



Frankston City Council **Monterey Reserve**

Draft Master Plan Report
April 2022



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On behalf of



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Report Date: April 2022

Contents

- 4. Key Themes
- 6. Introduction & Context
- 10. Frankston North Community
- 12. Engagement #1 Summary - Information Gathering
- 14. Existing Conditions
- 16. Issues and Constraints
- 18. Opportunities
- 20. Draft Master Plan: The Broader Reserve & Locality
- 22. Draft Youth Space Design
- 26. Draft Playspace Design
- 30. Draft Multi-Generational Space Design
- 32. Budget Implications





Introduction & Context

Project Introduction

Monterey Reserve is identified in the Frankston Open Space Strategy (2016-2036) as a district level open space. District and Community Open Spaces are identified in the OSS as requiring 'investment to improve a range of facilities and activities for the wider community' and 'that there is a need to upgrade open space in key community hubs'. Monterey Reserve is a 'priority upgrade' and therefore this Master Plan seeks to identify opportunities to *strengthen its community hub* and *improve its multi-functional use*. These opportunities are discussed throughout this report.

The recently adopted Frankston Play Strategy (2021) also identifies priority upgrades to play and recreation facilities, to provide a district level, fenced playspace, youth space (incorporating skate / BMX) and improved multi-use court.

Additional plans such as the Pines Forest Aquatic Centre Master Plan (2021) and Pines Soccer Club Facilities Upgrade (2020-22) are key to determining the changing use and future direction of the reserve. These are discussed in greater detail in the sections following.

Master Plan Context

An earlier Landscape Master Plan was prepared for the southern section of Monterey Reserve (otherwise known as the 'Community Park') in 2004, when the site transitioned from being the former Monterey High School to becoming public open space. Key recommendations of this plan realised include:

- Visitor /Picnic Area
- Small Playground & Local Skate Facility
- Sealed Car Park
- Informal Open Space
- Multi-Use Court
- Sound Shell
- Transformation of existing internal road to become main pedestrian path
- Site grading to flatten and circulation paths



As this plan is now nearly 20 years Frankston City Council is undertaking a new Master Plan for the reserve that addresses a number of gaps and issues onsite and in the local neighbourhood in terms of community need.

Local Neighbourhood

Frankston North is Frankston City's smallest suburb by both area and population. At only 5.12 km² and with 5,827 residents (2016 Census), there is a density of 1,138 people per km². Frankston North is located within the middle of the municipality, (though is isolated and has limited access to its surrounding suburbs of Frankston, Seaford and Carrum Downs). It is characterised by a mix of predominately residential, industrial, service authority and conservation Bushland. Frankston North is an established residential and parkland area divided by the urban growth boundary. Frankston North has a tree canopy cover (tree over 3m in height) average of 18.7%. Monterey Reserve has a heat vulnerability index of 4 out of 5.

Site and Usage

Monterey Reserve is 0.93 hectares of parkland and recreation. It is the largest open space recreation reserve in the Frankston North and is complemented by other private and public open space in the local area including; Eric Bell Reserve, Pat Rollo Reserve, Peninsula Golf Club, The Pines Forest Bushland Reserve and Centenary Golf Club. The site has a distinct northern section (Soccer Pitches & Pavillion) and southern section (Parkland & Community Park and Pines Forest Aquatic Centre adjacent) and there are three existing car parks and on-street angled parking on Monterey Boulevard.

The reserve currently provides grassed open space, play equipment, a skate park, sporting facilities and broader neighbourhood connectivity and has been identified as a top priority in the Open Space Strategy 2016. Monterey Reserve is used by many school kids are a thoroughfare.



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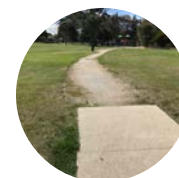
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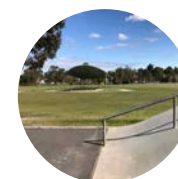
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Site Images: 1/ Playspace, 2/ Raised Garden Beds in Picnic Area, 3/ Mural on Toilet Block, 4/ Entry to Soccer Pitches from Monterey Boulevard, 5/ Soccer Pitches, 6/ Sound Shell, 7/ Gravel Path, 8/ Skate Facility, 9/ Park Seat, 10/ Gravel and Concrete Path Connections, 11/ Half Basketball Court, 12/ Street Car Parking, 13/ Forest Road Entry, 14/ Established Trees, 15/ Skate Facility, 16/ Parkland Path, 17/ Open Grassed Areas



Pines Forest Aquatic Centre Master Plan

Project Overview

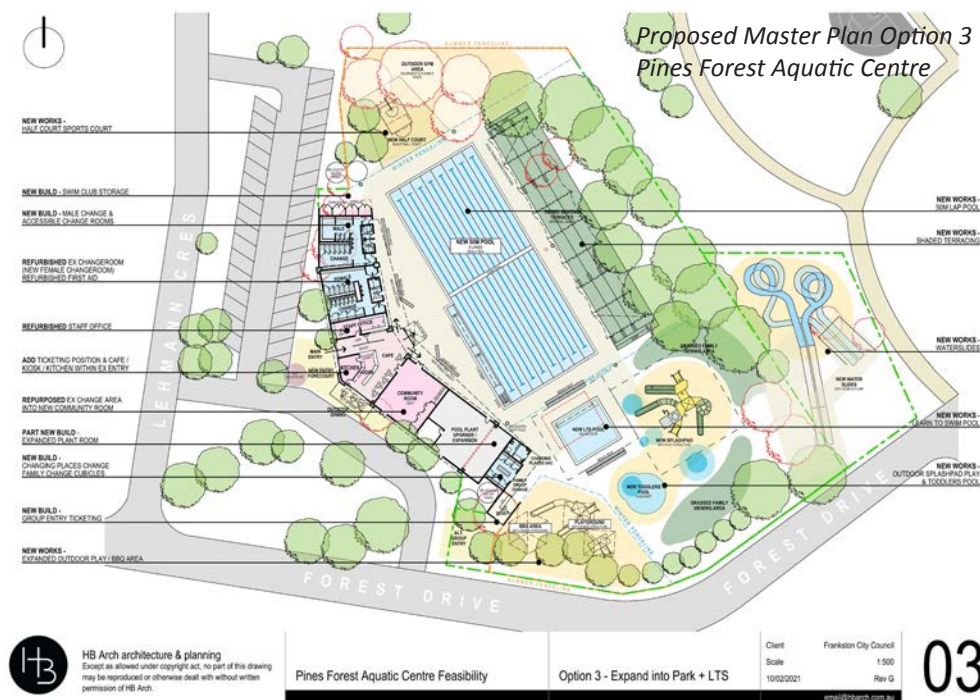
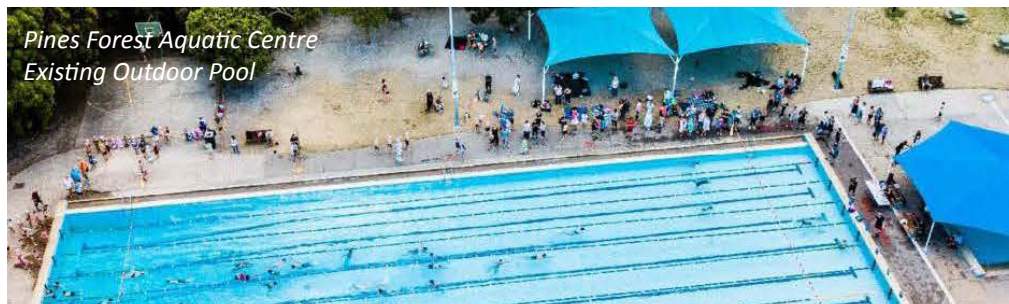
A Master Plan to enhance existing outdoor aquatic experiences for the local and regional community through the redevelopment of the Pines Forest Aquatic Centre located in Frankston North has been developed and was endorsed by council in 2021.

The redeveloped facility will include:

- A new 8 lane 50 meter lap pool with ramp access
- New toddlers pool, splash pad play area and learn to swim pool
- New and bigger water slides
- Upgraded playground and BBQ area with shade
- Outdoor exercise equipment
- Improved café and kiosk area
- Upgraded amenities for all abilities and ages
- Flexible seasonal fencelines for out-of-season use of specific facilities (detail to be determined)

The project will be delivered in a single stage.

The Monterey Reserve Landscape Master Plan will work alongside work proposed for the Pines Forest Aquatic Centre by providing stronger future pedestrian and active transport connections and complementary recreation and play for the local Frankston North community.



Pines Soccer Club Upgrades

Project Overview - Pavillion

In conjunction with Frankston Pines Soccer Club, Council completed the design of the new sporting pavilion at Monterey Reserve Frankston North in 2020, with construction in progress and is due for completion in 2022.

