

# DENNIS RESERVE MASTERPLAN

## BACKGROUND & DESIGN REPORT

PREPARED FOR  
**HOBSONS BAY CITY COUNCIL**  
07/03/19



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# 1.0 INTRODUCTION

Dennis Reserve is a popular park in central Williamstown. It is the setting for a diverse range of active and passive recreation activities, and is comprised of a number of heritage elements and established trees and gardens.

To respond to the changing needs of the many different user groups, and to revitalise the space that was once occupied by the Ladies' Bowls Club, a well-considered plan for the future is necessary.

This document presents the final masterplan for Dennis Reserve, along with a summary of the process undertaken to develop it, including analysis, community consultation, strategic positioning and design investigations.

## 1.1 PROCESS

The Dennis Reserve Masterplan has been developed through a robust stakeholder engagement and community consultation process. This project has been a Council initiative with decisions on the future use and design of the Reserve guided by a Community Working Group (CWG).

The CWG comprised 13 representatives from community groups and services that occupy Dennis Reserve and the surrounding area as well as interested local residents. The group was chaired by Strand Ward Councillors.

It included a number of meetings and workshops with the CWG as well as a public survey and public exhibition which captured the views of the wider community. The process that was undertaken is outlined in the diagram opposite. Minutes of these meetings are provided in Appendix E.





**Figure 1** Process diagram

# 2.0 BACKGROUND ANALYSIS AND CONTEXT

To ensure that the recommended future outcomes for Dennis Reserve have responded to the physical opportunities and constraints that exist on the site, a background information review and site analysis process was undertaken, which was supported by a number of specialist studies.

The specialist studies included:

- Asbestos audit report
- Facility usage information
- Building conditions assessment (Appendix D)
- Pedestrian and cyclist data
- Traffic survey
- Soil assessment and management plan
- Parking survey (Appendix B)
- Arborist's report (Appendix C)

In addition to this, a range of strategic work developed by Council was reviewed to ensure that the direction for the Reserve was in alignment with these key driving documents.

These strategic studies were:

- Sport and Recreation Strategy
- Tennis Needs Assessment (Appendix A)
- Open Space Strategy

## 2.1 SUMMARY OF COUNCIL STRATEGIES

The following points summarise the key findings from the relevant Council strategies.

<p><b>HEALTH AND WELLBEING PLAN 2013-2017</b></p> <p>Key directions for Dennis Reserve</p> <ul style="list-style-type: none"><li>▪ Foster cultural expression and life-long learning</li><li>▪ Engage people in healthy and active lifestyles</li><li>▪ Enhance neighbourhood character and be respectful of the heritage elements</li><li>▪ Protect and enhance the public open space network</li><li>▪ Engage residents in the decision-making process</li></ul>	<p><b>AGEING WELL STRATEGY 2007-2017</b></p> <p>Key directions for Dennis Reserve</p> <ul style="list-style-type: none"><li>▪ Ensure the site is well connected via public transport and walking paths</li><li>▪ Access to affordable social activities</li><li>▪ Actively engage residents in the decision-making process</li><li>▪ Ensure social activities are accommodating for a diverse range of communication skills</li></ul>	<p><b>SPORT AND RECREATION STRATEGY 2014</b></p> <p>Key directions for Dennis Reserve</p> <ul style="list-style-type: none"><li>▪ Enable our people to be active</li><li>▪ Strengthen support and connections between community and sporting clubs</li><li>▪ Deliver quality community infrastructure, supportive of all community needs and conducive to recreation</li><li>▪ Raise awareness of and enable people to actively participate in sport and recreation</li></ul>	<p><b>YOUNG PEOPLE'S PLAN 2013-2017</b></p> <p>Key directions for Dennis Reserve</p> <ul style="list-style-type: none"><li>▪ Engage all cultures and ages</li><li>▪ Ensure the design is gender inclusive</li><li>▪ Ensure the site meets community needs</li><li>▪ Ensure there is a diversity of facilities</li><li>▪ Address mental health issues</li><li>▪ Ensure site is well connected and safe via public transport and walking</li><li>▪ Encourage participation and consider the needs of young people</li></ul>
<p><b>DISABILITY ACCESS AND INCLUSION STRATEGY 2013-2017</b></p> <p>Key directions for Dennis Reserve</p> <ul style="list-style-type: none"><li>▪ Inclusive design for improved accessibility</li><li>▪ Engage residents in the decision-making process</li><li>▪ Inclusive design for increased participation</li></ul>	<p><b>PLAY SPACE STRATEGY 2013-2023</b></p> <p>Key directions for Dennis Reserve</p> <ul style="list-style-type: none"><li>▪ Opportunity for play within a 500m radius of all households</li><li>▪ Design play spaces with a high level of safety</li><li>▪ Provide well-landscaped play spaces</li><li>▪ Improve connectivity to other areas of open space.</li></ul>	<p><b>OPEN SPACE STRATEGY</b></p> <p>Key directions for Dennis Reserve</p> <ul style="list-style-type: none"><li>▪ The Williamstown part of the Williamstown/Williamstown North precinct has a good proportion of open space per person.</li><li>▪ An increasing population resulting from higher density residential development will increase demand for open space.</li></ul>	<p><b>TENNIS NEEDS ASSESMENT 2017-2027</b></p> <p>Key directions for Dennis Reserve</p> <ul style="list-style-type: none"><li>▪ Tennis demand has increased in the Williamstown area</li><li>▪ To meet this demand, 6 additional courts are required, with 2 of these courts to be located at Dennis Reserve</li></ul>

# 2.2 OPEN SPACE PROVISION

## CURRENT COMMUNITY PROFILE

Williamstown and Williamstown North comprise of a comparatively high proportion of school aged children and the highest number of secondary school students (12-17 years). The area also has a large cohort of adults aged between 35-69 years and couples with young children. The number of young children and young people under 18 years and those aged 35-69 years increased in numbers over the census period.

## FUTURE TRENDS

Population forecasts from 2016 anticipate all age ranges will increase, particularly the 50-69 age group.

Small scale infill development is predicted to continue in this precinct (i.e.: less than 3 lot subdivisions) with few sites identified for larger scale development.

