City of Kingston

Bonbeach Sports Reserve

Redevelopment Masterplan

Final Report

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SECTION ONE - INTRODUCTION

1.1 Purpose and Objectives of Study

The purpose of the study was to produce a cohesive plan to guide the long term redevelopment of Bonbeach Sports Reserve. The objectives of the study were to:

- Determine the current and future functions of the Reserve.
- Assess the condition of the Reserve and its facilities from a landscape, functional, access, structural, environmental and safety perspective.
- Identify the facility needs of existing and potential users groups and how these needs could be addressed.
- Investigate opportunities to consolidate/enhance existing facilities at the Reserve and improve the passive spaces.
- Prepare a masterplan for the Reserve which contains a prioritised list of development works and estimates of the costs of these works.

1.2 Project Methodology

The methodology for the development of the masterplan was divided into eight related stages. A brief summary of the stages is as follows:

- **Stage 1 - Project Definition meeting** - A meeting was held with Council staff for the purpose of clarifying the objectives of the masterplanning process and discussing in detail any key/sensitive issues.
- **Stage 2 - Literature Review** - Relevant Council files, strategy documents and operational policies were reviewed.
- **Stage 4 - Leisure trends/Demographic projections** – Relevant leisure and demographic trends were analysed and the implications of these characteristics for the future development of the Reserve were identified.
- **Stage 5 - Existing conditions/use** - The existing conditions at and use of the Reserve were described. This description has the following components:
  - A written assessment of the physical condition of the individual components of the Reserve (Section 4.2)
  - A plan which illustrates and describes the condition of the components of the Reserve (See Plan A).
Stage 6 - Consultation - User clubs, relevant Council officers, Councillors, other interested group and residents were consulted about their use of the Reserve and the improvements that were needed.

Stage 7 – Draft Report - The findings of the previous research were documented in a draft report. Included in this report were a list of the works suggested by key stakeholders, an assessment of the merit of each works item, a set of recommended works and a preliminary masterplan. Council officers and relevant stakeholders reviewed the report and suggested deletions and additions were noted.

Stage 8 - Final Report – The draft report and masterplan were amended, where appropriate, in response to feedback provided in Stage 7. The draft report was converted into a final report.

1.3 Cricket fields and ovals

The Reserve is predominantly used for cricket and football. There are 5 cricket fields with north-south orientation that in winter transform into 4 football ovals with east-west orientation (see plan below). The fields are described in this report as fields 1-5 when referring to cricket and ovals 1-4 when referring to football.
SECTION TWO - LITERATURE REVIEW

2.1 Purpose of Review

This section presents the findings of the literature review. The purpose of the review was to ensure that the masterplan’s recommendations were consistent with and took into consideration the relevant recommendations, strategic directions and policy positions of previous Council planning processes.

2.2 Documents

The following documents/files were reviewed:


Council’s Plan 2005-10

This Plan outlines Council’s key goals and objectives for the period 2005-2010. The goals and objectives that have relevance to Bonbeach Sports Reserve are as follows:
Goals

• A safe and accessible environment with appropriate infrastructure assets that meet community needs now and in the future.
• A sustainable green environment that enhances the appeal and quality of life in Kingston.
• A healthy and secure community.

Objectives

• Ensure pedestrian, bicycle and vehicular flow is safe and efficient.
• Establish open space amenities that are appropriate for all potential user groups.
• Maintain Kingston’s diverse environment, culture and building heritage.
• Create an environment in which people can feel safe.

City of Kingston Open Space Strategy 2000

The purpose of this Plan was to provide a long term strategic plan for the provision, development and management of open space areas in Kingston. The Plan contains a series of guiding principles for the management of open space. The principles most relevant to the masterplan for Bonbeach Sports Reserve are as follows:

• Equity of access to open space will be considered in the location, character design and cost of a venue.
• Any change to public open space will only be undertaken following adequate community consultation.
• Reduction in open space provision will only occur if there is a compensatory enhancement of other sites.
• A diverse array of open space will be provided.
• Open space will be managed at a standard appropriate to its use and purpose.
The development and management of open space will be used to contribute to the quality of the built environment, protect heritage and strengthen cultural values.

Open space will be enhanced through planning actions that integrate, consolidate and add to existing and future provision.

The capacity of existing open space resources will be appropriately used before additional resources are provided.

Where appropriate, open space development and management will use innovative approaches in order to meet changing community needs and environmental circumstances.

Community involvement in the management, planning and development of open space will be enhanced.

The development of open space will respond to the needs and aspirations of the community.


This document builds on the Open Space Strategy (2000). The Strategy contains a comprehensive analysis of the values and functions of open space types in Kingston, adequacy of open space in each local area; diversity of opportunities within the network of open space available for recreation; urban design solutions to maximise the use of open space; and the impact of Melbourne 2030 and Council's Residential Strategy on open space provision.

The Strategy classified individual parcels of open space by their catchment, function and setting. Bonbeach Sports Reserve was classified as a local level facility whose function is sport and setting is lawn, turf/open grassy area.

The Strategy contains a number of principles, objectives and recommendations which have relevance to the redevelopment of Bonbeach Sports Reserve. These are as follows:

**Sport**

- Ensure open space areas with a sports function are able to support viable clubs, in particular ensure that a single pavilion is supported by multiple playing fields.
- Council should support sports clubs that are prepared to initiate moves to enhance their growth and development.
- Where further residential growth is occurring adjacent to existing sports grounds, Council should consider expanding smaller sites to make them more viable.
Walking and Off Road Trails

- Create circuits for exercise by linking up existing off road paths, open spaces and corridors.
- Develop further trails along linear open spaces.
- Create a hierarchy of trails to serve cycling, skating, running, wheelchair users and children’s activities.
- Create a safe connection to an off-road trail within about 400m of every house.
- Create perimeter circuits around the perimeter of large parks.

Access for People with a Disability

- In all development, ensure all furniture entries, play facilities, water and sports facilities are accessible.
- Consider providing more parks with sensory stimuli.
- Ensure that the degree of accessibility and availability of appropriate facilities is well advertised and promoted.
- Remove barriers and retrofit for accessibility.
- Provide a hierarchy of parks and play equipment areas reflecting a degree of complexity/play value and challenge as well as a degree of accessibility.
- Provide better opportunities for people with a disability to participate in community life through universal good design, rather than the provision of specialised or segregated settings.
- For all parks, investigate basic ways of increasing accessibility into the park, to play equipment and a range of activities and to social opportunities for children to interact with others.

Playgrounds

- Diversify play experiences and landscape setting types where two playgrounds are close to each other.
- Ensure diversity of play spaces that cater for ages and abilities.
Social Family Recreation

- Ensure that an SFR space or play equipment is within 500 metres of each household.

Dog Exercising

- Provide an equitable distribution of off lead exercising areas.
- Continue to monitor issues associated with animal management in open space.

The evaluation also contains an assessment of open space by local area. Bonbeach Sports Reserve is located in Area 9C. The findings and recommendations relating to Area 9C which have general or specific implications for the Reserve Masterplan are as follows:

- Area 9C has relatively high populations of children and youth and a high proportion of 18-24 year olds. It has the second lowest household size of all the suburbs in Kingston and the third highest proportion of lone person households.
- Local Area 9C lacks open space for relaxation and contemplation. The northern section does not have open space and the area next to Bonbeach TAFE site is underserved.
- Multiple playing fields at Bonbeach Sport Reserve create economies of scale and offer increased viability for sport.

Feasibility Study for a Leisure Development in the Southern Area of the City of Kingston 1999

The aim of this study was to provide a long term strategic plan for the provision and management of leisure opportunities and/or facilities in the southern area of the municipality (including Bonbeach) taking into account the needs of the local community. The study found/recommended that:

- The southern area has a high proportion of leisure resources located centrally between Precinct 5 and 6. Bonbeach is located in Precinct 6.
- There is a sufficient supply of passive open spaces in Precinct 5. There is a lack of space in Precinct 6.
• There are 20 facilities which have an active component. Pavilions and social facilities at some Reserves are in need of enhancement.

• Bonbeach Basketball Stadium is the main indoor active sporting facility in the southern area. The Stadium’s appearance requires upgrading for it to compete with other centres in the area. Increased promotion, more effective signage and enhancement of the appearance of the facility may assist the centre to maximise participation. A re-launch of a new improved facility may also increase the profile of the centre.

• Programs for youth, older adults and people with disabilities; bicycle paths/walking trails; libraries and local parks were very important to residents.

• The residents wanted drinking fountains, rest areas and better standard amenities to be provided along bike/walking tracks. They also wanted the tracks to be linked and lit.

• Future planning should focus on maintenance and enhancement of the existing facilities.

• Development of leisure facilities should be focussed in the identified “Recreation Nodes” (areas where a number of facilities are grouped together - Bonbeach Sports Reserve is not nominated as a node but has many of the same attributes as places that have been nominated). Linkages to and support amenities in the “Recreation Nodes” should be upgraded where possible.

• Council should undertake an upgrade program for the Bonbeach Stadium over the next 3 years and establish better directional signage along the main travel routes to the centre.

• Council should recognise that any future need for additional stadiums in the southern area of the municipality should be incorporated into the existing Bonbeach Recreation Centre.

• Council should undertake a signage improvement program at all Council leisure facilities, with signs designed to be consistent, eye-catching, easy to read and informative.

• Council should develop and undertake a maintenance and enhancement program at existing facilities, in association with clubs and community groups.

• Council should add value for the community through public and community art projects at sporting, recreation and community facilities i.e. in the planning and design of facilities, clubrooms, parks community centres etc.

• Council should identify appropriate linkages and develop these between the foreshore “Activity Nodes” and the major inland “Recreation Nodes”, establish common directional and interpretive signage along the links and give consideration to naming each of the “Recreation Nodes”.
Women in Sport - A Participation Study 2002

This Study examined the levels of participation of males and females in sporting activities and the leisure industry and the barriers which prevent participation. With respect to the sports played at Bonbeach Sports Reserve, the study found the following participation levels:

- Cricket: males 96%/females 4%.
- Football: males 97%/females 3%.
- Basketball: males 56%/females 44%.

The general recommendations emerging from the study that have relevance to the Bonbeach Sports Reserve are:

- In designing new sports facilities or upgrading existing facilities, Council should ensure that developments incorporate the needs of women and girls.
- Where the review of sporting facilities has shown that sporting resources are used predominantly by males, Council should seek to encourage more female sports at these venues.
- Council should offer incentives to sporting clubs to encourage participation by females, people from non-English speaking backgrounds, older adults and people with disabilities.
- Council should work with sports clubs and other providers to assist them to offer more flexible timing/scheduling of sporting activities which are better targeted to the needs of women and girls.
- Council should work with sporting clubs to increase participation of women and girls in sporting activity by offering activities more suited to the needs of women and girls.
- Sporting activities should be provided across all age ranges and at various levels, regardless of skill.
Leisure Choices for Shift Workers Strategy 2003

The purpose of this Study was to identify ways of increasing the participation of shift workers in recreation activities. The Study found that a high proportion of shift workers experienced personal, social and medical problems and that participation in recreation activities helped to lessen these problems. The Study made the following recommendations which have relevance to Bonbeach Sports Reserve:

- Council should work with sporting clubs to develop leisure programming opportunities for shift workers e.g. scheduling games and training at times suitable to shift workers.
- Council should seek interest from sporting clubs and their Associations for the trial of midweek competitions.
- Council should trial a pilot program which encourages shift workers to participate in recreation activities on the way to or home from work e.g. walking and jogging groups.
- Council should develop avenues for shift workers from CALDB to get access leisure activities that are popular with their communities and are sensitive to their cultural and settlement needs.

Youth Leisure Needs Study 2006

The aim of this Study was to identify the key issues relating to youth leisure needs in Kingston and make recommendations to address these issues. The Study found that:

- Age, gender and cultural background can impact on leisure choices for young people.
- Young people desire more activities, including active and non active options.
- Barriers to participation include financial constraints, lack of facilities, lack of transport, parental concerns and peer pressure.
- Intra personal constraints are powerful barriers to participation, including self esteem, confidence and motivation.

The recommendations listed in the Study that have relevance to Bonbeach Sports Reserve Masterplan are as follows:
Council should directly support participation of young people in recreation by:
- Providing leisure and recreation opportunities, including supporting existing services and facilities to become more accessible to young people.
- Promoting a range of appealing, safe, accessible and affordable facilities that aim to attract and cater for a diversity of young people within each local area.
- Involving young people in the planning and provision of recreation activities and events by consulting with young people in the planning and design of public places and facilities.

Council should ensure that a focussed and co-ordinated approach is taken to the provision of recreation opportunities for young people and raise the awareness of the recreation community to the leisure needs and choices of young people.

Leisure Choices for Older Adults 2002

The aim of this Plan is to outline directions and actions to increase the participation of Kingston's older adults in recreation. The findings and recommendations of the Plan that have relevance to Bonbeach Sports Reserve are as follows:

Findings

- The participation of older adults in recreation activities can substantially improve their health and prolong their independent lifestyle.
- Older adults possess skills that could be very beneficial to smooth and successful running of local recreation groups.
- Kingston has a diverse range of community infrastructure. This infrastructure needs to be made more suitable, where appropriate, for older adult recreation e.g. seats and shelter along walking paths.
- Kingston has an opportunity to take a lead in the development of innovative strategies to engage older adults and facilitate their participation in activities across the City.