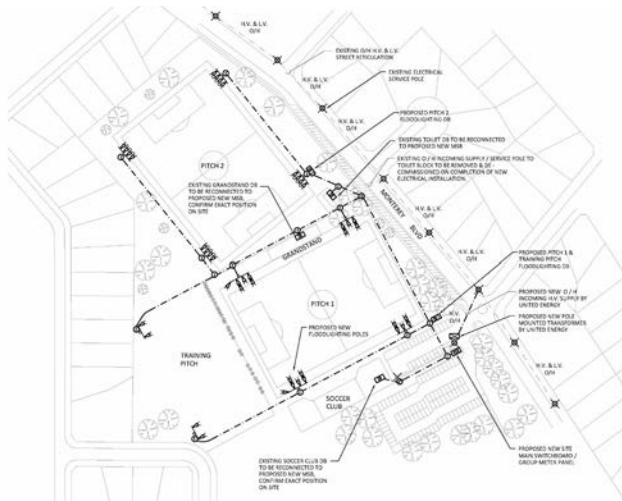
The upgrade of the Soccer pavilion with the installation of Solar PV system is currently underway, as detailed in the Long term Infrastructure Plan. The draft masterplan for the Pines Forest Aquatic Centre is currently out for community comment, that identifies the possible opportunity for expansion of grounds into the Reserve.

The new pavillion will replace existing facilities and provide:

- Female-friendly facilities
- Four change rooms and attached amenities
- Multi-purpose community function room
- Kitchen/Kiosk
- Umpires rooms
- First aid room
- Meeting room



Proposed Lighting Upgrades for Soccer Pitches 1,2,and 3



This new pavilion will also allow the inclusion of new accessible public toilets incorporated within the pavilion.

Project Overview - Lighting Improvements

The following lighting improvements are planned for all Soccer Pitches:

- Pitches 1 & 2 - 4 poles (100 lux)
- Pitch 3 - 2 poles (50 lux)

Project Overview - Landscaping Improvements

Upon completion of the pavillion complex, there will be further detailed landscape design undertaken which will include planting, surfacing and seating.

Influential Strategic Planning

Directions within the following plans and strategies are also key considerations to the directions of this master plan and in some cases this master plan refers to the outcomes of these:

- Open Space Strategy 2016-2036
- Frankston City Active Leisure Strategy 2020-2029
- Frankston Play Strategy 2021
- Frankston Local Parks Action Plan 2021
- Lighting Frankston Plan 2021
- Domestic Animal Management Plan 2020-2024
- *Toilet Upgrades Program (underway refer future directions)*
- *BMX & Skate Strategy (underway refer future directions)*



Frankston North Community

Overview

Frankston North is the smallest suburb in the City of Frankston and has a population of **5827** people in an area of **5.2km²**.

Demographic Snapshot

Average Age:



The average age in Frankston North is **41 years**

Density of People (per hectare):



Frankston North has a density of **24** people per **1 hectare**

Family (Household):



50% of Frankston North households are 'groups'

SEIFA Index of Advantage & Disadvantage:



Frankston North is **1.1-1.3** below the Melbourne average on the SEIFA Index of Disadvantage

Young People:



23% young people in Frankston North are not in employment or education

Unemployment:



13% of residents are unemployed

Disability:



10.6% of Frankston North residents live with a disability

Aboriginal or Torres Strait Islander:



2% of Frankston North residents are of Aboriginal or Torres Strait Islander heritage

Born Overseas:



21% of Frankston North residents were born overseas

Newly arrived in Australia:



11% of residents arrived in Australia less than 10 years ago

Non-English Speakers:



2% of Frankston North residents don't speak English

Car Ownership:



10% of Frankston North household's don't own or drive cars



Existing Sound Shell and Youth Spaces

Engagement #1 Summary: Information Gathering

Engagement Sessions

A number of sessions were undertaken between October and November 2021 to gather information from key stakeholders and the community about current use and value, as well as future aspirations for Monterey Reserve in Frankston North.

A variety of tools were used to engage with the Frankston North community in order to prepare a new master plan for Monterey Reserve. These tools included:

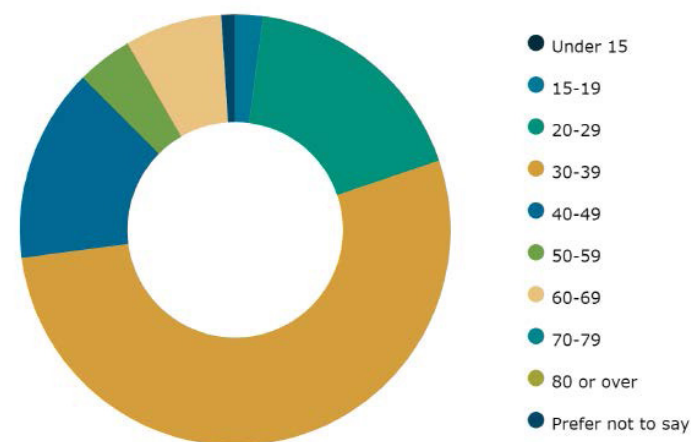
- Online engagement on Frankston City Council's HIVE website page
- A survey – 96 responses (also advertised via posters with QR codes and hard copies available in key locations)
- Online Map - 7 participants and 23 sites marked
- Online Ideas wall – 6 participants and 10 ideas
- Online workshops with Council staff (9 participants across 3 sessions)
- Online workshops with user groups (34 participants across 8 sessions)
- Frankston North Community House - Information & Postcards
- Online Age Friendly Frankston Ambassadors Meeting
- Online Frankston City Disability Access and Inclusion Committee Meeting (including additional follow up by one member)
- Online Pines Football Club Meetings (2 sessions)
- Online Flyers Swim Team Meeting
- Online Peninsula Leisure Meeting
- Online Monterey Secondary College Workshop
- Phone call with local resident (1)
- Written submission from local resident (1)
- Postcard drop for neighbouring residents (7)

Engage Frankston Webpage

A suite of online engagement tools incorporating a community survey, an ideas wall and an interactive map were developed to find out what people like about Monterey Reserve, what they don't like and their ideas about how to improve the site. These tools were launched on 7 October and closed on 7 November 2021. A total of 96 people completed the survey, 6 contributed to the ideas wall and 8 people posted information on the interactive mapping. An overview of the results of each of these tools follows:

Online Survey

A total of 96 people filled out the community survey about Monterey Reserve. 66% of these survey respondents are female and 34% are male. Of those who filled out the survey, over half are aged 30-39 years of age, with the next largest age cohorts being 20-29 year olds and 40-49 year old



Three quarters of survey respondents (75%) live in Frankston North, with the remainder living in Carrum Downs (10%), Frankston (5%) and Seaford (5%). The remaining 4% of survey respondents live in Langwarrin, Langwarrin South, Frankston South and Skye (1% each).

Type of activities people do at Monterey Reserve

The 10 most popular activities undertaken at Monterey Reserve by those who filled out a survey are:

1. Walking (60%)
 2. Using the playground (59%)
 3. Having a BBQ or picnic (49%)
 4. Visiting the Pines Aquatic Centre (45%)
 5. Riding my bike (42%)
 6. Meeting up with my friends / hang out (40%)
 7. Walking the dog (36%)
 8. Informal play, e.g. kick a football (35%)
- Page | 25
9. Sitting on the seats (35%)
 10. Skating (33%)

Transportation to Monterey Reserve

Almost three quarters (72%) of people who filled out a survey walk to Monterey Reserve at least some of the time. Just over half (52%) arrive by car at least some of the time. Bicycles are used by 17% to visit the reserve.

Company at Monterey Reserve

The majority of survey respondents visit Monterey Reserve with their children or grandchildren (76%). An equal number visit with their partner or their friends (49% respectively). Dogs accompany 38% of reserve users and 29% of people come alone. 12% of survey respondents visit with their parent, carer or grandparent.