A likely by-product of increased small-scale development, is an incremental loss of private open space and an increase in the demand for locally accessible open space.

## OPEN SPACE DEVELOPMENT RECOMMENDATIONS

A focus for this precinct is creating quality passive open space with a range of settings and facilities to cater to the diverse local community, particularly older people, people with a disability and school aged children including teenagers.

A priority in this precinct is also managing areas of high use and distributing open space uses to minimise impacts.

This precinct has significant heritage values that should be interpreted, protected and celebrated as part of open space improvements and activities.

Numerous upgrades are proposed in this precinct.

## HIERARCHY OF OPEN SPACE

Dennis Reserve has been classified as a neighbourhood level open space. Neighbourhood open space is defined as being of a minimum area of 1ha and servicing a 500-800m catchment.



Figure 2 Access to Open Space - Walkable Catchment Map

Table 1 Population growth projections for Williamstown / Williamstown North (Source: Census)

Population (number of people)			PROJECTED % INCREASE
2016	2036 FORECAST	PROJECTED INCREASE	
16,401	18,669	2,268	12.13%

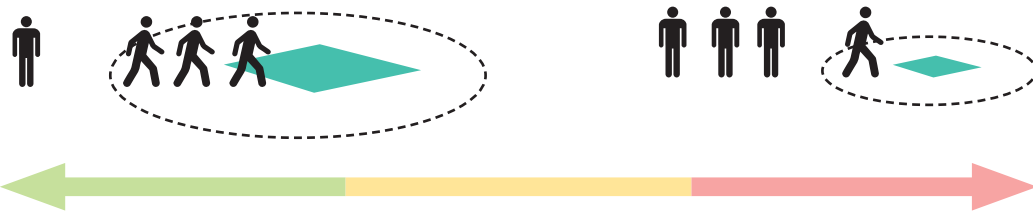


Table 2 Residents within walking distance of open space by precinct

Precinct	% of residents within 400m walking distance of open space	
Newport East	100%	Higher than average cover (based on metropolitan average), good walkability / access
Williamstown - Williamstown North	99%	
Newport West	98.6%	
Seabrook	98.4%	Reasonable total area with poor walkability/access; OR Poor total area and reasonable walkability /access
Laverton	95.6%	
Altona - Seaholme	80.9%	
Altona Meadows	74.9 %	
Brooklyn	80.64%	Lowest average cover Lowest walkability / access
Spotswood - South Kingsville	80%	
Altona North	79.4%	



## 2.3 DEMAND FOR TENNIS IN HOBSONS BAY

The Tennis Needs Assessment (TNA) confirms the future planning and development of Council's tennis infrastructure and identifies priorities for the effective and sustainable delivery of the sport within the municipality. The project commenced in January 2017 and included extensive consultation with Tennis Victoria, local tennis clubs and the Hobsons Bay community. The TNA was developed concurrently with the Sports Facility Needs Analysis and the Open Space Strategy.

The report outlines future tennis facility needs as short, medium or long term priorities. These priorities best meet the current and future needs of the sport for the community of Hobsons Bay. The key short term priority works in TNA include the construction of six additional courts in the east of the municipality (four at Bayside College and two at Dennis Reserve). The provision of these additional courts will bring the provision ratio to a rate that is consistent with the current municipal average. The focus in the west within the short to medium term is to renew and better utilise the facilities available, while the medium term focus for the central area of the municipality is to renew the courts and fencing at the Altona Tennis Club.

