



# Frankston City Council **Monterey Reserve**

**Final Master Plan Report**  
February 2023



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On behalf of



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Report Date: February 2023

## Acknowledgment of Country

Frankston City Council acknowledges the Bunurong people of the Kulin Nation as the Traditional Custodians of the lands and waters in and around Frankston City, and value and recognise local Aboriginal and Torres Strait Islander cultures, heritage and connection to land as a proud part of a shared identity for Frankston City.

Council pays respect to Elders past and present and recognises their importance in maintaining knowledge, traditions and culture in our community.

Council also respectfully acknowledges the Bunurong Land Council as the Registered Aboriginal Party responsible for managing the Aboriginal cultural heritage of the land and waters where Frankston City Council is situated.

We would also like to thank the following Council teams for their involvement in this project: Urban Design, Environment, Open Space Delivery, Community Strengthening and Recreation, Operations, Buildings and Facilities, Active Ageing, Disability & Inclusion, Youth Services, Local Laws, Community Engagement and Frankston North Community Centre.

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# Key Project Themes

This list below represents the key themes gathered during the first Community Engagement phase and represent what was expressed by the local community as being important observations and ideas for Monterey Reserve.

- Accessibility
- Activation
- Aquatic Centre
- Basketball
- BBQs
- Bins
- Bottle Recycling
- Coffee Van
- Dogs
- Drinking Water
- Events
- Fitness Training
- Landscaping
- Lighting
- Linkages
- Maintenance
- Open Space
- Outdoor Fitness Equipment
- Parking
- Partnerships
- Paths and Connections
- Picnic Tables
- Pump Track / BMX
- Public Art
- Safety / Security
- Seating
- Shelter / Shade
- Signage / Wayfinding
- Skate Park
- Soccer
- Sound Shell
- Time Capsule
- Toilets
- Transport
- Usage
- Water Feature
- Youth



# 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 km<sup>2</sup> and with 5,827 residents (2016 Census), there is a density of 1,138 people per km<sup>2</sup>. 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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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

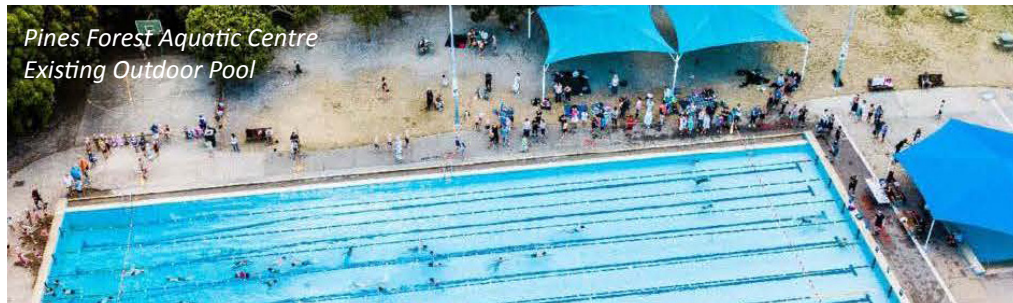
A Master Plan to enhance existing outdoor aquatic experiences for the local and regional community through the redevelopment of the Pines Forest Aquatic Centre located in Frankston North has been developed and was endorsed by council in 2021.

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.



*Proposed Master Plan Option 3  
Pines Forest Aquatic Centre*

# Pines Soccer Club Upgrades

## Project Overview - Pavilion

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 completed 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 master plan 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 pavilion 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

This new pavilion includes the provision of new accessible public toilet facilities.

## Project Overview - Lighting Improvements

The following lighting improvements are planned for all Soccer Pitches:

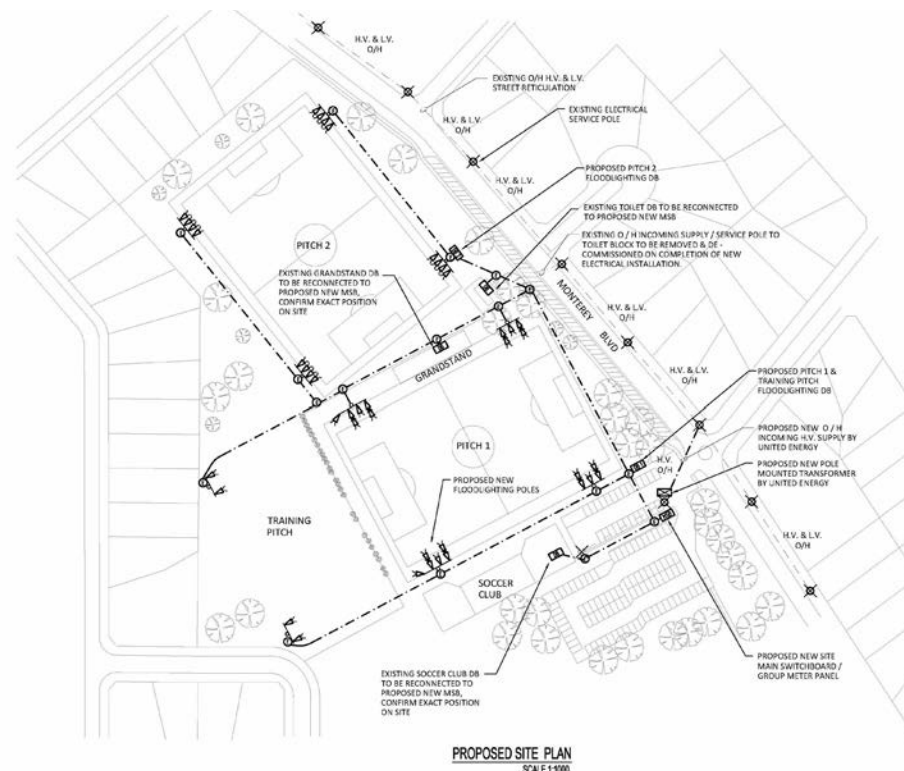
- Pitches 1 & 2 - 4 poles (100 lux)
- Pitch 3 - 2 poles (50 lux)

## Project Overview - Landscaping Improvements

Upon completion of the pavilion complex, there will be

further detailed landscape design undertaken which will include planting, surfacing and seating.

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



New Soccer Pavillion



# Traffic Impact Assessment Study

## Traffic Impact Assessment Study

SALT was engaged by Frankston City Council to undertake a parking investigation and transport impact assessment of the Monterey Reserve Master Plan, which involved the following:

- Review of proposed Master Plan and relevant background information
- Inspect the subject site and relevant background information
- Complete parking utilisation spot surveys
- Assessment of parking and traffic implications arising from the Master Plan proposal
- Investigate the potential to improve sustainable and active transport connections in the vicinity

## Assessment of Master Plan Parking and Traffic Implications

The Master Plan proposal is anticipated to increase visitation to the site, as it provides greater and more attractive facilities. A car parking assessment has been undertaken which found that the peak car parking demands can adequately be accommodated on-site. The parking areas on-site have potential to be better shared between the various land uses than what is currently occurring. The improved pedestrian connections throughout the site will assist to encourage on-site overflow parking rather than on-street in the neighbouring residential region. On the infrequent occasion where a large event occurs at the site such as a school swimming carnival information can be provided to attendees to encourage them to utilise other on-site parking areas rather than overflowing onto neighbouring residential streets.

The additional traffic generated by the proposal is anticipated to be fairly well distributed to the neighbouring residential precincts and road network and is not expected to have any major adverse impact on the operation of surrounding streets and intersections.

