received its funding from 'Closing the Gap' in recognition of the distinct cultural needs of Aboriginal communities in order to address health and economic inequities. A condition of the funding for the purpose-built facility is that the facility be available for use by the Aboriginal community only (not shared) - it is important both politically and socially that this carries into the future.

5.4. Local Resident Engagement

The local community and users of Jubilee Park were provided with three opportunities to participate in the master planning study:

- Survey of randomly selected residents in the area surrounding Jubilee Park.
- Intercept survey (face-to-face interviews) of recreational users of Jubilee Park.
- A Community Update Session (Meeting).

5.4.1. Resident Survey

A written questionnaire was circulated in November 2011 to households within an area loosely bounded by Deane Street to the west, Cranbourne-Frankston Road to the north, Lee Street to the east, and incorporating a number of houses located just south of the railway line. Approximately 400 questionnaires were distributed with 114 completed surveys returned (or a 28% response rate).

See Appendix 2 for a copy of the questionnaire and a full write-up the results. Snapshots of the results are:

1. Of the 114 surveys completed, 97 respondents had used Jubilee Park in the 12 months prior to the survey, and 17 respondents had not.
2. A majority of respondents (86%) rated the general quality and condition of Jubilee Park 'good' to 'excellent'.
3. A majority of respondents use Jubilee Park 'to exercise' (64%), 'to watch sport' (48%) and 'to walk the dog' (47%). There was a low response 'to have a picnic' (13%), which typically rates highly for large parks.
4. Best things respondents identified about Jubilee Park are 'it is close to home' (86%), its 'openness and size' (71%), and 'bush setting' (58%).
5. Respondents' main mode of travel to Jubilee Park is 'walking' (82%).
6. Suggested improvements for Jubilee Park nominated by respondents include 'do nothing – its fine now' (32%), followed by 'improve playgrounds' (15%), 'more parking' (15%), and 'beatify the lake' (14%).
7. Improvements or upgrades that respondents indicated they would not like to see in Jubilee Park include 'no increase in buildings' (28%) and 'no increase in parking' (17%).
8. One of the key considerations during the master planning study was to assess the feasibility of upgrading the existing netball facilities to conform to minimum standards for national competition, to enable the Frankston & District Netball Association's senior representative team, the Peninsula Waves, to play their Victorian Netball League games at Jubilee Park. The survey sought the opinion of respondents regarding this opportunity for Jubilee Park.

A majority of respondents (61%) supported an upgrade of netball facilities to accommodate the Peninsula Waves at Jubilee Park, with 18% 'possibly supporting it' and 11% 'not supporting it' (10% answered 'don't know' / 'no response').

Respondents who answered 'possibly' or 'not supporting it' were asked to expand on their response. Ten respondents cited car parking concerns and seven cited encroachment into the parkland being a concern.

5.4.2. Infield Survey

An intercept survey of randomly selected park users was administered on two occasions. Staff from *Australian Fieldwork Solutions*, an independent market research company, conducted the interviews. In all, 75 park users were interviewed on the following dates:

- Sunday 5 February 2012 11.00am – 3.00pm
- Wednesday 8 February 2012 4.00pm – 8.00pm

The key objective of the infield survey was to collect more specific information regarding the ideas generated from the findings of the resident survey completed in November 2011.

See Appendix 3 for a copy of the questionnaire and a full write-up the results. Snapshots of the results are:

- Of the 75 people interviewed 48% indicated that they or their families would use a playground at Jubilee Park whilst 49% would not. Of those who indicated they would use a playground, most (90%) thought that the playground should cater for pre-school or primary school age children.
- The results from the resident survey showed that there was strong support for the lake to be upgraded and become more accessible. The infield survey aimed to determine what particular upgrades and improvements people would like.

The most popular responses were 'to provide a path around the lake' (28%), 'remove some of the vegetation to open it up' (27%), 'install a boardwalk' (21%) and 'provide picnic areas' (21%).

Surprisingly, many users were not aware that there was a lake, even though they had been visiting Jubilee Park for many years. So not surprisingly, 36% of respondents suggested that improved signage was very important.

- There was support in the resident survey for an off leash dog area to be included in Jubilee Park. Park users were asked if they owned a dog, if they supported the suggestion, and if they had any further comments regarding a dog off leash area.
 - 64% own a dog.
 - 59% responded that they supported the idea of a dog off leash area in Jubilee Park.
 - Six respondents indicated that the dog off leash area should be fenced.
- Park users were asked if there were any experiences or activities they would like to be able to do at Jubilee Park that are currently not available: 24% respondents would like to be able to use a playground.

5.4.3. Community Update Session

A Community Update Session was held 14 March 2012 in the Dr Kevin Collopy Pavilion, 17 people attended. The main purpose of the meeting was to report back to residents the findings from the two surveys, and to further discuss the key suggestions for upgrades identified from the surveys.

- The key outcomes from the Community Update Session were:
- Agreed that there is a need for a playground and that the current location of the swings would be the best location, especially if the retarding basin is upgraded to include picnic areas. A nature-based themed playground was supported.
- There was also some support for a playground near the sporting areas and for a seniors' 'fitness playground'.
- There was strong support for improved access to the retarding basin and provision of family recreation facilities, such as a path and boardwalk, small jetty, and picnic areas.
- There was strong support for an internal pedestrian path system, particularly along the western boundary, and for a pedestrian entrance from Nursery Avenue.
- There was mixed support for a dog off leash area, but if included needs to be separated from the playground and picnic facilities.
- General consensus that the master plan needs to get cars into Jubilee Park rather in surrounding streets, and plan for natural looking perimeter car parks.

6. ANALYSIS OF ISSUES AND OPPORTUNITIES

A range of issues and opportunities were identified for the future use and development of Jubilee Park. These are assessed in this section, with potential options and scenarios on how the master planning process has responded to them being noted.

6.1. Upgrade and Expansion of the Netball Facilities

A key objective of the master planning process was to assess the capacity of Jubilee Park to continue to host elite level sport. For netball, this assessment required the consideration of several factors, including:

- The current 'health' of netball within both Victoria and the region serviced by the Frankston & District Netball Association (FDNA).
- The adequacy of the existing netball facilities at Jubilee Park to meet elite, regional and local (or domestic) needs.
- The future decommissioning of the Jubilee Park Aquatic Centre, and the options for re-using the site for other sporting and recreational purposes.
- The need for any upgrade and redevelopment proposals to be justified and financially responsible.

Netball has been, and continues to be, the most popular sport for girls and women in Australia. The trend of participation in 'organised'⁹ netball in Victoria in recent years by adults has marginally increased since 2007¹⁰, whilst the participation rate for children (National) has marginally declined since 2000¹¹ (refer Figure 6).