Reasons for non-use

For those who haven't been to Monterey Reserve before, or who rarely visit it, the five top reasons are:

1. There is nothing there that interests me (15%)
2. I don't feel safe there (9%)
3. It's hard to find parking (3%)
4. Covid restrictions / concerns (3%)
5. I don't know where it is (1%)



Most liked aspects of Monterey Reserve

Survey respondents were asked to identify what they most like about Monterey Reserve. The top 10 responses included:

- Open space (60%)
- Easy to get to from my house (51%)
- Playground equipment (41%)

- Pines Forest Aquatic Centre (38%)
- BBQ / picnic area and shelter (37%)
- Skate / scooter area (31%)
- Paths (24%)
- Areas to hang out (22%)
- Landscaping – trees and grass (21%)
- Toilets (20%)

Most disliked aspects of Monterey Reserve

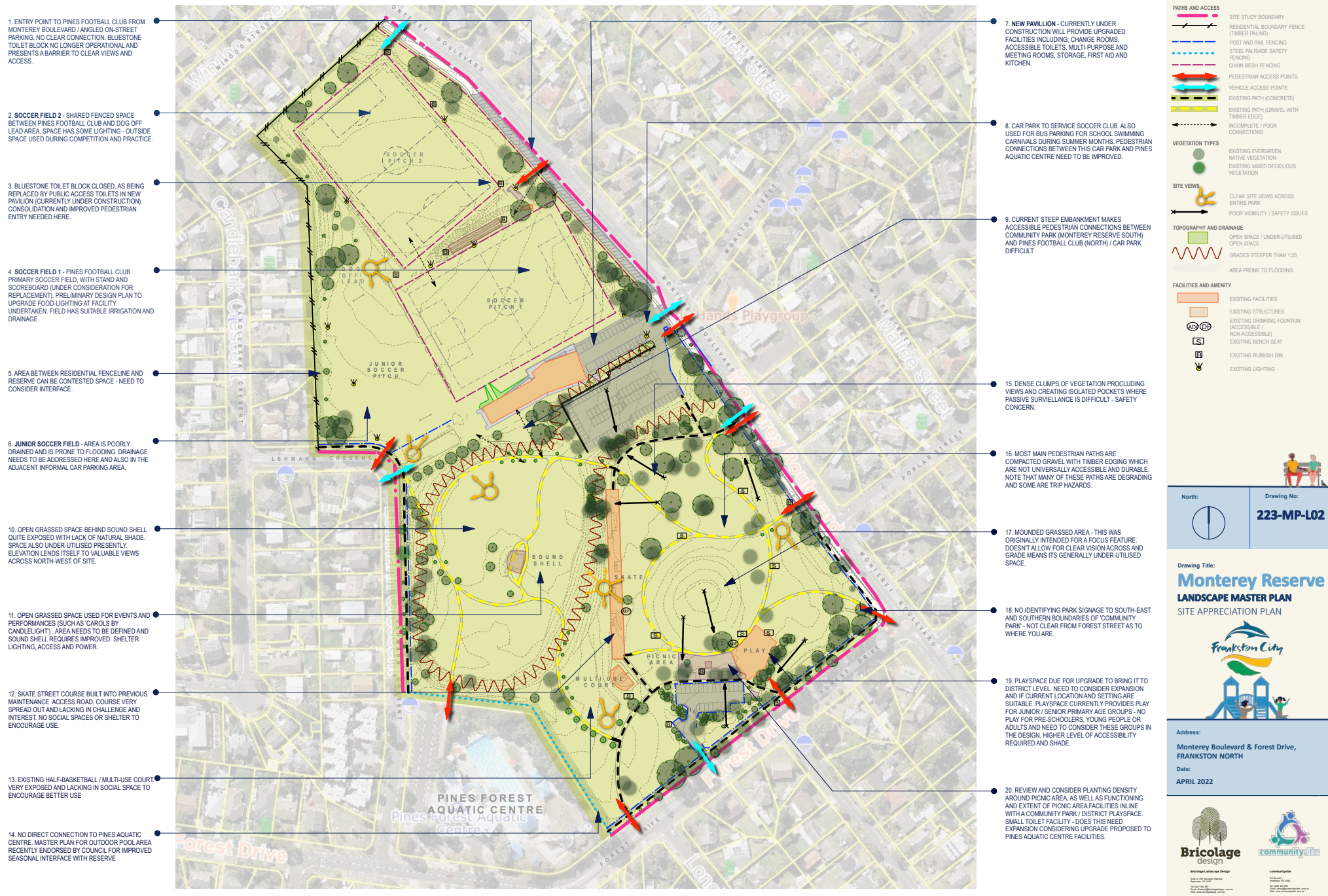
Survey respondents were asked to identify what they most dislike about Monterey Reserve. The top 10 responses included:

1. Toilets (36%)
2. Skate / scooter area (29%)
3. Lack of something for all ages (28%)
4. Lighting (23%)
5. Maintenance (21%)
6. Play equipment (21%)
7. Don't feel safe (15%)
8. Paths (15%)
9. BBQ / picnic area and shelters (14%)
10. Car parking (14%)

Summary of Ideas to improve Monterey Reserve

Survey respondents were asked to identify how Monterey Reserve could be improved. The most popular answers included an upgrade to both the play space and the skate park; upgrade of paths and development of running / walking / fitness circuits; more shelter; improved maintenance improved lighting; upgraded toilets; greater clarity of and improvements to off-leash dog area; improved landscaping; improved safety; more seating; and the development of water play opportunities.





Existing Conditions

Monterey Reserve is distinctly divided between north and south of the site, both by use and topography

The Northern Reserve

Fenced soccer pitches largely occupy the northern section of the reserve with space allocated for formal club activity including practice, games and social use. There are 3 pitches; 1/ a state standard, fenced and lit main pitch with spectator stand to the north, scoreboard, 2/ an additional fenced pitch and 3/ a non-fenced overflow pitch and a new pavillion (currently under construction with change rooms, meeting, kitchen and toilet / change facilities). Key stakeholders to the north of the reserve include The Pines Soccer Club and associated groups such as Disabled and Junior Soccer.

The Southern Reserve

The southern part of Monterey Reserve (formerly the Monterey Secondary College site until closed in 2003) forms what is commonly known as the 'Community Park'. It is mostly open parkland with clusters of trees and a combination of mostly unsealed granitic gravel and concrete pedestrian paths.

The landscape is marked by an central steep escarpment alongside a central spine path (the former school road, currently the skate facility). The escarpment slope was battered as a result of directions from the previous Master Plan in 2003, meaning that the eastern part of the reserve (with playspace, skate features, half-basketball court, picnic, toilet facilities and car parking) sit at a higher elevation. From the spine path / skate facility there are clear views across to the lower western part of the site, including the Sound Shell (a community structure for outdoor performances and events).

Most facilities are clustered around the existing small southern car park and toilet block, where there are also clear connections to public transport on Forest Road.

The Pines Forest Aquatic Centre sits to the south-

west of the reserve with no clear pedestrian connections, even though car parks throughout the site are often used for school swimming carnivals. The Aquatic Centre has recently developed a Master Plan for further upgrade and redevelopment of the complex, seeking to make better future connections with the reserve and improve overall function and community use.

General Site

There are three car parks, a sealed main 128 bay car park in the central-east of the site from Monterey Boulevard (used mostly for formal games and practise), a smaller sealed 21 bay car park in the south from Forest Road and an unsealed overflow car park in the central-west of the site which services use of Soccer Pitch 3. These car parks also serve for community events and school swimming carnivals in summer. It is important to note that the Pines Aquatic Centre also has its own small sealed car park on the corner of Forest Road and Lehmann Crescent.

The community facilities include a small district level playspace and picnic area with small shelter, tables and BBQ. There is a half-basketball court to the south-west and as discussed the skate facility (with low level street features) are spread out along the bitumen spine path.

There are clusters of trees, but most of the parkland is very open and many of the facilities are not well shaded and there are a number of bench seats, but many of the paths are not DDA compliant for accessibility. There is also no direct pathway connection between the north and south of the site.

There is a mish-mash of styles and uses for fencing throughout the site and signage for information and wayfinding is minimal and after hours lighting, particularly in the south is poor or also non existent.



1. DRAINAGE TO NORTH-EAST OF SOCCER PITCH 2. JUNIOR SOCCER PITCH AND GRASSED AREA NORTH OF AQUATIC CENTRE IS POOR AND BECOMES WET UNDERFOOT AFTER RAINFALL

2. LACK OF SHADE FOR SPECTATORS ON PITCH 2

3. MINIMAL LIGHTING ON EITHER SIDE OF SOCCER PITCH. LIGHTING NEEDS TO BE IMPROVED FOR TRAINING AND MATCHES

4. ISSUES WITH ANTI-SOCIAL BEHAVIOUR IN THIS LOCATION. BLUESTONE TOILET BLOCK IS PRESENTLY A VISUAL BARRIER FROM THE STREET

5. DOG OFF LEAD AREA NOT CLEARLY DEFINED OR SIGNED AND THERE TENDS TO BE A CROSS-OVER OF SOCCER ACTIVITY & DOGS. DOG WALKERS PREFER TO USE SOCCER PITCH 2 BECAUSE ITS FENCED

6. JUNIOR PITCH GRASSED SURFACE IS NOT IRRIGATED AND TENDS TO BECOME DRY AND BARE OVER THE WARMER MONTHS

7. CONTROLLED VEHICLE ACCESS POINTS. NOT ALWAYS EASY TO USE BY LEGITIMATE USERS BECAUSE LOOKED AND MANAGEMENT PROCESS IS NOT CLEAR