Monterey Reserve and Monterey Boulevard provide a viable option to provide an active transport connection between Frankston-Dandenong Road and the Pines

Flora and Fauna to the east. This would assist in working towards the objectives and actions of the Frankston Transport Strategy and Paths Development Plan. The new shared path through Monterey Reserve provides an off-road cycling opportunity or Monterey Boulevard can be upgraded to provide a safer cycling corridor.

Based on this analysis it can be concluded that the proposed upgrades to Monterey Reserve are supportable from a traffic engineering perspective. The improved facilities include an upgraded Soccer Pavillion, increased and improved picnic, social and recreational areas within the Community Park and an upgrade / extension to the Pines Forest Aquatic Centre.

## Improvements to Sustainable & Active Transport

To encourage and promote Monterey Boulevard as an active transport corridor between Frankston-Dandenong Road and Pines Flora and Fauna the following should be provided to improve the safety and accessibility for cyclists:

- Improved 'No Standing' signage on both sides of Monterey Boulevard
- Wayfinding signs to direct cyclists to Pines Flora and Fauna from Monterey Reserve
- On-road bike lane line marking within the bike lanes
- Sharrows on approach to the roundabouts on Monterey Boulevard and
- Removal of the barriers located either side of the speed cushions

At the site frontage where the angled parking is located. on-road cycling may be unsafe given the volume of vehicles that would be reversing out of these parking spaces. As an additional measure. the footpath along the site frontage on Monterey Boulevard could be widened to a 2.5m wide shared path. allowing off-road pedestrian and cyclists access.

This would reduce the risk of conflict between cyclist and reversing vehicle. whilst maintaining the active transport connection along Monterey Boulevard. This would require shifting the Monterey Reserve fence further into the site slightly which may be affected by the property boundary.



## Other 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 Profile

## Overview

Frankston North is the smallest suburb in the City of Frankston and has a population of **5827** people in an area of **5.2km<sup>2</sup>**.

## 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'

Disability

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:

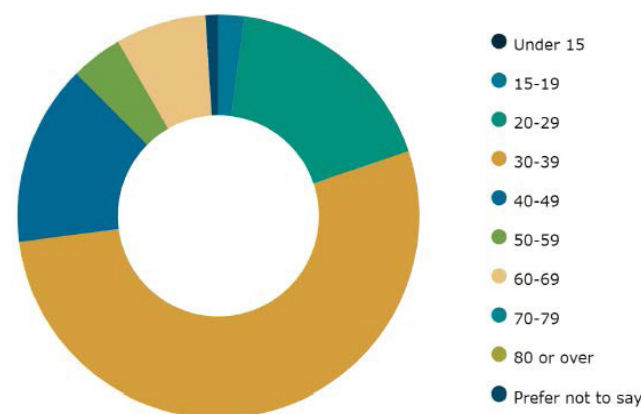
- *Online engagement on Frankston City Council's HIVE website page*
- *A survey – 96 responses (also advertised via posters with QR codes and hard copies available in key locations)*
- *Online Map - 7 participants and 23 sites marked*
- *Online Ideas wall – 6 participants and 10 ideas*
- *Online workshops with Council staff (9 participants across 3 sessions)*
- *Online workshops with user groups (34 participants across 8 sessions)*
- *Frankston North Community House - Information & Post-cards*
- *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%)
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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.



# Site Appreciation Plan

1. ENTRY POINT TO PINES FOOTBALL CLUB FROM MONTEREY BOULEVARD / ANGLED ON-STREET PARKING. NO CLEAR CONNECTION. BLUESTONE TOILET BLOCK NO LONGER OPERATIONAL AND PRESENTS A BARRIER TO CLEAR VIEWS AND ACCESS.

2. SOCCER FIELD 2 - SHARED FENCED SPACE BETWEEN PINES FOOTBALL CLUB AND DOG OFF LEAD AREA. SPACE HAS SOME LIGHTING - OUTSIDE SPACE USED DURING COMPETITION AND PRACTICE.

3. BLUESTONE TOILET BLOCK CLOSED, AS BEING REPLACED BY PUBLIC ACCESS TOILETS IN NEW PAVILION. CONSOLIDATION AND IMPROVED PEDESTRIAN ENTRY NEEDED HERE.

4. SOCCER FIELD 1 - PINES FOOTBALL CLUB PRIMARY SOCCER FIELD, WITH STAND AND SCOREBOARD (UNDER CONSIDERATION FOR REPLACEMENT). PRELIMINARY DESIGN PLAN TO UPGRADE FOOD-LIGHTING AT FACILITY UNDERTAKEN. FIELD HAS SUITABLE IRRIGATION AND DRAINAGE.

5. AREA BETWEEN RESIDENTIAL FENCELINE AND RESERVE CAN BE CONTESTED SPACE - NEED TO CONSIDER INTERFACE.

6. JUNIOR SOCCER FIELD - AREA IS POORLY DRAINED AND IS PRONE TO FLOODING. DRAINAGE NEEDS TO BE ADDRESSED HERE AND ALSO IN THE ADJACENT INFORMAL CAR PARKING AREA.

7. NEW PAVILION - CURRENTLY UNDER CONSTRUCTION WILL PROVIDE UPGRADED FACILITIES INCLUDING; CHANGE ROOMS, ACCESSIBLE TOILETS, MULTI-PURPOSE AND MEETING ROOMS, STORAGE, FIRST AID AND KITCHEN.

8. CAR PARK TO SERVICE SOCCER CLUB. ALSO USED FOR BUS PARKING FOR SCHOOL SWIMMING CARNIVALS DURING SUMMER MONTHS. PEDESTRIAN CONNECTIONS BETWEEN THIS CAR PARK AND PINES AQUATIC CENTRE NEED TO BE IMPROVED.

9. CURRENT STEEP EMBANKMENT MAKES ACCESSIBLE PEDESTRIAN CONNECTIONS BETWEEN COMMUNITY PARK (MONTEREY RESERVE SOUTH) AND PINES FOOTBALL CLUB (NORTH) / CAR PARK DIFFICULT.

10. OPEN GRASSED SPACE BEHIND SOUND SHELL QUITE EXPOSED WITH LACK OF NATURAL SHADE. SPACE ALSO UNDER-UTILISED PRESENTLY. ELEVATION LENDS ITSELF TO VALUABLE VIEWS ACROSS NORTH-WEST OF SITE.

11. OPEN GRASSED SPACE USED FOR EVENTS AND PERFORMANCES (SUCH AS 'CAROLS BY CANDLELIGHT'). AREA NEEDS TO BE DEFINED AND SOUND SHELL REQUIRES IMPROVED SHELTER LIGHTING, ACCESS AND POWER.

12. SKATE STREET COURSE BUILT INTO PREVIOUS MAINTENANCE ACCESS ROAD. COURSE VERY SPREAD OUT AND LACKING IN CHALLENGE AND INTEREST. NO SOCIAL SPACES OR SHELTER TO ENCOURAGE USE.

13. EXISTING HALF-BASKETBALL / MULTI-USE COURT. VERY EXPOSED AND LACKING IN SOCIAL SPACE TO ENCOURAGE BETTER USE.

14. NO DIRECT CONNECTION TO PINES AQUATIC CENTRE. MASTER PLAN FOR OUTDOOR POOL AREA RECENTLY ENDORSED BY COUNCIL FOR IMPROVED SEASONAL INTERFACE WITH RESERVE.

15. DENSE CLUMPS OF VEGETATION PROCLUDING VIEWS AND CREATING ISOLATED POCKETS WHERE PASSIVE SURVEILLANCE IS DIFFICULT - SAFETY CONCERN.

16. MOST MAIN PEDESTRIAN PATHS ARE COMPACTED GRAVEL WITH TIMBER EDGING WHICH ARE NOT UNIVERSALLY ACCESSIBLE AND DURABLE. NOTE THAT MANY OF THESE PATHS ARE DEGRADING AND SOME ARE TRIP HAZARDS.