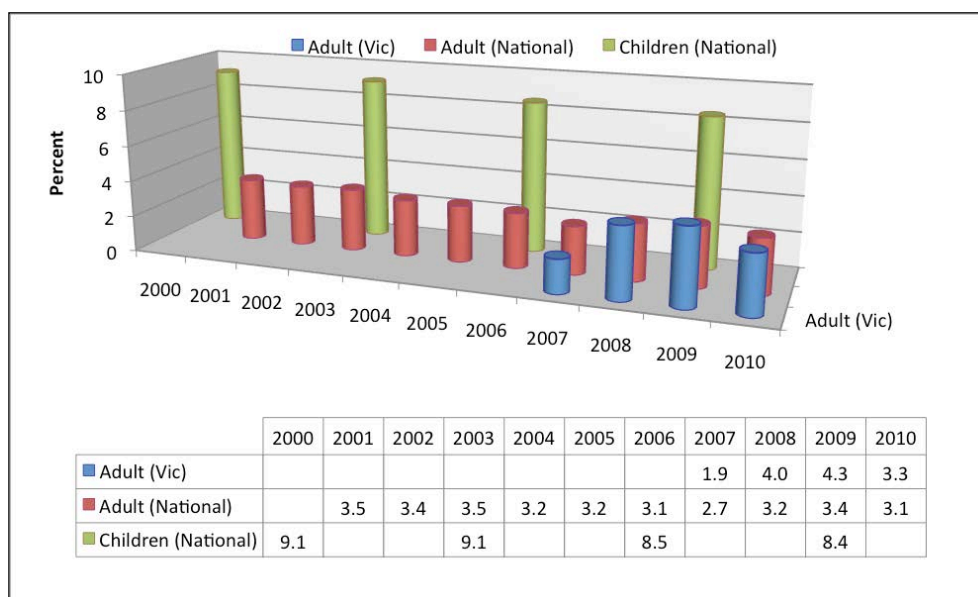


Figure 6 – Participation Rates for Organised Netball

⁹ 'Organised' = activity for exercise, recreation or sport that was organised in full or in part by a fitness, leisure or indoor sports centre that required payment for participation; a sport or recreation club or association that required payment of membership, fees or registration; a workplace; a school; or any other type of organisation.

¹⁰ Source: Exercise, Recreation and Sport Survey (ERASS), Australian Sports Commission (2001 - 2010).

¹¹ Source: Children's Participation in Cultural and Leisure Activities, ABS (2000, 2003, 2006 and 2009).

Despite the marginal decrease in children's participation and the small increase in women's participation, the actual number of girls and women participating has actually increased due to the larger population of people in recent years compared to early years. The sport historically has had a higher proportion of girls actively involved compared to women, however, in the past 20 years the number of women participating has increased, largely on the back of an increasing number of country football associations incorporating netball as a parallel sport conducted concurrently with football, and the increased number of indoor centres now accommodating netball competitions.

The adult 'organised' participation rate for netball in Victoria (2010) was 3.3%. Given that the FDNA's domestic competition catchment includes Frankston City and Mt Eliza, the current theoretical participation rate across this catchment would be approximately 3,800 for women aged 15 years and over (the age cohort defined as 'adult' by ERASS). For children (5–14 year olds), the overall participation rate in 'organised' netball was 8.4% in 2009 (the most recent data available), so the current theoretical participation rate across the catchment for children would be approximately 1,500. The combined total of 5,300 compares favourably with the actual membership of the FDNA in 2011 of 3,300, as the estimated total participant figure includes women and girls playing in other organised netball competitions, such as football-netball competitions, other indoor centre-based competitions, and school competitions.

This data suggests that netball participation is very strong in Frankston City and the neighbouring areas, and will likely increase given the projected population growth for the next 20 years (estimated to be over 10,000 for Frankston City alone). Therefore, the level of facility provision for local (or domestic) competition at Jubilee Park will need to remain at current levels (or close to it) as the FDNA currently requires all courts for its broad-based competitions and tournaments.

Netball Victoria undertook extensive consultation with registered netballers and other stakeholders in 2011 as part of the process to review its current strategic plan. Some of the findings from the research¹² that are relevant to the planning for the FDNA and the netball facilities at Jubilee Park, include:

- Compared to other sports, netball has high current participation levels, approximately 111,000 current members [in Victoria]. Playing numbers are strong, however there has been little growth in participation numbers in the more established-areas over the last 5 to 10 years.
- A large number of current members (85%) would like to increase their current level of participation in netball activities in the future. If this increase is realised it will have an impact on facility provision and programming schedules, and the type of programs offered.
- Participants indicated a very high satisfaction level with both the current facilities being used for competition and the structure of netball competitions/programs.
- There is a need to review the current schedule for netball competition and training. The move away from the focus for some associations on Saturdays to a greater spread of days and hours would be well supported by members.
- Access to indoor sports courts is often difficult, as sports such as basketball often dominate the courts.

¹² Community Netball Strategic Review (1st Progress Report), SGL Consulting Group for Netball Victoria, 2012.

- A number of football netball league competitions are experiencing strong growth.
- There is a need for more exposure and promotion of role models to support the ongoing development of the sport.

The outcomes of the research relating to the aspiration of netballers to play more frequently, and the importance of providing appropriate access to indoor courts and to role models, resonate with the growth and development of the FDNA and with the success of the Peninsula Waves. Of note too, is the reference to the growth of football netball leagues, as the Peninsula section of the MPNFL has recently introduced netball to the football competition with the result being a softening of the growth of the FDNA's Saturday women's competition in 2012 and 2013.

As reported in Section 4.2, all outdoor and indoor netball courts at Jubilee Park do not have the minimum acceptable run-off distances between courts and the closest boundary obstructions, as recommended by Netball Victoria. There are other constraints also with the overall provision of facilities to meet the current and future operational and competition requirements for the FDNA for its domestic competition and as a venue to host the Peninsula Waves.

An independent audit of the outdoor courts at Jubilee Park by Netball Victoria in 2007, noted the following shortcomings:

- Surface cracking and poor acrylic covering of the outdoor courts, and undulating court surfaces and evidence of water ponding in some locations.
- Location of light poles within minimum run-off zones.
- Lack of spectator and player shelters.

The specific shortfalls of the indoor stadium in relation to the required minimum facility provision for venues hosting Victorian Netball League (VNL) matches, include:

1. Insufficient clear space around the courts, e.g. the distance between the bottom step of the terraced spectator seating along the northern court and the sideline is 1.8m, and between the end goal line and the external walls is 2.18m. (A minimum distance of 3.05m is required in both instances).
2. Inadequate provision of player change rooms.
3. Inadequate provision of umpire change rooms.
4. Lack of a suitable function room.

Other facilities not considered critical but which would be desirable, include recovery facilities (e.g. ice baths), video technology for game reviews and skills analysis, a fitness gymnasium, and player meeting rooms(s).

Due to the need to provide a venue for the Peninsula Waves that conformed to minimum standards for VNL venues, the Council and the FDNA entered into an agreement with other parties to construct a new three court stadium at the Patterson River Secondary College in Seaford in 2009. The other parties are the Kingston City Council, the State (the *Department of Education and Early Childhood Development*), the School Council of the Patterson River Secondary College, and the Chelsea Basketball Association.