Recommendations

- Identify places to walk in each local area and nominate points of contact along the walking circuits.
• Adopt the concept of ‘older adult friendly’ and ‘safe havens’ for older adult i.e. safe areas where they may sit, use a toilet or use a phone.
• Review the provision of toilets across the City to increase the accessibility of toilets for older adults and where toilets are provided ensure they are signed, open, clean, accessible and gender specific.
• Consider the needs of older adults in accessing community and sporting facilities as part of the Disability Action Plan.
• Continue to review the accessibility of pathways and community facilities.


The purpose of the Bicycle Strategy is to outline a framework for the management of Kingston Bicycle Network. The Strategy divides the network into 4 categories:

• Principal Bicycle Network (PTN) – network of arterial on road bicycle routes developed and managed by VicRoads.
• Metropolitan Trail Network (MTN) – network of recreational bicycle routes, mostly off road, but with some road reservation links, with management of implementation primarily by Parks Victoria in partnership with local Councils and VicRoads.
• Local Bicycle Network (LTN) – local network of road reservation and off-road trails that provide local links between the MTN and PTN, managed and implemented by the relevant municipal council.
• Bay Trail – a component of the MTN.

The Strategy provides a map of the network and outlines the works that will be undertaken on the local network over the next 5-10 years. The map shows that Bonbeach Sports Reserve is directly linked to the bicycle network which runs along the outside of the Reserve’s eastern boundary. This makes the Reserve highly accessible by both bike and foot.
Playground Development Strategy 2003

The Study outlines a strategy for the management and provision of playgrounds in the City of Kingston. The objectives of the strategy are to:

- Review existing playgrounds and standard of equipment in these playgrounds.
- Review level of usage and level of demand for playgrounds in each local area.
- Recommend a hierarchy of playground facilities.
- Recommend strategies to ensure the efficient and effective use of funds allocated to maintain playgrounds, play equipment and associated amenities.
- Outline principles and guidelines for the future planning and management of playgrounds in the City with a focus on improving the diversity of playground provision.

The findings of the Strategy that have relevance to Bonbeach Sports Reserve are as follows:

- There are 13 playgrounds in Local Area 6, of which 9 are seen to be essential for the creation of a hierarchy of district, local and neighbourhood playgrounds.
- No regional playgrounds are proposed for the precinct. There is need for an additional neighbourhood playground in the area.
- The playground at Bonbeach Sports Reserve is classified as a neighbourhood level facility. The playground should incorporate at least one shelter/shade area; a minimum of 1 table and seats for picnics; socialising etc; two seats (3-seaters) for supervising parents in close proximity to the play area and with clear sightlines; and limited landscaping and planting to enhance the amenity of the site.

2.3 Implications of Review for Masterplan

The strategies/plans contain principles, objectives, directions and general and specific actions that should be considered in the development of the Bonbeach Sports Reserve Masterplan. These are:

- Creating an environment where people feel safe.
- Developing facilities in open space that contribute to the quality of the built environment.
Encourage community involvement in the development of open space.

Ensuring the use of sports pavilions is maximised – i.e. single pavilions serving multiple playing fields.

Supporting clubs that are prepared to help themselves.

Creating perimeter path circuits around large parks.

Ensuring facilities within open space are disability accessible.

Providing diverse play spaces that cater for different ages and all abilities.

Providing an equitable distribution of dog off lead areas.

Upgrading the Bonbeach Basketball Centre.

Improving directional signage to the Reserve.

Developing public art works at sporting, recreation and community facilities.

Ensuring the redevelopment of sporting facilities considers the needs of women and girls.

Expanding leisure opportunities for youth.

Making open space areas ‘older adult friendly’.

Ensuring the playground at Bonbeach Sports Reserve meets the standard for a neighbourhood level facility.
SECTION THREE - THE RESERVE

3.1 Introduction

The purpose of this section is to outline the open space context of and occupancy, maintenance and management arrangements at Bonbeach Sports Reserve.

3.2 Open Space Context

3.2.1 Location, components and nearby Reserves

Bonbeach Sports Reserve is an 11.75ha park located off Cannes Avenue, Royal Avenue and Scotch Parade in Bonbeach (see Map 1). The Park is predominantly an active sporting reserve. It comprises:

- 5 playing fields (3 with turf wickets and the remainder synthetic).
- 2 court basketball stadium.
- 3 football/cricket pavilions.
- 2 sets of cricket nets (one recently installed).
- A playground and large grassed informal play area.
- SES and Council nursery depots.
- 3 formal/informal carparking areas.

The reserve is bounded by residential areas to the west and north, a Melbourne Water Retarding Basin to the east and Patterson River Country Club to the south. Vehicle entry to the reserve is from Cannes Avenue and Scotch Parade. Pedestrian access is from Cannes Ave, Scotch Parade, Royal Avenue and the shared trail on the eastern boundary.
5 other significant parcels of open space are located within 2kms of the Park (see map 2). These include Chelsea Recreation Reserve (1), Bicentennial Park (2), Beasley Reserve (3), Chelsea Pony Club (4), Patterson River (5) and Ray Dore Reserve (6).

With the exception of the Bicentennial Reserve, the other parks are essentially active sporting reserves providing for tennis, football, netball, baseball and lawn bowls. The closest soccer fields are at Edithvale Recreation Reserve which is 2kms from Bonbeach Reserve.

Table 1 – Nearby Reserves

<table>
<thead>
<tr>
<th>Area</th>
<th>Reserve</th>
<th>Facilities</th>
<th>Function</th>
</tr>
</thead>
</table>
| 1    | Chelsea Recreation Reserve | Cricket/football field(turf)  
 Bowling greens  
 2Tennis courts  
 3Pavilions  
 Playground | Predominantly sporting reserve – tennis, football, cricket, lawn bowls |
| 2    | Bicentennial Park     | Skate Park and slide playground  
 2 baseball fields  
 2 netball courts  
 2 pavilions  
 Significant passive areas | Predominantly passive/informal play reserve with some active elements – netball, baseball |
| 3    | Beasley Reserve       | Cricket/football field  
 6 tennis courts  
 2 pavilions | Predominantly sporting reserve – tennis, football, cricket |
| 4    | Chelsea Pony Club     | Arena  
 Jumping area  
 Pavilion | Equestrian venue |
| 5    | Patterson Country Club | Golf club | Private golf club |
| 6    | Roy Dore Reserve      | Cricket/football field(turf)  
 6 tennis courts  
 4 pavilions  
 Playground | Predominantly sporting reserve – cricket, football, tennis |
3.3 Occupancy and Maintenance Arrangements

Occupancy

The occupancy arrangements between Council and the clubs using Bonbeach Sports Reserve are as follows:

Table 2 – Occupancy arrangements

<table>
<thead>
<tr>
<th>Facility</th>
<th>Organisation</th>
<th>Arrangement</th>
<th>Start</th>
<th>Duration</th>
<th>Expires</th>
</tr>
</thead>
<tbody>
<tr>
<td>Weather Station</td>
<td>Micromet Australia Pty Ltd</td>
<td>Lease</td>
<td>1/10/2002</td>
<td>9 years</td>
<td>30/9/2011</td>
</tr>
<tr>
<td>Basketball Stadium</td>
<td>Chelsea and District Basketball Association</td>
<td>Lease</td>
<td>1/12/2002</td>
<td>5 years</td>
<td>30/11/2007</td>
</tr>
<tr>
<td>Pavilion</td>
<td>Chelsea YCW Junior Sports Club</td>
<td>Lease</td>
<td>30/6/1994</td>
<td>9 years</td>
<td>31/5/2003</td>
</tr>
<tr>
<td>Scout Hall</td>
<td>1st Chelsea Heights Scout Group</td>
<td>Lease</td>
<td>1/7/2001</td>
<td>9 years</td>
<td>30/6/2010</td>
</tr>
<tr>
<td>SES Depot</td>
<td>Chelsea SES Unit</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Pavilion and playing fields</td>
<td>Bonbeach Football Club</td>
<td>Seasonal and annual allocations</td>
<td>October or April</td>
<td>6/12 months</td>
<td>March or September</td>
</tr>
<tr>
<td></td>
<td>Bonbeach Tangy Cricket Club</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>St Brigid’s/St Louis’ Cricket Club</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Chelsea YCW Sports Club</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Chelsea Auskick</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Playing field</td>
<td>Chelsea Cricket club</td>
<td>Seasonal allocation</td>
<td>October</td>
<td>6 months</td>
<td>March</td>
</tr>
</tbody>
</table>
Management and Maintenance

Management and maintenance arrangement at the Reserve are as follows:

Table 3 – Management and maintenance responsibilities

<table>
<thead>
<tr>
<th>Organisation/Unit</th>
<th>Tasks</th>
</tr>
</thead>
<tbody>
<tr>
<td>KCC Leisure Planning Department</td>
<td>Allocation of sports fields and pavilions.</td>
</tr>
<tr>
<td></td>
<td>Monitoring compliance with seasonal allocation agreements.</td>
</tr>
<tr>
<td></td>
<td>Inspection of facilities.</td>
</tr>
<tr>
<td></td>
<td>Facilities planning and development (including capital development submissions).</td>
</tr>
<tr>
<td>KCC Parks and Urban Design Department</td>
<td>Maintenance of sports fields and passive areas.</td>
</tr>
<tr>
<td></td>
<td>Maintenance of trees.</td>
</tr>
<tr>
<td></td>
<td>Maintenance of unsealed car parks and paths.</td>
</tr>
<tr>
<td></td>
<td>Maintenance of park furniture and fencing.</td>
</tr>
<tr>
<td></td>
<td>Restoration of turf wicket at end of football season.</td>
</tr>
<tr>
<td></td>
<td>Removal of litter.</td>
</tr>
<tr>
<td>KCC Building Facilities Department</td>
<td>Major structural maintenance of buildings.</td>
</tr>
<tr>
<td></td>
<td>Full maintenance of Curwood Hall and Nursery Depot.</td>
</tr>
<tr>
<td></td>
<td>Maintenance of access roads and sealed car parks and paths.</td>
</tr>
<tr>
<td></td>
<td>Maintenance of training lights.</td>
</tr>
<tr>
<td></td>
<td>Maintenance of essential services.</td>
</tr>
<tr>
<td>KCC Property Services Unit</td>
<td>Management of leases.</td>
</tr>
<tr>
<td>User Groups</td>
<td>Compliance with terms of their leases and seasonal agreements relating to maintenance.</td>
</tr>
<tr>
<td></td>
<td>Full maintenance of building (YCW Pavilion and Scouts).</td>
</tr>
<tr>
<td></td>
<td>Near full maintenance of pavilion (Football Club and Cricket Club).</td>
</tr>
<tr>
<td></td>
<td>Near full maintenance of stadium (Basketball Association).</td>
</tr>
<tr>
<td></td>
<td>Preparation/maintenance of turf wickets during cricket season.</td>
</tr>
</tbody>
</table>
SECTION FOUR – EXISTING CONDITIONS/SITE ASSESSMENT

4.1 Introduction

This section describes the condition of the various component areas of and facilities at the Reserve from a structural, landscape character/design and horticultural quality perspective. The assessment has been made from inspections of the component facilities by the consultant team, discussions with Council officers and Reserve users and reference to condition reports prepared by Council and the Football Club. For the purpose of clarity the Reserve has been broken up into four segments.

4.2 Condition Assessment

Segment 1- Entrance of Cannes Ave to the western edge of cricket field 1 (football oval 1)

- The Reserve has a strong sense of arrival from the presence of the stadium, carpark and play facility.
- The play facility is in good condition and well shaded. The facility is not fenced although it is close to a busy access road.
- Adjacent to the play facility area is a grassed open area which provides a space for informal recreation activities by individual and groups such as kicking soccer balls, flying kites etc.
- Dogs are allowed off lead in this informal grassed space. This could be dangerous for children using the play facility.
- There is insufficient on site carparking on football game days. Cars park in Royal Avenue and surrounding streets causing some irritation to residents. The carparking area south of the pavilion is ill-defined. The gravel surface opens out on to a grassed surface.
- The main cricket and football pavilion is dated and does not meet the facility needs of the clubs. The toilets and change areas are small, the umpires’ and first aid facilities are unsuitable, there is a lack of storage space and there are no toilets on the upper floor.
• The public toilet block is dated and needs upgrade.
• The rebated walls at the corners of the basketball stadium and sports pavilion create dark spaces. This causes safety concerns and litter problems.
• Vehicle access to cricket fields 2 and 3 is restricted.
• The score board and cricket nets are in poor condition. The nets are also poorly oriented – facing towards the pavilion.
• There is limited lighting around the pavilion, scout hall and informal carpark areas.
• There are no external covered spectator areas and there is a lack of seating and shade trees in key areas, such as around the ovals and near the play facility.