17. MOUNDED GRASSED AREA - THIS WAS ORIGINALLY INTENDED FOR A FOCUS FEATURE. DOESN'T ALLOW FOR CLEAR VISION ACROSS AND GRADE MEANS ITS GENERALLY UNDER-UTILISED SPACE.

18. NO IDENTIFYING PARK SIGNAGE TO SOUTH-EAST AND SOUTHERN BOUNDARIES OF 'COMMUNITY PARK' - NOT CLEAR FROM FOREST STREET AS TO WHERE YOU ARE.

19. PLAYSACE DUE FOR UPGRADE TO BRING IT TO DISTRICT LEVEL. NEED TO CONSIDER EXPANSION AND IF CURRENT LOCATION AND SETTING ARE SUITABLE. PLAYSACE CURRENTLY PROVIDES PLAY FOR JUNIOR / SENIOR PRIMARY AGE GROUPS - NO PLAY FOR PRE-SCHOOLERS, YOUNG PEOPLE OR ADULTS AND NEED TO CONSIDER THESE GROUPS IN THE DESIGN. HIGHER LEVEL OF ACCESSIBILITY REQUIRED AND SHADE.

20. REVIEW AND CONSIDER PLANTING DENSITY AROUND PICNIC AREA, AS WELL AS FUNCTIONING AND EXTENT OF PICNIC AREA FACILITIES IN LINE WITH A COMMUNITY PARK / DISTRICT PLAYSACE. SMALL TOILET FACILITY - DOES THIS NEED EXPANSION CONSIDERING UPGRADE PROPOSED TO PINES AQUATIC CENTRE FACILITIES.

## LEGEND

### PATHS AND ACCESS

- SITE STUDY BOUNDARY
- RESIDENTIAL BOUNDARY FENCE (TIMBER PALING)
- POST AND RAIL FENCING
- STEEL PALISADE SAFETY FENCING
- CHAIN MESH FENCING
- PEDESTRIAN ACCESS POINTS
- VEHICLE ACCESS POINTS
- EXISTING PATH (CONCRETE)
- EXISTING PATH (GRAVEL WITH TIMBER EDGE)
- INCOMPLETE / POOR CONNECTIONS

### VEGETATION TYPES

- EXISTING EVERGREEN NATIVE VEGETATION
- EXISTING MIXED DECIDUOUS VEGETATION

### SITE VIEWS

- CLEAR SITE VIEWS ACROSS ENTIRE PARK
- POOR VISIBILITY / SAFETY ISSUES

### TOPOGRAPHY AND DRAINAGE

- OPEN SPACE / UNDER-UTILISED OPEN SPACE
- GRADES STEEPER THAN 1:20
- AREA PRONE TO FLOODING

### FACILITIES AND AMENITY

- EXISTING FACILITIES
- EXISTING STRUCTURES
- "EXISTING DRINKING FOUNTAIN (ACCESSIBLE / NON-ACCESSIBLE)"
- EXISTING BENCH SEAT
- EXISTING RUBBISH BIN
- EXISTING LIGHTING

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# Site Appreciation

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.



# Issues and Constraints Plan

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 LOCKED AND MANAGEMENT PROCESS IS NOT CLEAR
8. NEW SOCCER PAVILION WILL HAVE NEW ACCESSIBLE TOILET FACILITIES. TOILETS ARE A LONG WALKING DISTANCE FROM PLAYSACE, 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 PAVILION FURTHER DEFINES THE BARRIER BETWEEN NORTH AND SOUTH OF THE RESERVE



## 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



# 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 Plan

- A. BOUNDARY SOCCER PITCH 2
- B. SOCCER LIGHTING IMPROVEMENTS
- C. NEW PATHWAY SYSTEM
- D. SOCIAL GRANITIC AREA WITH PICNIC TABLES
- E. SHELTERED VEIING AREA BEHIND STAND
- F. LAWN SWALE TREATMENT FOR DRAINAGE
- G. OVERFLOW CAR PARK / TREE PLANTING
- H. NEW PAVILLION FORECOURT AREA
- I. NEW SOCCER PAVILLION WITH ACCESSIBLE PUBLIC TOILETS
- J. SOCCER PAVILLION CAR PARK
- K. GRADE PATH CONNECTION BETWEEN SOUTH & NORTH OF RESERVE
- L. CENTRAL AVENUE
- M. OUTDOOR ACTIVITY & TRAINING SPACE
- N. NEW YOUTH SPACE
- O. NEW YOUTH SOCIAL SPACE / MULTI-USE COURT



- ### 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.

### LEGEND

PATHS & ACCESS	
	Residential Boundary Fence (Timber Paling)
	Timber Post And Rail Fencing
	Decorative P/C Steel Palisade Safety Fencing
	Low Open Style Fencing
	Key / Code Controlled Gates (Open During Daylight Hours)
	Council Controlled Gates
	Key Pedestrian Entry Point (With Landscape Treatment)
	Proposed Sealed Primary Path (1.8m)
	Proposed Sealed Secondary Path (1.5m)
	"Proposed Graded Walkway (1:20 Max Gradient)"
	"Proposed Granitic Perimetre Track"

VEGETATION TYPES	
	Existing Tree
	"Proposed Large Native Shade Feature Tree (Clear Canopy)"
	Proposed Medium Native Shade Tree (Clear Canopy)

LIGHTING	
	"Proposed New Sustainable / Solar Lighting To Primary And Perimetre Circuit Paths (Subject To Feasibility)"

DRAINAGE	
	Graded Lawn Drainage Swale

FACILITIES AND AMENITY	
	Existing Bus Stop
	Aquatic Centre Boundaries
	New Feature Area
	Built Facilities
	Picnic Shelter
	Accessible & Inclusive Toilet Facilities
	Potential Art Opportunity
	Accessible Drinking Fountain
	Accessible Picnic Tables
	Bench Seats / Platform Seats
	Rubbish Bins

# 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.



# Engagement #2 Summary: Draft Master Plan

## Engagement Sessions

A number of sessions were undertaken between April and May 2022 to gather feedback from key stakeholders and the community about the Draft Master Plan design 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*
- *Online Vision Board - 43 participants, 50 contributions and 9 followers*
- *Online presentation workshop with Council staff*
- *Walk Around Meeting onsite with Peninsula Leisure Representative*
- *Walk Around Meeting onsite with Pines Soccer Club Representatives*
- *Frankston North Community Centre - Information*
- *What Bus - Youth Drop In Session (Frankston North Community Centre)*
- *Frankston North Community Centre - Presentation & Feedback Session*
- *Community 'Drop In' Event #1 (24th April)*
- *Community 'Drop In' Event #2 (28th May)*
- *Submission from students at Monterey Secondary College*
- *Further submission from Pines Soccer Club*

## General Process and Feedback

A number of engagement tools were used in round two consultation in order to receive feedback from the community about the draft plan.

Feedback related to a variety of different aspects of the plans, but overall there was a high level of support for the works to be undertaken, especially around:

- *upgrading play space (with water play being particularly appealing)*
- *developing an enhanced youth space*
- *the addition of a multi-generational space with outdoor fitness equipment*
- *upgraded toilets*
- *holding more events on site*
- *improved landscaping.*

Key areas that may need to be addressed include:

- *design of the skatepark area*
- *consideration of lighting in the reserve*
- *ways to enhance perceived safety*
- *promotion of off-leash dog areas in other locations*
- *potential to include a flying fox / zip line as part of the play experience*
- *pathways around the football area*
- *improved drainage on football field number one.*

A summary of feedback obtained from each of these tools follows.

