

5 ALMA TRELOAR MASTERPLAN

FILE REFERENCE INT1878733

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RECOMMENDATION

That Council endorse the Alma Treloar Masterplan and the implementation of the associated capital works projects.

Attachments

1 Final Alma Treloar masterplan 1 Page

EXECUTIVE SUMMARY

The Alma Treloar Masterplan has been prepared and reviewed in consultation with the Cockatoo community and internal Council staff to develop a plan which provides clear direction in relation to future works and management of the reserve.

BACKGROUND

Alma Treloar Reserve is located in the centre of Cockatoo and is currently the main piece of passive open space for the Cockatoo Community. The existing Alma Treloar masterplan was completed in April 2003. The reserve is currently utilised for a range of activities including:

- Public playspace
- Exercise equipment.
- Walking, the reserve is utilised as a pedestrian thoroughfare
- Dog exercise (identified dog leash free area)
- Skate facilities
- Picnic and bbq facilities
- Connection with the natural environment (creek corridor)
- Community Garden
- Cockatoo Tennis Club
- Cockatoo Bowls Club
- Ash Wednesday Bushfire Education Centre
- Cockatoo Scouts
- Cockatoo Men's Shed
- Cockatoo Community Childcare Centre (privately owned and operated)
- Cockatoo senior Citizens Centre
- Cockatoo Community Hall
- Community amphitheatre
- Community market

It was identified that a number of elements within the 2003 masterplan were outdated; such as referring to the kindergarten instead of Ash Wednesday Bushfire Education Centre (AWBEC) and there being no mention of the community gardens or exercise equipment present on site.

A secondary driver for the masterplan to be reviewed stemmed from the 2015 Council Big Budget Brainstorm, where public BBQ's for Cockatoo were identified as the third most supported idea and there was continued strong support for a BMX facility at the site.

The prepared Masterplan has responded to the majority of items listed by stakeholders and park users during the consultation processes. Including;

- The most common activity for the reserve is walking.
- The second most common activity is to exercise dogs in the off leash area.
- The best feature of Alma Treloar Reserve was considered to be the open space areas.
- The second best feature was considered to be the creek and creek interface.

Requested improvements to the reserve included;

- The provision of BBQs.
- An upgrade of the playground.
- The need for a BMX track to be installed.
- The need for the existing toilet block to be upgraded and relocated to a more central location.

POLICY IMPLICATIONS

This Masterplan will replace the 2003 Alma Treloar Masterplan, and aligns with numerous current Council strategies such as the Play Space Strategy, Skate and BMX Strategy, and Open Space Management Framework.

RELEVANCE TO COUNCIL PLAN

1.5.1 Provide active and passive recreation facilities to meet the needs of our residents.

2.2.1 Promote opportunities that encourage community participation in Council policy and strategy development.

CONSULTATION/COMMUNICATION

Community consultation commenced in February 2017 with Council officers attending the Cockatoo Township Committee meeting. Additional community feedback was obtained via an online survey and the opportunity to meet with Council officers at the April Cockatoo country market.

The online survey received 88 responses.

Key items raised by the community through the consultation include:

- The most common activity for the reserve is walking, be that with their dog or for personal exercise and enjoyment.
- The second common activity is to exercise dogs in the off leash area.
 - Numerous individual submission were received requesting the upgrade of the existing dog off leash area.
- The best features of Alma Treloar Reserve was considered the "Open space" followed closely by "the creek and creek interface", and then the "dog off leash".
- Improvements to the reserve requested included the provision of BBQs and upgrade of the playground.
 - The provision of BBQs was the key focus of the idea that was submitted to the Big Budget Brainstorm.
- The community was very passionate about the need for a BMX track to be installed.
 - During the consultation period, Council was sent an online petition titled "We want action on the Cockatoo BMX track" to which 89 people have pledged their support.
- The need for the existing toilet block to be upgraded and relocated to a more central location within the park was listed as a major concern.

All of these ideas were incorporated into the draft Alma Treloar Masterplan.

The draft Alma Treloar Masterplan was placed on public exhibition for a four week period from 21 March 2018 to Monday 30 April 2018. The consultation process included a presentation to the Cockatoo Township Committee meeting, comments via an online survey and the opportunity to meet with Council officers at the April Cockatoo country market. 152 responses were received to the online survey.

When asked about the importance of various aspects of the plan, the things which rated the highest were:

1. The central community hub/playground/community garden;
2. The youth hub/BMX track;
3. The exercise stations.

The key changes made to the draft Masterplan following the community consultation period were:

- Incorporation of the public toilets into the Scout hall building, including external access.
- Relocation of the BMX track to the south east end of the site
- Reinstatement of the second access off Pakenham Road.
- Modification of the fencing alongside of the creek to fence it in sections rather than one continuous fence
- Inclusion of shade over the play space
- Modification of the fencing of the dog off leash area to allow greater flexibility for other uses such as the circus

FINANCIAL AND RESOURCE IMPLICATIONS

The playground renewal shown on the Masterplan has already been undertaken, funded jointly through the State Government's Growing Suburbs fund and the Cardinia Shire Council playground renewal budget in 2017/18 FY.

The cost of the total capital works to implement the Masterplan have been estimated at \$1,595,000. These items include:

- Skate park and BMX facility
- Ash Wednesday Bushfire Educational Centre - Shade sail
- Car park Sealing/Modifications
- Provision of fitness equipment stations
- New public toilets within the existing scout hall building
- Additional fencing
- Dog off leash area upgrade
- Shade sails over the play space
- Footpaths @ 1.5m wide (975 lineal metres)
- Removal of the existing toilet block and reinstatement of the area for use as an overflow carpark.
- BBQS
- Park furniture
- 3 new shelters
- Additional landscaping
- Tennis court improvements
- Way finding signage

\$350,000 is allocated in Council's 2018/19 capital works program for the design and construction of the Skate park modifications and BMX facility.