**Segment 2 - Cricket fields 1, 2 and 3 (football ovals 1 and 2)**

• The double pipe rail fence around the playing field is dangerous for footballers and cricketers sliding near the boundary.
• The surface of oval 1 is in poor condition due to the lack of water. The area around the synthetic wicket is particularly worn and uneven. The kikuyu grassed areas seem to be struggling and wireweed is growing strongly on oval 1.
• Football oval 1 is narrow and comparatively short. Its length is limited by the turf wicket on cricket field 2.
• The cricket fields are short on the straight hit. There is little buffer to houses.
• The light poles are on the housing fence line and light shines into the backyards of nearly houses.
• There is a reasonably strong tree canopy boundary along the southern edge and a good interface with and attractive views into the adjoining Patterson River Country Club golf course.
• The turf wickets are in a good condition.
There is good access to the Reserve from residential properties abutting the Reserve.

There is limited shade for spectators on the northern side of the Reserve.

There are no paths along the edge of the Reserve and no changeroom facilities for fields 2 and 3.

There is no water to irrigate the ovals due to the current water restrictions.

Segment 3 – Cricket field 4 (football oval 3), carparks and pavilions

There is a dappled canopy of predominantly native trees to the northern and southern boundaries.

Curwood Hall has recently been rebuilt after a fire. It is an attractive and well maintained building with good storage and external undercover spectator areas. It also has 2 internal water tanks providing water for toilets and showers. The Chelsea YCW pavilion is also maintained in good condition.

There are dark and potential unsafe areas around the pavilions.

A sealed well defined carpark is provided. A gravel carpark is also provided. There is evidence the cars are parking off the gravel and causing compaction and stress to nearby trees.

The surface of field 4 is in poor condition.

Flooding problems occur in the carpark.

The water meter is uncovered and can be easily accessed.
Segment 4 – Cricket field 5 (football oval 4)

- The area has a village-green like setting. The surrounding native trees create a feeling of enclosure.
- The connection to the shared trail on the eastern boundary is poorly defined.
- The scoreboard is in poor condition.
- New cricket nets have recently been erected and are in good condition.
- Field 5 is well grassed with kikuyu (except for some minor patches). The surface however is undulating and the low areas can get boggy after rain.
- The field is reasonably small and is used for lower age junior sport. There is scope to make the field slightly bigger by extending to the east and west.
- There are 2 synthetic cricket wickets on oval 4. This is compromising its use for football.

Built facilities

There are a number of buildings in the Reserve – scout hall, basketball stadium/main pavilion, toilet, scoreboard on oval 1, Curwood Hall pavilion, YCW pavilion, scoreboard on oval 4, SES depot and Council nursery depot. The depots, Curwood Hall and the YCW pavilion, are in sound structural condition. The scoreboards need refurbishment. The basketball stadium floor has some water damage which needs rectification. The toilet block is unsightly and needs renovation or removal.

The main pavilion is generally in a sound condition but needs refurbishment. There are some structural and safety concerns – lack of power-points which could overload circuits, raised steps which present trip hazards, some false walls with questionable integrity, tiles lifting in toilets and change areas, roof leaks in the function room and external stairs showing signs of corrosion.

A number of water tanks have recently been installed at the Reserve to collect water for use in toilets and showers and watering street trees. 2 tanks have been placed at Curwood Hall, 1 at the SES depot and 1 at the Nursery. All are 9000L tanks. 3 larger tanks (45000L each) have been installed at the stadium/sports pavilion and 2 more will be erected during the next 12 months.
Plan A – Issues and Opportunities Plan

**AREA 1**
- Strong sense of arrival
  - Presence of the existing car park and play area
- Good access to the edge
- Play areas – good surveillance and location
- Improved access
- View to river
- Good side about area for internal ball games
- Close to play area and family group

- Insufficient car parking
- Multi-use area
- Grand public areas
- Royal Avenue and other side streets - parking a priority
- Related walks to the pavilion create dark spaces
- Afforded car parking south of the pavilion. A grand surface open to a grassed surface
- No outdoor spectator area – no shelter or weather protection
- Dog off-lead zone at play area – threat to children safety
- Lack of vehicle access to Oval No. 2 and 3
- Lack of lighting – particularly for the playground
- Lack of seating and shade trees to key areas such as the oval and the play area
- Poor condition of tarmac surfaces
- Clubs have a plan to rectify this

**AREA 2**
- Uneven turf to the turf cricket oval No. 1
- Double pipe cut to base of the fence is dangerous for footballers and creates sides running to boundary
- Minor footpath area compromised by the existing cricket wickets
- Remote grouping field for football
- No definition to the football field
- Creepers have taken over to the game on the supermarket
- There is a dangerous situation with respect to cricket bats falling on
  - Short length of each field for junior cricket
- No buffer to prevent noise from long list cricket fields
- Fenced box is accessible to the decker on open creating potential danger Light pole on fenceline
- Strong tree-naming boundary
- Good interface to the golf course
- Turf wickets are in a good condition
- Good resident access from private properties
- Limited access for walkways – lack to east and south
- Groups of trees to the northern boundary
- More shade trees to west end
- Peter Kiewit surface – Gough grass as an option
  - Replaced to oval No. 1
- No pavilion
  - Function as a park due to linear layout
  - No change of latitudes for oval No. 2 and 3
- Long way from the pavilion
- No water to irrigate the oval due to the current water restrictions

**LEGEND**

- Play area
- Car park
- Sea view
- Proposed open space
- Upland
- Lowland
- Waterway
- River
- Link
- Pedestrian
- Road
- Existing services
- Proposed services
- Site

**AREA 3**
- Exposed canopy of predominantly native trees in the northern and southern boundaries
- Conceded land
- New
- Beach access

**AREA 4**
- Vintage grass use setting
- Enclosure by native trees, particularly to the southern boundary
- Link to the shared trail
- More critical pathway
- - -
- Often used by other clubs due to poor condition of site physically
- Good steel junior football
- Grassed grass greens surface
  - Better than the west end of the reserve
  - Greens/industrial surface
  - Fresh cricket wickets are not many for the space - the middle wicket is not used
  - Overgrazing used as a football oval

- Poor condition of the soccer field

- Reserves is a concern used on game days
SECTION FIVE - LEISURE TRENDS/ DEMOGRAPHICS

5.1 Introduction

The purpose of this section was to analyse relevant leisure and demographic trends and discuss their implications for the future use of Bonbeach Sports Reserve.

5.2 Leisure Trends

There are a number of general leisure trends which should be taken into consideration in the masterplan. These are as follows:

*General Leisure Trends - Informal recreation*

- More people are choosing to recreate in informal and unstructured ways. As a consequence, activities such as recreational cycling, jogging and walking in parks for exercise and pleasure are becoming more prevalent.
- The rate of pet ownership, particularly as companion animals for older adults, is increasing. Exercising dogs in parks has become a more popular activity.
- The popularity of activities that families can participate in together such as social tennis, picnicking and similar outdoor activities continues to grow.
- Generally, adults are remaining fitter and more active until later in life. This is leading to an increased participation in veteran's sports and more frequent use of open space areas for walking, relaxation and social activities.

*General Participation Trends - Active sport (confined to sports played at Bonbeach Sports Reserve)*

*AFL*

- Participation in Australian Rules football across Victoria is increasing. 539 new teams have been established since 2001 (385 since 2005).
- The majority are junior teams. Of the 322 new teams that formed in Melbourne since 2003, only 13 are senior teams. The outer southern/peninsula region (in which Bonbeach is located) experienced the largest increase in teams with 75 new sides since 2001.
• Of the metropolitan municipalities, Kingston has the 6th highest participation rate in football. A recent sporting needs analysis conducted by Kingston City Council predicts that by 2021 participation in junior football in Kingston will increase by 4.2% and senior football by 1.5%.

**Cricket**

• There has been a steep increase in participation in Melbourne over the past 3 years – a 22% jump in junior teams and 10% in seniors. All areas of Melbourne have increased, the largest rise occurring in the southern metro region (15%).

• Player numbers in the senior competitions operating across Kingston - the Dandenong and District Cricket Association and VTCA - are stable. Numbers in local junior competitions are increasing steadily, particularly in lower age juniors.

• Council’s sporting needs analysis predicts that by 2021 participation in junior cricket will increase by 7.5% and senior cricket by 1.0%.

### 5.3 Demographics

The main catchment areas served by the Reserve for active sport activities are the suburbs of Bonbeach, Chelsea and Patterson Lakes. Table 4 provides population projections for these combined suburbs. An analysis of the projections indicates the following:

• The total population will increase slightly between 2006 and 2011 - by 388 or 2%.

• The sports age cohorts (5 years to 39 years) will decline except the 15-19 age cohorts.

• The middle aged to older age cohorts will all increase with the exception of 80-84 years olds which will slightly decline.

#### Table 4 – Population Projections (Bonbeach, Chelsea and Patterson Lakes combined)

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<th>Age years</th>
<th>Population</th>
<th>% of total pop/n</th>
<th>Population</th>
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<td><strong>100%</strong></td>
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5.4 Implications for Masterplan

The implications of these leisure trends and demographics for the masterplan are as follows:

- The ageing of the local community and the growing popularity of walking for recreation will place increased demand on the passive areas of Bonbeach Sports Reserve. This will heighten the need for improvements to the passive areas, such as the construction of pathways, installation of park furniture and provision of shade and shelter.
- The participation trends for the sports played at the Reserve (cricket and football) suggest that overall demand for the facilities will increase and use by juniors will rise significantly. Therefore, the fields need to be retained for football and cricket in the short to medium terms.
- In the long term, the declining population in the active sports age cohort in the catchment area for the Reserve may result in a fall in demand for the playing fields. This should be periodically monitored and adjustments made to the functions of the Reserve if needed.
- These trends to be considered when developing the masterplan and making decisions about the size and design of pavilions, the provision of passive and play elements and the priority of works.
SECTION SIX - CONSULTATION

6.1 Introduction

This section provides the outcomes of the consultation with the key stakeholders including Council staff, user clubs, local sports associations, nearby schools and local residents.

6.2 Council

6.2.1 Bonbeach Sports Reserve Masterplan – Internal Stakeholder Analysis 2007

Council officers involved in the management of the Reserve were asked at a workshop to indicate any special issues that the masterplan should address. Their comments were as follows:

- The flood mitigation strategy has identified Bonbeach Sports Reserve as a possible storage area or path for a drain to alleviate upstream catchment area. Adequate space should be allowed for the proposed drain.
- Water reuse opportunities should be explored such as collecting and reusing stormwater within the Reserve through the construction of underground storage areas.
- The long term occupation and facility needs of Chelsea SES Unit should be considered in the masterplan.
- The condition and estimated lives of the buildings should be considered. Consolidation may be appropriate.
- Consideration should be given to constructing a path between the stadium and the long beach trail on the eastern edge of the Reserve.
- The carpark often overflows. Consideration should be given to formalising overflow areas.
6.2.2 Recreation Unit

Officers from Council’s Recreation Unit were asked about the role of the Reserve, the Reserve’s current deficiencies, the improvements it requires and the issues that need to be resolved in the masterplan. Their comments were as follows:

• Bonbeach Sports Reserve has a diversity of roles. It:
  - Provides for suburban level outdoor community sport, school sport, school play and informal play
  - Accommodates a number of organisations that operate across sub-municipal catchment areas such as the indoor stadium, SES unit, scout hall and Council nursery depot
  - Provides for informal play and passive recreation (limited areas)
  - Links the shared trail at the eastern end of the Reserve with the residential areas to the west, south and north of the Reserve.

• The deficiencies of/concerns about the Reserve are as follows:
  - The change areas in the main pavilion are dated and lack space and facilities
  - Cricket playing fields 1, 2 and 4 are in poor condition due to a lack of water and heavy competition use, particularly in winter
  - The irrigation systems on fields 1-4 need renewal
  - Field 1 has a synthetic wicket and field 2 a turf wicket. It would be better from a playing and spectator perspective if this was reversed
  - There is a lack of security lighting around the main pavilion
  - The public toilets and cricket nets are in poor condition
  - The cricket nets are poorly oriented with balls being hit towards the pavilion and carparking area
  - Football ovals 3 and 4 have no training lights
  - Cricket fields 2 and 3 have no change pavilions or shaded areas for players and spectators
  - The scoreboard building on oval 1 needs upgrade
  - Cars are parking on the grassed area to the south of the pavilion. This could damage the area, particularly after or during rain
  - There are no externally accessible toilets at the eastern end of the Reserve
- There is a lack of carparking at the eastern end of the Reserve on Sundays when junior football games are played.

• Improvements at the Reserve should be aimed at addressing the deficiencies listed above. Actions should include:
  - Redeveloping the ground floor of the main pavilion to provide suitable changerooms, first aid rooms, storage areas, umpires’ rooms and externally accessible toilets. Preferably, the redevelopment will occur within the existing footprint or at least within the extended lines of the basketball stadium
  - Getting access to a reliable water supply for the grounds
  - Upgrading the irrigation systems once a water supply is secured
  - Renewing the cricket nets and improving their orientation
  - Converting the synthetic wicket on cricket field 1 to turf
  - Converting the turf wicket on cricket field 2 to synthetic
  - Erecting training lights on football oval 3
  - Investigating options for addressing the lack of carparking at the eastern end of the Reserve.