## Council website and vision board

Information was placed on the Engage Frankston! Website on 20 April 2022 to seek feedback from the community. The consultation period closed on 29 May 2022. In terms of analytics, the following was recorded:

- 1,512 views • 1,133 visits • 1,058 visitors
- 50 contributions • 43 contributors • 9 followers

Just under 50% of all comments received related to developing a skate park suitable for all ages and skill levels, but particularly for teenagers. Play space upgrades and safety concerns were also identified as important by participants.

## Meeting with Council staff

A meeting was held with Council staff on 23 March to seek feedback on the draft

design. Feedback was overall very positive. A few amendments were suggested:

- Change granitic surfaces to 'permeable and durable surface' and note that the final detail is to be specified during detailed design - in particular for overflow car park
- Change 'solar lighting' to 'sustainable lighting options'
- Change note description around the southern toilet facility to say 'assess facility feasibility in current location, pending potential future expansion or redevelopment'
- Include additional tree planting in spaces to Forest Drive (not space in front of car park).
- Perimeter path is 1.32km (or 1320m)
- Path hierarchy needs to be decided (Council to advise).

### Meeting with Aquatic Centre

An onsite meeting was held on Monday 11 April with the manager of Pines Forest Aquatic Centre to review the draft plans. The manager was very happy with the proposed plans. She suggested that QR codes are placed on outdoor fitness equipment so that people can be directed to a video to show how equipment is used. She also agreed to seek feedback on how people travel to the Aquatic Centre.

### Meeting with Pines Football Club

An onsite meeting was held on Monday 11 April with Pines Football Club to review the draft plans. Feedback was as follows.

#### Football field #1

- Drainage is an issue

- Want an internal path between fields #1 and #2 so female players don't have to walk on the exterior footpath to access the toilets
- Need a high fence behind the west goal

#### Football field #2

- Need a safe pathway to field #2 so that people of all abilities can get to it
- Need improved lighting

#### Football field #3

- Want a safe fence installed so people of all abilities can play on it



#### All fields

- Need to check for needles prior to each game
- Dog excrement is an issue on football fields – requires a significant amount of time to check and pick up prior to a game – need more dog poo bags, bins and signage
- Some dogs are off leash during soccer matches

#### Scoreboard

- Scoreboard has power available to run a canteen

#### Fencing

- Would ideally like fields fenced off to prevent vandalism

#### Trees

- Need trees assessed by an arborist

#### Bins

- Need more bins with locks

#### Events

- Keen to hold a mini World Cup multicultural festival with food, music

#### Lighting

- Need more lighting around Monterey Reserve

#### Picnic tables

- Delete picnic tables near the scoreboard from the design

#### Storage

- Need more storage for football – this is not being accommodated in the new pavilion

#### Pavilion

- The completion of the pavilion has been pushed out until about August 2023

### Monterey Reserve Community Event #1

A community event was held at Monterey Reserve on Sunday 24 April. The project team (Council staff and consultants) set up a marquee and engaged with community members about the draft designs.

Approximately 60 members of the community were engaged with during the period of the event, including young families through to retirees. Comments were mostly received about holding more events on site, safety and the



multi-generational area. Feedback included:

#### **Car parking**

- More carparks
- Need more carparks - especially on school swim carnivals days
- **Events**
- More Events, Music, food Trucks and Markets in the Reserve
- Regular Markets at the reserve would be beneficial in raising the profile of the area.
- Large empty areas in the Reserve are not being utilised for anything, locals would like to see more of these types of activations or a regular event in that area.
- Host regular Markets here
- Hold more events
- More Events, Music, Food trucks, Markets

#### **Lighting**

- Appreciate the addition of safety aspects like lights in the plan.
- Lighting will create more safety at night

#### **Safety**

- Motorbikes in the area (normal and monkey) cause a safety issue, lack of **Police intervention (high issue)**
- Safety concerns about being knocked over by teens on motorbikes.
- Motor cyclists make the pace unsafe.
- Fenced parks are good - they give peace of mind
- Kids on motorbikes – police do nothing about it.

#### **Multi-generational area**

- Multi-Generational areas are a great representation of the ever-changing community of Frankston North.
- A fitness circuit similar to Beauty Park is wanted
- Create a track with a variety of exercise equipment along it
- Fitness Circuits aka Beauty Park

#### **Off-leash dog area**

- Fenced off dog areas needed

#### **Shade**

- Shade is important

#### **Sound shell**

- Sound Shell is a waste of money and not used

#### **Toilets**

- More Toilets

- Need more toilets

#### **Play space**

- Giant Hillside – a great big grassy hill where we can roll down on – think Geelong foreshore
- We need fenced off areas around play spaces - keep dogs out

#### **Theme park**

- Great location for a permanent or temporary Theme Park!

#### **Activation**

- Need lighting at night to encourage exercise

#### **Aquatic Centre**

- Create something similar to the Chisholm Pool Style

### **Monterey Reserve Community Event #2**

A community event was held at Monterey Reserve on Saturday 28 May. The project team (Council staff and consultants) set up a marquee and engaged with community members about the draft designs. One on one engagements occurred with 18 people. Comments relating to the play space and skate park were most common. A summary of participant's feedback follows:

#### **Skatepark**

- Prefer a skatepark with a bowl and ramps for older children (like Sandfield Reserve Skatepark) rather than a pump track
- Need a bigger envelope for skating
- Would like lighting at the skatepark
- Need to consider trees in proximity to skate park and issues with leaf litter and slip issues
- Skate to provide for a range of skill levels, young children to youth
- Skatepark in Hastings Foreshore is a good precedent

#### **Play space**

- Would like Aspace play equipment
- Likes imaginative play, like the castle playspace at Rosebud & Ballam Park & the 'rocket park' in Hawthorn
- Bells/Auditory/Sound experiences & meditation/quiet area (eggs)
- Dual Flying fox
- Traffic school
- Water play is strongly supported (received multiple requests)
- Need to consider structures – few kids go on the timber climbing frame at Brompton
- Smiths Lane (a new estate in Clyde) was identified as a good playspace

- Climbing nets requested for older kids
- Provide a tennis hit up wall
- Provide a climbing wall and climbing structures
- Consider a bouncing pillow

#### **Multi-generational space**

- Support for outdoor fitness equipment in this space

#### **Fitness training**

- Consider Obstacle Course/tyres for personal training on grassed area behind aquatic centre

#### **Events**

- Hold more events and bring food trucks to the site

#### **Landscaping**

- Duck pond/yabbies
- More planting
- More planting for frogs and wildlife
- Need a wind break

#### **CAPOS**

- Would like Monterey to be included in the CAPOS program for ongoing activation (same as Sandfield Reserve)

#### **Ping pong table**

- One request to remove ping pong table
- Several people like the idea of having a ping pong table

#### **Toilets**

- Toilets to provide hand towels and have better lighting
- Ensure toilets are accessible for all abilities

#### **Car park**

- Provide more car parks
- Widen driveway entrance to park near the public toilets

#### **Dog park**

- Create an off-leash fenced dog park



## **Key Directions**

The following summarizes the key directions for the final master plan drawn from this community engagement:

- Investigate car parking and future car parking needs through a traffic study and assessment report
- Pump Track, not supported - review and develop Youth Space as Skate Facility and Social Space
- Include an Accessible Dual Flying Fox
- Make sure that suitable lighting is provided with Youth Space as well as Circuit Path, for better safety onsite
- Better lighting around Soccer Fields
- Provide storage for Soccer Club and management for fields to avoid vandalism and issues with dog use
- Fencing for Junior Pitch Area
- Control entry points to assist with better management around motor bikes after hours