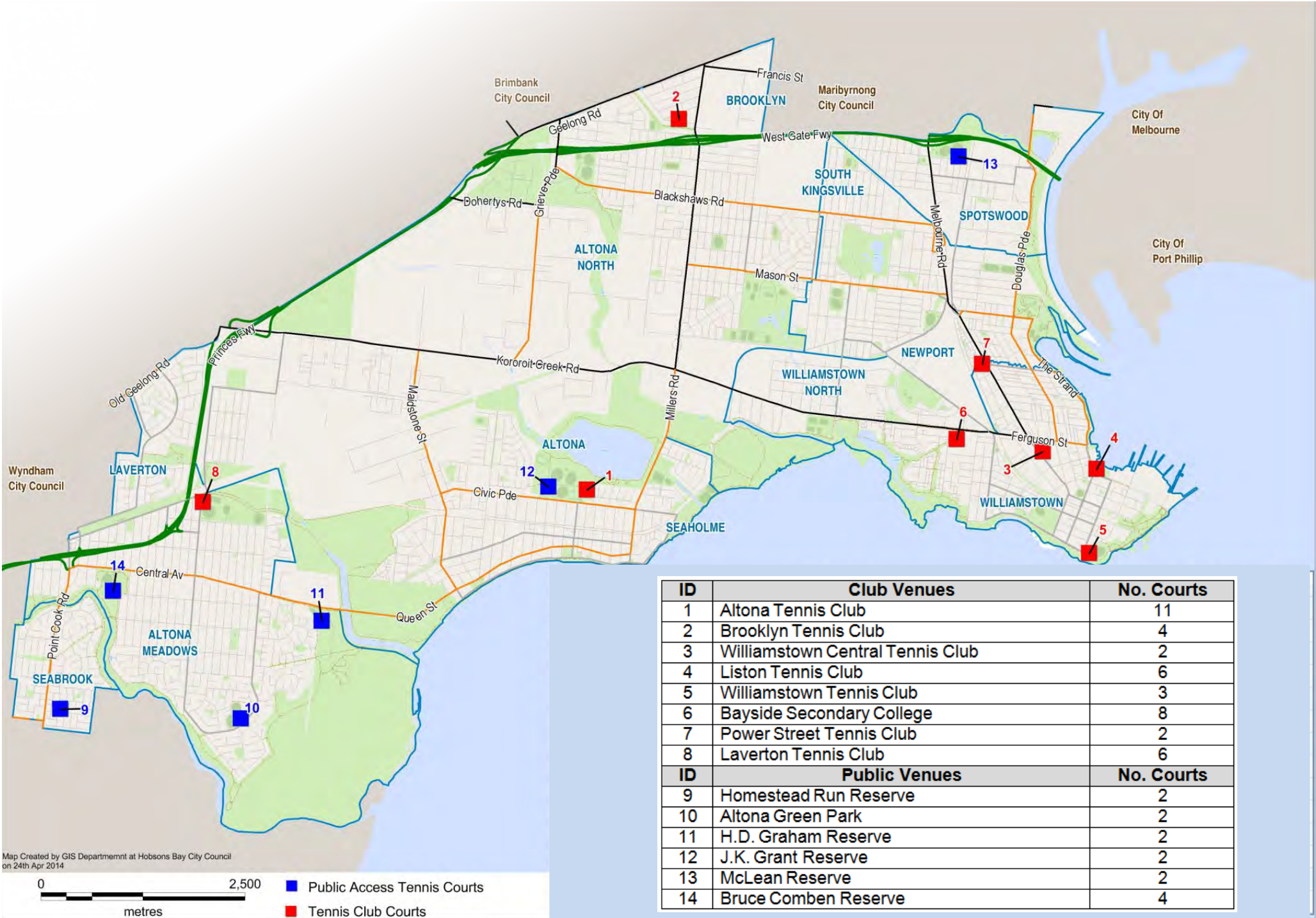


Figure 3 Tennis courts in Hobsons Bay



# 2.4 DENNIS RESERVE SITE ANALYSIS

Dennis Reserve is 1.36 hectares in size and is crown land for which Hobsons Bay City Council is the committee of management. All areas of the reserve are zoned Public Park and Recreation (PPRZ).

## IMPLICATIONS AND OPPORTUNITIES FOR THE MASTERPLAN

- The number of facilities within the Reserve dilute the parkland quality.
- All mature trees are in good condition and should be retained. A number of the trees have heritage value including the rows of Canary Island Date Palms that border the Reserve.
- Soil contamination has implications with regard to disturbing soil and community garden outcomes, however there are no immediate health concerns associated with the soil contamination.

LEGEND	
	Healthy trees
	Low worth trees
	Moderate worth trees
	High worth trees
	Crossing safety issues
	Courts / greens
	Bowling green
	Existing building, good condition
	Existing building, detail below
1	SENIOR CITIZENS CENTRE average condition repairs are required
2	TENNIS CLUB reasonable condition cracking to the slab and wall. Compliance works needed
3	LADIES BOWLING CLUB poor condition, disused extensive works required
4	WILLIAMSTOWN BOWLING CLUB good condition
	Elevated levels of benzo (a) pyrene TEQ detected (Sub surface soils)
	Elevated levels of benzo (a) pyrene TEQ detected (Surface soils)



Figure 4 Dennis Reserve - existing conditions





- LEGEND**
- Photo location
  - Inactive / private edge
  - Through linkage / connection
  - Shady and green
  - Ferguson street edge (main frontage)
  - Melbourne road edge (secondary frontage)
  - Noise generating interface
  - Poor view lines
  - Pedestrian crossing
  - Barrier / edge
  - Existing facility
  - Heritage feature
  - Community
  - Hospitality
  - Retail
  - Residential

**Figure 5** Dennis Reserve & surrounds - existing conditions

1:2000 @ A3  
0 20 40 60 80 100









# 3.0 PUBLIC SURVEY

Following a request by the CWG, a public survey was conducted to capture the broader views of the community. The survey received 606 responses. The following graphs and key points provide a summary of key questions and responses.

## 3.1 SUMMARY OF RESPONSES

All facilities and spaces that currently exist in the Reserve are used by the community. Respondents mainly use the reserve to walk through to shops and services (19%), for the Seniors Centre (18%), to walk within the reserve (14%), for the tennis courts (13%) and for relaxation purposes (12%).

In terms of the potential future use of the reserve, the top three responses received were:

- 1. Buildings/facilities for a range of community activities (14%), as well as rest and relaxation (14%)
- 2. Tennis (10%)
- 3. Community garden (9%)

A third of respondents (33%), mentioned the amenity of the Reserve. Respondents liked the landscaping – greenery and well-established trees, as well as shaded seats where they could sit and enjoy the area.

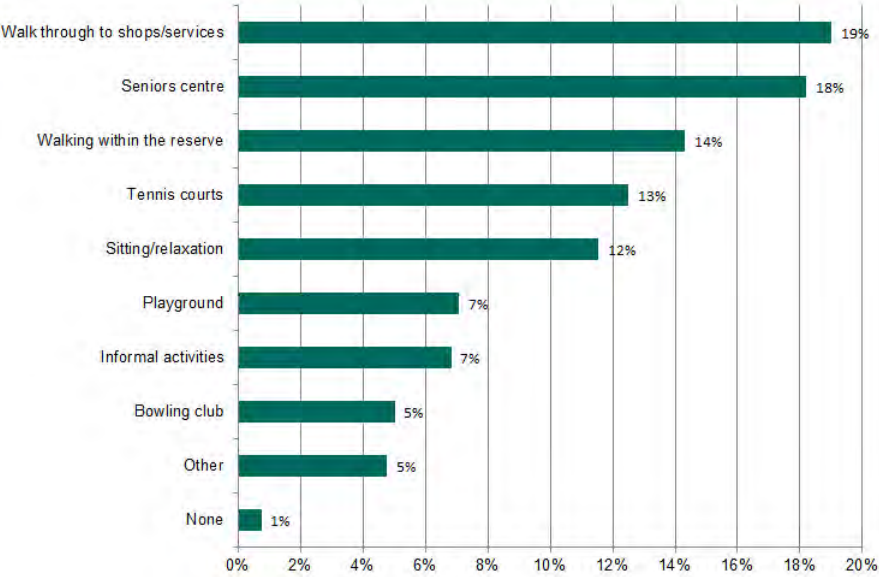
Another common theme is the use of the reserve as a place for activities for the community, including children and older people. The tennis courts, bowls club and Senior Citizen's Centre contribute strongly to the sense that this is a space that people can use.

Concerns were raised about the future of the Reserve in terms of loss of open space area, the treatment of the former ladies bowls club and the upgrade of the Senior Citizens Centre.