• The matters that need further investigation and resolution in the masterplanning process are as follows:
  - Bonbeach Football Club is keen to refurbish and extend the scoreboard serving cricket field 1. Council’s wants to reduce the number of permanent structures in the Reserve (for aesthetic and maintenance reasons) and would prefer that the scoreboard was a portable facility. However, it recognises that the scoreboard doubles as a storage facility and a permanent structure may be required
  - Council has provided funding for new cricket nets. The location of the nets needs to be determined
  - The turf wicket on cricket field 3 is only used by one cricket club, Chelsea Cricket Club’s 3rd XI Side. The masterplan should determine whether the turf wicket remains or is replaced by a synthetic wicket
  - Football oval 2 is used for training only. The masterplan needs to determine whether this field will be required for competition games in the future and, if needed, how it should be configured (currently there is a turf wicket in each goal square). The Recreation Unit’s preference is that it remain a training area
  - The grassed areas near the main pavilion are used for carparking on training nights and game days. Consideration should be given to formalising the parking area to better control parking
- A perimeter path and a path connection from the Cannes Street entrance to the trail on the eastern boundary of the path would encourage greater passive activity in the Reserve. However, the Reserve is narrow and there is little room between the boundary lines of the playing fields and the fences around the Reserve. The feasibility of installing a perimeter should be explored.

6.2.3 Infrastructure

Building Maintenance

- Council maintains the nursery facilities, Curwood Hall and toilet block at the Reserve and assists with the maintenance of the SES depot, basketball stadium and main pavilion. It is not involved in the maintenance of the scout hall or the Chelsea YCW pavilion. With the exception of the public toilets, the facilities are in sound structural condition.
- The change areas in the main pavilion are dated and need upgrade. The scout hall and SES and Council nursery depots could also be upgraded. The basketball stadium and YCW pavilion are well maintained.
- Council’s maintenance program for the buildings is considered to be adequate.

Building Facilities

- Council will be placing greater emphasis on the upkeep of all the built facilities in the Reserve from an essential services/safe exiting perspective, including the facilities which in the past have been maintained by user clubs (like the Chelsea YCW Pavilion and the Scout Hall. Essential services audits are currently being undertaken on the buildings. Broader condition audits are also being conducted. The significant recommendations from these audits should be included in the masterplan.
- A concept plan has been produced for the redevelopment of the SES facility. Council is investigating funding sources for the implementation of the plan.
- The public toilet block near the main pavilion is dated and needs replacement. Council's preference for replacement is the provision of externally accessible toilets in the pavilion.
### Engineering design

- Council’s flood mitigation strategy recommends that a stormwater drain be installed along the full length of the northern boundary of the Reserve. It suggests that the drain be underground from western edge to the Chelsea YCW pavilion and then, if feasible, open for the remaining section of the Reserve. This recommendation should be noted in the masterplan.

- Water reuse opportunities should be explored at the Reserve and implemented where feasible.

- Upgrade plans and cost estimates have been prepared for the gravel carpark area adjacent to cricket field 5. This information should be considered when developing the masterplan.

- The grassed area to the south of the main pavilion should be better structured for carparking but in a way that does not diminish its use and value for informal play.

### Landscape design

Council’s Landscape Architect was asked to indicate his concerns about the Reserve and suggest improvements. His comments were as follows:

- The playground is in a suitable location. It has good surveillance from the carpark and the basketball stadium and enhancements such as the shade sails, paths and drinking fountains have recently been added. It also complements the adjacent informal play area.

- The main concerns about the park are the inconsistency of the fencing in the park; lack of substantial trees; lack of paths; visual obtrusiveness of the scoreboard; cars parking off gravel areas on informal grass play areas and under trees; and unsightliness of the coaches’ boxes.

- Suggested improvements are:
  - Replace the park fencing with new fencing as per Council’s policy
  - Consolidating built facilities where feasible
  - Restrict carparking to the formal car parking areas
  - Construct a perimeter path
  - Refurbish the scoreboard to make it more attractive
  - Replace the bluestone coaches’ boxes with more attractive structures
- Plant more trees.

The Landscape Architect also advised that Council’s Playground Strategy is currently being reviewed. He will be advocating to the review that all playgrounds at sporting Reserves be classified as district level facilities. If this is accepted, the playground at Bonbeach Sports Reserve would be enhanced and complemented by a higher standard of support infrastructure such as paths, seating, shade and landscaping. This should be foreshadowed in the masterplan.

6.2.5 Parks Development and Management

Council’s Team Leader of Parks was asked for his impression of the Reserve and to suggest improvements. His comments were as follows:

- The Reserve works well as an active sporting Reserve, considering its unusual configuration.
- The playing fields are suffering as a result of their heavy load and water restrictions. Solutions to the water issue are currently being explored. Conversion to warm season grass on the playing fields should be pursued.
- Lights should be erected over football oval 3 as a means of spreading the training load.
- The Council nursery facility needs expansion. This should be allowed for in the masterplan.
- Parking in the grassed areas of the Reserve and under trees should be better controlled.
- The fence around football oval 1 should be replaced by a more attractive and safer fence.

6.2.6 Traffic Planning

Council’s Traffic Planner was asked to advise:

- Whether there were any traffic related works proposed for roads around the Reserve?
- Whether there were problems relating to traffic in and around the Reserve?
• Whether Council would be concerned about any increase in activity in the Reserve that could result in higher traffic volumes?

Her comments were as follows:

• A number of residents have concerns about traffic volumes and speeds in Genoa Avenue, Bondi Road, Royal Avenue and Cannes Avenue. Bondi Road and Royal Avenue residents have also complained about parking problems in their streets. The streets are not wide enough to cater for two way traffic flow and parking on both sides. Royal Avenue has more parking problems than Bondi Road.

• The residents of Genoa Street recently met with Council to discuss their concerns about traffic – mostly “rat runners” and traffic volumes generated by the Reserve. They asked if Genoa Street could be closed. Council advised that this is not possible. Alternative options are to install traffic calming measures – such as a chicane or a one way slow point in Genoa Avenue (between Bondi and Cannes). Council is investigating these options.

• Local residents are already complaining about high traffic volumes, hooning activities, and people from the Reserve speeding in their streets as they leave etc. Signs have been erected at the exit of the car park with the words “Residential Area Please Drive Slowly and Quietly” but some people leaving the Reserve do not take notice.

• A traffic management plan is required which includes an education program for the clubs using the Reserve.

6.2.7 Town Planning

Council’s Town Planner was asked whether there would be any concerns from a town planning perspective, if the masterplan for the Reserve recommended or resulted in the following:

• The erection of more powerful training lights over the playing fields.

• Redevelopment and extension of the main pavilion, SES facilities and/or Council nursery depot.

• Increases in the number of spectators watching sport at the Reserve, the amount of traffic around the Reserve and the numbers of cars parking in residential streets.
The Planner advised that the Reserve was zoned ‘public park and recreation’ and that the erection of more powerful training lights and the refurbishment/extension of buildings at the Reserve would require town planning approval. The major considerations would be whether the works were in character with the Reserve and surrounding areas and whether the lights and pavilion redevelopments would adversely impact on residential amenity.

The Planner stated that there would likely be concerns, from a neighbourhood amenity point of view, if there was a substantial increase in spectator numbers. The main concerns would be noise and traffic. The Planner indicated that the actions recommended in the masterplan would ideally be aimed at reducing not adding to residential amenity concerns.

6.2.8 Local laws

Local laws officers responsible for dog management were asked to give their views on the use of the Reserve by dog owners and whether any changes to the current arrangement for off lead areas were needed. The officers advised as follows:

- The Reserve is an on lead park with the exception of the grassed area on the southern side of the main pavilion.
- This area was prescribed for dog off lead prior to the relocation of the playground to the area. Playgrounds and dog off lead areas are not compatible. Consideration should be given to relocating the dog off lead area to cricket field 5.
- The sporting clubs that use the cricket field 5 could be concerned about dog droppings and people walking through the area when it is used for sport. Most dog owners are responsible and pick up after themselves. Council has engaged an enforcement officer who patrols the beach areas and parks and checks on dog owners. This is having positive effect. Council could erect signs indicating the dogs are to be kept on lead when the area is being used for sport. This has been effective at other sporting Reserves.

6.3 User groups

Officials from the user groups were asked to provide information about the following (where relevant):

- The history of their group.
• Participant/student numbers and trends.
• The activities that the group uses the Reserve for.
• The group’s future aims.
• Predictions about future participant/group numbers.
• The group’s facility needs.
• The viability of the group.
• How could facilities at the Reserve be improved (not just the group’s facilities).
• Any other matters they wanted to raise.

6.3.1 Chelsea YCW Junior Sports Club

• The Club was founded by St Joseph’s Catholic Parish in the 1940s. It began as a football club and later expanded into cricket, netball and basketball. It uses its clubrooms, Curwood Hall, football ovals 3 and 4 and sometimes 2 for football and cricket fields 1 and 5 for cricket. It plays basketball at the Chelsea Stadium and netball at Bicentennial Park.

• The Club fields junior teams only. It currently has a total of 40 teams participating in football (8 teams), cricket (8), netball (7) and basketball (17). In 2000, there were 28 teams - football (8 teams), cricket (2), netball (1) and basketball (17). The Club expects team numbers to continue to grow in the future with harbourtown and other infill development bringing new families to the area.

• The Club is strong. It has dedicated coaches and committee and supportive families.

• The Club tries to be self sufficient. It built and maintains its pavilion/clubhouse at the Reserve and finances any major refurbishment/redevelopment works.

• The Club is generally happy with facilities at the Reserve. Curwood Hall is ideally designed and located. The YCW pavilion is satisfactory and the ovals when have good grass cover.

• The club’s facility needs/wants are as follows:
  – Erection of training lights over football oval 3
  – Extension of football oval 4
- Renovation of football ovals 1 and 3 and conversion to warm season grasses
- Provision of additional carparking
- Erection of a verandah off the YCW pavilion and development of an outdoor social area
- Levelling of football oval 4.

The Club suggested that the following improvements be made to passive areas of the Reserve:
- More trees and park furniture
- Improved pathways
- Enhanced lighting.

6.3.2 Bonbeach Football Club

- The Club was established at Bonbeach Sports Reserve in 1962. It uses the large pavilion and football oval 1 for training and competition and football oval 2 for training.
- The Club has 119 registered players and over 500 members. It competes in the Mornington Peninsula League and has 3 senior teams. It is giving consideration to fielding super rules and colts’ sides over the next few years.
- The Club is strong with a dedicated committee and good support from the families of players. The Club has a close relationship with Chelsea YCW Junior Sports Club. The majority of players are local and many have come from the YCW Club.
- The Club tries to be self sufficient with respect to the upkeep and enhancement of the pavilion, the provision of ancillary facilities like lights and scoreboards and the maintenance of football oval 1.
- The Club is concerned about the condition of the ovals and the changeroom areas of the pavilion. Prior to the water restrictions, the ovals were in good condition. They are now in poor condition, particularly football oval 1. The changerooms are dated and small and do not meet contemporary standards. A recent safety/structural audit conducted for the Club identified a number of defects in the pavilion.
- The Club’s facility needs/request are as follows:
  - Extending and refurbishing the change and amenities areas of the pavilion
  - Providing upstairs toilets in the pavilion and constructing a balcony
- Removing the bottom rail of the football oval 1 fence
- Providing the Reserve with a permanent water source
- Renovating/watering the ovals and installing a split irrigation systems
- Providing shelter and more seating for spectators
- Upgrading the scoreboard
- Improving the pavilion lights
- Upgrading the training lights
- Improving disability access
- Making the pavilion more secure
- Better defining the carpark.

- The Club suggested that the following improvements be made to the passive spaces in the Reserve:

  - More trees and park furniture (where they can fit)
  - Improved pathways
  - Enhanced lighting.

6.3.3 Bonbeach Tangy Cricket Club

- The Club was formed in the 1940s and its home base has always been at Bonbeach Sport Reserve. The Club uses cricket fields 1 and 2, the cricket nets and the pavilion.
- The pavilion was constructed in 1974 by Council. The second storey of the pavilion was not originally available for use by Cricket Club (or Football Club). It was a space for hire and was controlled by the stadium. It was infrequently hired and later leased to the Football and Cricket Clubs who have since paid for its upkeep.
- The Club fields 4 senior teams and around 55 players – 2 turf teams in the VTCA competition and 2 teams in the Southern District and Churches Cricket League which play on synthetic wickets. Most of the players are locals from Bonbeach, Chelsea, Carrum and Chelsea Heights. The Club anticipates that it will field a 5th team either next season or the following year as a result of nearby residential development and more players coming up from the juniors.
The Club is strong - it is financially healthy, has a hard working committee and performs well on the field. It has a close relationship with Chelsea YCW Junior Sport Club who directs its junior cricketers to Bonbeach Tangy.

Overall the Club is satisfied with the facilities at the Reserve. Prior to water restrictions the grass cover was good, the turf wicket and synthetic wickets are in good condition (the Club curates the turf wicket) and the pavilion, although dated, meets the clubs needs in terms of space.

Having access to the multiple fields at Bonbeach Recreation Reserve is considered to be very beneficial. It is convenient for spectators and allows the Club to consolidate its activities at the one location and not spread and thereby fragment its activities across a number of venues.