# Landscape Master Plan

1. NEW PERIMETRE PATHWAY SYSTEM
2. SHELTERED VIEWING AREA BEHIND STAND
3. SOCCER STORAGE SHED, HARDSTAND & IMPROVEMENTS TO SUB-SURFACE DRAINAGED
4. NEW WOODLAND CLUSTER TREE PLANTING
5. SOCCER PITCH 3 (OVERFLOW / JUNIOR)
6. NEW PAVILLION FORECOURT AREA / BUILDING SERVICES
7. GRADE PATH CONNECTION BETWEEN SOUTH & NORTH OF RESERVE
8. UPGRADED OVERFLOW CAR PARK
9. NEW SOCCER PAVILLION WITH ADDITIONAL ACCESSIBLE PUBLIC TOILETS
10. CONSOLIDATE & IMPROVE SOUND SHELL
11. RETAIN OUTDOOR ACTIVITY & TRAINING SPACE
12. NEW YOUTH SPACE / MULTI-USE COURT / PATH TREATMENT
13. NEW DISTRICT LEVEL PLAYSACE
14. PINES FOREST AQUATIC CENTRE MASTER PLAN - FUTURE DEVELOPMENT



### LEGEND

- |   |   |
|---|---|
|    | Grass / Lawn Area   |
|    | Concrete Surface / Park Path  |
|    | Perimetre 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 / Native Woodland Tree (New)                                |
|    | Low Lying Garden Bed Area<br>(A Mixture Of Native Shrubs, Grasses And Groundcovers) |
|    | Shelter Structure   |
|    | High Chain Mesh Fencing   |
|    | Low Chain Mesh Fencing  |
|    | Post & Rail Fencing   |
|    | Play Equipment / Interactive Elements   |
|   | Furniture   |
|  | Wayfinding (Directional / Park Information/ Facilities)                             |
|  | Sustainable Lighting /<br>Sustainable Circuit Path Lighting<br>/ Sports Lighting    |
|  | Proposed Art Opportunity  |



# Landscape Master Plan

## 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 Landscape Master Plan covers the following key recommendations, some of which are expanded upon in the next few pages:

### Site North-West

- Improved lighting, fencing and natural shade to Soccer Pitch 2 creating better spaces for viewing training and matches
- Soccer lighting improvements
- New 2.5m circuit shared path connection with associated sustainable lighting
- New Sheltered Area facing north to Pitch 2
- Drainage improvements south-west of Pitch 2
- New Storage Shed for Portable Goals and hardstand
- Woodland Planting Clusters to edges
- Junior Soccer Pitch 3 to be partially fenced and formalised
- Upgrade overflow Car Park
- Create forecourt area to New Soccer Pavilion
- Introduce Wayfinding Signage
- Landscaping to entry

### Site South-West

- Consolidate and improve Sound Shell Area
- Tree planting alongside existing and proposed new pedestrian paths
- Retain Outdoor Activity and Training Area (north of Pines Aquatic Centre)
- Create graded accessible ramp to connect north and south of site
- Recommendations to support Council endorsed Pines Forest Aquatic Centre Master Plan 2021
- Create new wide alternative entry for groups from park



- Retain and widen Central Spine Path (Old School Road) and tree on either side
- Add bench seating with views to north-west

### Site North-East

- New north-south sealed pathway between Soccer Pitches 1 & 2 and facilities
- Maintain existing Soccer Club Car Park and improve accessibility and shade
- New tree planting to provide further shade and amenity where necessary

### Site South-West

- Create new Youth Space with Challenging Play, Skate and Multi-Use Court
- Create new District Level Playspace
- Formalise Grassed Kick-About Space
- Retain and Develop existing Picnic Area to cater for families and larger groups to gather
- Re-organise existing Southern Car Park Area and improve accessible transition
- Assess feasibility for Renovation or New Unisex Toilet Facility (that complements Toilets in Soccer Pavilion and proposed Toilet upgrades at Aquatic Centre)
- Create new Multi-Generational Area
- Create new additional Picnic Area with Shelter
- Tree planting along existing and proposed pathways
- Woodland Planting Clusters to Forest Drive boundary

### General

- Consolidate fencing styles
- Respond to recommendations of Traffic Impact Assessment Study 2022
- Develop Signage Strategy, including Wayfinding
- Improve planning for safe pedestrian crossovers in Monterey Boulevard and Forest Drive



# 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"

The Youth Space for Monterey Reserve is designed as the northern-most part of the new Community Hub. The space is dominated by a formed Skate Facility, that also supports some BMX, Rollerblade / Rollerskate and Scooter use. There are several social spaces (with furniture settings) to enable easy viewing across all areas.

The Skate Facility is intended to generally include the following features:

- ramps
- rails
- bowls
- other elements

To the north of the Skate Facility are some complementary challenging agility and

## Proposed Pump Track, Adventure Play & Multi-Use Court



Artists Impression -  
Proposed Youth Space

recreation activities for different abilities including a tall nest / Climbing Tower and dual Flying Fox.

As you move further south, there is further formal social spaces (with shelter) and a more inclusive Multi-Use Court, with part back fencing, various games markings and both basketball backboard and hoop, and netball hoop.

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.

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

There are multiple crossings between spaces using permeable surfacing (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.

Sustainable lighting is also proposed in this space, to support expanded active use before and after school.

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

NOTE: DETAILS OF YOUTH SPACE TO BE FURTHER DESIGNED AND TESTED FOLLOWING MASTER PLAN ENDORSEMENT & RECOMMENDATIONS FROM FUTURE SKATE & BMX STRATEGY.



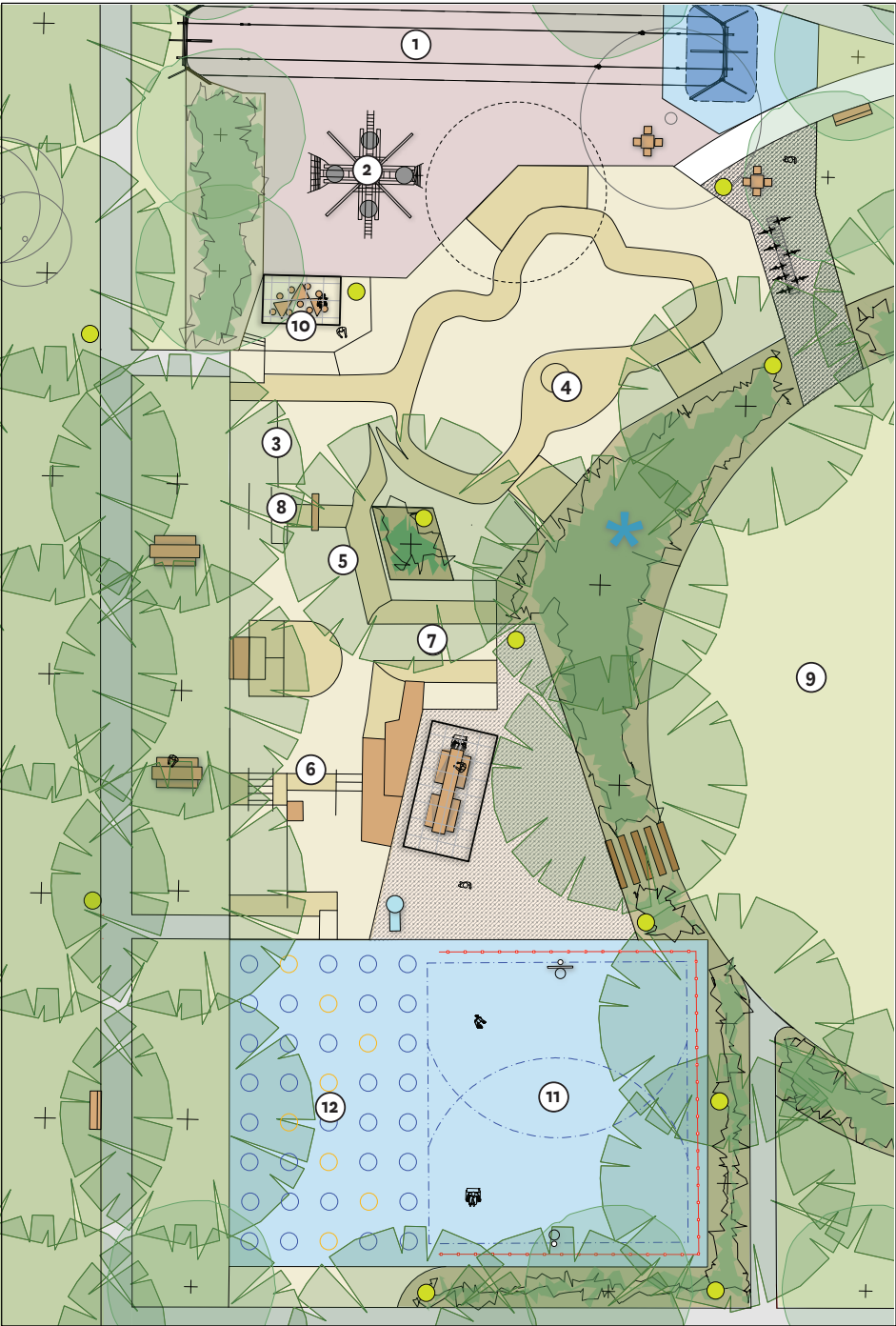
*Existing Site - Area for new Youth Space facing south-west*