CONCLUSION

The Alma Treloar Masterplan has been prepared and reviewed in consultation with the Cockatoo community to develop a plan which provides clear direction in relation to future works and management of the reserve.

The Alma Treloar Reserve Masterplan will provide the Cockatoo residents and wider community with an enhanced district reserve, supporting the local and wider hills community to recreate, play, engage and socialise. It will provide a range of play opportunities for all ages and abilities, with additional active recreation opportunities, and passive space to picnic and relax.

It is requested that Council endorse the Alma Treloar masterplan and the implementation of the associated capital works projects. Allocation of additional funds will need to be included in future capital works programs and the subject of external funding applications for the delivery of the unfunded items.

NOTE:

- 1 Existing public toilet to be removed. Flat space is to be retained as overflow car parking to offset any loss of car parking between bowls and tennis courts - with potential to be formalised if required.
- 2 A continuous pedestrian circulation spine is to be developed from the northern to southern edge of reserve, connecting all key activity areas. This will involve the construction of a new path from the Ash Wednesday Bushfire education centre (AWBEC) to the eastern corner of the southern tennis court, where it will connect into the existing path. The new connection may involve a range of materials and forms.
- 3 A new path connection will link the new circulation spine (refer 2) and the existing road crossing, which will link Alma Treloar Reserve to the newly constructed Fairbridge Lane, McBride Street pocket park (refer 10) and Cockatoo-Gentbrook Trail.
- 4 Existing playground to be removed and this area to be enhanced as a quiet passive space focused on the qualities of the Cockatoo Creek corridor. The existing fitness equipment will be retained, but relocated elsewhere when the time comes for its replacement. The existing shelter will be retained and enhanced with new seating.
- 5 This area will be developed as a key community focus through:
 - The retention of the existing community gardens.
 - The retention and upgrade of the existing community amphitheatre.
 - The construction of a new central playground, with shade sails.
 - The installation of new shelters, including one associated with the amphitheatre stage.
 - The installation of new barbecues, seating and drinking fountains.
 - The retention of a large open grassed space suitable for events and informal play.
- 6 A new BMX 'pump track' is proposed at the southern edge of the reserve, with access from Palenbarn Road and the proposed jogging track.
- 7 Dog off leash activity will be retained in its current location. Separation from the proposed community space provided by the existing car park will be enhanced by new car park fencing and planting. Shelter, seating and water for dogs and owners will also be provided. Dog agility equipment to be installed in sleeves to enable removal for events.
- 8 The existing open grassed space linking AWBEC, the Men's Shed, The Cockatoo Complex, The Cockatoo Bowls and Tennis Club, and the Cockatoo Child Care and Kindergarten currently lacks a defined landscape character. It is proposed to enhance this space through co-ordinated planting of deciduous trees within a grassed area to create a 'village spine' to unify the various adjacent uses. The landscape will have a welcoming and open character, with an emphasis on autumn colour contrasting with the surrounding native woodland and riparian forest.
- 9 The existing eastern edge of the reserve, particularly where it is steep, is to be planted with native tree species to create an open native woodland. Care will be taken with planting to ensure important views to activities, spaces and buildings are maintained.
- 10 The construction of the McBride Street pocket park, the formalisation of the path to Fairbridge Lane and the construction of the proposed supermarket will create a new focus to the Cockatoo Town Centre. These new spaces will connect directly with the enhanced pedestrian circulation within Alma Treloar Reserve.
- 11 Pedestrian entries into Alma Treloar Reserve will be clearly identified and will be enhanced with signage directing visitors to key features within the Reserve.
- 12 Northern pedestrian access into Alma Treloar Reserve from McBride Street linking Reserve to St Luke's Church, Puffing Billy and Eastern Dandenong Rail Trail. Access has already been enhanced as part of the Eastern Dandenong Rail Corridor.
- 13 Stairs to provide access down existing batter to exercise circuit. Extent of stairs subject to detailed design.
- 14 Exercise / jogging circuit around southern open space. Exercise stations subject to detailed design.
- 15 Provision of new skate infrastructure to allow and support entry level skate park users, combined with the addition of a skate park shelter.
- 16 Modify car park layout and fence alignment to improve view lines and public safety. Any loss of car parking will be offset by additional car parking to the north of bowls facility.
- 17 Create new wetland to enhance habitat and treat stormwater before entering Cockatoo Creek.
- 18 A new environmental recreation and interpretation area will be developed between the car park and Cockatoo Creek.
- 19 Provide light weight fencing segments along creek to protect habitat, enhance safety and minimise erosion of the creek bank, while leaving strategic breaks in the fence to allow access to the creek environment.
- 20 Provide additional fencing and planting between the car park and 'off leash' dog area. Provide shade planting for dogs and owners.
- 21 Develop way finding signage across the reserve.
- 22 Current Scout Hall to be altered to include externally accessible public toilet.
- 23 Provide seating for informal viewing of tennis. Investigate court slumping and management of vegetation to edge of courts and bowling green. Assess court lighting and investigate potential upgrades.



LEGEND:

- Informal parkland landscape character
- Community spine landscape character
- Creek landscape character
- Native woodland landscape character
- Main Road Path
- Primary pedestrian spine
- Secondary pedestrian trail
- Vehicle access
- Proposed car parking
- Pedestrian entry
- Vehicle entry
- Shelter
- Proposed public toilet
- Exercise station

Alma Treloar Reserve Master Plan, Cockatoo
Landscape Master Plan

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