### IMPLICATIONS AND OPPORTUNITIES FOR THE MASTERPLAN

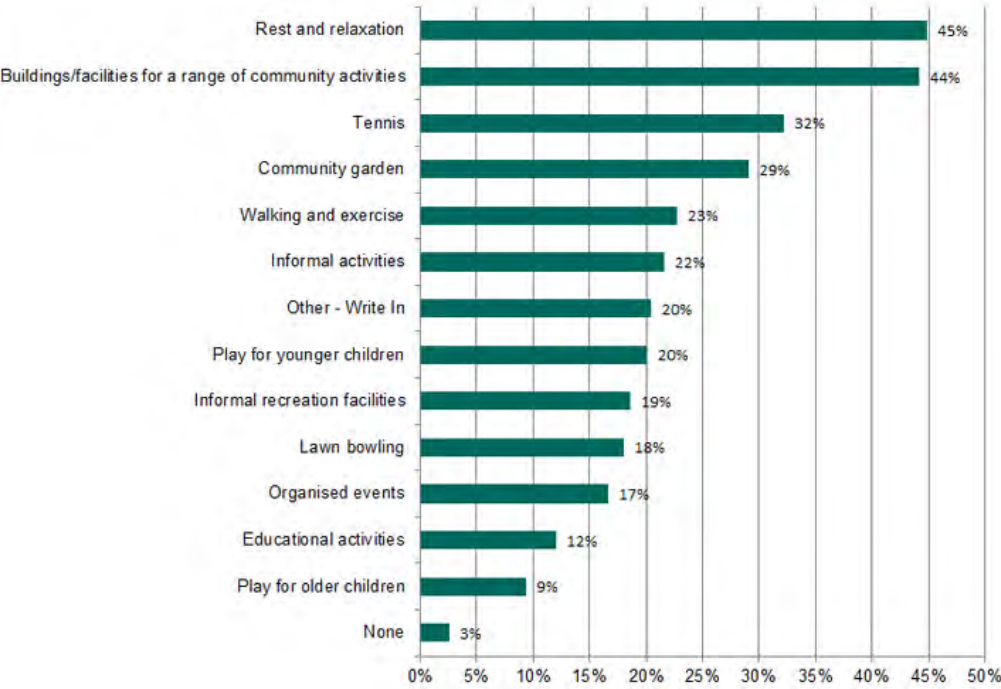
- The public survey highlighted the importance of the green space values on the site.
- There is high support for the space being used for wide community benefit including a range of functions in addition to green space.
- Consideration around the current facilities on the site is required to ensure these groups have a sustainable future, whether they are located on the Reserve or in the surrounding local area.
- A balance needs to be provided between meeting the needs of the local community in terms of providing adequate green space amenity and providing other facilities on the site, especially for rest and relaxation.

### HOW DO YOU CURRENTLY USE DENNIS RESERVE?

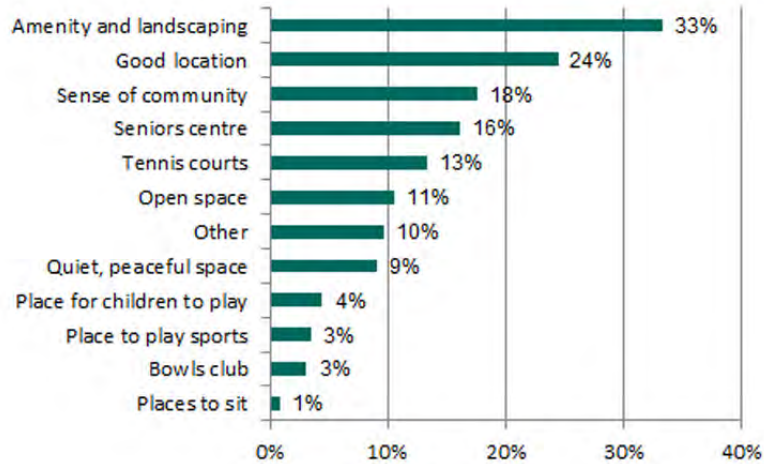




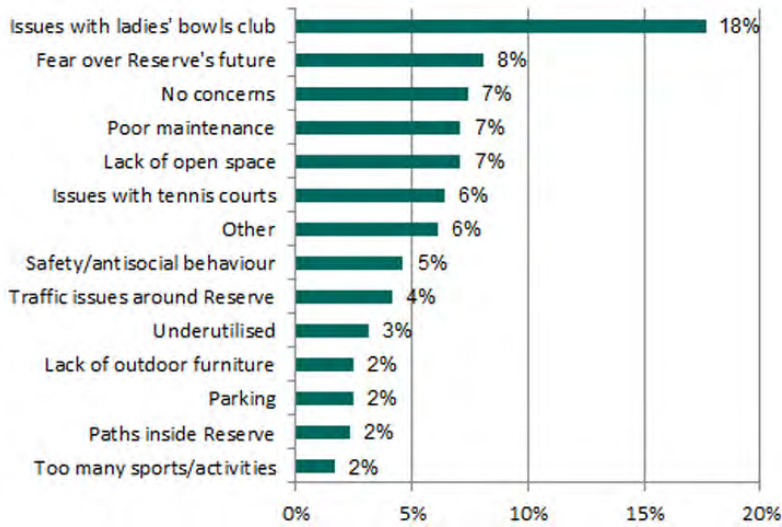
### WHICH ACTIVITIES WOULD YOU PREFER TO SEE SUPPORTED AT DENNIS RESERVE?



### WHAT DO YOU MOST LIKE ABOUT THE RESERVE?



### WHAT DO YOU LIKE LEAST ABOUT THE RESERVE?



# 4.0 GUIDING PRINCIPLES

The following guiding principles, derived from the stakeholder and community consultation as well as the background review, have been developed to drive the masterplan for the Reserve.

**A PLACE TO ESCAPE AND ENJOY THE OUTDOORS**

Ensure that Dennis Reserve continues to perform as one of the major open spaces within the local area.

**A COMMUNITY ASSET**

Provide spaces and facilities for a range of groups from the local area to use, meet and get together.

**A PLACE FOR EVERYONE**

Ensure the Reserve accommodates uses that serve a broad cross section of people and provide for a variety of community functions that are open to the whole community

**GREEN AND LEAFY**

Ensure the landscape and open space character dominates the Reserve with built elements, structures and facilities offering secondary additions within the green space.