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

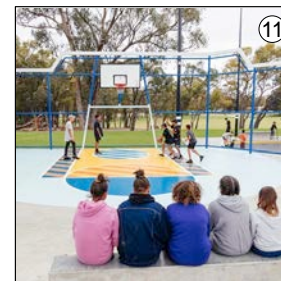
# Youth Space Detail Plan

- 1. CLIMBING TOWER
- 2. DUAL FLYING FOX
- 3. A FRAME COMBO
- 4. FLOW BOWL
- 5. QUARTER PIPE
- 6. LEDGE / BANK
- 7. MINI RAMP
- 8. PLATFORM / LEDGE & RAIL
- 9. GRASSED AREA - INFORMAL BALL GAMES / SPORTS
- 10. CAFE STOOL AND LOW TABLE CLUSTER (WITH SHELTER)
- 11. MULTI-USE COURT WITH FENCED BARRIER
- 12. MULTI-USE COURT (SHOWING DIFFERENT BALL GAMES AND ACTIVITIES)



- LEGEND**
- Grass / Lawn Area
  - Concrete Surface / Park Path
  - Perimetre 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 / Native Woodland Tree (New)
  - Low Lying Garden Bed Area (A Mixture Of Native Shrubs, Grasses And Groundcovers)
  - Shelter Structure
  - High Chain Mesh Fencing
  - Low Chain Mesh Fencing
  - Post & Rail Fencing
  - Play Equipment / Interactive Elements
  - Furniture
  - Wayfinding (Directional / Park Information/ Facilities)
  - Sustainable Lighting / Sustainable Circuit Path Lighting / Sports Lighting
  - Proposed Art Opportunity





### SUGGESTED MATERIALS PALETTE

#### SURFACING:



#### EQUIPMENT:



#### PLANTING:



### SUGGESTED PLANTING LIST

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

**Small Trees:**  
*Lophostemon confertus*  
*Eucalyptus 'Eucy Dwarf'*  
*Acer saccharum*

**Low Shrubs:**  
*Correa reflexa*  
*Banksia spinulosa*

**Sedges / Tussocks:**  
*Ficinia nodosa*  
*Poa 'Kingsdale'*  
*Poa morisii*  
*Lomandra 'Tannika'*

**Groundcovers:**  
*Eremophila 'Kalbarri Carpet'*  
*Myoporum insulare*

# 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:

- swings
- balance
- upper body / climbing
- play structure / slides
- nature play and loose materials play
- sand and water play
- jumping / bouncing
- scrambling
- social spaces for children and adults
- inclusive play integrated

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.

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



*Existing Site - Area for new Playspace facing north*



*Existing Site - Area for new Playspace facing north-east*

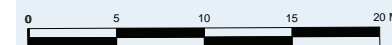


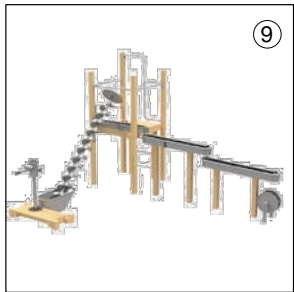
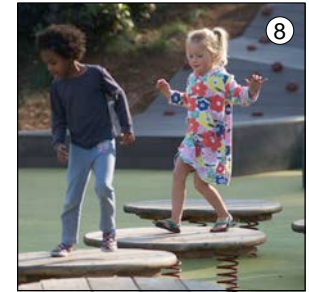
## Playspace Detail Plan

1. STANDING SEE-SAW
2. MUTI-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

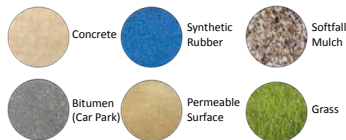
- Grass / Lawn Area
- Concrete Surface / Park Path
- Perimetre Path
- Synthetic Rubber Wetpour
- Tested Fall-Rated Softfall Mulch
- Permeable Surfacing
- Timber Sleeper Paved Crossing
- Smooth Mudstone Boulders
- Existing Tree
- Large Native Shade Tree (New)
- Small Native Shade Tree / Native Woodland Tree (New)
- Low Lying Garden Bed Area (A Mixture Of Native Shrubs, Grasses And Groundcovers)
- Shelter Structure
- High Chain Mesh Fencing
- Low Chain Mesh Fencing
- Post & Rail Fencing
- Play Equipment / Interactive Elements
- Furniture
- Wayfinding (Directional / Park Information/ Facilities)
- Sustainable Lighting / Sustainable Circuit Path Lighting / Sports Lighting
- Proposed Art Opportunity





### SUGGESTED MATERIALS PALETTE

#### SURFACING:



#### EQUIPMENT:



#### PLANTING:



### SUGGESTED PLANTING LIST

#### Shade / Avenue Trees:

Corymbia citriodora  
Eucalyptus viminalis (subsp. pryoriana)  
Acacia melanoxylon

#### Sedges / Tussocks:

Ficinia nodosa  
Poa 'Kingsdale'  
Poa morisii  
Lomandra 'Tannika'

#### Small Trees:

Lophostemon confertus  
Eucalyptus 'Eucky Dwarf'  
Acer saccharum

**Groundcovers:**  
Eremophila 'Kalbarri Carpet'  
Myoporum insulare

#### Low Shrubs:

Correa reflexa  
Banksia spinulosa



## Multi-Generational and Additional Picnic Area Detail Plan

**1. SOCIAL ENTRANCE WITH INCLUSIVE GAMES TABLES**

**2. GATHERING CIRCLE SEATING WALL (WITH BACK)**

**3. MULTI-GENERATIONAL SWING**

**4-10. INCLUSIVE FITNESS EQUIPMENT**

**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**

### LEGEND

- Grass / Lawn Area
- Concrete Surface / Park Path
- Perimetre 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 / Native Woodland Tree (New)
- Low Lying Garden Bed Area (A Mixture Of Native Shrubs, Grasses And Groundcovers)
- Shelter Structure
- High Chain Mesh Fencing
- Low Chain Mesh Fencing
- Post & Rail Fencing
- Play Equipment / Interactive Elements
- Furniture
- Wayfinding (Directional / Park Information/ Facilities)
- Sustainable Lighting / Sustainable Circuit Path Lighting / Sports Lighting
- Proposed Art Opportunity