8. NEW SOCCER PAVILLION WILL HAVE NEW ACCESSIBLE TOILET FACILITIES. TOILETS ARE A LONG WALKING DISTANCE FROM PLAYSPACE, SKATE AND MULTI-USE COURT AND ALSO NOT EASILY ACCESSIBLE BY PATH

9. NORTH AND SOUTH AREAS OF THE RESERVE ARE NOT CONNECTED, PARTIALLY DUE TO GRADIENT CHANGE. NEW SOCCER PAVILLION FURTHER DEFINES THE BARRIER BETWEEN NORTH AND SOUTH OF THE RESERVE

10. SOUND SHELL IS LOCATED CENTRAL TO LOWER AREA, REDUCING THE GRASSED AREA THAT CAN BE USED FOR EVENTS. THERE IS VERY LITTLE SHADE AND PROTECTION IN THIS AREA

SIGNAGE:
- SIGNAGE VERY MINIMAL AND NOT CONSISTENT IN STYLE
- A SIGNAGE SUITE (DESTINATION / INFORMATION & WAYFINDING) NEEDED. PRESENTLY ITS DIFFICULT TO NAVIGATE OR TO KNOW WHAT FACILITIES ARE AT THE RESERVE
- WAYFINDING SIGNAGE NEEDED ACROSS ALL RESERVES IN FRANKSTON NORTH, INCLUDING MONTEREY RESERVE

CAR PARKING:
- NO CONSIDERED PARKING TO ACCOMMODATE BUSES OR LARGER ACCESSIBLE TAXIS
- OVERFLOW CAR PARK NOT EASILY IDENTIFIED AND ITS SURFACING NEEDS IMPROVEMENT
- RESURFACING AND CLEARER LINE-MARKING / BAYS NEEDED AT PLAYSPACE / PICNIC AREA

LIGHTING:
- LIGHTING ALONG MAIN PATH ROUTE IN RESERVE NEEDS TO BE PROVIDED
- LIGHTING TO SOCCER PITCH 2 NEEDS TO BE UPGRADED FOR PRACTICE & MATCHES AS ONLY MINIMAL AT PRESENT (CENTRAL ON 2 SIDES)

INFORMATION:
- MINIMAL INFORMATION PRESENTLY ON SITE TO INDICATE FACILITIES AND ACCESSIBLE / INCLUSIVE FEATURES

FENCING / VEHICLE CONTROL:
- 5 DIFFERENT TYPES OF FENCING STYLES ONSITE PRESENTLY. CONSOLIDATE TYPES TO MAKE THE WHOLE SITE FEEL MORE COHESIVE
- VEHICLE CONTROL NEEDED AT ALL ENTRY POINTS TO AVOID UNAUTHORISED ACCESS. THIS NEEDS TO ENSURE EASY PEDESTRIAN ACCESS AND IS PRESENTLY NOT MANAGED WELL FOR EASE OF USE BY LEGITIMATE USER GROUPS

USER GROUPS:
- NOT ENOUGH PROVIDED FOR SENIORS. FOCUS PRESENTLY ON YOUNGER AGE GROUPS

PATHS:
- PATHS ARE TOO NARROW AND MUCH OF THE PATHWAY SYSTEM IS UNSEALED (GRANITIC GRAVEL) MAKING THEM NOT DDA COMPLIANT
- THERE IS NO CLEAR PATH HEIRARCHY (PRIMARY & SECONDARY)
- SLOPE GRADIENTS IN THE CENTRE OF THE SITE MAKE CONNECTING NORTH & SOUTH AREAS DIFFICULT

PLANTING:
- NO COHESIVE PLANTING PALETTE OR THEME
- NOT ENOUGH TREE SHADE
- SUCCESSION (FUTURE REPLACEMENT) PLANTING FOR EXISTING TREES HASNT BEEN CONSIDERED

11. DENSE CLUSTER OF TREES TO THE SOUTH OF CAR PARK ACT AS A VISUAL BARRIER ACROSS THE SITE

12. SKATE AND MULTI-USE COURT HAS NO PROTECTION OR SEATING / SOCIAL GATHERING SPACE. SKATE FACILITY IS NOT USED AND NEITHER FACILITY HAS SUITABLE SHADE

13. PICNIC AREA HAS MINIMAL SHADE AND DOESNT CATER FOR LARGE FAMILY GROUPS TO GATHER. SHRUBS IN RAISED BEDS BEHIND ARE DENSE AND FORM A VISUAL BARRIER BETWEEN THE CAR PARK AND PICNIC AREA

14. PLAYSPACE DOESNT MEET DISTRICT LEVEL STANDARDS. PARTICULARLY RELATED TO AGE-RANGE PROVISION, INCLUSIVE AND INTEGRATED PLAY. FOOTPRINT IS SMALL AND NEEDS TO BE EXPANDED

15. TOILET FACILITY IS SMALL AND NEEDS TO PROVIDE A UNISEX AND ACCESSIBLE CUBICLES

16. PATH FROM RESERVE TO AQUATIC CENTRE CAR PARK IS STEEP AND THERE IS A STEP UP INTO CAR PARK AREA MAKING ACCESSIBLE TRANSITION IMPOSSIBLE

17. ENTRY TO PLAYSPACE CAR PARK IS NARROW AND IS CONSIDERED DIFFICULT FOR LARGER VEHICLES, INCLUDING WHEELCHAIR TAXIS

18. INTERFACE BETWEEN AQUATIC CENTRE AND RESERVE IS NOT CLEAR. LARGE DENSE SHRUBS ALONG INTERNAL BOUNDARY ISOLATE FACILITY

Legend:

ISSUES

- IDENTIFIED ISSUES
- UNCLEAR INTERFACE

PATHS AND ACCESS

- GRAVEL PATH (UNSEALED)
- CONCRETE PATH (SEALED)
- FENCING

SITE VIEWS

- LACK OF CONNECTION
- POOR VISIBILITY / BARRIER
- EXPOSED AREA (LACK OF SHELTER)

VEGETATION TYPES

- EXISTING EVERGREEN NATIVE VEGETATION
- EXISTING MIXED DECIDUOUS VEGETATION

TOPOGRAPHY AND DRAINAGE

- OPEN SPACE
- UNDER-UTILISED OPEN SPACE
- AREA PRONE TO FLOODING
- NO IRRIGATION

FACILITIES AND AMENITY

- EXISTING FACILITIES
- EXISTING STRUCTURES
- VEHICLE CONTROL POINTS
- EXISTING TOILET FACILITIES



North:

Drawing No: **223-MP-L03**

Drawing Title:
Monterey Reserve
LANDSCAPE MASTER PLAN
ISSUES & CONSTRAINTS PLAN



Address:
**Monterey Boulevard & Forest Drive,
FRANKSTON NORTH**

Date:
APRIL 2022



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Issues & Constraints

The following key issues and constraints have been identified at Monterey Reserve. These are addressed as part of the Master Plan development.

Drainage

Drainage to north-east of Soccer Pitch 2, Junior Soccer Pitch north and west of Soccer Pitches 1 & 2, as well as area north of Pines Aquatic Centre are all poor and after heavy rain becomes wet underfoot.

Accessibility

Gravel paths are narrow and surfaces not DDA compliant. Toilet facilities need to also be improved (though new Soccer Pavillion will have accessible facilities - it is a long distance from playspace and picnic area). Entry to car park is narrow and access for larger vehicles and doesn't consider larger vehicles or wheelchair taxis. More inclusive picnic tables, BBQs and seating (with backs) needed.

Signage

Very little onsite presently and not consistent in style. It is quite difficult to navigate the reserve and find facilities.

Car Parking / Active Transport

The overflow car park is currently, not easily identified and needs resurfacing and better shade. There is no considered parking onsite to accommodate buses or wheelchair taxis. Resurfacing needed for all car parks and clearer line marking for bays needed in southern car park.

Lighting

There is presently no lighting along main pathways in reserve causing concern in the community around personal safety for extended use in early mornings or evenings. Lighting should be sustainable in nature. Soccer pitches already have plans for lighting upgrades to expand use.



Paths

Paths are presently too narrow throughout the reserve and much of the pathway system is unsealed, with timber edged gravel paths becoming degraded and difficult to maintain. There is also no clear hierarchy of paths and incomplete connections between facilities. Slope gradients between the north and south of the site make path connections challenging.

Planting / Shade

There is currently no cohesive planting palette or theme onsite - very varied. There is also not enough tree shade throughout the reserve and succession planting for existing mature trees hasn't been considered.

Fencing / Vehicle Control

Presently at least five different styles of fencing making the different parts of the site feel disconnected. Vehicle control is needed at all entry points to avoid unauthorised access. Pedestrian access does need to be supported better, to enable ease of movement and better active spaces across the site.

User Groups /Inclusion

Not enough provided presently in the reserve for adults and seniors, focus presently on younger age groups.