Frankston City Council contributed \$250,000 towards the total construction cost for the stadium of \$2,819,566, and the FDNA contributed \$10,000. Under the terms of the current agreement, the FDNA are entitled to 420 hours of use of the stadium per annum.

Since 2010, the Peninsula Waves has based its training and competition activities at the College Stadium, however, the prevailing constraints with this arrangement in relation to further growing netball within the Peninsula region include:

- The need for the FDNA to duplicate some of the management services at Patterson River and Jubilee Park.
- The negative impact that the northern location of the venue in the region has on the connection between the affiliate clubs of the FDNA and the Peninsula Waves (i.e. *out of sight, out of mind*).
- The travel distance between the College Stadium and a majority of the FDNA's catchment population and other supporters of the Peninsula Waves is believed to be negatively impacting upon spectator attendances.
- The inability to have elite netball matches and players at the same venue where the balance of the FDNA members play inhibits the capacity of the FDNA to clearly 'showcase' the netball pathway available within the region and to develop a 'club culture' within the Jubilee Park netball complex.
- The inability to effectively market the Peninsula Waves and the FDNA netball programs to sponsors and other supporters at the College Stadium due to a lack of appropriate facilities and spaces. (The converse to this is the positive impact on such programs and services if the Jubilee Park netball complex was able to provide the necessary corporate entertainment opportunities directly linked to Peninsula Waves matches and training).
- The capped hours of use of the College Stadium and the relative inflexibility of the hours of use, constrain player training and development activities, and the capability to grow the program beyond its current provision.

Important to note, is the clear support from local residents to upgrade the Jubilee Park netball facilities to enable the Peninsula Waves to play VNL matches at the reserve (refer Section 5.4.1 – Resident Survey).

Based on the above analysis and assessment, it is recommended that:

1. **The current indoor stadium is reconfigured to permit at least one conforming netball court, and an additional two indoor courts are developed** with associated facilities and spaces to enable the FDNA to host VNL matches (Peninsula Waves) and to continue to grow the game of netball.
2. **The outdoor courts are redeveloped to provide 12 conforming netball courts**, with eight floodlit and some player/spectator shelters provided.
3. **The construction of a 13th court that is the nominated Frankston YCW Football Club netball court**, with associated floodlighting and player shelters.

The net reduction of two outdoor courts for the FDNA is somewhat offset by the inclusion of an additional indoor court (from two courts to three courts) and the 13th outdoor court, which would be available to the FDNA as may be required

for major tournaments. The softening of demand for women's outdoor netball is expected to continue in the short term, then plateau, which should reduce the overall need for the current provision of 14 outdoor courts.

4. **The demolition of the existing netball pavilion and public toilet building,** and the inclusion within the footprint of any new stadium building an allowance for the replacement of the various rooms and spaces from these buildings that are still deemed necessary for the functioning of the FDNA, such as the crèche, the outdoor netball court control room, and access to public toilets and club storage areas.

A high-level financial assessment of the impact of an additional indoor netball court shows potential increased revenue from court fees alone of up to \$2,500 per week, or \$120,000 per annum¹³. Whilst this does not allow for any additional costs associated with administration, power and cleaning, it also does not include additional revenue that can reasonably be expected to be generated from increased canteen sales and the staging of Peninsula Waves home matches (up to 400 - 500 spectators).

The introduction of elite netball matches at Jubilee Park will significantly increase audience opportunities which would be expected to translate to increased interest in and resources for the growth of the game.

The potential need for additional car parking to support elite matches and the general growth and development of regional and domestic netball activities, is discussed in Section 6.5.

6.2. Upgrade of the Cricket Facilities

Victorian cricket is currently in a healthy state, with participation levels at record levels and Victorian representative teams in the Sheffield Shield, Ryobi Cup, the Big Bash League and the Women's National League all enjoying considerable success and importantly supplying a regular supply of players to national teams.

Underpinning this success are strong clubs in Cricket Victoria's elite cricket competition, Premier Cricket, and the Frankston Peninsula Heat Cricket Club (FPHCC) is one of these clubs. The FPHCC is financially sound, recording a net balance of accounts in 2011/12 of \$36,544, and has a clearly defined governance structure and strategic plan under which it operates.

The FPHCC was admitted into Premier Cricket in 1993 and continues to provide pathways for young local talent across the Mornington Peninsula and throughout West Gippsland to enable participants to reach their highest potential in the sport. The Club has a strategic goal to have its playing list comprising at least 80% of players sourced from the FPHCC managed junior development pathway program, and it is well on the way to achieving this target with 74% of players in this category in 2011/12.

In addition to its four senior teams in Premier Cricket, FPHCC is also at the forefront of Cricket Victoria's Pathway Program in respect of the South East Country Region by being responsible for U14, U16 and U18 teams, with some 200 prospective players attending trials and information days. The Club is also responsible for hosting other representative matches at Jubilee Park each season, in particular the Victorian Country Cricket League's 'Country Week' matches, and more recently hosting the annual T20 Challenge comprising of teams from the local Mornington Peninsula Cricket Association.

¹³ Source: FDNA Business Manager, 2011.

Further evidence of the Club's commitment to the region is the provision of a club scholarship for the 'Pathway Player of the Series', being the *Bill Foley Education and Cricket Scholarship*.

Cricket in the region is healthy, with approximately 450 cricket teams participating on a weekly basis (2011/12 season) and this is being further supported by some significant growth in various school programs managed by the local Cricket Victoria Regional Manager. In 2011/12, there were 200 primary school "Kanga" teams across the region (boys and girls) and 105 secondary school teams (boys and girls), which is a positive outcome for the future of local clubs.

There are two key reports of recent times that are vital for all Premier Cricket clubs as to their future strategic direction. The first is Cricket Australia's *Argus Report* released in 2011, which was not only a review of the performance of the Australian cricket team but also examined the structure of cricket at all levels. One of the recommendations arising from this report was recognition

"that Grade (and Premier) cricket is a vital part of the pathway system and to do everything possible to keep it strong", and

"to ensure facilities and coaching are of as high a standard as possible."

In 2010, Cricket Victoria conducted a comprehensive review of Premier Cricket from which a number of key objectives were outlined. One of these objectives was

"to ensure the need for Premier Cricket clubs to be more closely connected to, and reflective of, the community in order to maximise government and local council support for cricket and Premier Clubs (hence ensure sustainability of infrastructure, grounds, volunteers, etc.) and also to improve Cricket Victoria's return on investment."

Part of the vision to help achieve this objective is to ensure that the Premier Cricket competition is made up of clubs *"with high quality facilities that are inclusive of men, women, boys and girls and attracts strong community involvement and support."* To achieve this, Cricket Victoria is encouraging Premier Cricket clubs to develop a model over time which would see a club consist of:

- Four Premier men's teams played on Saturdays and some Sundays.
- Links to junior boys cricket through alliances with local clubs/associations and club-run junior programs.
- Two senior women's teams playing on Saturdays or Sundays.
- One club-run junior girls' team, e.g. U14, or other link to junior girls' cricket.
- A minimum of two turf grounds to accommodate the above.