**A HERITAGE LANDSCAPE**

Ensure that future upgrades and improvements within the Reserve respect, preserve and celebrate the heritage values.



## 5.0 VISION

**Develop and improve Dennis Reserve to provide a Neighbourhood Park in the heart of Williamstown.**

**The Reserve will be a welcoming green and leafy parkland that recognises and values its heritage. Mature trees, ornamental plantings and open grassy areas will create a retreat and place of rest and relaxation for the local community.**

**The Reserve will support a range of community activities, including active and passive recreation and social gathering opportunities.**



# 6.0 DEVELOPING THE MASTERPLAN

A number of options were prepared in response to the varying preferences of the existing user groups, as well as the broader community. The options were then subjected to a multi-criteria analysis to determine which options best aligned with aspirations and site attributes.

Of the 5 options produced for review by the CWG and Council:

- 1 option maintained the status quo, with the existing 2 courts and pavilion retained, and the remaining central area of the Reserve developed as parkland.
- 3 options explored the potential of retaining the existing 2 courts and adding an additional 2 courts.
- 1 option considered the demolition of the existing courts and pavilion and the development of 4 consolidated courts, with a bespoke shared facility (Dennis Reserve Pavilion).

The irregular shape of the Reserve has resulted in challenges with regards to the most effective tennis court layout, particularly in scenarios involving the retention of the existing courts and the addition of 2 courts.

The shortlisted options - 1, 2 and 4 - are shown in more detail on the following pages.





# 6.1      OPTION ONE



**LEGEND**

Fenced area around courts

Tennis Courts

Landscape Enhancement / remediation areas

Relocated Play area (indicative)

Perimeter path - New Portions

Perimeter path - Existing portions

East-West Pedestrian Link

Existing Tree to be retained

Existing Garden Beds

Heritage items



Figure 6    Option 1 Plan








## 6.2 OPTION TWO (A)

Option Two (A) was a slight variation on the original Option Two. The southern pair of tennis courts has been moved northwards to create a larger central open space.



### LEGEND

-  Fenced area around courts
-  Tennis Courts
-  Landscape Enhancement / remediation areas
-  Perimeter path - New
-  Portions Perimeter path - Existing portions





-  East-West Pedestrian Link
-  Existing Tree to be retained
-  Existing Garden Beds
-  Heritage items



Figure 7 Option 2A Plan

1:1250 @ A3  
0 10 20 30 40 50



# 6.3 OPTION FOUR



**LEGEND**

Fenced area around courts

Tennis Courts

Landscape Enhancement / remediation areas

Relocated Play area (indicative)

Perimeter path - New Portions

Perimeter path - Existing portions

East-West Pedestrian Link

Existing Tree to be retained

Existing Garden Beds

Heritage items

The site plan for Option 4 shows a triangular park area bounded by Melbourne Road, Ferguson Street, and Lyons Street. The plan includes a Senior Citizens Centre, Tennis Club, Bowls Club, and two Bowling Greens. It shows existing trees, garden beds, and a perimeter path. A scale bar and north arrow are included.

Figure 8 Option 4 Plan

0 10 20 30 40 50

1:1250 @ A3

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# 7.0 DRAFT MASTERPLAN

Following the review of 3 final options by the CWG and Council, a preferred option was placed on public exhibition for comment. The preferred option was based on Option 4, and included:

- 4 new, consolidated tennis courts.
- A new shared community facility – Senior Citizens Centre / Tennis Club.
- A new playground within the central space.
- Closure of the north-south connection between the tennis courts and adjacent residences to the east.
- A continuous path network around the southern and central part of the Reserve.
- A path along the western boundary of the reserve along Melbourne Road.
- A new, centralised green space in the area of the disused bowling greens.

Key findings from the community consultation are highlighted on the following page.

## TENNIS NEEDS ASSESSMENT

The Tennis Needs Assessment was undertaken during the course of the masterplanning process. Its recommendations became available after a number of Stakeholder and community engagement sessions and surveys had been undertaken.

The results of the Tennis Needs Assessment influenced the direction of the Masterplan, with Council determining that a 4 court option should be given serious consideration.

### LEGEND

- Key existing routes to be retained
- Heritage elements to be retained
- New continuous path along Melbourne Rd
- New perimeter path connection
- Existing tree
- Existing tree - Canary Island Date Palm
- Lighting along path
- Proposed tree
- Grass
- Garden bed
- Shrubs
- Paths and paved areas
- Fence
- Built form



Figure 9 Draft masterplan exhibited for community consultation

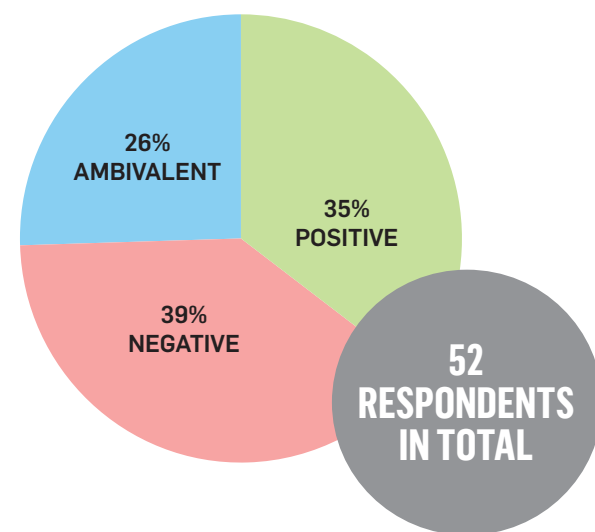


## 7.1 CONSULTATION KEY FINDINGS

### ADDITIONAL TENNIS COURTS

#### A RELATIVELY EVEN SPLIT

across all submissions between positive and negative attitudes towards additional tennis courts.