Playspace / Skate Facility

Both these facilities are not presently at District Level standard and need to be upgraded to provide better range of activity for all ages and abilities

Information

There is only minimal information available presently on accessible features and facilities.

Dogs

At present whole reserve designated as dog off lead. Currently some conflict with dog users and soccer club on Pitch 2 (northern-most pitch)



Opportunities

Identified Opportunities

Monterey Reserve presents a number of key opportunities for improvement which are discussed as follows and are identified on the plan opposite:

- A. Improve drainage to boundary of Soccer Pitch 2
- B. Implement Lighting Plan 2021 for improvements to Soccer Pitches
- C. Create new 2.5m wide (1.3Km) perimeter path for sports and general recreation (some of this to be on footpath along Monterey Boulevard)
- D. Create small social space where Bluestone Toilet Block is to be removed
- E. Create sheltered space for viewing to north of existing spectator stand
- F. Look at suitable drainage measures (sub-surface and on ground) to reduce pooling between soccer pitches
- G. Regrade, resurface and edge (with indented car parking) Overflow Car Park and provide better tree shade
- H. Create new forecourt between the Overflow Car Park and Soccer Pavillion with seating, signage and opportunity for community artwork
- I. New Soccer Pavillion with accessible toilets (under construction)
- J. Maintain and improve existing 128 bay Soccer Pavillion Car Park
- K. Accessible graded path / ramp connection between south and north of reserve
- L. Formalise Central Avenue to evoke history of site, make connections and maximise views
- M. Consolidate and improve Sound Shell area for accessibility, function and shelter
- N. Create new Youth Space with adventure play, pump track and skate / scootering activity

- O. New Youth social space / Multi-Use Court area
- P. Regrade the open grassed circular space to create a kick-about space, add additional trees to create more informal picnic areas
- Q. New District Level Playspace - Create new fenced playspace with spaces for multiple ages and a high level of accessible play, including nature play and potential integrated water play
- R. New sustainable lighting on main paths and in selected key destinations



- S. Re-organise Southern Car Park and make more seamless in terms of accessible connections to key facilities
- T. Consider expanding and improving existing Toilet Facilities to include accessible and unisex cubicles
- U. Create new Multi-Generational Space for all ages, including social activities
- V. Create new additional picnic area / social space
- W. Re-organise Southern Car Park for better access
- X. Maintain grassed space to the north of Pines Forest Aquatic Centre as an outdoor activity and training area
- Y. Consolidate fencing styles across the site for greater cohesion and ease of access
- Z. Future development of recommendations of endorsed Pines Forest Aquatic Centre Master Plan 2020

General Directions

1. Develop broader wayfinding plan for all open space in Frankston North area to encourage broader active transport use within the local suburb and beyond.
2. Develop a signage suite for Monterey Reserve based on council's corporate branding guidelines to provide a clear and complementary hierarchy (identification, Information and directional) across Monterey Reserve.
3. Facilitate safer access and additional crossing points for pedestrians in broader local traffic planning.



Draft Master Plan: The Broader Reserve & Locality

Project Introduction

Monterey Reserve is the largest community open space in the Frankston North area. As such the Master Plan has been designed very much with the community at the front and centre to provide both improvements to existing activity and new opportunities to expand activation onsite.

The proposed Draft Master Plan covers the following key recommendations, some of which are expanded upon in the next few pages:

- Lighting improvements to soccer pitches
- Fencing improvements and gates for ease of access to Pitch 1 & 2
- New fencing to Pitch 3 to support use by juniors and disabled users
- New path connection between Soccer Pitch 2 / 1 and new pavillion
- New small social space (where existing Bluestone Toilet Block currently stands)
- Shelter and stepped spectator viewing north onto Pitch 2
- More shade trees along all paths and throughout the site including woodland clusters to north and west of Pitch 3 and Forest Drive. Trees to be of a consistent palette
- Additional seating access from paths
- New 2.5m perimeter path circuit (1.3km long)
- Improvements to Overflow Car Park, including new edging, tree planting, lighting, indented parking with markers and new permeable surfacing and connections to pathways and pavillion
- Path connections between the north and south of the site
- Improved Sound Shell
- Formalised Central Avenue with seating, new tree planting and sustainable lighting
- New Youth Space including; Adventure Play,



- Pump Track and Skate / Scooting, Multi-Use Space and social areas
- New fenced District Playspace with a range of equipment, inclusive activity and social areas for families, including Nature and Integrated Water Play
- Regrade circular grassed area to provide a kick-about area for informal games and running around
- Re-develop existing picnic area to provide better sheltered and accessible facilities for families including; larger tables
- Assess feasibility for expansion / redevelopment of existing toilet facilities (inline with new Soccer Pavillion and proposed upgrades to Pines Forest Aquatic Centre) in current location to provide better inclusive facilities including a unisex cubicle
- Re-organise existing Southern Car Park to provide greater ease of access to surrounding facilities
- Provide sustainable lighting along main paths and through key facilities
- New Multi-Generational space including; fitness equipment, play for different age groups, and social areas with spaces to gather and play together
- New additional picnic area to east of Multi-Generational Space with family sized accessible tables and BBQ facilities
- Improved signage throughout Monterey Reserve for identification, information, and direction (wayfinding) that fits with a broader plan for wayfinding in the Frankston North locality
- Consolidate fencing styles across Monterey Reserve to provide greater cohesion and better access for use
- Assess active transport options inline with site car parking, to plan for future transport needs onsite



Draft Youth Space

"Place several seats together so that friends can gather"

"Need to enlarge skatpark area and install a bowl as part of skate area"

"Need lighting throughout the reserve to enable people to walk after work"

Proposed Pump Track, Adventure Play & Multi-Use Court

The Youth Space for Monterey Reserve is designed as the northern-most part of the new Community Hub. The space is dominated by a decorative concrete pump, skate and scooter area that incorporates a circuit track, with a central area for skate and scoot including a small number of street elements. There is also a stepped circular social space (with furniture settings) to enable easy viewing across all areas and also acts as an addition skating feature.

As you move further south, there is further more informal social space, ping-pong table and multi-use court, with multiple games markings and basketball backboard and hoop.



Artists Impression -
Proposed Youth Space

To the west is the large central path spine and large shade trees and to the east there is a grassed informal games and activities area, now enclosed by more shade trees and low lying garden areas.

The concrete pump circuit includes the following features:

- a front 'berm' and back 'berm' on the curves
- a sequence of three 'tricky rollers'
- a small 'step-up and down'
- an 's' and 'low berms'

The central skate and scoot area includes:

- a stepped circular area (with coping on edges)
- a gently undulating concrete 'pad'
- a small concrete 'bowl'
- a 'flat rail'
- a 'rainbow rail'
- a 'volcano' formed concrete element

"Seal the path so that children riding scooters can use paths more easily"



Existing Site - Area for new Youth Space facing south-west

There are multiple crossings between spaces using granitic gravel (through garden spaces) and embedded sleeper paving to provide both a strengthened traffic surface and visual cue. Continuous accessible concrete paving connects the north with the south. Shade is provided by both a combination of natural and built shade.

Garden areas of low shrubs, tussocks and groundcovers hug the space, providing a degree of smell, texture and color variation and point of difference from hard paving. In the most northern circular garden area, provision has been made to include sculptural elements in the garden.

It is suggested that these artworks may either or a combination of:

- reflect Frankston North community life
- play into the movement around the circuit
- add another layer of sensory interaction within the garden area