The above provides some opportunities for the FPHCC going forward and also some challenges, as the current ground structure at Jubilee Park is considered insufficient to meet all of the above, particularly if women's/girl's cricket is to become a reality within the club framework. In order to meet the model club structure for a Cricket Victoria Premier Cricket club going forward it would be imperative to have a third suitably designed and constructed oval available for the formal introduction of women's cricket into the Club with appropriate car parking, toilet, change room, and shade facilities.

There is currently a dearth of quality indoor cricket facilities available within the region. Given the potential growth, not only of the Club itself but of cricket in general within the region through the schools and pathway programs, it would seem a natural step forward to investigate the development of an indoor cricket facility at Jubilee Park. It is proposed that the facility would be available to all clubs within the region to utilise at competitive hire rates, and at the same time provide the opportunity to tap into the coaching resources available through the FPHCC and the Cricket Victoria regional development program.

An opportunity exists to incorporate an indoor cricket training facility within the redeveloped netball stadium, as the reconfiguring of the internal court area only allows for one compliant court to be created. The construction technique of the stadium is a significant constraint in relation to the redevelopment of the stadium to create two compliant indoor courts, as it has been constructed in such a way that prevents the extension of the courts in their current east-west orientation.

Allied with an appropriately resourced sports science facility with video analysis equipment this would certainly enhance the FPHCC's role within the region and also within Victorian cricket as a leading club in meeting the strategic requirements of both Victorian and Australian cricket through the provision of high quality coaching and provision of facilities that would assist in the long-term development of cricket within the region.

The commercial viability of this proposal will need to be completed as part of the design development of the stadium, including an impact assessment on local indoor sports businesses and an investigation of the optimal management arrangements for the proposed indoor cricket practice facility.

On the local scene, provision of a program as outlined above inclusive of facilities and additional teams would also ensure that FPHCC remains as one of the most successful clubs in the Premier Cricket competition as is evidenced by its continued development of players for State representative teams in 2012/13 and its participation once again in the Premier Cricket finals series.

Based on the above information and the continued significant cricket development role of the Frankston Peninsula Heat Cricket Club in the region, it is recommended that:

1. **The trotting track oval is extended and widened** to create an oval with adequate dimensions to accommodate a future elite women's cricket program, to be managed under the auspices of the FPHCC but for regional benefit. The capability to enlarge the oval is made possible by the decommissioning of the Jubilee Park Aquatic Centre and the subsequent availability of the site. In the medium term a turf centre wicket table should be installed.

A complementary benefit from the expansion of the trotting track oval is that it will become a more appropriate training and match venue for junior football and selected senior football use with the installation of floodlights to training standard (100 lux).

2. **The planning for any new netball stadium on the site of the decommissioned aquatic centre should make provisions for change rooms to service the expanded trotting track oval.** The opportunity to provide change rooms underneath the new stadium is possible as there is a significant grade change between the trotting track oval surface and the site of the decommissioned aquatic centre (which is higher). The benefit of this would be the establishment of separate player and umpire change rooms from the Dr

Kevin Collopy Pavilion (perceived historically as a men's sporting pavilion), an advantage for female players associated with both cricket and any potential new female football team.

A complementary benefit from the provision of new player change rooms under the stadium would be that they could be utilised as overflow change rooms when the FDNA hosts tournaments and other large-scale events. Further, they could become the designated change rooms for netballers associated with the Frankston YCW Football Club netball section, and would eliminate the need to provide female-only change rooms in the Dr Kevin Collopy Pavilion, or the sensitivities in requiring women to use change rooms during football matches.

3. **The planning for the redevelopment of the existing netball stadium should incorporate provision for an indoor cricket training venue** (pending feasibility assessment), which would also have capacity to be a multipurpose space for other activities and uses when not required for cricket training (expected to be predominantly July – October each year).
4. **Provision be made for the future extension of the outdoor cricket practice nets**, to enable them to accommodate increased usage driven by a new women's cricket program and expanding junior program. In addition, investigate the feasibility of floodlighting some or all of the cricket practice nets as a strategy to further support out-of-season cricket training and development.
5. **Restrict the use of the AH Butler Oval for football training and matches** to enable the oval to support off-season cricket fielding training and associated pre-season fitness activities. This should be possible following the expansion of the trotting track oval.

6.3. Other Upgrades to Sporting Areas

As well as the new and upgrade projects to the sporting facilities already recommended in the previous two sections, the master plan process provides an opportunity to investigate a range of other improvement projects to supporting infrastructure.

The Dr Kevin Collopy Pavilion was constructed in 2001, however, has a number of deficiencies and inadequacies in its capacity to support elite cricket and first grade community football that include:

- Inadequate provision of change rooms (requires at least one more), and there is no provision for concurrent change for girls / women.
- Expensive to operate by the tenant groups due to poor design and fit-out.
- The west orientation when viewing cricket in the afternoon on the AH Butler Oval (looking into the sun) creates difficulties for players and spectators.
- Canteen is too small and does not directly open onto either oval, impacting the second-spend benefit during sporting activities.
- Lack of secure storage areas on the ground floor.
- Lack of a player gymnasium.
- Lack of a meeting room.

In addition, there is evidence of some sub-surface movement, which is impacting upon the integrity of the building's foundations. These issues need to be investigated and either resolved or mitigated through any concept planning for the upgrade and extension of the pavilion, in order for the pavilion to remain relevant and a positive asset to the tenant groups moving forward.

The combined Council maintenance shed and public toilet building adjacent to the AH Butler Oval is on Council's capital works program to be replaced. An opportunity exists to rebuild this facility at grade with the oval surface and submerged either partially or wholly into the embankment around the eastern and southern side of the oval. The two benefits of this are the enhancement to the landscape amenity of the reserve through the 'removal' of a building from the park, and the potential to utilise the flat surface of the roof as either a covered seating area and/or hard stand on which marquees (or similar) could be erected during events.

There is currently a lack of shelter for spectators watching cricket matches on AH Butler Oval and football matches on the East Oval. For cricket, it is recommended that a landmark (or feature) shelter is installed on the southern side of AH Butler Oval, whilst for football, there is an opportunity to extend the roofline of the existing external canteen/store situated in the southwest corner of the oval to provide an expanded shelter with a sealed standing area.

In the future, the scoreboard servicing the East Oval will need to be upgraded to provide a more contemporary facility for football and cricket, and in keeping with the relatively high level of competition with which the Frankston YCW Football Club is affiliated. A digital scoreboard should be pursued by the tenant groups, with the understory of any new scoreboard to provide conveniently accessed storage for the netball section's adjacent court.

6.4. Improved Recreational Facilities and Experiences for Residents

One of the main opportunities identified in the early phases of the master planning study was to identify how Jubilee Park could be upgraded to better provide for the broad recreational needs of local residents and visitors, that is, to provide destination experiences that could help activate those areas of the reserve that do not have sporting facilities.