#### COMMON CONCERNS INCLUDE

##### PRIVATISATION & FLEXIBILITY

- A higher priority being granted to the tennis club (a comparatively **small number of people**) at the expense of the broader community
- Fear that the space is being essentially **privatised**
- Criticism of the **single-use** nature

##### JUSTIFICATION

- Scepticism of the **self-reported data** from Tennis Australia
- Belief that **existing courts** in the local area could be better utilised instead
- Ignoring HBCC Open Space **Strategy**
- Ignoring **previous consultation** results

##### PASSIVE OPEN GREEN SPACE

- Growing **deficit** in the local area
- Placing greater **value** on this
- Being **lost** in favour of courts

### PLAY AND YOUTH PROVISION

Of those who commented  
**9 OUT OF 10**

#### ADVOCATED ONLY **ONE** PLAYGROUND, NOT TWO

Support for **retaining** the existing playground was mostly on cost/wastage grounds

Sentiments supporting **relocation** include

- Safety concerns in the current location
- closer proximity to the kindergarten
- closer proximity to parking

#### 4 RESPONDENTS

Highlighted the need to cater for **older children / teens** as well

### BUFFER SPACE

#### 7 RESPONDENTS

#### EXPRESSED NEGATIVE VIEWS ON **THE SPACE BETWEEN THE TENNIS COURTS AND BACK FENCES**

Issues raised include

- waste of land
- loss of the pathway
- safety concerns

#### COUNCIL DECISION

Following the review of public comments, Council directed the following key changes to the final Masterplan:

- Deletion of the central playground
- Fencing of the existing southern playground and surrounding grassed area
- Enhancement of the space between the courts and back fences, including a connecting path



# 8.0 FINAL MASTERPLAN

The Dennis Reserve Masterplan attempts to balance the competing needs of organised sport and passive recreation activities within Dennis Reserve as well as the needs of the Senior Citizens Centre and its associated user groups.

Whilst the need for greater access to recreational open space is acknowledged, the provision of sporting facilities is also important to maintain an active and healthy community.

## OVERALL PATH NETWORK

The path network has been designed to respond to the changed conditions on site and anticipated desire lines between key destinations, while respecting the historical path layout of the Reserve.

The paths will be primarily constructed of compacted aggregate, such as the existing Lilydale Toppings, to ensure permeability of water and to reduce the impact of construction on sensitive root zones. New paths will be built above existing surface level where roots are present.

Where all abilities access is required to the new Dennis Reserve Pavilion and the Bowling Club, sealed paving is proposed.

### LEGEND

- Central east-west link to be paved, widened and illuminated
- Heritage elements to be retained
- New continuous path along Melbourne Road
- Other new and/or reconfigured paths
- New permeable aggregate or existing hard surface
- Existing tree
- Existing tree - Canary Island Date Palm
- Proposed tree
- Existing tree to be removed

- Key areas for seating and lighting
- Grass
- Garden bed
- Shrubs
- Fence
- Built form
- Existing facilities to be demolished
- PTV Bus stop
- Accessible parking to be retained



Figure 10 Dennis Reserve Masterplan

1:1250 @ A3  
0 10 20 30 40



## 8.1 NORTHERN PORTION

### DENNIS RESERVE PAVILION

The existing senior citizens centre and the tennis club will be demolished and replaced with a new, purpose-built shared community facility (Dennis Reserve Pavilion). The facility will be located at the north western corner of the new tennis courts.

To meet the specific needs of the user groups, a technical brief for the facility will need to be developed during future stages of the project. It is anticipated that the facility will need a floor area in the vicinity of 450m<sup>2</sup>, with an outdoor plaza space located between the building and the courts.

### TENNIS COURTS

The Tennis Needs Assessment identified the need for an additional 6 courts within the Williamstown area. Of the 6 courts, 2 can be accommodated at Dennis Reserve as part of an upgrade of the Williamstown Central Tennis Club.

With only 2 courts and a poor standard clubhouse/pavilion, the most effective approach to improve viability and meet demand is to demolish the clubhouse and 2 existing courts and replace them with 4 new courts and a new, purpose-built facility shared with the Senior Citizens Club, and associated users.

From a performance and functional perspective, the courts should be arranged in a regular two by two layout, with an orientation as close as possible to north – south. The consolidation of the courts towards the north of the reserve results in a large area of open space within the centre of the reserve, between the tennis and bowls facilities.

The tennis courts have been offset from the eastern boundary, primarily to avoid the root zone of the existing, high value vegetation. Additionally, the offset has the benefit of providing a buffer for court lighting, reducing the potential for light spill into residential properties.

The tennis courts will incorporate book-a-court technology which enables public access to the courts when they are not being used for club activities.