The Club’s facility needs/requests are as follows:
- New and re-orientated cricket nets
- The synthetic wicket on cricket field 1 converted to turf and the turf wicket on cricket field 2 converted to synthetic
- Access to cricket field 3 when the club forms a 5th side
- Better defined carpark.

The Club indicated that it supports the Football Club’s requests with respect to the upgrade of the pavilion.

The Club indicated that it would consider using the same turf wicket for separate games on Saturday and Sunday if demand warranted and schedules allowed – i.e. the 1sts playing on Saturday, the 3rds playing on the same wicket on Sunday.

6.3.4 Chelsea Auskick

The Auskick program commenced in the early 1970s. It was originally held at Chelsea Heights Primary School but soon outgrew the facilities at the school and shifted to Bonbeach Sport Reserve.

The program operates on Saturday mornings during the football season. Participant numbers over the past decade have fluctuated between 100 and 180. This season the program will have around 130 participants. Their ages range from 5-10 years and around 15% are girls. The participants come from a large catchment area which includes Bonbeach, Chelsea, Aspendale, Edithvale and Carrum.

The program is run by volunteers. It has no trouble getting helpers on Saturday mornings but finds it difficult to attract committee members.

The program normally uses football oval 3 and the Curwood Hall pavilion. This year, it is using football oval 4 because of the poor condition of football oval 3.
• Football oval 3 and the Curwood Hall pavilion fully satisfy the program’s facility needs. Football oval 4 is not quite big enough and the pavilion is a little distant.

• The program’s suggestions regarding the redevelopment of the Reserve are as follows:
  - Expand the carpark area if possible
  - Give consideration to installing a synthetic or turf wicket on cricket field 5 and removing the wicket on cricket field 3
  - Give consideration to converting cricket field 3 to a carpark and rectangular field
  - Plants more trees along then edges of the eastern sections of the Reserve
  - Give consideration to erecting a small pavilion to serve cricket field 5
  - Lower the eastern pitch on cricket field 5 and move the goal posts to the east to make the playing area larger.

6.3.5 Chelsea Scout Group

• The 1st Chelsea Heights Scout Group operates from the Reserve in a hall owned and maintained by the Reserve.

• The group has 34 scouts and cubs and 9 leaders. Most come from the Chelsea/Bonbeach area. The group anticipates that numbers will stay about the same in the future.

• The scouts meet on Monday nights and cubs on Thursday nights. Other activities are occasionally held on weekends.

• In addition to using the hall, the group also holds activities in the grassed areas south of the hall. The group is satisfied with the facilities at the Reserve.

• The group’s facility needs are as follows:
  - Retention of the open grassed area south of the hall for outdoor activities
  - Improved lighting around the hall and in the carparking area.

6.3.6 Chelsea SES

• The Chelsea SES Unit has been operating for 50 years. It was formerly located at Scotch Parade and has been based at Bonbeach Sports Reserve for 5 years. The Unit serves the areas between Parkdale, Patterson Lakes, Balcombe Rd and Lower Dandenong Road.

• The Unit has 20 active members who are all volunteers. The Unit anticipates that numbers will grow in the future.
The Unit operates from a portable building that was relocated to the Reserve from Scotch Parade. It also uses garage facilities that were already located at the site. The portable building barely meets the club’s needs and will not be suitable if the Unit continues to grow in size. It would like to access a purpose built facility preferably on a main road site or at Bonbeach Sports Reserve. A concept plan has been developed for this facility.

Location within the Reserve has benefits. The Unit can undertake noisy activities without causing disturbance. It also can get access to fallen trees for chainsaw practice and use the Reserve for line search practice.

The Unit’s facility needs and its suggestion about general improvements to the Reserve are as follows:
- Development of a purpose built SES facility
- Provision of additional lighting in the carpark and around the buildings
- Provision of additional carparking
- Ensuring that the SES entrance is always kept free of cars.

6.3.7 St Brigid’s/St Louis’ Cricket Club

The Club commenced in the early 1950s. In 2007/8, it fielded 5 senior teams and 6 junior teams and ran a milo Vichit program. Its 1st and 2nd teams play in the VTCA on turf and its lower grade senior team plays in the Dandenong Association on synthetic wickets. The Club’s home base is at Brown’s Reserve which has a synthetic wicket. Therefore, the Club 1st and 2nd grade team play on cricket field 4 and Bonbeach Sports Reserve.

The Club would like to continue using cricket field 4 as a turf ground in the short/long term. The Club is satisfied with the facilities at the Reserve. Its only facility request in that the playing surface be upgraded.

6.3.8 Chelsea Cricket Club

Chelsea Cricket Club commenced in the 1940s. In 2007/8, it fielded 4 senior teams and 5 junior teams and ran a milo Vichit program. It senior teams play in the VTCA, a Melbourne wide turf competition and the juniors play in the local competition. Its 3rd and 4th level teams play on field 3 at Bonbeach Sports Reserve. Last season, the 4th team folded around Christmas.
• The Club would like to continue using cricket field 3 as a turf ground in the short term. However, in the long term, the club may withdraw its 3rd and 4th teams from the VTCA and enter them in a local synthetic wicket competition. If it takes this course of action, the club would ask Council to consider converting the wicket on cricket field 3 to synthetic.

• The Club is generally happy with the facilities at Bonbeach Sports Reserve. Its facility needs/requests are the provision of a shelter serving cricket field 3 and the upgrade of the playing surface.

6.3.9 Chelsea Basketball Association

• Chelsea Basketball Association holds its weekly competitions and representative games at the 2 court stadium in the Reserve. The stadium receives around 6000 attendances per week. Usage has grown over the past 2 years with 12 more teams joining competitions at the stadium and 150 sub-juniors participating in the recently introduced little league program.

• The Association's facility requests are:
  - 2 additional courts. Even though the Association has been investigating the feasibility of joint developing 3 courts with Patterson Lake Secondary College at the school site, its preference has always been to build 2 courts onto the stadium at Bonbeach Recreation Reserve
  - A larger office area
  - Refurbished change areas
  - Turnstiles in the foyer area
  - Repair of water damaged floor.

6.4 Associations

The associations that the clubs participate in were asked to give their impression of the facilities at Bonbeach Sports Reserve. The comments of the associations were as follows:

• The Mornington Peninsula Football League (the league that Bonbeach Football Club competes in) indicated that it was generally satisfied with the facilities at the Reserve. It said that in normal weather periods the ground surface was good. It recommended that the main pavilion be redeveloped to provide larger changerooms for players and better facilities for umpires. The umpires' rooms should have suitable facilities for women.
The Frankston and District Junior Football League (Chelsea YCW Football) stated that the facilities at the Reserve were satisfactory. The playing fields are in reasonable condition considering water restrictions. The pavilion also provides suitable facilities. Suggested facility improvements are lights over football oval 3 and additional carparking.

The Victorian Turf Cricket Association (Bonbeach Tangy Cricket Club and Chelsea Cricket Club) recommended that a shelter/s be provided for cricket fields 2 and 3. Alternatively the synthetic wicket on cricket field 1 could be converted to turf. It was satisfied with other facilities at the Reserve.

The Dandenong and District Cricket Association (St Brigid’s/St Louis’ Cricket Club) indicated that cricket field 4 and Curwood Hall were considered to be good facilities and suitable for the level of cricket played by St Brigid’s/St Louis. It requested that the turf wicket be retained cricket field 4.

6.5 Residents, Local schools, Local Interest/community groups

6.5.1 Survey of local residents

A mail out survey was distributed to households situated within 1km of the Reserve. The survey asked householders to respond to the following questions:

- How long they had lived at their current addresses?
- Had they used the Reserve in the last two years and how often?
- What they use the Reserve for?
- What was their main mode of travel to the Reserve?
- How important are the individual facilities?
- How they would rate the standard of the facilities?
- If they were non-users, why they did not use the Reserve?
- What could be done to encourage them to make greater use of the Reserve?
- Whether they wanted to make any general comments about problems at or improvements to the Reserve?
A full analysis of their responses is provided in Appendix A. A summary of the main findings of the surveys is as follows:

- 182 households responded to the survey. 151 that use the Reserve and 31 that do not.
- 38% of the respondents had lived in the Bonbeach area for more than 15 years and 37% for less than 7 years.
- The dominant household types were couples with children living at home (32%), single persons (27%) and couple only (26%).
- The most popular reasons for using the Reserve were walking for exercise (52% of respondents said that they walk in the Reserve at least weekly), walking the dog (43%), enjoying the environment (38%), using playground (23%) and relaxation/contemplation (22%).
- The modes of travel to the Reserve were walking (78%), car (13%) and riding bike (12%).
- The most important facilities at the Reserve (in order) were trees (64% of respondents ranked them as very important), grassed areas for informal play (60%), pathways (56%), seats (52%), toilets (45%), football cricket fields (43%) and playground (42%). The least important were the scout hall (16%), carpark (25%), new pavilion - Curwood Hall (25%) and basketball stadium (26%).
- The facilities that were considered to be of the poorest standard/quality were toilets (43% rated the toilets as being in poor condition), 35% seats, football/cricket fields (27%) and pathways (25%).
- The main reason why non-users were not visiting the Reserve were the facilities ‘do not meet needs’ (26%) and 21% stated that they not use the Reserve because they ‘do not know what is available in the Reserve’ (21%).
- The popular responses to what improvements could be made to encourage greater use by users and non-users of the Reserve were more seating (58%), more shelter/shade (53%), additional planting and landscaping (53%), more walking paths (49%), additional toilet facilities (45%) and improved playing surfaces (25%).
- The common themes expressed by residents in the written comments section of the survey were as follows:
  - No new buildings should be constructed in the Reserve
  - A swimming centre is needed in the Bonbeach/Chelsea area. Bonbeach Reserve could be a good location
  - Traffic is a problem at the Reserve. Cars are disturbing residents when they leave the Reserve at night and enter the Reserve on Sunday mornings. They are also causing traffic congestion when parking in nearby streets on game days
  - The playing fields are in poor condition due to a lack of water. A permanent, reliable water source is required
– Dogs should continue to be allowed off lead in the Reserve. The location of the off lead area near the Reserve is not suitable from a safety perspective. Bins and bags should be provided
– Litter management and control should be improved in the Reserve
– The play facilities should be enhanced. The age range catered for should be broadened with facilities for older children and youth being provided. Support facilities like seats, tables and shelter should be provided
– There are some safety concerns in the park – hoon behaviour with cars, dogs off lead near playground, the cricket net facing the carpark and spectator areas, the playground near the access road
– It needs to be recognised that the Reserve is an active sporting venue and that works proposed for the Reserve should not adversely impact on this function.

6.5.2 Residents' forum

An open forum was held for residents living around the Reserve and groups that used the Reserve. Approximately 45 people attended the forum. The residents were able to view existing conditions and suggested improvement plans and asked to make comment. Their comments were as follows:

• Provide access to the Reserve off Royal Avenue so as to reduce traffic on Cannes Avenue, Bondi Road and Genoa Avenue.
• Royal Avenue should be sealed to discourage hoon driving.
• The dog off lead area conflicts with the playground. Relocate dog off lead area to cricket field 5.
• Parking around part of football oval 1 needs to be retained.
• The gravel path around the perimeter of the Reserve is not required. People already walk this circuit and do not need a path.
• A path is needed to improve accessibility for people with mobility problems, pushing prams or riding gophers.
• The perimeter path could encourage more spectators to enter the football play area without paying. This should not be encouraged.
• Install an exercise circuit.
• The path is only needed on the south side of the Reserve.
• Locate the scorers' box with the scoreboard on the south side of Reserve.
• The scoreboard has a storage area for cricket wicket covers and other equipment. If the scoreboard is removed, a space for this equipment would be required.
• Upgrade the scoreboard and coaches box on football oval 1.
• Provide new fencing around football oval 1.
• Provide new scoreboard on football oval 4.
• Retain the synthetic wicket. If made turf, it would make the centre half forward area very boggy which is not appropriate.
• Water conservation and recycling should be maximised at the Reserve.
• Investigate potential of using bore water on the Reserve.
• Provide better quality grass on the playing fields.
• Cricket net should be pushed towards the boundary fence of the Reserve to avoid wear of the playing fields.
• Ensure that new tree planting does not encroach onto the playing fields or create little traps.
• Establish a Committee of Management for the Reserve comprising residents and sports groups. Committee should meet twice a year around change over time.
• Retain and enhance the bio-diverse vegetation.
• Make the main pavilion accessible for disabled persons. Provide a lift for better access.
• Retain the shade sails over the playground.
• Provide play facilities for older age children – basketball ring, rebound wall etc.
• Provide undercover seating in play area.
• Improve fencing around the playground and provide a barbeque.
• Provide a BMX track/circuit near football oval 4.
• Involve local schools in community arts projects at the Reserve.
• Ensure that activity at the Reserve does not add to traffic problems in surrounding streets.
• Provide externally accessible toilets in the new pavilion.
• Provide a verandah off the main pavilion.
• Improve lighting around the scout hall.
• Paint a mural on the scout hall.
• Give consideration to providing angle carparking on Bondi Road.
• Provide an additional basketball court.
• Provide a smooth surface for skate board use.