The lack of a defined path network does not encourage people to use the reserve for recreational walking or exercise for fitness. A formed path is particularly important for people with poor or constrained mobility, or on days when the ground surface is wet. The demographic analysis for the Frankston Heights area suggests an ageing population, so a new path network will help to promote Jubilee Park as an appropriate destination for older adults. A secondary benefit of a path network will be the improved connection between the various sub-precincts that make up the whole reserve.

When planning for a new path network, it will be important to understand the likely high-traffic sections so that appropriate widths and surface treatments are allowed for. The Council's Bicycle Strategy identifies Jubilee Park as part of a strategic link between this area of Frankston and the Bay Trail to the south. It is therefore recommended that any internal path between Nursery Avenue and Hillcrest Road be sealed and constructed to a minimum of 2.5m, and become the key north-south shared path through Jubilee Park. Similarly, any path linking the netball stadium, the redeveloped trotting track oval and the Dr Kevin Collopy Pavilion will have high pedestrian and bicycle use, and as such should also be provided as a 2.5m wide, sealed and shared path.

Paths branching from these and connecting to entrances along the eastern and western boundaries could be constructed as unsealed, granitic gravel paths of 1.5 – 2.0m width. The path network and the various entrances should comprise directional and arrival (identification) signage, as required.

The other major recreational improvements to Jubilee Park that were advocated and supported by all stakeholders was to open-up access to the Nursery Avenue Retarding Basin (including the lake) and install a family recreation area comprising such facilities as a playground, BBQ, picnic tables and seats.

The opportunity to redevelop the water body into an ornamental lake precinct has potential to completely transform the northwest section of Jubilee Park into a quality passive recreation area. Whilst the retarding basin still has a stormwater mitigation function (and will continue to do so in the future), Melbourne Water has given in principle approval to Council to undertake some planning to show how the lake environs can be improved as a place for passive recreation.

A key to facilitating any increased use of the lake will be to open-up the surrounding vegetation to improve sight lines (for personal security reasons) and to improve access to and around the water. A perimeter fence will need to be installed around the water body for security and safety purposes, and such a fence should be a low-level farm-style wire fence. Any perimeter path around the lake should be planned to include sections of boardwalk to add interest and to also bring people to the waters edge.

Playground provision in Jubilee Park is currently restricted to one double-swing apparatus set in a tan bark soft fall area adjacent to a half-court basketball pad and wooden bench seat. These pieces of equipment are located towards the northern end of the park some distance from the areas where a majority of the users of the sporting facilities congregate.

In relation to the broader provision of play spaces within the area surrounding Jubilee Park, there is a 'District' level playground in Frankston Heights at Wittenberg Reserve (approximately 2.0km from Jubilee Park) and a 'Regional' level playground at Ballam Park, which is approximately 700m away, however, is separated from Jubilee Park by the busy Cranbourne-Frankston Road.

There is substantial justification for Council to support the provision of a 'Sub-District' level play space in Jubilee Park, a direction consistent with Council's *Playground Strategy*, which advocates for the upgrade of the current 'Local' level play space to a 'Sub-District' level facility. Firstly, there was widespread support from local residents and the sporting groups for improved provision of playground and picnic facilities (see Sections 5.2 and 5.4), and secondly, with any upgrade of the lake as a central feature of a new high quality passive recreational precinct the inclusion of a playground and associated visitor facilities is appropriate.

It was suggested by some local residents that this play space could be themed as a natural play space to create interest, to be complementary with the overall bush setting of Jubilee Park and the adjacent lake environs, and to provide a point of difference with other play spaces located within the Frankston and Frankston Heights areas.

In addition, the inclusion of a 'Local' level play space in the southwest area of Jubilee Park to service the busy junior and female sporting precinct is suggested. This precinct comprises the netball facility (girls and women) and the proposed expanded trotting track oval (junior football and cricket, and women's cricket). The suggested location for a 'Local' level play space is the area currently used for the car park

servicing the netball stadium. (This car park is proposed to be removed, see Section 6.5).

The proposed new netball stadium (see Section 6.1) should be designed to incorporate an indoor and outdoor café experience. This would be consistent with contemporary provision of such facilities, and in the instance of the Jubilee Park netball complex, there would be local demand for both from players and spectators using the indoor and outdoor courts. The other key attribute of the site to justify an outdoor eating area is the grade change across the reserve: views across the outdoor netball courts and the trotting track oval could be capitalised on (particularly for spectators), as could the broader and more expansive views towards Melbourne' skyline.

A subtle benefit to local residents from the provision of a café, is the opportunity for the facility to become a local meeting place, or destination on weekend mornings for coffees or light meals, similar to the way the recently built Seaford Life Saving Club café has impacted the social patterns of residents in that area.

Jubilee Park is a popular dog off leash exercise area. With potentially an increased provision of sporting and recreation facilities within the reserve, some of the current areas frequented by dog walkers may be lost. It will also be important that those areas designed to attract more people (including children) are protected from off-leash dogs as a safety consideration, e.g. the family recreation and lake precinct. To this end, it is suggested that the area between the netball complex and the East Oval be set aside as a permanent dog off leash exercise area to ensure this important opportunity for dogs is retained at Jubilee Park.

6.5. Improved Traffic Management

The prevailing two issues with traffic management at Jubilee Park are the lack of available car parking within the reserve, and the conflict that occurs between drivers seeking a car park to access the netball area and drivers seeking a car park to access the football ovals. Currently there are just over 400 car parks in Jubilee Park, however, the *Heatherhill Precinct Local Area Traffic Management Study* identified the need for more reserve car parks and local residents consulted as part of this study also raised this as an issue.

Despite the possibility that the Peninsula Waves VNL matches may be relocated to Jubilee Park and therefore attract an estimated 400 – 500 spectators, the demand for car parking during these matches is expected to still be fewer than the demand generated on Saturdays when both the FDNA and the Frankston YCW Football Club are hosting their respective competitions. If the Peninsula Waves were to contain their matches to Friday and Sunday evenings, then overflow car parking could be directed to car parking areas usually set aside for football users.

The only real solution to either reducing or eliminating the conflict between netball and football car parking is to separate the designated car parking areas for each. The decommissioning of the aquatic centre and the generous vegetation buffer along the eastern boundary of the reserve, provide an opportunity to increase the provision for onsite netball car parking. Council officers confirmed that the prevailing vegetation within the buffer planting is Coastal Tea Tree, and is not of significant value. Importantly, some residents who reside along this boundary attended the Community Update Session held in March 2012, and expressed support for the reduction of some of this planting for car parking on the basis that it is perceived as an ongoing fire risk to their properties. Initial concept planning identified that over 250 car spaces are possible, which compares to the 90 spaces in the current netball car park and the 132

spaces in the aquatic centre car park (of which only limited access is currently available to the netball complex patrons).

Similarly, there is an opportunity to create additional football car parking by utilising the open space above the embankment around the AH Butler Oval. Whilst the loss of this open space to car parking is not ideal, the recommended upgrade and expansion of the open space within the environs of the lake will offset the loss of this mostly unused open space adjacent to the main reserve entry. Initial concept planning identified that over 100 car spaces are possible, which compares to the 28 spaces along the current reserve access road.