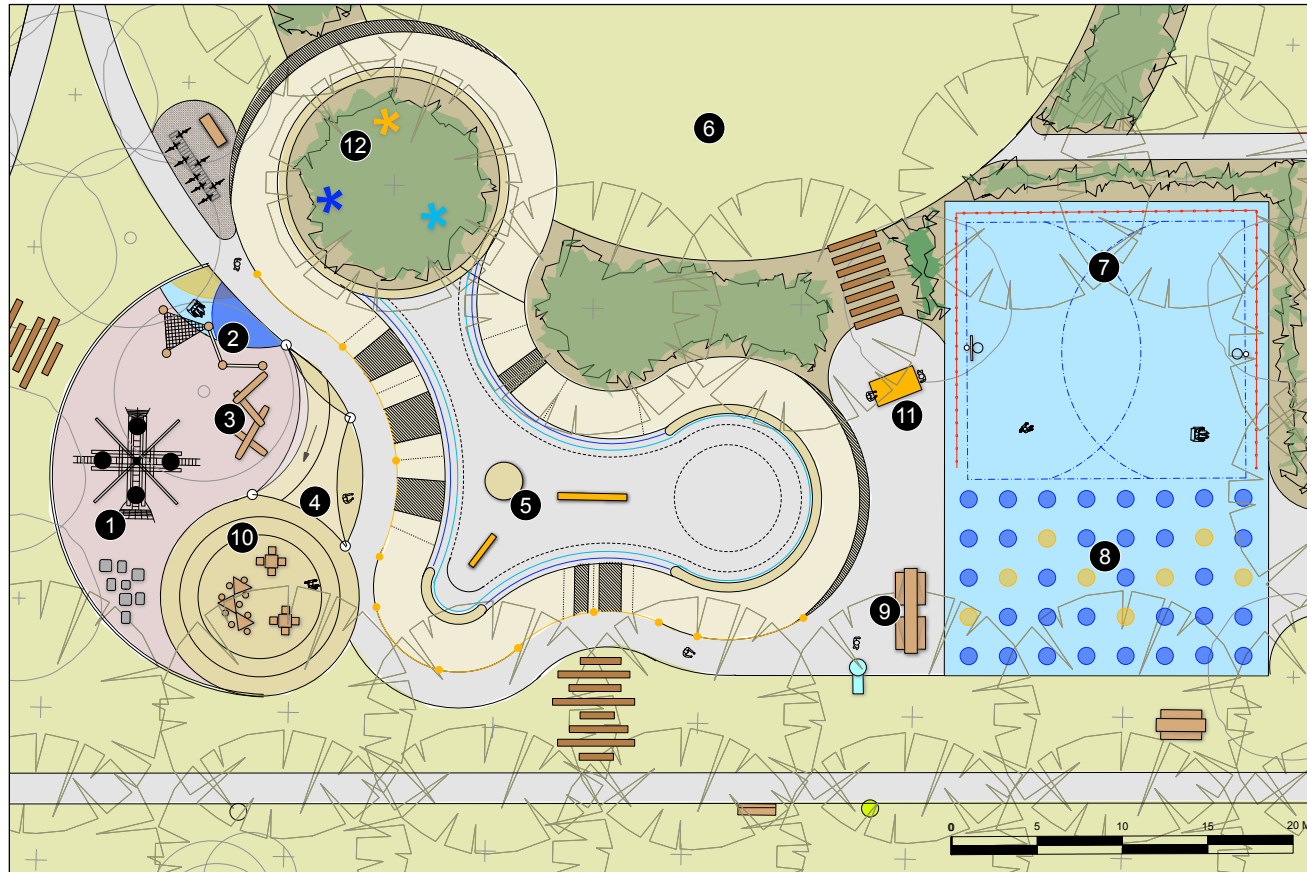


Existing Site - Area for new Youth Space facing south

Below and Opposite Page:

1. Nest Tower (6.9m high)
2. Accessible Two-Tiered Triangular Cargo Net
3. Timber Log Climbing Challenge
4. Raised Stepped Social Area and Stage (with Power & Wi-Fi)
5. Pump, Skate & Scoot Pad 1
6. Grassed Flexible / Informal Games Area
7. Multi-Use Court with Fenced Barrier
8. Multi-Use Court (showing different ball games and activities)
9. Accessible Picnic Table for Groups and Family Gathering
10. Cafe Picnic Tables (on Raised Stepped Social Area)
11. Inclusive Ping Pong Table
12. Sensory Interactive Sculptural Elements (set in landscape)

DRAFT - FOR CONSULTATION



Legend:

	GRASS / LAWN AREA
	CONCRETE SURFACE / PATH
	SYNTHETIC RUBBER WETPOUR
	TESTED FALL-RATED SOFTFALL MULCH
	PERMEABLE SURFACING
	TIMBER SLEEPER PAVED CROSSING
	SMOOTH MUDSTONE BOULDERS
	EXISTING TREE
	LARGE NATIVE SHADE TREE (NEW)
	SMALL NATIVE SHADE TREE (NEW)
	LOW LYING GARDEN BED AREA (A MIXTURE OF NATIVE SHRUBS, GRASSES AND GROUNDCOVERS)
	CHAIN MESH FENCING
	SHADE SAIL
	PLAY EQUIPMENT
	FURNITURE
	FAMILY SIZED PICNIC TABLE & BBQ
	ACCESSIBLE DRINKING FOUNTAIN
	WAYFINDING (DIRECTIONAL / PARK INFORMATION) FACILITIES
	SUSTAINABLE LIGHTING
	ARTWORK (NEW)

North:	Drawing No: 223-MP-L05A DETAIL A
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Drawing Title:
Monterey Reserve
LANDSCAPE MASTER PLAN
DRAFT YOUTH SPACE CONCEPT DESIGN

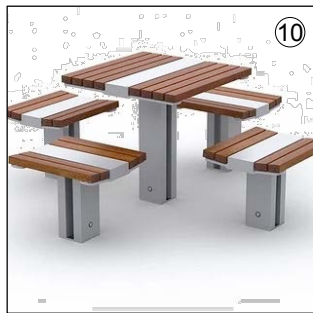


Address:
**Monterey Boulevard & Forest Drive,
FRANKSTON NORTH**

Date:
APRIL 2022



1 Youth Space, Adventure Play, Pump/Skate Pad & Multi-Use Court Plan
1:150@A1



- Legend:**
- GRASS / LAWN AREA
 - CONCRETE SURFACE / PATH
 - SYNTHETIC RUBBER WETPOUR
 - TESTED FALL-RATED SOFTFALL MULCH
 - PERMEABLE SURFACING
 - TIMBER SLEEPER PAVED CROSSING
 - SMOOTH MUDSTONE BOULDERS
 - EXISTING TREE
 - LARGE NATIVE SHADE TREE (NEW)
 - SMALL NATIVE SHADE TREE (NEW)
 - LOW LYING GARDEN BED AREA (A MIXTURE OF NATIVE SHRUBS, GRASSES AND GROUNDCOVERS)
 - CHAIN MESH FENCING
 - SHADE SAIL
 - PLAY EQUIPMENT
 - FURNITURE
 - FAMILY SIZED PICNIC TABLE & BBQ
 - ACCESSIBLE DRINKING FOUNTAIN
 - WAYFINDING (DIRECTIONAL / PARK INFORMATION FACILITIES)
 - SUSTAINABLE LIGHTING
 - ARTWORK (NEW)

North: Drawing No: **223-MP-L05B**
DETAIL B

Drawing Title:
Monterey Reserve
LANDSCAPE MASTER PLAN
DRAFT YOUTH SPACE CONCEPT DESIGN

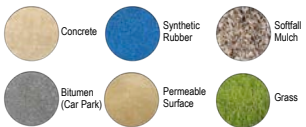


Address:
Monterey Boulevard & Forest Drive,
FRANKSTON NORTH
Date:
APRIL 2022



SUGGESTED MATERIALS PALETTE

SURFACING:



EQUIPMENT:



PLANTING:



SUGGESTED PLANTING LIST

Shade / Avenue Trees:

Corymbia citriodora
Eucalyptus viminalis (subsp. *pyroiana*)
Acacia melanoxylon

Small Trees:

Lophostemon confertus
Eucalyptus 'Eucly Dwarf'
Acer saccharinum

Low Shrubs:

Cornus reflexa
Banksia spinulosa

Sedges / Tussocks:

Ficinia nodosa
Poa Kingsdalei
Poa monnii
Lomandra 'Tannika'

Groundcovers:

Eremophila 'Kalbarri Carpet'
Myoporum insulare

Draft Playspace

"Need to make
playground
larger and
more fun"

"Install public art
works at the site and
include young
people from
Monterey Secondary
College in the
making of this art"

"Need lots more
shade trees
around the site"

Proposed District Level Playspace and Family Picnic Area

The Playspace Area for Monterey Reserve has been designed to the south of the new Community Hub and west of the existing Forest Road Car Park. and Family Picnic Area. This District Level Playspace is earmarked in the 2021 Frankston Play Strategy as a fenced area, to provide a high level of inclusion for everyone to participate.

The playspace is designed for pre-school and junior age groups (namely 0-12 years of age) and whilst is not a themed space, does draw upon nature and natural materials as a common thread throughout and proposes an overlay of opportunities for artwork that reflects the local Frankston North community.



Artists Impression - Proposed Playspace

The playspace is designed to balance physical, with social, creative and cognitive play and draw on flexible and open-ended opportunities for children to adapt their environment for play where they can, hence the inclusion of sand, water, softfall mulch and plants.

Different types of play activity included in the playspace design include:

- a set of double swings (with toddler seat and strap seat)
- a two-way inclusive 'nest' or 'basket' swing
- a multi-play structure, with lower deck inclusive activities, large climbing wall, double 1.8m high slide and a 1.2m high slide
- dual in-ground bouncing mats
- a 'dancing snake' rope play
- a two-way 'standing' see-saw
- an in-ground inclusive carousel
- multiple 'jumping jacks' wobble platforms
- an in-ground, beached edge sandplay area
- a waterplay activity circuit (to complement sand) including a handpump, archimedes screw, sluices, and water wheel
- a timber hut and nature play for imaginative play
- timber log and boulder steppers
- artwork opportunities and sensory elements (sound and texture)
- different types of seating
- shade trees and garden beds areas

"Need more BBQs so that more family groups can have get togethers"

Alongside of the new playspace, the existing picnic area is to be remodelled to become more 'family friendly', with better shelter, a number of larger sized and accessible picnic table settings and seamless access from the car park area from new accessible bays.