# 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:

- games tables
- a 'gathering circle' area with curved communal seating (with back support) and Wi-Fi
- Fitness Equipment / Seniors Equipment including; rowing, chin ups, shoulder press, resistance wheel, walker, push up station and overhead muscle bust
- low mound with up and down steps and rail (with movable hand-eye coordination discs)

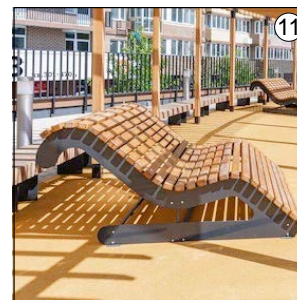
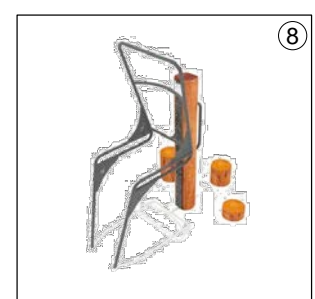
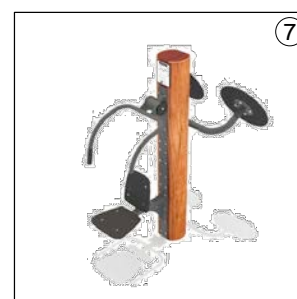
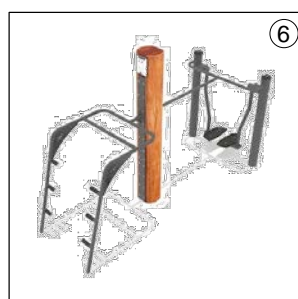
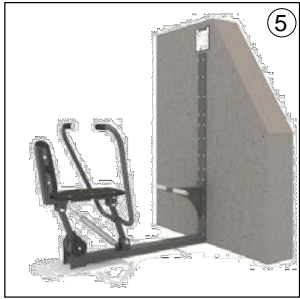
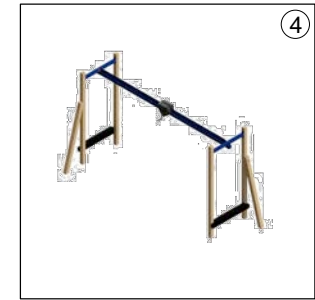
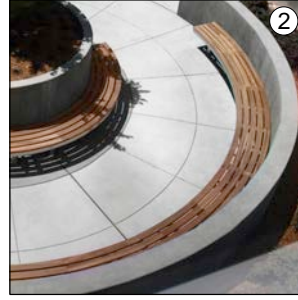


- a single 'you and me' swing
- artwork opportunity and sensory landscape (colour, smell and texture)
- different types of seating
- shade trees and garden beds areas

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.

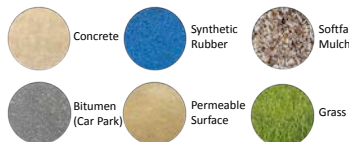
"An outdoor gym for all ages would be great"





### SUGGESTED MATERIALS PALETTE

#### SURFACING:



#### EQUIPMENT:



#### PLANTING:



### SUGGESTED PLANTING LIST

#### Shade / Avenue Trees:

Corymbia citriodora  
Eucalyptus viminalis (subsp. pryoriana)  
Acacia melanoxylon

#### Small Trees:

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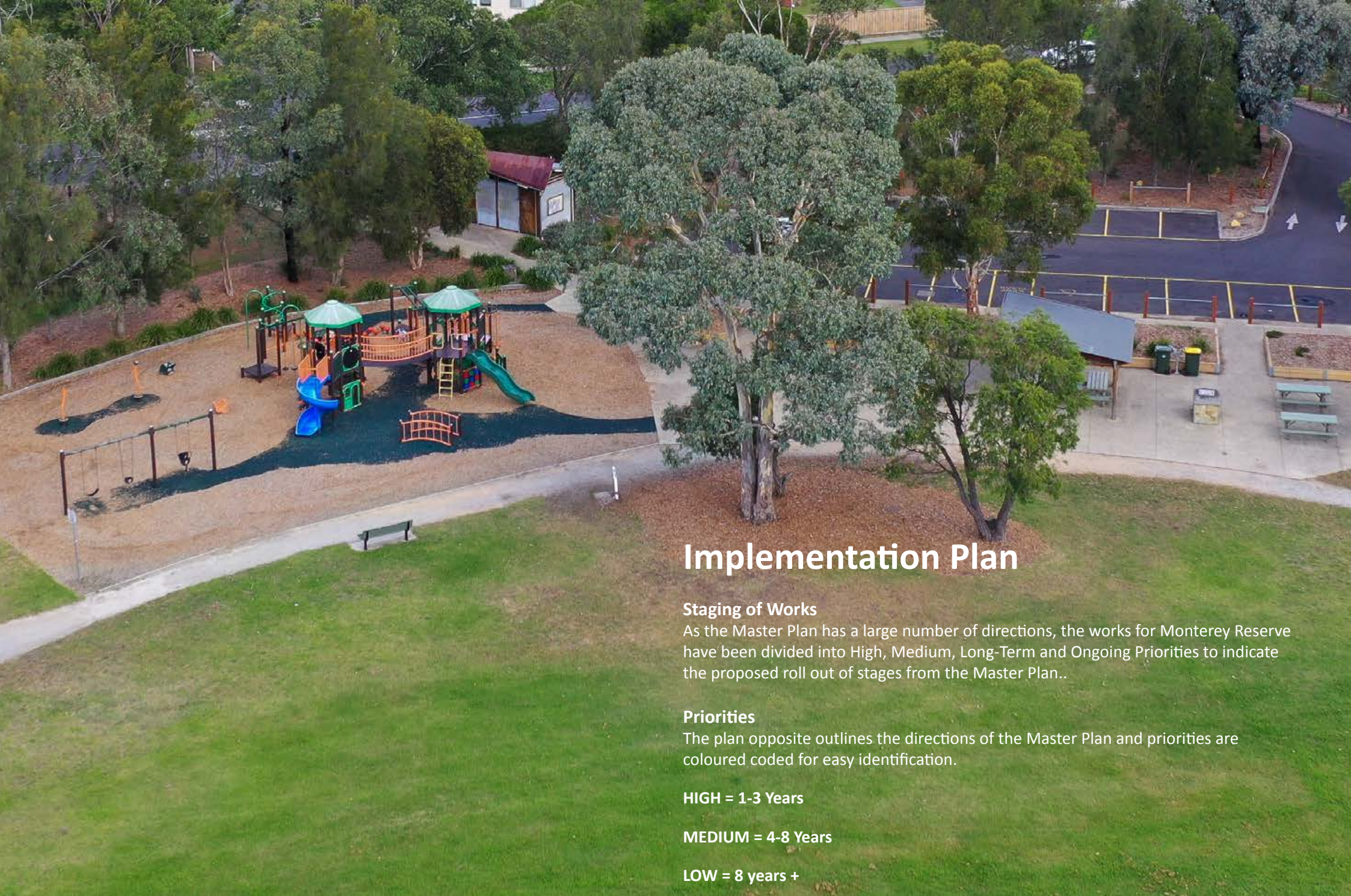
# Budget Implications

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

STAGE NAME::	INDICATIVE COST:
YOUTH SPACE	\$ 1,100,000.00
PLAYSPACE	\$ 750,000.00
MULTI-GENERATIONAL SPACE	\$ 400,000.00
PICNIC AREA 1 (FAMILY) - UPGRADE ONLY & PICNIC AREA 2 (ADDITIONAL) - NEW	\$ 320,000.00
SOUND SHELL - UPGRADE ONLY	\$ 60,000.00
SOCCER SOCIAL & SPECTATOR AREA	\$ 200,000.00
WSUD / GREENING	\$ 150,000.00
PATHS (COLOURED CONCRETE & STANDARD CONCRETE)	\$ 300,000.00
SUSTAINABLE PATH LIGHTING	\$ 300.000.00
Subtotal =	\$3,580,00.00
30% Design Contingency Fee	\$1,074,000.00
<b>Overall Total =</b>	<b>\$4,654,000.00</b>

\* 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.