Additional car parking can be accommodated just outside of the small car park north of the Dr Kevin Collopy Pavilion, and it is proposed that the informal car parking around the East Oval on match days be defined using bollards to corral cars to prevent any unauthorised driving across the reserve. Further, stabilising the grass in this area will reduce the wear and tear of the access road and any subsequent degradation of the landscape amenity in this area. A further option to increase car parking capacity was investigated, being to formalise the surface and entry sequence of the small open space area off Random Street, just south of the intersection with Hill Street, to create parking for up to an additional 30 cars. There was community concern expressed for this option, mainly around the impact of any works on the landscape amenity of this reserve (including the mature gums) and the impact upon the residential amenity of adjoining households. These concerns are legitimate, particularly given the relative small gain in car parking overall from this proposal, so it was recommended that this option not be pursued.

As previously reported in Section 4.4, the intersection of Hillcrest Road with the reserve roads and the railway level crossing is confusing, congested and a safety concern. The master planning process explored the option to relocate the reserve entry approximately 30m east of its current location as a strategy to effectively separate the reserve entry from the reserve access road from Hill Street, from the railway line and from the right-angled turn to the south in Hillcrest Road. The opportunity became available to consider this option from the potential reconfiguration and expansion of the trotting track oval. A secondary benefit as a result of relocating the reserve access is the opportunity to create an entry boulevard with prevailing views in the foreground of the Collopy Pavilion and the proposed new lake environs, and in the background vistas towards the Melbourne skyline.

The Traffix Group assessed all of the proposed car parking and reserve entry alterations, and provided in principle support to them from a design, functional and operational perspective¹⁴.

¹⁴ Source: Meetings and exchange of correspondence between Simon Leisure and the Traffix Group in April and May 2012.

7. JUBILEE PARK MASTER PLAN

For a summary of the background to the preparation of the master plan, and to review the master plan vision, refer to Sections 1 & 2.

7.1. Key Objectives and Directions

The following broad objectives were developed to underpin the master plan, and to support the vision:

1. Ensure effective, safe and sustainable management.
2. Progressively improve access, facilities and services to support both the sporting and the informal, passive recreational uses.
3. Enhance the appearance of the reserve and protect its natural and heritage values.

The key recommendations and projects identified in the master plan are listed below, and should be read in conjunction with the master plan drawing in Appendix 4.

1. Netball Precinct

- Remove the Jubilee Park Aquatic Centre as part of the completion of the new Frankston Regional Aquatic Centre, and in the short-term re-use the site for additional car parking.

In the longer term upgrade and extend the existing stadium over the former aquatic centre site to provide three new netball courts, all fully compliant to national netball court standards and capable of hosting Peninsula Waves matches and associated pathway program activities and events.

The upgrade and extension project will also deliver a new entry foyer, new player and umpire change rooms and associated amenities, expanded FDNA offices, a new outdoor netball control room, a flexible meeting/social space, an indoor/outdoor combined café and canteen, an 18 place crèche, and a flexible activity space capable of accommodating four indoor cricket practice nets.

- Rebuild 12 of the 14 netball courts with compliant run-offs and clearances between courts, and remove the surrounding perimeter fence, install new player shelters, and install new floodlighting for eight courts.

The reduced number of outdoor courts (by two) better reflects the core needs of the FDNA and the impact of the likely stabilisation of senior participant numbers following the introduction of netball into the Mornington Peninsula Nepean Football League. The reduction of the two courts is offset somewhat by the availability of an additional indoor court and the availability of the proposed new Frankston YCW Football Club netball court when not in use by the club.

- Remove the existing toilet block and outer pavilion, and construct a single netball court and floodlighting for use by the Frankston YCW Football Club. Relocate some of the spaces and functions into the new indoor stadium.

- Remove the existing netball stadium car park and establish a new paved, seating and meeting area with adjacent 'Local' playground to service the netball courts.
- Upgrade and expand the former aquatic centre car park (108 spaces) to incorporate a drop-off zone for the new stadium, and construct a new unsealed car park along the eastern edge of the netball precinct (154 spaces) for overflow car parking.
- Retain some of the existing screen plantings along the eastern boundary, and construct a new pedestrian link between Jubilee Park and the Frankston RSL and Cranbourne-Frankston Road, via the overflow car park.

2. Trotting Track Oval Precinct

- Increase the playing surface of the Trotting Track Oval to dimensions 140m x 100m by removing the existing netball entry and access road and building over part of the former aquatic centre site. Install floodlights and a hard wicket in the short-term, but upgrade the wicket to a turf centre wicket when Premier Women's cricket is established at Jubilee Park.
- Incorporate new terracing and a pedestrian path around the eastern section of the oval to connect Hillcrest Road to the café/stadium at grade.
- Allow for new player change rooms beneath the new stadium on ground level to service the oval.
- Relocate the main reserve entry approximately 30m east of the current entry, to create a safer intersection between Hillcrest Road, the reserve entry, and the park road extension of Hill Street. The new entry provides an opportunity to create a new main access road into Jubilee Park that capitalises on the City views and establish a new car park (112 spaces).

3. AH Butler Oval Precinct

- Install sub-surface drainage.
- Upgrade and extend the Dr Kevin Collopy Pavilion to provide expanded and additional change rooms, a new canteen, a meeting room, and a gymnasium.
- Extend the pavilion car park (40 spaces).
- Install floodlights across the cricket practice nets, and in the future as the need arises, extend the number of practice pitches.
- Install new bench seating across the embankment along the proposed new path, a new shelter, and include tree planting to provide shade.
- Demolish the existing curator's shed and public toilets. Rebuild them at the level of the oval and investigate the feasibility of cutting into the embankment to submerge the structure. The area on top of the new building could be designed as a flat space to accommodate marquees and other structures to support major matches and tournaments.
- Retain the park road but install a low level fence along its length to prevent car parking, to improve safety and traffic flow.
- Formalise the degraded open space at the corner of Hill Street and Random into an unsealed / overflow car park (30 spaces).

4. Eastern Oval Precinct

- Install traffic calming treatments in front of the Dr Kevin Collopy Pavilion to slow traffic to improve pedestrian safety.

- Formalise the oval perimeter car parking by installing stabilised grass and bollards to corral cars.
- Add a covered spectator area to the existing external canteen and store at the southern end of the oval.
- Upgrade the scoreboard to a new digital scoreboard.