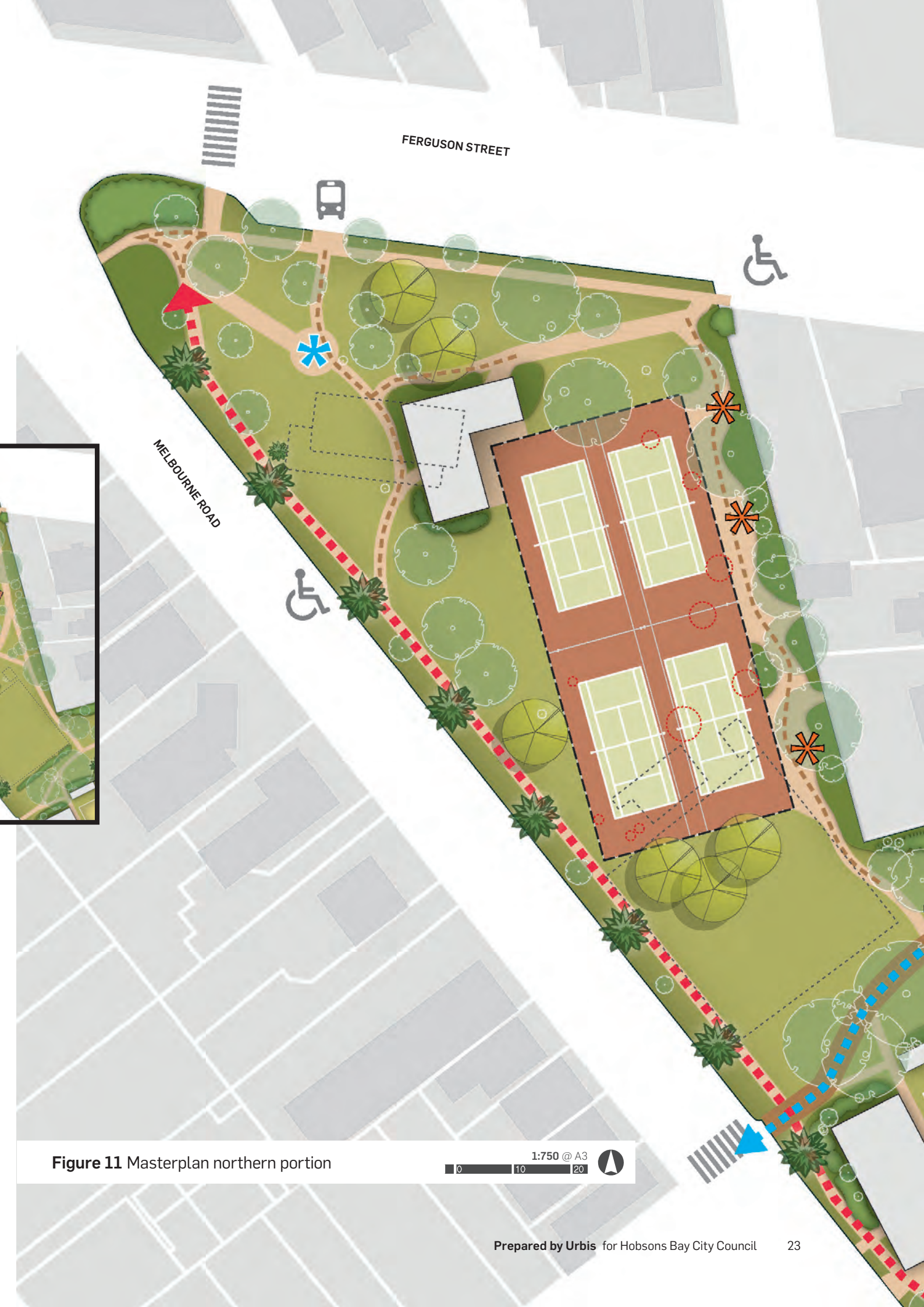
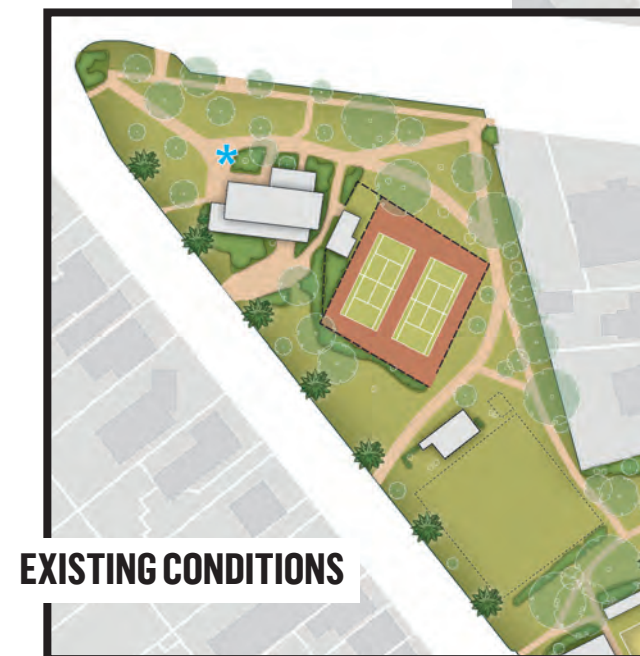


Figure 11 Masterplan northern portion

1:750 @ A3  
0 10 20



## 8.2 CENTRAL PORTION

### TENNIS COURT - EASTERN CONNECTION

Although the area between the tennis courts and the neighbouring properties to the east may result in a potentially unsafe, semi-enclosed space, it is also recognised that the pathway through this area is well used by the community and affords informal access to the rear of two adjacent properties. Therefore, closure of the space is difficult and other actions will need to be implemented to improve actual, as well as perceived safety.

Views to the pathway through this space will be possible from Melbourne Road through the highly visually permeable chain mesh fence. Additionally, court lighting associated with the after-hours use of tennis courts will result in increased passive surveillance from the tennis courts after dark.

Low level lighting will also be provided along the pathway to allow for visibility of the path surface and surrounds, as well as facial recognition.

The landscape amenity through this area will be improved, with sightlines maintained through the pruning of low branches of existing canopy vegetation. Additionally, any ground level planting will be of a low height to maintain visibility.

Seating nodes will also be provided along the eastern edge, to allow for viewing of tennis matches.

### CENTRAL OPEN SPACE

The central open space area is to be developed as a quiet, parklike space in the centre of the reserve, utilising the amenity provided by the existing tree cover.

The existing east-west asphalt path will be widened to 1.5m and the women's bowls club building and greens removed and reinstated with lawn. New garden beds will be established along the residential boundary and the edge of the bowls club.

A number of nodes, comprised of seating and lighting, will be developed adjacent to the pathway.

The proposed passive use in this location will result in reduced levels of noise impacting on the nearby residents.