6.5.3 Chelsea Community Renewal Group – Local Action Plan

The Action Plan was developed by the Renewal Group in consultation with the Bonbeach and Chelsea communities. The plan contains aims/recommendations which have relevance for the Bonbeach Sports Reserve Masterplan. These are:

• Provide more seating in parks, especially for older people.
• Upgrade public toilet facilities.
• Provide more activities for youth.
• Support public art activities to improve the presentation of open space.
• Explore clubs organising activities for social sports.
• Undertake a lighting audit and improve lighting in public parks.

6.5.4 Local schools

Two schools are located within 2kms of the Reserve – Chelsea and St Joseph’s Primary Schools. Chelsea PS uses the Reserve about 6 times per year for interschool sports (football and cricket). It suggested that the following improvements be made to the Reserve: refurbish the public toilet, replace the fence around football oval 1 and improve the surface of the playing fields – warm season grass, better drainage. St Joseph’s PS is located 2kms from the Reserve. It also uses the Reserve for interschool sports and made similar suggestions about improvements.
SECTION SEVEN – MASTERPLAN OPTIONS

7.1 Introduction

This section lists the improvements to the Reserve identified in the condition assessment or suggested by key stakeholders and assesses the merits and feasibility of these improvements.

7.2 List of Improvements/Assessment of Merit

The improvements identified through the research are listed in table 5. It should be noted that some of the recommendations present opposing positions. Assessments of the merit of the suggested improvements listed in table 5 are provided in table 6. The assessments have been made after consultation with relevant Council staff and key stakeholders. An analysis of the information in the tables indicates the following:

- Most stakeholders, particularly Council staff and residents, want the passive recreation spaces and facilities within the Reserve to be enhanced. This includes a perimeter paths, park furniture, playground, shade and trees.
- The provision of more seating, particularly around the playground and the main spectator areas was also considered to be very important.
- Residents and Council’s Planning Officer were emphatic that the redevelopment should not result in a loss of neighbourhood amenity. There were particular concerns that increased usage may cause traffic and parking issues.
- The user groups want the issue of carparking within the Reserve to be resolved.
- The sporting clubs and residents place a high priority on enhancing the playing surfaces.
- The provision of public toilets is very important to user groups and residents.
- Making the Reserve safe is considered to be critically important.
- Residents, user groups and Council are keen for water reuse opportunities to be explored.
### Table 5 – Suggested improvements to the Reserve

<table>
<thead>
<tr>
<th>SUGGESTED IMPROVEMENT</th>
<th>SOURCE</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Council Staff</td>
</tr>
<tr>
<td>General</td>
<td></td>
</tr>
<tr>
<td>Enhance safety in the Reserve. Install additional lighting around buildings, carparks and playground.</td>
<td>√</td>
</tr>
<tr>
<td>Develop a perimeter path around the Reserve. Link to Cannes and Royal Avenues and the walking track at eastern end of Reserve.</td>
<td>√</td>
</tr>
<tr>
<td>Install an exercise circuit.</td>
<td></td>
</tr>
<tr>
<td>Ensure facilities in Reserve are disability accessible.</td>
<td>√</td>
</tr>
<tr>
<td>Ensure that the redevelopment of the Reserve does not promote activities that would detrimentally impact on neighbourhood amenity.</td>
<td></td>
</tr>
<tr>
<td>Improve directional signage to and within the Reserve.</td>
<td></td>
</tr>
<tr>
<td>Undertake a public art projects as part of the Reserve’s redevelopment.</td>
<td>√</td>
</tr>
<tr>
<td>Provide more seating in the Reserve around the walking path, pavilions, spectator areas and playground.</td>
<td>√</td>
</tr>
<tr>
<td>Limit carparking to the defined and sealed carparking areas.</td>
<td></td>
</tr>
<tr>
<td>Allow but better control parking on the grassed area south of the main pavilion.</td>
<td>√</td>
</tr>
<tr>
<td>Install an underground stormwater drain along the northern fence line as recommended in Council's Flood Mitigation Strategy.</td>
<td>√</td>
</tr>
<tr>
<td>Continue to explore water conservation and reuse opportunities.</td>
<td>√</td>
</tr>
<tr>
<td>Provide BMX circuit/jumps.</td>
<td></td>
</tr>
<tr>
<td>Upgrade the playground to a district level facility as per Council guidelines:</td>
<td></td>
</tr>
<tr>
<td>• Access to 50 car spaces</td>
<td></td>
</tr>
<tr>
<td>• Access to public toilets</td>
<td></td>
</tr>
<tr>
<td>• 2 bbqs, 4 tables, 4 seats and 4 shelters</td>
<td></td>
</tr>
<tr>
<td>• Play elements suitable for children aged 0-15</td>
<td></td>
</tr>
<tr>
<td>• Suitable landscaping.</td>
<td></td>
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<tr>
<td>SUGGESTED IMPROVEMENT</td>
<td>SOURCE</td>
</tr>
<tr>
<td>--------------------------------------------------------------------------------------</td>
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</tr>
<tr>
<td>Replace the park fencing (including the fence around football oval 1) and furniture with new equipment as per Council’s fencing and furniture standard.</td>
<td>✓</td>
</tr>
<tr>
<td>Plant additional trees.</td>
<td>✓</td>
</tr>
<tr>
<td>Develop a traffic management plan for the Reserve and surrounding streets. The plan should include an education programs for the park users.</td>
<td>✓</td>
</tr>
<tr>
<td>Relocate the dog off lead area to cricket field 5. Erect signs indicating that dogs must be kept on lead when the area is being used for sport.</td>
<td>✓</td>
</tr>
</tbody>
</table>

**Buildings**

<p>| Upgrade the basketball stadium.                                                       | ✓         |
| Redevelop the main pavilion to provide:                                              | ✓   ✓   ✓ |
| • Larger change areas                                                               | ✓         |
| • Larger and better located umpires and first aid rooms                              | ✓         |
| • Internally and externally accessible toilets                                        | ✓         |
| • Larger storage spaces                                                              | ✓         |
| • Upstairs amenities                                                                 | ✓         |
| • Improve facilities for female officials and spectators                              | ✓         |
| • Improved security lighting                                                         | ✓         |
| • External undercover spectator areas.                                               | ✓         |
| Remove the rebated walls of the pavilion in the redesign of the pavilion.             | ✓         |
| Remove the toilet block near the main pavilion.                                      | ✓         |
| Explore the feasibility of including an activities space in the redeveloped pavilion which could be used by the scouts and other community groups. Remove the scout hall if the space in the pavilion is considered feasible. | ✓         |
| Redevelop the SES facility as per the concept plan.                                  | ✓         |
| Prepare concept plans for the extension of the nursery facilities.                    | ✓         |</p>
<table>
<thead>
<tr>
<th>SUGGESTED IMPROVEMENT</th>
<th>SOURCE</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Council Staff</strong></td>
<td></td>
</tr>
<tr>
<td>Erect a verandah off the YCW pavilion and develop an outdoor social area.</td>
<td>✓</td>
</tr>
<tr>
<td>Complete the condition and essential services audits of the buildings at the Reserve and respond to the findings of the audits.</td>
<td>✓</td>
</tr>
<tr>
<td>Improve the external appearance of the scout hall.</td>
<td>✓</td>
</tr>
<tr>
<td>Redevelop the scoreboard on football oval 1. Remove the scoreboard and replace with portable board.</td>
<td>✓</td>
</tr>
<tr>
<td>Provide a shelter for cricket fields 2 and 3.</td>
<td>✓</td>
</tr>
<tr>
<td>Provide 2 additional basketball courts.</td>
<td>✓</td>
</tr>
<tr>
<td>Provide additional office space, install turnstiles and refurbish the change areas in the basketball stadium.</td>
<td>✓</td>
</tr>
<tr>
<td><strong>Playing fields</strong></td>
<td></td>
</tr>
<tr>
<td>Fully convert cricket fields 1-4 to full warm season grass surfaces.</td>
<td>✓</td>
</tr>
<tr>
<td>Replace the main cricket nets near their current location but re-orient them towards the cricket field 1.</td>
<td>✓</td>
</tr>
<tr>
<td>Convert the synthetic wicket on cricket field 1 to turf. Convert the turf wicket on cricket field 2 to synthetic.</td>
<td>✓</td>
</tr>
<tr>
<td>In winter, retain the space between football ovals 1 and 3 as a training and informal play area.</td>
<td>✓</td>
</tr>
<tr>
<td>Erect training lights over cricket field 4.</td>
<td>✓</td>
</tr>
<tr>
<td>Replace the bluestone coaches/ box with more suitable and attractive boxes.</td>
<td>✓</td>
</tr>
<tr>
<td>Extend cricket field 5 to the east.</td>
<td>✓</td>
</tr>
<tr>
<td>Improve the irrigation systems on all the playing fields when reliable water supply returns. Consider installing a split irrigation system so fields can be watered separately.</td>
<td>✓</td>
</tr>
<tr>
<td>Give consideration to converting pitch on cricket field 3 to synthetic.</td>
<td>✓</td>
</tr>
</tbody>
</table>
### Table 6 – Assessment of Merit

<table>
<thead>
<tr>
<th>SUGGESTED IMPROVEMENT</th>
<th>ASSESSMENT OF MERIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Enhance safety in the Reserve. Install additional lighting around buildings, carparks and playground.</td>
<td>There is lack of lighting around some of the buildings and carparks in the Reserve. More lighting should be provided in these areas. It is not Council’s policy to light playground areas. It does not want to encourage night time use of play facilities. The provision of additional lighting near buildings and carparks is recommended.</td>
</tr>
<tr>
<td>Develop a perimeter path around the Reserve. Link to Cannes and Royal Avenues and the walking track at the eastern end of Reserve.</td>
<td>There is considerable support for the construction of a granitic sand/gravel path around the perimeter of the Reserve. The Reserve is popular with walkers – people walking their dogs, walking for exercise and walking for pleasure. It is known that regular walkers like to take circuits. The demographic analysis indicates that the population of Bonbeach is ageing. There are a number of people in the area who have mobility problems and ride gophers – this number will increase in the future. There are also a number of families with babies in pushers and strollers. These people like to use the Reserve but find the grass surface difficult to negotiate. There are some people, however, that think the existing grass surface is suitable; there is insufficient space for a path between the fence lines/tree lines and the playing field boundaries; the path will create greater activity and therefore greater disturbance near the residential fence lines; and people walking along the path will be at risk from cricket balls. The concern about space is legitimate. The path would have to be narrow – around 1.8m. The safety issue is also valid but there are many paths around cricket ovals – people just have to be aware. It is likely that more people will walk along the fence-lines. However, most will only be walking and talking and should cause little, if any, disturbance. Recommended</td>
</tr>
<tr>
<td>Install an exercise circuit.</td>
<td>It was suggested that an exercise circuit be installed around the perimeter track. Unfortunately, there is insufficient space for the stations. Signs showing distance walked around the path might be a suitable alternative. Not recommended</td>
</tr>
<tr>
<td>Ensure facilities in Reserve are disability accessible.</td>
<td>Concern has been expressed about some of the facilities in the Reserve not being disability accessible, e.g. the upper floor of the main pavilion. The Council Plan commits Council to making buildings disability accessible. The buildings at the Reserve should be audited from an access perspective and improvements made where necessary. Recommended</td>
</tr>
<tr>
<td>Ensure that the redevelopment of the Reserve does not promote activities that would detrimentally impact on neighbourhood amenity.</td>
<td>The Reserve is in a residential area and its buildings, playing fields and carparks are close to houses. Residents are already concerned about noise and in particular traffic and it is critical that the redevelopment of the Reserve does not encourage activity that adds to these concerns. Recommended as a principle underpinning the Masterplan</td>
</tr>
<tr>
<td>Improve directional signage to and within the Reserve.</td>
<td>The directional signage around the Reserve is old and in some locations is difficult to read. It needs updating. Recommended</td>
</tr>
<tr>
<td>Undertake a public art project as part of the Reserve’s redevelopment.</td>
<td>Council is keen to promote public art. Art projects associated with the redevelopment of the buildings in the Reserve could be valuable as community projects. Recommended</td>
</tr>
<tr>
<td>SUGGESTED IMPROVEMENT</td>
<td>ASSESSMENT OF MERIT</td>
</tr>
<tr>
<td>--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Provide more seating in the Reserve around the walking path, pavilions, spectator areas and playground.</td>
<td>There is little seating in the Reserve. Residents place a high importance on seating and more seats would add to users’ enjoyment of the Reserve. The seats should be placed in strategic locations around the walking track, in spectator areas and near the playground. Recommended</td>
</tr>
<tr>
<td>Limit carparking to the defined and sealed carparking areas. Allow but better control parking on the grassed area south of the main pavilion.</td>
<td>Council is keen to contain cars to the sealed and gravel carparking areas. Council is concerned about the safety of people walking through the ill-defined carparking areas and the damage to tress and grassed areas caused by carparking. The user clubs want the current arrangement to continue. They are happy for the areas where cars park to be better defined, but they want access to the areas retained. Spectators also want to be able to park around the ground. Residents are concerned about cars parking in the streets on game and training days and causing traffic congestion in their streets. They do not want additional cars in the street. Therefore, parking in the Reserve should be maximised but better controlled. Cars should continue to be allowed to park around part of the ground on game days and in the grassed areas to the south of the main pavilion. Continue to allow but better control parking on the grassed area south of the main pavilion.</td>
</tr>
<tr>
<td>Install underground stormwater drain along northern fence line as recommended in Council’s Flood Mitigation Strategy.</td>
<td>This is required for flood mitigation. Careful installation is required to avoid damage to the shade trees along the northern boundary. Recommended</td>
</tr>
<tr>
<td>Continue to explore water conservation and reuse opportunities.</td>
<td>Council is keen to explore all practical water saving and reuse opportunities. However, it needs to be noted that by 2012, desalinated water will be available, and normal watering regimes could be resumed. Recommended</td>
</tr>
<tr>
<td>Provide BMX circuit/jumps and surface for skateboards.</td>
<td>The park is close to fully developed. Skate and BMX facilities are available at nearby Bicentennial Reserve. Not recommended</td>
</tr>
<tr>
<td>Upgrade the playground to a district level facility as per Council guidelines:  * Access to 50 car spaces  * Access to public toilets  * BBQs, tables, seats and shelters  * Play elements suitable for children aged 2-15  * Suitable landscaping.</td>
<td>Expansion and diversification of the playground was strongly recommended by residents, user clubs and Council Officers. Recommended</td>
</tr>
<tr>
<td>Replace the park fencing (including the fence around football oval 1) and furniture with new equipment as per Council’s Fencing and Furniture Standard.</td>
<td>The fencing around the main playing field is unattractive and considered to be unsafe. Some of the bollards are old and unattractive. The fencing and bollards should be replaced. Recommended</td>
</tr>
<tr>
<td>SUGGESTED IMPROVEMENT</td>
<td>ASSESSMENT OF MERIT</td>
</tr>
<tr>
<td>-----------------------</td>
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</tr>
</tbody>
</table>
| Plant additional trees. | The western end of the Reserve does not have many trees. Suitable species in character with the Reserve and neighbourhood should be planted.  
Recommended |
| Develop a traffic management plan for the Reserve and surrounding streets. The plan should include an education programs for the park users. | There are many concerns about traffic in the area. Some of these are related to the use of the Reserve – cars parking in streets on game days causing congestion, cars speeding from the Reserve, noise from cars travelling to the Reserve early on Sunday mornings etc. The concerns are legitimate and a traffic management plan is needed. The plan should include an education programs for users of the Reserve.  
Recommended |
| Relocate the dog off lead area to cricket field 5. Erect signs indicating that dogs must be kept on lead when the area is being used for sport. | The dog off lead area is located near the playground. This is considered by residents and other stakeholders to be an unsuitable location for safety reasons. Council proposes that the off lead area be relocated to cricket field 5. This is a larger, reasonably confined area away from the busy part of the Reserve.  
However, the issue with this area is that it is used for junior sport. Council would have to ensure that walkers clean up after their dogs and dogs are kept on lead when sport is being played.  
Recommended |