5. Other Improvements

- Retain the existing basketball half-court and integrate it into a new 'Sub-District' play space to be themed in a 'natural bush' setting.
- Install new picnic shelters, BBQs and picnic tables with the play space, and integrate this family recreation precinct with the upgraded lake environs.
- Remove non-native weed species around the retarding basin to open-up the lake environs and better integrate the area within the broader park space. Install an open perimeter fence around the lake to enhance safety (suggest a farm-style fence treatment).
- Construct a new foreshore path system that is integrated with the new path network throughout Jubilee Park.
- Install two boardwalks to the foreshore path system to add interest and to encourage water based activities, such as fishing and radio-controlled boats.
- Create pedestrian entry features from adjoining streets as part of the new path network.
- Utilise the open space east of the East Oval as a potential dog off-leash area.
- Manage the quality of the watercourse vegetation along the northern boundary of Jubilee Park by removing weed species.
- Undertake tree planting across the park of in excess of 200 semi-mature indigenous trees, particularly within and around car parks, along the path network, and to frame the ovals.
- In the long-term, remove the existing community buildings in the northwest section of the park and replace them with flexible, multiuse spaces better integrated into the park setting.
- Formalise and expand the unsealed car park to service the community facilities (44 spaces).

7.2. Other Recommendations

The following recommendations are not capital improvement projects but have emanated from the master planning study and should be considered in the future management of Jubilee Park.

1. Develop a suite of identification signs for the main reserve entrance (off Hillcrest Road) and the secondary entrances, and a series of information and directional signs to assist and inform park visitors.
2. Commence the process to re-zone the eastern land parcel of Jubilee Park from Residential 1 Zone (R1Z) to Public Park and Recreation Zone (PPRZ) in the Frankston Planning Scheme.
3. Ensure Melbourne Water is included in any future design development to open up the Nursery Avenue Retarding Basin (including the lake) for increased recreational use, and investigate the potential for water harvesting from the lake to irrigate the ovals and other open space areas within the reserve.

4. Following completion of the re-construction of the Trotting Track Oval, restrict the use of the AH Butler Oval for football training and matches.
5. Undertake a feasibility study into the detailed design, operation and management of the proposed new indoor stadium, and investigate potential compatible uses with netball and indoor cricket, such as basketball and futsal (indoor soccer).
6. Council, the FDNA and the Frankston Peninsula Heat to work co-operatively to secure elite netball and cricket matches for Jubilee Park, and investigate potential community events that can also be conducted at the site.
7. Ensure that any tenancy arrangements for the proposed new netball court for the Frankston YCW Football Club allows the court to be used by the FDNA for tournaments and events, as may be required.
8. Investigate the closure or downgrading of the park road south of the AH Butler Oval, since the Peninsula Link has opened.
9. As part of the assessment of options in the long-term for the community buildings located in the northwest section of the reserve, investigate the potential to consolidate some or all of the groups into either the Dr Kevin Collopy Pavilion and/or the proposed new indoor stadium, pending the terms and conditions of any funding/occupancy arrangements in place for the groups.
10. Consider establishing a 'Friends of Jubilee Park' group to assist in the future maintenance and development of the park, particularly the non-sporting open space areas, such as the lake environs.

7.3. Cost Plan

The *Jubilee Park Master Plan* recommends more than 50 separate but interconnected projects for the reserve, including regional facility development. The total estimated cost for full implementation of the Master Plan is over \$18,800,000. (See the tables on the following pages).

A suggested staging of projects has been incorporated into the cost plan. No time scale has been recommended for implementation, rather the suggested staging reflects a logical sequence to rollout individual projects, and is based on our understanding of needs, user group priorities, and the practicality of undertaking the improvement projects. Implementation has been broken down into five stages and is reflected in the plans in Appendix 8.

The practicality and order of implementation of all projects will be subject to a number of factors and criteria before proceeding, including:

- Availability of funding.
- Current and future priorities of Council.
- Stakeholder and community needs.
- Further investigation, research and consultation.

The prioritisation of projects is aimed at providing direction for Council and other stakeholders in relation to the order of projects, and should not be interpreted as calendar year commitments by Council.

Important Notes:

- Capital cost estimates are based on works being undertaken by professional contractors, and consultant fees associated with design development and administration are averaged at 10% of construction costs.
- Cost estimates provided are indicative costs, based on similar projects undertaken in the past 18 months (except the cost for the redevelopment and extension of the indoor netball stadium which has been costed by a Quantity Surveyor). Cost exclusions include construction contingencies and Goods and Services Tax (GST).
- It should be noted that some capacity might exist for savings by combining or packaging a number of smaller projects into larger contracts.
- The directions contained within the master plan do not commit Council, user groups or any other organisation to a responsibility for funding projects.

No. on Master Plan	Works Categories / Projects	Indicative Prioritisation and Costs					Project / Category Total
		Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	
	Netball Precinct						
5	Remove the Jubilee Park Aquatic Centre, and reinstate the site to a combination of sealed car parking (108) and unsealed car parking (temporary)	\$ 800,000	\$ -	\$ -	\$ -	\$ -	\$ 800,000
7	Form sealed access road and future drop-off zone, and remove part of the buffer planting to form an unsealed car park (154)	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ 300,000
34	Construct new 1.5m unsealed path connecting Hillcrest Road and the new car parking to the outdoor netball courts (225m)	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ 10,000
11, 34	Construct new 2.5m unsealed shared path connecting Jubilee Park netball overflow car park to the Frankston RSL and the Cranbourne-Frankston Road (250m)	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 50,000
2	Remove the existing toilet block	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ 10,000
3	Remove the existing car park and establish a new paved seating and meeting area with a 'Local' level playground	\$ -	\$ 350,000	\$ -	\$ -	\$ -	\$ 350,000
1	Reconstruct 12 netball courts (acrylic surface), 5 player shelters, and install training standard floodlights for 8 courts (100 lux)	\$ -	\$ -	\$ -	\$ 1,100,000	\$ -	\$ 1,100,000
34	Construct new 1.5m unsealed path connecting the outdoor netball courts to the northeast reserve entry from Olympic/Marina Aves (360m)	\$ -	\$ -	\$ -	\$ 15,000	\$ -	\$ 15,000
2	Remove the outer pavilion	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ 30,000
2	Install a netball court and floodlights (100 lux) between the FDNA courts and the East Oval	\$ -	\$ -	\$ -	\$ -	\$ 120,000	\$ 120,000
4	Reconfigure the existing stadium to provide 1 netball court, a flexible activity space capable of accommodating 4 indoor cricket nets, and associated support areas (refer stadium concept plan)	\$ -	\$ -	\$ -	\$ -	\$ 1,750,000	\$ 1,750,000
5, 6, 7	Construct a new two court stadium, incorporating 2 courts, a foyer, offices and a social space, new change rooms, an indoor/outdoor café, and associated support areas (refer stadium concept plan)	\$ -	\$ -	\$ -	\$ -	\$ 7,234,000	\$ 7,234,000
	Indigenous tree planting throughout car parks and environs	\$ 25,000	\$ -	\$ -	\$ 15,000	\$ -	\$ 40,000
							\$ -
	Consultant Fees (design, documentation, administration)	\$ 118,500	\$ 36,000	\$ -	\$ 113,000	\$ 913,400	\$ 1,180,900
	Sub Total	\$ 1,303,500	\$ 396,000	\$ -	\$ 1,243,000	\$10,047,400	\$ 12,989,900