A new or extend toilet facility is to be considered in this location as well providing for an increase in diversity and volume of user activity with the new facilities.

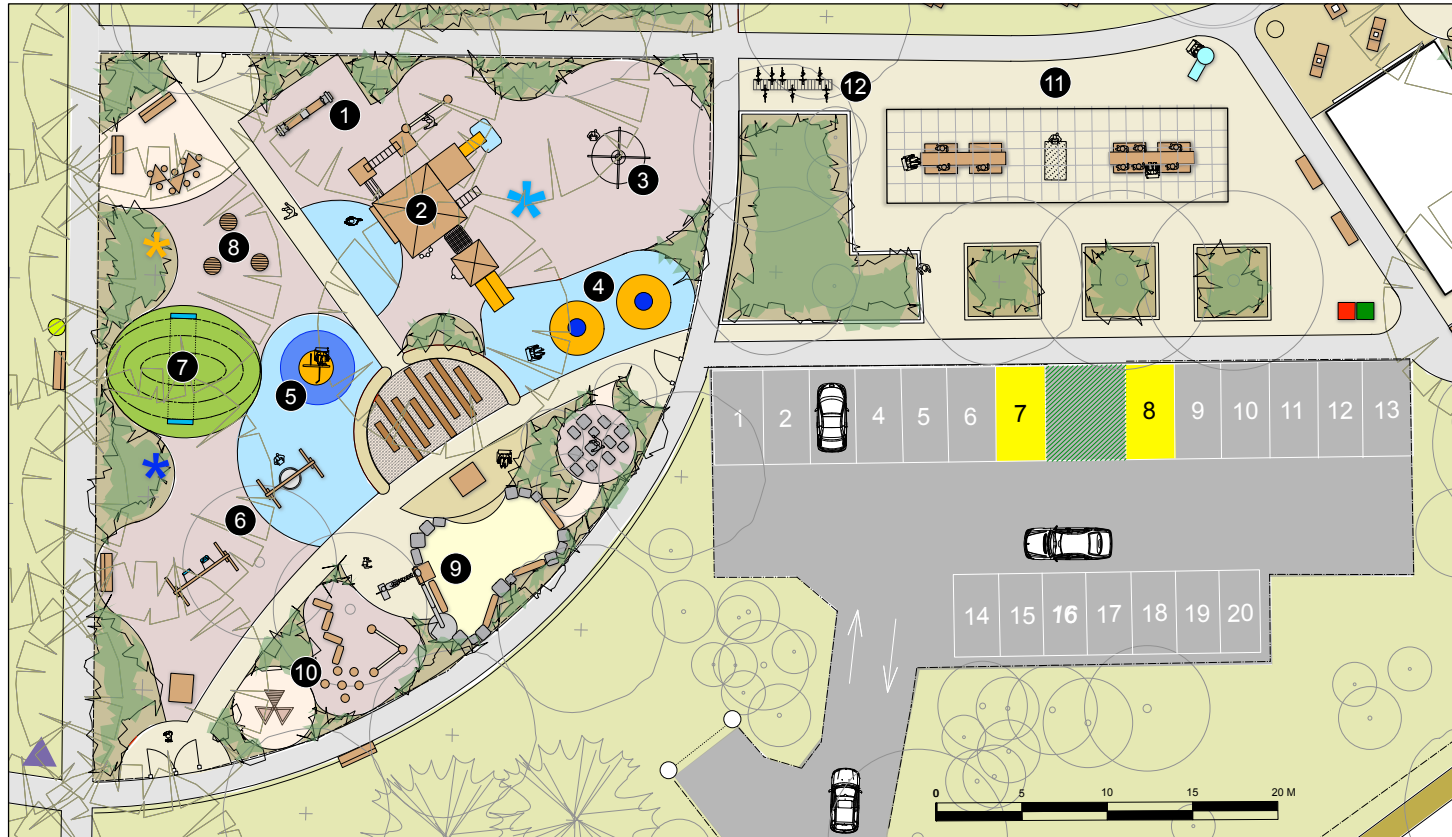


Existing Site - Area for new Playspace facing north



Existing Site - Area for new Playspace facing north-east

DRAFT - FOR CONSULTATION



1 Playspace & Family Picnic Area Detail Plan
1:150@A1

Above and Opposite Page:

1. Standing See-Saw
2. Multi-Level Play Structure (with Slides, Climbing Wall, Net Tube and Accessible Under Deck Play)
3. Dancing Snake Rope Play
4. Double Accessible In-Ground Bouncing Mats
5. Accessible In-Ground Carousel
6. Swings Area (with Nest / Double Swings (with Strap & Back-Support Seats)
7. Low Grassed Mound (with Wide Tunnel Under)
8. Jumping Jacks (Sprung Platforms)
9. Inclusive In-Ground Sand and Waterplay Area (with Beached Edge)
10. Nature Play (with Timber Hut and Log Balance Play in Garden)
11. Family Picnic Area (with Large Shelter, Extended Accessible Family Sized Picnic Tables and BBQS)
12. Bike Parking

Legend:	
	GRASS / LAWN AREA
	CONCRETE SURFACE / PATH
	SYNTHETIC RUBBER WETPOUR
	TESTED FALL-RATED SOFTFALL MULCH
	PERMEABLE SURFACING
	TIMBER SLEEPER PAVED CROSSING
	SMOOTH MUDESTONE BOULDERS
	EXISTING TREE
	LARGE NATIVE SHADE TREE (NEW)
	SMALL NATIVE SHADE TREE (NEW)
	LOW LYING GARDEN BED AREA (A MIXTURE OF NATIVE SHRUBS, GRASSES AND GROUNDCOVERS)
	LOW STEEL OR TIMBER PALISADE FENCING
	PLAY EQUIPMENT
	SOCIAL SETTING / SEATING
	WAYFINDING (DIRECTIONAL / PARK INFORMATION FACILITIES)
	FAMILY SIZED PICNIC TABLE & BBQ
	ACCESSIBLE DRINKING FOUNTAIN
	BINS
	SUSTAINABLE LIGHTING
	ARTWORK (NEW)

North:

Drawing No:
**223-MP-L06
DETAIL A**

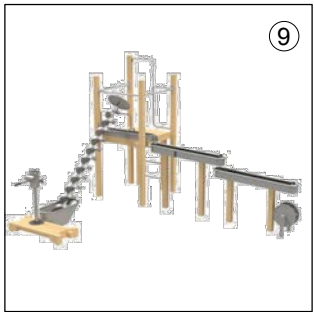
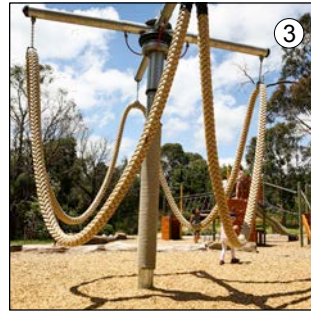
Drawing Title:
Monterey Reserve
LANDSCAPE MASTER PLAN
DRAFT PLAYSACE CONCEPT DESIGN



Address:
**Monterey Boulevard & Forest Drive,
FRANKSTON NORTH**

Date:
APRIL 2022





- Legend:**
- GRASS / LAWN AREA
 - CONCRETE SURFACE / PATH
 - SYNTHETIC RUBBER WETPOUR
 - TESTED FALL-RATED SOFTFALL MULCH
 - PERMEABLE SURFACING
 - TIMBER SLEEPER PAVED CROSSING
 - SMOOTH MIDSTONE BOULDERS
 - EXISTING TREE
 - LARGE NATIVE SHADE TREE (NEW)
 - SMALL NATIVE SHADE TREE (NEW)
 - LOW LYING GARDEN BED AREA (A MIXTURE OF NATIVE SHRUBS, GRASSES AND GROUNDCOVERS)
 - LOW STEEL OR TIMBER PALISADE FENCING
 - PLAY EQUIPMENT
 - SOCIAL SETTING / SEATING
 - WAYFINDING (DIRECTIONAL / PARK INFORMATION FACILITIES)
 - FAMILY SIZED PICNIC TABLE & BBQ
 - ACCESSIBLE DRINKING FOUNTAIN
 - BINS
 - SUSTAINABLE LIGHTING
 - ARTWORK (NEW)

North: Drawing No: **223-MP-L06**
DETAIL B

Drawing Title:
Monterey Reserve
LANDSCAPE MASTER PLAN
DRAFT PLAYSACE CONCEPT DESIGN