**Buildings**

| Provide additional courts, additional office space, install turnstiles and refurbish the change areas in the basketball stadium. | Although the Basketball Association has been exploring the feasibility of jointly developing basketball courts at Patterson Lakes Secondary College, its preferred option is to build 2 more courts at the Bonbeach site. In terms of space, the courts could be accommodated at the Reserve; however, they would encroach on an area used for carparking and informal play. Additional courts would also bring more players to the Reserve and therefore, increase traffic. This would be unacceptable to residents.  
The courts should not be built. The other works are reasonable and should be considered.  
Courts not recommended. Other items should be referred to Council’s Capital Works budget process for consideration. |

| Redevelop the main pavilion to provide:  
- Larger change areas  
- Larger and better located umpires and first aid rooms  
- Internally and externally accessible toilets  
- Larger storage spaces  
- Upstairs amenities  
- Improve facilities for female officials and spectators  
- Improved security lighting  
- External undercover spectator areas  
Remove the rebated walls of the pavilion in the redesign of pavilion | The ground floor of the pavilion is dated and does not satisfy contemporary standards. The change areas are small, the umpires and first aid rooms are cramped and poorly located. The toilet areas are in poor condition. The second floor is in better condition but has no toilets. Overall, the pavilion does not cater well for women or girls.  
It is being recommended that the external toilet block be removed. The block should be replaced by toilets in the pavilion which are externally accessible.  
The pavilion could extend to the north and south to the line of the basketball stadium. This would remove the rebated areas which are a safety concern.  
Recommended |
<table>
<thead>
<tr>
<th>SUGGESTED IMPROVEMENT</th>
<th>ASSESSMENT OF MERIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Remove the toilet block near the main pavilion</td>
<td>The toilet block is unsightly and in poor condition. It should be removed and replaced by externally accessible toilets in the redeveloped pavilion. Recommended</td>
</tr>
<tr>
<td>Explore the feasibility of including an activities space in the redeveloped pavilion</td>
<td>The provision of an activities space should be considered when redevelopment plans for the pavilion are being produced. The space might be suitable for the scouts. If so, the existing scout hall could be removed. Recommended</td>
</tr>
<tr>
<td>Remove the scout hall if the space in the pavilion is considered feasible and acceptable to the scouts</td>
<td></td>
</tr>
<tr>
<td>Make provision for the redevelopment of the SES facility (as per the concept plan) in the masterplan</td>
<td>Concepts plans for the redevelopment of the SES facilities have been prepared. Funding is now being sought to implement the plan. A slightly larger area than the existing footprint will be required for the redeveloped facility. Recommended</td>
</tr>
<tr>
<td>Prepare concept plans for the extension of the Council nursery facilities to the east and north-west side of the depot (if commercially justified)</td>
<td>The Council nursery facilities require expansion. A concept plan should be developed to identify the footprint required and provision should be made for the footprint in the masterplan. Recommended</td>
</tr>
<tr>
<td>Erect a verandah off the YCW pavilion and develop an outdoor social area</td>
<td>The YCW has sought permission from Council to undertake these works. The works will provide shade and shelter for spectators and promote social interaction. Recommended</td>
</tr>
<tr>
<td>Complete the condition and essential services audits of the buildings at the Reserve and respond to the findings of the audits</td>
<td>Council is currently completing the audits of the facilities in the Reserve. The recommendations should be implemented as a matter of priority. Recommended</td>
</tr>
<tr>
<td>Improve the external appearance of the scout hall</td>
<td>The scout hall is ageing and needs basic refurbishment. The scouts have limited funds to undertake these works. Some assistance from Council would be helpful. Recommended</td>
</tr>
<tr>
<td>Redevlop the scoreboard on football oval 1</td>
<td>The scoreboard needs replacement. The Football Club has submitted a redevelopment proposal to Council which would see the structure retained but upgraded. Ideally, Council would like to see the scoreboard replaced by a portable electronic board. The Football Club is not opposed to the concept but cost and the loss of the storage space are important considerations. The Club and Council need to discuss the issue and make a determination. The permanent scoreboard could not be replaced until an alternative storage area was provided. This could happen when the pavilion is redeveloped. The redevelopment might not happen for a few years. The scoreboard on oval 4 also needs upgrade. Council and club should meet to discuss both options. An upgrade of both scoreboards is recommended in interim</td>
</tr>
<tr>
<td>Provide a shelter for cricket fields 2 and 3</td>
<td>No additional permanent structure should be provided in the Reserve. Temporary shade facilities should be used. Not recommended</td>
</tr>
</tbody>
</table>
### SUGGESTED IMPROVEMENT | ASSESSMENT OF MERIT
--- | ---
**Playing fields** |  |
Fully convert cricket fields 1-4 to full warm season grass surfaces. | There are patches of warm season grasses (kikuyu grass) on the playing fields. They need to be expanded across the full surface to increase drought tolerance and provide better playing surfaces. Explore the alternatives of couch or kikuyu grass.  
**Recommended**  |
Replace the main cricket nets at their current location but reorient them towards cricket field 1. | The cricket nets are in poor condition and face towards the pavilion. The nets should be reoriented towards cricket field 1.  
**Recommended**  |
Convert the synthetic wicket on cricket field 1 to turf. Convert the turf wicket on cricket field 2 to synthetic. | The field closest to the main pavilion should be the highest standard cricket field and therefore should have a turf wicket, rather than the synthetic wicket it has now. However, due to the configuration of the cricket fields and football oval, the turf wicket would be located at the centre half forward/centre half back position on the football oval, instead of the normal position in the centre. This is not ideal as the area could get boggy after rain. The problems could be reduced by covering the wicket during the week and not training on the area.  
**Recommended**  |
In winter, retain the space between the football ovals 1 and 3 as a training and informal play area. | In normal watering conditions, this space is not needed for football games. It serves a valuable purpose as a training and informal play space and should be retained for this purpose. Consideration should be given in the medium to long term of installing training lights over the field.  
**Recommended**  |
Erect training lights over football oval 3. | Chelsea YCW Club has a proposal before Council to erect the lights. The oval is used for training and competition matches. Without lights, training needs to finish early in the evening in winter. Lights are considered a core facility for football fields and should be erected over football ovals 3 and 4.  
**Recommended**  |
Replace the bluestone coaches’ box with more suitable and attractive boxes. | The bluestone boxes are unsightly and should be replaced by more attractive, modern boxes. The Football Club wants to relocate the boxes to the southern side of the playing field.  
**Recommended**  |
Extend football oval 4 to the east and west. | Football oval 4 is small and can only be used for lower age junior sport. The field can be made slightly longer by extending to the east and south. Older age groups could then play on the field.  
**Recommended**  |
Improve the irrigation systems on all the playing fields when reliable water supply returns. Consider installing a split irrigation system so fields can be watered separately. | Irrigation systems need upgrade and the splitting of the systems is sensible.  
**Recommended**  |
Give consideration to converting pitch on cricket field 3 to synthetic. | The turf wicket may not be required in the long term. Conversion to synthetic would also allow great use.  
**Recommended**
SECTION EIGHT- MASTERPLAN

8.1 Introduction

This section contains the following information:

- A plan illustrating proposed works at the Reserve.
- A concept sketch for the redevelopment of the main pavilion.
- A development plan for the Reserve with estimated costs of the proposed works and recommended priorities.

8.2 Masterplan Objectives

The aim of the masterplan is to provide a vision for how the Reserve will look and function in the long term. The implementation of masterplan will achieve the following objectives:

- Enhance the appearance and safety of the Reserve.
- Increase the scope and quality of residents' passive experiences in the Reserve.
- Enhance pedestrian movement through and within the Reserve.
- Optimise the Reserve's capacity to be used for cricket and football.
- Improve traffic management in the Reserve.
- Provide enhanced facilities for competitors and spectators.
- Allow suitable footprints for the redevelopment of the SES and Council's nursery facilities.
8.3 Timelines and Costs

Relevant Council Officers and the Project Steering Committee reviewed the information contained in the assessment of merit. The review involved settling on the works that would be included in the masterplan and developing criteria for giving timelines for completion of these work items. It was agreed that the priority and timelines for works would be described as short and medium term.

Short term projects (1-3 years) are works which have one or more of the following characteristics:

- Addresses safety concerns.
- Enhance passive recreation and informal play experiences for local residents.
- Optimises the use of the playing fields.
- Redevelops and enhances existing built facilities.
- Do not require detailed planning or involve approval processes which may take a number of months/years to complete.

Medium term projects (4-7 years) are works which have similar characteristics to short term projects but are more costly to complete and may require comprehensive planning including consultation, concept planning, detailed planning and/or tender processes.

8.4 Masterplan

A plan illustrating the works proposed at the Reserve is provided on page 65. Table 7 collates these works items into a development plan.
8.5 **Main Pavilion**

A preliminary concept plan of the main pavilion has been prepared for the purpose of identifying a building footprint for the Masterplan and showing relationships with the other elements of the Reserve. The features of the design are as follows:

- Larger change areas.
- Larger and better located umpires and first aid rooms.
- Internally and externally accessible toilets (adjoining but separate to the pavilion at the north-east corner and the south-west corner).
- Larger storage spaces.
- Upstairs amenities.
- Improved facilities for female officials and spectators.
- Improved security lighting.
- External undercover spectator areas.
- Removal of the rebated walls of the pavilion allowing construction of further facilities such as public toilets and storage space.

The final design of the facility should be determined through a detailed design phase which involves extensive consultation with the users. It is critical that the design embraces Council’s sustainable design principles relating to water and energy efficiency.

8.6 **Recommendations**

- That the development plan as detailed in table 7 be adopted ‘in principle’ as the proposed Masterplan for Bonbeach Sports Reserve.
- That the allocations listed in table 7 be referred to Council’s capital works and maintenance budgets.
- That the maintenance regimes for the Reserve be reviewed and enhanced to ensure that the playing fields, surrounds and passive spaces are maintained in good condition.
- That the concept plans for the main pavilion be further refined and costed in consultation with the user groups.
- That a traffic development plan be developed for the Reserve and surrounding streets as a matter of priority.
Table 7 – Redevelopment Plan: Bonbeach Sports Reserve

* denotes a cost which is included within other specific improvements and upgrades.
T.B.D. denotes a cost which is to be determined.