No. on Master Plan	Works Categories / Projects	Indicative Prioritisation and Costs					Project / Category Total
		Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	
	Trotting Track Precinct						
12, 14	Remove the existing netball entry and access road, and rebuild and extend the Trotting Track Oval (140m x 100m). Install sub-surface irrigation and drainage, a hard wicket and floodlights (100 lux)	\$ -	\$ 750,000	-	\$ -	\$ -	\$ 750,000
13	Relocate the main reserve entry and access road and realign the park road from Hill Street	\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ 250,000
13	Construct a new sealed car park (112)	\$ -	\$ 336,000	\$ -	\$ -	\$ -	\$ 336,000
34	Construct a new 2.5m sealed shared path from the new reserve entry to the Dr Kevin Collopy Pavilion (135m)	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ 30,000
34	Construct new 1.5m unsealed path connecting the netball complex to the Dr Kevin Collopy Pavilion (180m)	\$ -	\$ 8,000	\$ -	\$ -	\$ -	\$ 8,000
15	Construct terracing and a 2.0m sealed path to connect Hillcrest Road to the netball complex	\$ -	\$ 800,000	\$ -	\$ -	\$ -	\$ 800,000
	Indigenous tree planting, including avenue planting along the new reserve access road	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ 50,000
	Consultant Fees (design, documentation, administration)	\$ -	\$ 222,400	\$ -	\$ -	\$ -	\$ 222,400
	Sub Total	\$ -	\$ 2,446,400	\$ -	\$ -	\$ -	\$ 2,446,400
	AH Butler Oval Precinct						
	Indigenous tree planting around the northern and western perimeter of the oval	\$ 7,500	\$ -	\$ -	\$ -	\$ -	\$ 7,500
16	Install a low level fence (or bollards) along the park road to prevent parallel car parking and undertake indigenous tree planting	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ 50,000
22, 34	Construct new 1.5m unsealed path connecting Hill Street to the Dr Kevin Collopy Pavilion and traversing the embankment (400m), install bench seating (8) and undertake indigenous tree planting	\$ -	\$ 45,000	\$ -	\$ -	\$ -	\$ 45,000
18	Install a new feature spectator shelter	\$ 45,000	-	\$ -	\$ -	\$ -	\$ 45,000
19	Demolish existing curator's shed and public toilets, and rebuild at oval level and submerged into the grass terrace	\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ 250,000
17	Install sub-surface drainage into AH Butler Oval, and improve its soil profile	\$ -	\$ -	\$ 250,000	\$ -	\$ -	\$ 250,000
20	Upgrade and extend the Dr Kevin Collopy Pavilion, including underpinning and expanded and additional change rooms, and a new canteen (refer pavilion concept plan)	\$ -	\$ -	\$ 750,000	\$ -	\$ -	\$ 750,000
21	Relocate and extend the pavilion car park to north of its current location (40 spaces)	\$ -	\$ -	\$ 75,000	\$ -	\$ -	\$ 75,000
17	Expand the cricket practice nets and install training standard floodlights (300 lux)	\$ -	\$ -	\$ -	\$ -	\$ 350,000	\$ 350,000
	Consultant Fees (design, documentation, administration)	\$ 5,250	\$ 34,500	\$ 107,500	\$ -	\$ 35,000	\$ 182,250
	Sub Total	\$ 57,750	\$ 379,500	\$ 1,182,500	\$ -	\$ 385,000	\$ 2,004,750
	East Oval Precinct						
23	Formalise the East Oval perimeter car parking by installing stabilised grass and bollards to corral cars, and undertake indigenous tree planting	\$ 150,000	\$ -	-	\$ -	\$ -	\$ 150,000
24	Add a covered spectator area to the existing external canteen and store	\$ -	\$ -	\$ 45,000	\$ -	\$ -	\$ 45,000
25	Upgrade the scoreboard to a digital system, and provide secure storage within the understorey	\$ -	\$ -	\$ -	\$ 120,000	\$ -	\$ 120,000
	Consultant Fees (design, documentation, administration)	\$ 15,000	\$ -	\$ 4,500	\$ 12,000	\$ -	\$ 31,500
	Sub Total	\$ 165,000	\$ -	\$ 49,500	\$ 132,000	\$ -	\$ 346,500

No. on Master Plan	Works Categories / Projects	Indicative Prioritisation and Costs					Project / Category Total
		Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	
	Other Improvements						
26, 27	Construct a new paved family recreation area, inclusive of a 'Sub-District' level play space, a picnic shelter, BBQs and picnic tables, and undertake indigenous tree planting	\$ 350,000	\$ -	\$ -	\$ -	\$ -	\$ 350,000
34	Construct a new 2.5m sealed shared path from the Dr Kevin Collopy Pavilion to Nursery Avenue, incorporating the family recreation area (250m)	\$ 55,000	\$ -	\$ -	\$ -	\$ -	\$ 55,000
34	Construct new 1.5m unsealed path along the northern boundary water course connecting the family recreation area to the netball complex (225m), and undertake indigenous tree planting	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ 15,000
35	Manage the quality of the watercourse vegetation by removing weed species	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ 15,000
28	Remove non-native weed species from around the lake to open-up the lake environs, and undertake indigenous tree planting	\$ -	\$ -	\$ 75,000	\$ -	\$ -	\$ 75,000
29, 30	Construct new 2.0m sealed path around the perimeter of the lake (250m), incorporating two boardwalks	\$ -	\$ -	\$ 90,000	\$ -	\$ -	\$ 90,000
	Install a 1200mm high post and wire farm-style fence around the perimeter of the lake (250m)	\$ -	\$ -	\$ 30,000	\$ -	\$ -	\$ 30,000
	Investigate the feasibility of harvesting water from the lake for irrigation of the ovals and other open space areas within the reserve	\$ -	\$ -	\$ 30,000	\$ -	\$ -	\$ 30,000
30, 34	Construct new 1.5m unsealed paths connecting the lake path to the family recreation area and to a broader path network along the western reserve boundary connecting with Hill Street, Reservoir Road and Nursery Avenue (2.2km), and undertake indigenous tree planting	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ 100,000
31	Create pedestrian entry features from Hill Street and Reservoir Road	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ 50,000
32	Remove the existing community buildings and replace them with flexible and multiuse buildings better integrated into the park setting	\$ -	\$ -	\$ -	\$ -	Not costed	\$ -
33	Pending No. 32 above, formalise and expand the unsealed car park to service the community facilities (44 spaces).	\$ -	\$ -	\$ -	\$ -	Not costed	\$ -
	Allowance for the fabrication and installation of arrival signage at entrances and directional/information signage within the reserve	\$ 30,000	\$ 30,000	\$ 35,000	\$ 5,000	\$ 30,000	\$ 130,000
	Consultant Fees (design, documentation, administration)	\$ 46,500	\$ 3,000	\$ 41,000	\$ 500	\$ 3,000	\$ 94,000
	Sub Total	\$ 511,500	\$ 33,000	\$ 451,000	\$ 5,500	\$ 33,000	\$ 1,034,000
	TOTAL UPGRADE COSTS (ex GST)	\$ 2,037,750	\$ 3,254,900	\$ 1,683,000	\$ 1,380,500	\$10,465,400	\$ 18,821,550