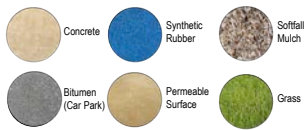


Address:
Monterey Boulevard & Forest Drive,
FRANKSTON NORTH
Date:
APRIL 2022



SUGGESTED MATERIALS PALETTE

SURFACING:



EQUIPMENT:



PLANTING::



SUGGESTED PLANTING LIST

Shade / Avenue Trees:
Corymbia citriodora
Eucalyptus viminalis (subsp. pryoriana)
Acacia melanoxylon

Small Trees:
Acer saccharinum
Agonis flexuosa
Eucalyptus 'Tucky Dwarf'
Alloesuarina verticillata

Low Shrubs:
Correa reflexa
Banksia spinulosa

Epacris impressa
Santalina chamaecyparissus

Sedges / Tussocks:
Ficinia nodosa
Poa 'Kingsdale'
Poa morisi
Lomandra 'Tannika'

Groundcovers:
Eremophila 'Kalbarri Carpet'
Myoporum insulare

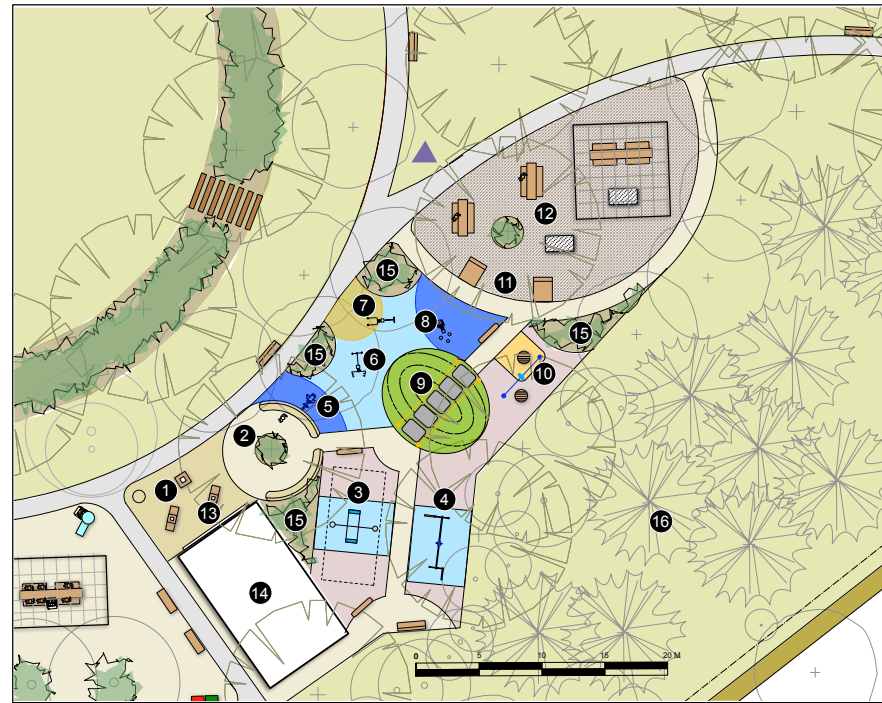
DRAFT - FOR CONSULTATION

DRAFT - FOR CONSULTATION

1 Multi-Generational and Additional Picnic Area Plan
1:200 @ A1

L-R Below (and on plan):

1. Social Entrance with Chess Tables & Inclusive Games Table
2. Gathering Circle Seating Wall (with back)
3. You & Me Swing
4. Seniors Muscle Buster Walk
5. Wall Mounted Exercise Rowers
6. Two-way Walker and Push Up Station
7. Two-way Chin Press and Step Up
8. Two-way Chin Up / Dips and Resistance Wheel
9. Step Up Mound (with support rails)
10. Balance platforms and Coordination Wave Rail
11. Wide Timber Recliner Seats
12. Additional Picnic Area (with accessible and family tables, BBQs and Shelter) & Potential Art Opportunities
13. Community Noticeboard
14. Improved Toilet Facilities (Accessible & Unisex)
15. Low Sensory Planting
16. Open Shade Woodland Planting

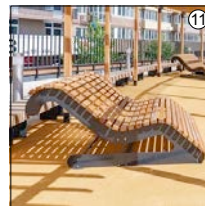
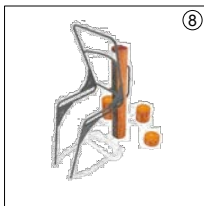
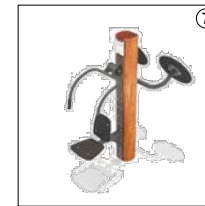
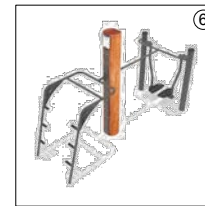
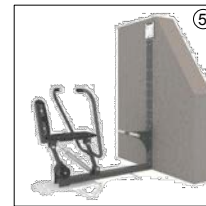
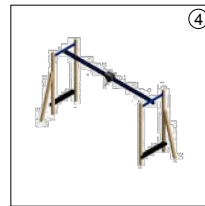


North: Drawing No:
223-MP-L07

Drawing Title:
Monterey Reserve
LANDSCAPE MASTER PLAN
DRAFT MULTI-GENERATIONAL AREA
CONCEPT DESIGN

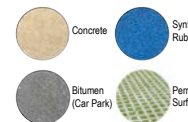


Address:
**Monterey Boulevard & Forest Drive,
FRANKSTON NORTH**
Date:
APRIL 2022



SUGGESTED MATERIALS PALETTE

SURFACING:



EQUIPMENT:



PLANTING:



Draft Multi-Generational Space

"Put bike parking near playground area"

"The open space near sound shell needs to be better utilised"

"Plant more native trees and shrubs and indigenous vegetated areas"

Proposed Multi-Generational Space and Additional Picnic Areas

The Multi-Generational Area for Monterey Reserve has been designed to the east of the new Community Hub and the existing Forest Road Car Park and Family Picnic Area. This space occupies the footprint of the current playspace.

The multi-generational area is designed for all ages to use, with a particular focus on encouraging more active and social recreation opportunities for adults and seniors. This space is complementary to the proposed new playspace and youth space. An upgrade to the existing toilet facilities adjacent will provide support for the increased use.

The space is designed as a space to gather and interact, as well as a place to come and exercise regularly for residents and sports users alike. The space is supported by integrated landscape and seating, as well as art opportunities to reflect the local community connection.

Different types of activity included in the multi-generational area design include:

- 2 x two-seat games / chess tables
- a 'gathering circle' area with curved communal seating (with back



support) and Wi-Fi

- 1 x wall mounted adult rower
- 1 x dual post mounted with a/ chin up and dips, and b/ a 3-way step
- 1 x dual post mounted with a/ shoulder press, and b/ resistance wheel
- 1 x dual post mounted with a/ walker, and b/ push-up station
- an overhead seniors 'muscle-buster'
- low mound with up and down steps and rail (with movable hand-eye coordination discs)
- a single 'you and me' swing
- artwork opportunity and sensory landscape (colour, smell and texture)
- different types of seating
- shade trees and garden beds areas

To the east of the new multi-generational area, there is a new picnic area, also with accessible picnic tables (one a larger sized family table) and an additional BBQ. This is to allow some flexibility in the use of picnic facilities by different groups.

"An outdoor gym for all ages would be great"



Budget Implications

The following are high-level costs for individual stages of this project as outlined below:

STAGE NAME:	INDICATIVE COST:
YOUTH SPACE	\$ 1,000,200.00
PLAYSPACE	\$ 684,000.00
MULTI-GENERATIONAL SPACE	\$ 326,400.00
PICNIC AREA 1 (FAMILY) - UPGRADE ONLY & PICNIC AREA 2 (ADDITIONAL) - NEW	\$ 299,520.00
SOUND SHELL - UPGRADE ONLY	\$ 44,400.00
SOCCER SOCIAL & SPECTATOR AREA	\$ 180,000.00
WSUD / GREENING	\$ 136,848.00
CAR PARKING WORKS	\$ 186,000.00
PATHS (COLOURED CONCRETE & STANDARD CONCRETE)	\$ 273,576.00
20% Design Contingency Fee (included)	\$698,188.80
Subtotal =	\$3,490,944.00
GST (10%) =	\$349,094.00
Overall Total =	\$3,840,038.00

* Note costs above are based on more generalised rates for each area concerned and not for specific details, any costs for further detailed design or specialist work such as engineering is not included. Each cost includes an additional 20% design contingency fee.







This Master Plan is a collaboration between Frankston City Council and the Frankston North Community to improve health and wellbeing, social connection and environment at Monterey Reserve.

For further details or enquiries on this project please visit www.frankston.vic.gov.au or call 1300 322 322.