### EXISTING CONDITIONS

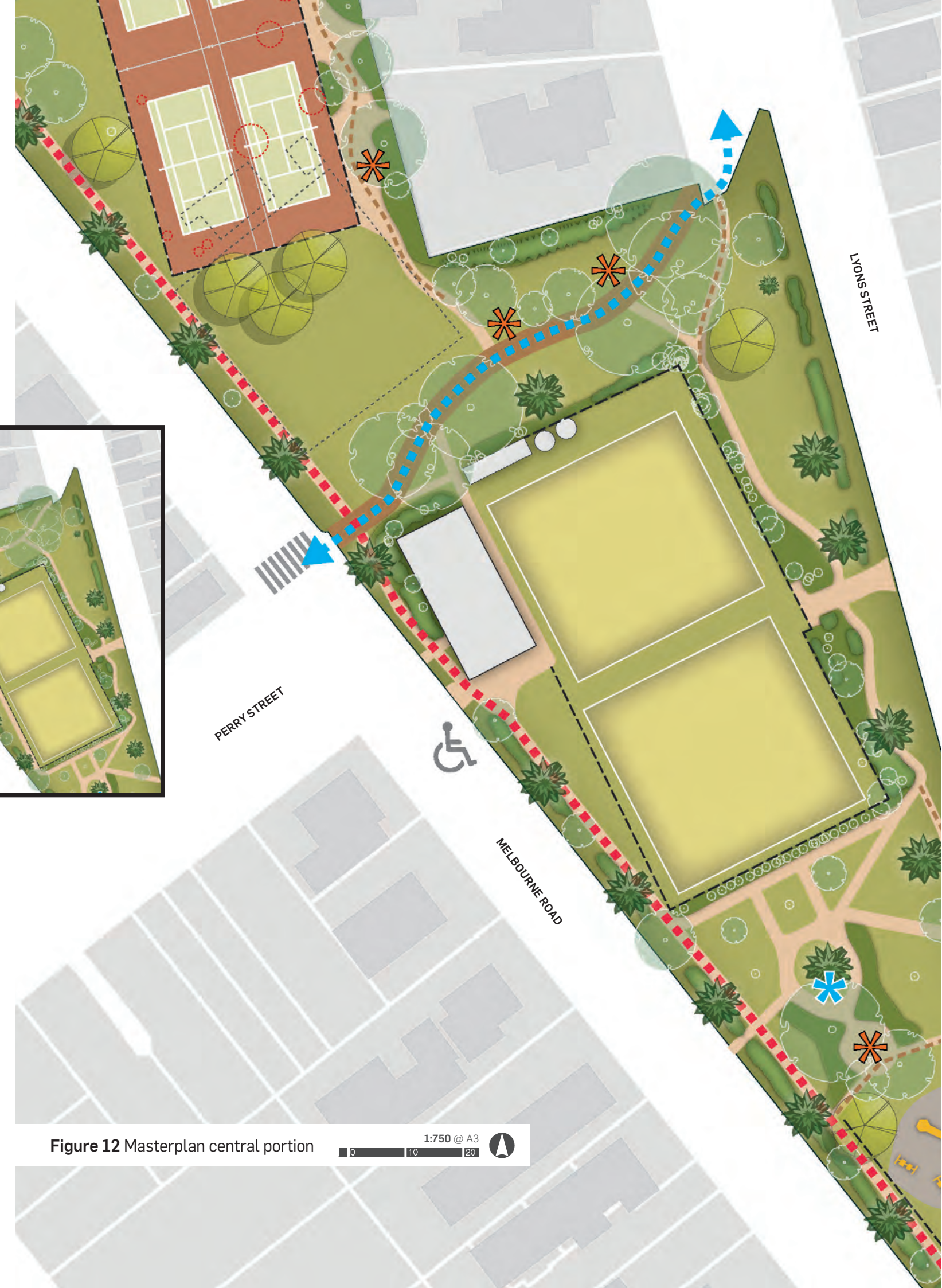


Figure 12 Masterplan central portion

1:750 @ A3  
0 10 20



## 8.3 SOUTHERN PORTION

### PLAYGROUND

The playground has been retained in its current location to the south of the Reserve. This has been driven by 2 key factors:

- The extent of, and the good quality and condition of the existing play equipment.
- The desire to create a quiet, parklike space in the centre of the reserve.

The proximity to adjacent roads is perceived as a risk to users. As a result, a fence is proposed to reduce the potential for children to wander onto the roadways. Additional boundary planting is provided to improve the sense of enclosure.

An open sided shelter with picnic setting will be provided inside the fenced area. The improved seating outside of, and to the north of the play area, will take advantage of the shade and amenity of the existing treed area.

### EXISTING CONDITIONS

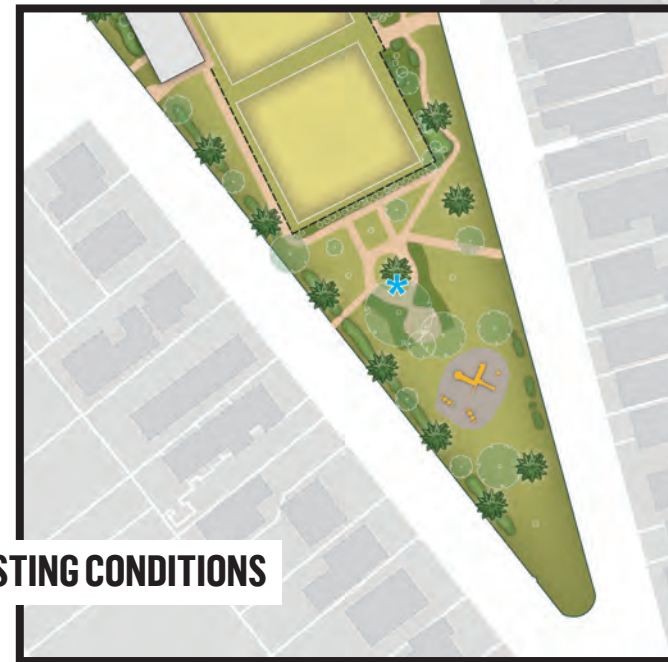


Figure 13 Masterplan southern portion

1:750 @ A3  
0 10 20



# 9.0 IMPLEMENTATION

## 9.1 STAGING

The works are proposed to be implemented in three stages. The majority of the investment will occur in the first stage and the final stage. The remaining works in between will be of a relatively low order of cost.

## 9.2 COSTS ESTIMATES

Indicative costs for implementation of the components of the Masterplan are based on similar recent Council projects:

Stage 1	\$1,200,000
Stage 2	\$350,000
Stage 3	\$3,500,000
Total	\$5,050,000

LEGEND

Demolish / relocate

New landscape elements



## STAGE 2

- Enhancement of landscape surrounding tennis courts including
  - new trees
  - path and informal spectator seating with low level lighting between the courts and back fences
- Upgrade east-west pathway with widened paving, lighting and seating
- Provide secondary connecting path near Lyons St
- Construct Melbourne Road perimeter path with landscape enhancement at Ferguson Street / Melbourne Road corner
- Upgrades to playground surrounds, including new fencing, and perimeter planting
- New secondary paths to the east and north of the playground
- Enhanced seating node north of playground

## STAGE 3

- Demolish existing senior citizens centre and temporarily relocate users to another facility off-site
- Construct new multi-purpose community building
- Remediate surrounding landscape
- Reconfigure connecting paths to support desire lines