# Implementation Plan

## Staging of Works

As the Master Plan has a large number of directions, the works for Monterey Reserve have been divided into High, Medium, Long-Term and Ongoing Priorities to indicate the proposed roll out of stages from the Master Plan..

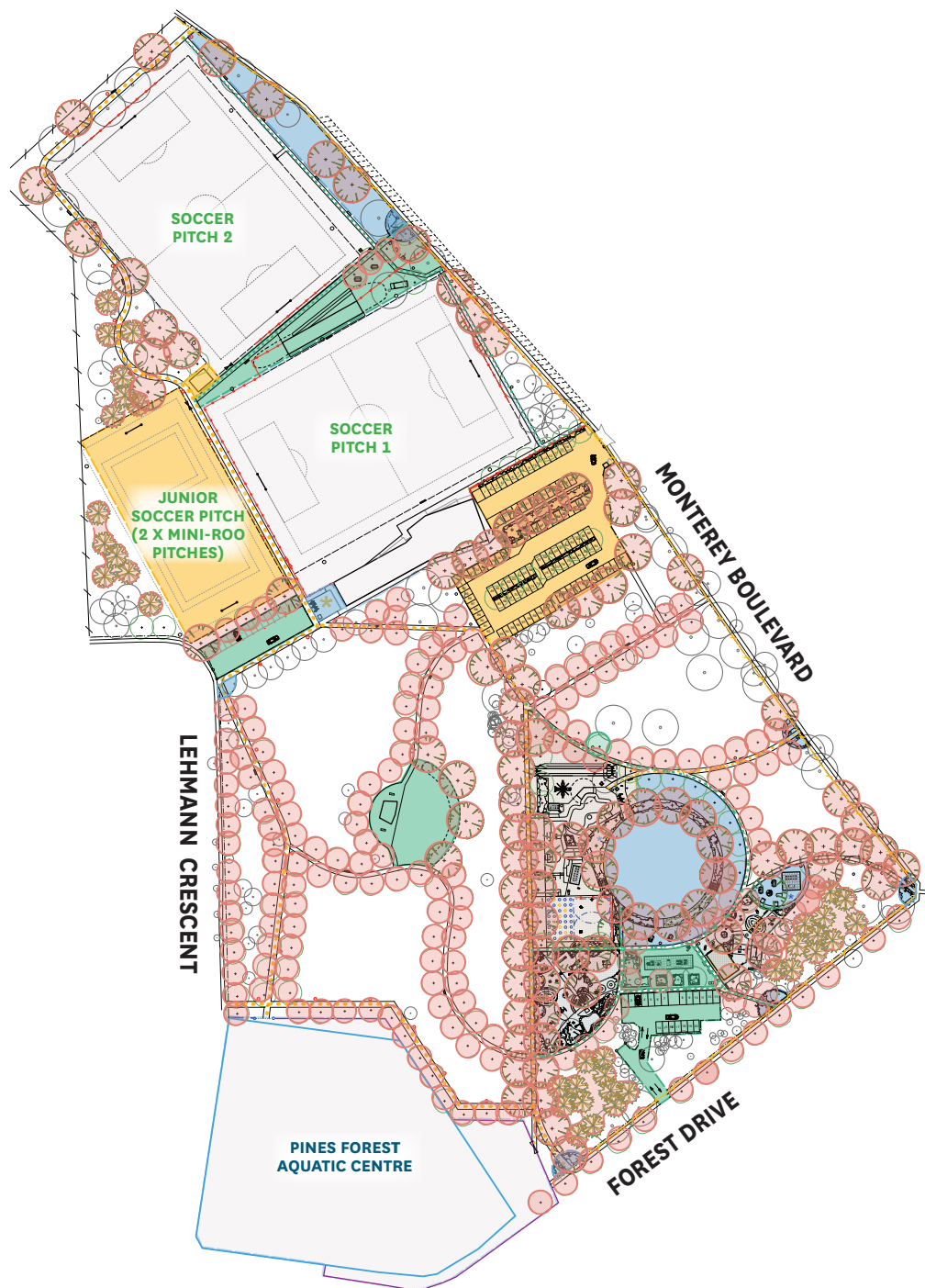
## Priorities

The plan opposite outlines the directions of the Master Plan and priorities are coloured coded for easy identification.

**HIGH = 1-3 Years**

**MEDIUM = 4-8 Years**

**LOW = 8 years +**



### IMPLEMENTATION - PRIORITY STAGES (GENERAL)

PROJECT	PRIORITY
Perimetre Fencing Consolidation Plan & Design	HIGH
Perimetre Fencing Implementation	HIGH
Wayfinding & Information Signage Plan & Design	MEDIUM
Wayfinding & Information Signage Implementation	MEDIUM
Tree-Planting	ONGOING

### IMPLEMENTATION - PRIORITY STAGES (RESERVE SOUTH)

PROJECT	PRIORITY
Perimetre Circuit Path (South)	HIGH
Youth Space (Skate & Multi-Use Ball Court & Associated Amenity)	HIGH
Feasibility & Detailed Design - Unisex/Accessible Toilet Block	HIGH
Toilet Upgrade or Rebuild	HIGH
Detailed Design - Playspace and Multi-Generational Space	HIGH
Playspace	MEDIUM
Multi-Generational Space	MEDIUM
Southern Car Park Adjustments	MEDIUM
Redvelopment of Central Picnic Area	MEDIUM
Sound Shell Renovations	MEDIUM
Additional Picnic Area	LOW
Kickabout Space	LOW
Pines Forest Aquatic Centre Masterplan Upgrades	TBA

### IMPLEMENTATION - PRIORITY STAGES (RESERVE NORTH)

PROJECT	PRIORITY
Perimetre Circuit Path (North)	HIGH
Junior Pitch Fencing and Re-Alignment	HIGH
Detailed Design - Central Soccer Pitch & Viewing Shelter	HIGH
Central Soccer Pitch Picnic Area	HIGH
Overflow Car Park Re-Design	MEDIUM
Overflow Car Park Re-Design Implementation	MEDIUM
Connecting Paths (East-West) between Pitches 1 & 2	MEDIUM
Connecting Paths (North-South) East of Pitches 1 & 2	MEDIUM
Forecourt Transition (West of Pavillion)	LOW
Spectator Shelter and Viewing Area	LOW
Soccer Pitch 1 - Lighting and Fencing Upgrades	MULTIPLE
Soccer Pitch 2 - Lighting and Fencing Upgrades	MULTIPLE

### LEGEND

- High Term Priority (1-4 Years)
- Medium Term Priority (5-8 Years)
- Long Term Priority (8 Years+)
- Ongoing
- Dependent On Other Project Timelines





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](http://www.frankston.vic.gov.au) or call 1300 322 322.