<table>
<thead>
<tr>
<th>RECOMMENDATIONS</th>
<th>PRIORITY</th>
<th>ESTIMATED COST</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>GENERAL</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ensure all facilities in the Reserve are disability accessible.</td>
<td>Short</td>
<td>$  8,000</td>
</tr>
<tr>
<td>Ensure that the redevelopment of the Reserve does not promote activities that</td>
<td>Short</td>
<td>$  8,000</td>
</tr>
<tr>
<td>would detrimentally impact on the neighbourhood amenity.</td>
<td>Short</td>
<td>$  8,000</td>
</tr>
<tr>
<td>Continue to explore water conservation and re-use opportunities. This includes</td>
<td>Short</td>
<td>$  8,000</td>
</tr>
<tr>
<td>the establishment of warm season grasses, provision of above ground and in</td>
<td>Short</td>
<td>$  8,000</td>
</tr>
<tr>
<td>ground tanks and more efficient turf irrigation methods.</td>
<td>Short</td>
<td>$  8,000</td>
</tr>
<tr>
<td>Complete the condition and essential services audits of the buildings at the</td>
<td>Short</td>
<td>$  8,000</td>
</tr>
<tr>
<td>Reserve and respond to the findings of the audits.</td>
<td>Short</td>
<td>$  8,000</td>
</tr>
<tr>
<td>Develop a traffic management plan for the Reserve and surrounding streets.</td>
<td>Short</td>
<td>$  8,000</td>
</tr>
<tr>
<td>The plan should include an education program for the users of the Reserve on</td>
<td>Short</td>
<td>$  8,000</td>
</tr>
<tr>
<td>the need to drive carefully and quietly in the Reserve and the surrounding</td>
<td>Short</td>
<td>$  8,000</td>
</tr>
<tr>
<td>streets.</td>
<td>Short</td>
<td>$  8,000</td>
</tr>
<tr>
<td><strong>SPECIFIC</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Improve directional road signage to and within the Reserve. This includes</td>
<td>Short</td>
<td>$  8,000</td>
</tr>
<tr>
<td>directional signage at Nepean Highway then more specific directional signage</td>
<td>Short</td>
<td>$  8,000</td>
</tr>
<tr>
<td>in the surrounding streets and a new welcome sign as per Council's Park</td>
<td>Short</td>
<td>$  8,000</td>
</tr>
<tr>
<td>Signage Strategy.</td>
<td>Short</td>
<td>$  8,000</td>
</tr>
<tr>
<td>Upgrade the playground to a district level facility as per Council's</td>
<td>Medium</td>
<td>Extra area and</td>
</tr>
<tr>
<td>guidelines. Provide:</td>
<td>Medium</td>
<td>equipment $50,000</td>
</tr>
<tr>
<td>- An expanded play area.</td>
<td>Medium</td>
<td>Picnic facilities</td>
</tr>
<tr>
<td>- Access to public toilets.</td>
<td>Medium</td>
<td>and shelter $25,000</td>
</tr>
<tr>
<td>- Picnic facilities and shelter.</td>
<td>Medium</td>
<td>Canopy trees $10,000</td>
</tr>
<tr>
<td>- Play elements suitable for children aged between 2-15.</td>
<td>Short</td>
<td>$  8,000</td>
</tr>
<tr>
<td>- Suitable landscaping, including several canopy shade trees.</td>
<td>Short</td>
<td>$  8,000</td>
</tr>
<tr>
<td>- Retain the informal play space to the south.</td>
<td>Short</td>
<td>$  8,000</td>
</tr>
<tr>
<td>Relocate the dog off lead area from near the playground to cricket field 5.</td>
<td>Short</td>
<td>$  8,000</td>
</tr>
<tr>
<td>Erect signs indicating that dogs must be kept on lead when practice and</td>
<td>Short</td>
<td>$  8,000</td>
</tr>
<tr>
<td>competitive sport is being played.</td>
<td>Short</td>
<td>$  8,000</td>
</tr>
</tbody>
</table>

* Investigation $  8,000
* Internal Council cost T.M.P. $20,000
* Council staff time $  8,000
**RECOMMENDATIONS**

<table>
<thead>
<tr>
<th>RECOMMENDATION</th>
<th>PRIORITY</th>
<th>ESTIMATED COST</th>
</tr>
</thead>
<tbody>
<tr>
<td>Undertake public art projects in the Reserve as part of its redevelopment. Potential to involve local artists, user groups and schools to achieve a sense of ownership. There is potential to reference elements from the surrounding wildlife habitat.</td>
<td>Medium</td>
<td>Public art $40,000</td>
</tr>
<tr>
<td>Enhance safety in the Reserve. Install lighting around the buildings and carparks in accordance with Council’s lighting standards.</td>
<td>Short</td>
<td>$20,000</td>
</tr>
<tr>
<td>Allow but better control, parking on the grassed area south of the main pavilion through the use of vertical timber bollards or temporary surface markings to facilitate additional parking spaces. Includes gravel surface, trees and line marking.</td>
<td>Short</td>
<td>Bollards $15,000 Gravel surface $80,000</td>
</tr>
<tr>
<td>Redevelop the main pavilion to provide:</td>
<td>Medium</td>
<td>$1.5 – 2.0 million plus fees</td>
</tr>
<tr>
<td>- Larger change areas.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Larger and better located umpires and first aid rooms.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Internally and externally accessible toilets (adjoining but accessible to the main pavilion at the north-east corner and south-west corner).</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Larger storage spaces.</td>
<td></td>
<td></td>
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<tr>
<td>- Upstairs amenities.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Improve facilities for female officials and spectators.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- A second storey balcony viewing area that also creates shelter for spectators below.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Bike parking to the west side of the pavilion.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Remove the rebated walls in the redesign of the pavilion.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Explore the feasibility of including an activities space in the redeveloped pavilion which could be used by the scouts and other community groups. Remove the scout hall if the space in the pavilion is considered feasible and acceptable to the scouts. In the interim, improve the external appearance of the scout hall. Provide an asphalt path connecting the oval spaces and to the play spaces and front of the basketball stadium.</td>
<td>Medium</td>
<td>Investigation $10,000 Interim improvement to existing hall $15,000</td>
</tr>
<tr>
<td>Remove the toilet block near the main pavilion.</td>
<td>Medium</td>
<td>$5,000</td>
</tr>
<tr>
<td>Provide additional office space, install turnstiles and refurbish the amenities area in the basketball stadium.</td>
<td>Short – Medium</td>
<td>$60,000</td>
</tr>
<tr>
<td>Replace the main cricket nets. Orientate them towards cricket field 1 and position them on the edge of the playing field.</td>
<td>Short</td>
<td>$28,000</td>
</tr>
<tr>
<td>Provide more seating in the Reserve at regular intervals around the walking path, pavilions, spectator areas and the playground, as per Council’s furniture standard.</td>
<td>Short</td>
<td>$15,000</td>
</tr>
<tr>
<td>Construct a carpark of 9 spaces to the south of Royal Avenue entrance which is to be available only on game days. The carpark must not compromise the pedestrian safety and the amenity of the circuit path.</td>
<td>Short</td>
<td>$20,000</td>
</tr>
<tr>
<td>RECOMMENDATIONS</td>
<td>PRIORITY</td>
<td>ESTIMATED COST</td>
</tr>
<tr>
<td>--------------------------------------------------------------------------------</td>
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<td>---------------------------------</td>
</tr>
<tr>
<td>Replace the park fencing (including the fence around oval 1) and furniture with new equipment, as per Council’s fencing and furniture standard.</td>
<td>Short</td>
<td>$30,000</td>
</tr>
<tr>
<td>Install an underground stormwater main drain along the northern fence line as part of Council’s Flood Mitigation Strategy. Council’s Engineering Department has prepared a preliminary plan documenting the proposed route. Protection of the existing trees along the northern boundary fence needs to be considered. Investigate the opportunity of harvesting water from the drain and storage into underground tanks/cells for re-use for tree watering.</td>
<td>Medium</td>
<td>T.B.D. - Drainage within Council’s drainage budget.</td>
</tr>
<tr>
<td>Convert the synthetic wicket on cricket field 1 to turf. Convert the turf wicket on cricket field 2 to a synthetic wicket.</td>
<td>Short</td>
<td>$40,000</td>
</tr>
<tr>
<td>Retain the existing swing gates for emergency vehicle access on game days. Emergency vehicles to gain access via the circuit path and new carpark area.</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>Redevelop the scoreboards on football ovals 1 and 4 with a contemporary design. Provide an electronic scoreboard within each structure.</td>
<td>Short</td>
<td>$40,000</td>
</tr>
<tr>
<td>Replace the two bluestone coaches’ boxes with more suitable and attractive boxes and locate the boxes on the south side of football oval 1.</td>
<td>Short</td>
<td>$12,000</td>
</tr>
<tr>
<td>Develop a 1.8m wide granitic gravel path to the south side of the Reserve linking Scotch Parade to Cannes and Royal Avenues and the shared path track at the eastern end of the Reserve.</td>
<td>Short</td>
<td>$65,000</td>
</tr>
<tr>
<td>Plant additional trees where space permits. Consider replacement of trees in senescence.</td>
<td>Short</td>
<td>$10,000</td>
</tr>
<tr>
<td>Convert cricket fields 1-4 to full warm season grass surfaces. Undertake an ongoing turf management program in oversowing, topdressing and irrigation</td>
<td>Short</td>
<td>$240,000</td>
</tr>
<tr>
<td>Give consideration to converting the existing turf wicket on cricket field 3 to a synthetic wicket</td>
<td>Medium</td>
<td>$15,000</td>
</tr>
<tr>
<td>In winter, retain the space between football ovals 1 and 3 as a training and informal play area.</td>
<td>-</td>
<td>*</td>
</tr>
<tr>
<td>Erect training lights over football oval 3.</td>
<td>Short</td>
<td>$50,000</td>
</tr>
<tr>
<td>Redevelop the SES facility as per the concept plan prepared by Council in July 2006.</td>
<td>Medium</td>
<td>T.B.D. - Refer to SES and Council documentation.</td>
</tr>
<tr>
<td>Prepare concept plans for the extension of the nursery facilities to the east and north-west side of the depot (if commercially justified).</td>
<td>Medium</td>
<td>Architectural concept $25,000</td>
</tr>
</tbody>
</table>
### RECOMMENDATIONS

<table>
<thead>
<tr>
<th>Recommendation</th>
<th>Priority</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Better delineate parking spaces in the gravel car park near football oval 4. Erect timber bollards to prevent parking between trees. Unblock the drains in the gravel and asphalt car parks to stop the flooding that currently occurs.</td>
<td>Short</td>
<td>$10,000</td>
</tr>
<tr>
<td>Erect a verandah off the YCW pavilion to provide greater social space and spectator viewing area of games played on football oval 4. Facilitate viewing of the oval by removing/trimming trees.</td>
<td>Short</td>
<td>$30,000</td>
</tr>
<tr>
<td>Extend football oval 4 to the east and west. Minor re-profiling of the surface will be required but no trees are to be removed. Provide training lights on oval.</td>
<td>Short</td>
<td>$60,000</td>
</tr>
<tr>
<td>Provide a bike parking area to the north side of Curwood Hall</td>
<td>Short</td>
<td>*</td>
</tr>
<tr>
<td>Improve the irrigation systems on all the playing fields when reliable water supply returns. Consider installing a split irrigation system so fields can be watered separately.</td>
<td>Medium</td>
<td>$80,000</td>
</tr>
<tr>
<td>Consider the feasibility of allowing the cars to enter and exit the Reserve at Royal Avenue.</td>
<td>Short</td>
<td>*</td>
</tr>
<tr>
<td><strong>TOTAL (Excluding GST)</strong></td>
<td></td>
<td>$3,196,000</td>
</tr>
</tbody>
</table>

* denotes a cost which is included within specific improvements and upgrades.

T.B.D. denotes a cost which is to be determined.

Main pavilion improvement assumed as $2,000,000 in final tally.
APPENDICES
Appendix A – Residents’ Survey

1. No of respondents

182 respondents – 151 that use the Reserve, 31 that do not

2. Age ranges

<table>
<thead>
<tr>
<th>Range – Years</th>
<th>No of respondents</th>
</tr>
</thead>
<tbody>
<tr>
<td>15-19</td>
<td>1</td>
</tr>
<tr>
<td>20-24</td>
<td>2</td>
</tr>
<tr>
<td>25-39</td>
<td>22</td>
</tr>
<tr>
<td>40-59</td>
<td>42</td>
</tr>
<tr>
<td>60-74</td>
<td>17</td>
</tr>
<tr>
<td>75+</td>
<td>11</td>
</tr>
<tr>
<td>Not stated</td>
<td>4</td>
</tr>
</tbody>
</table>

3. Gender

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Male</td>
<td>48%</td>
<td>Female</td>
</tr>
</tbody>
</table>
4. **Length of time living at current address**

<table>
<thead>
<tr>
<th>Range – Years</th>
<th>No of Respondents</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-3 years</td>
<td>19</td>
</tr>
<tr>
<td>4-7 years</td>
<td>18</td>
</tr>
<tr>
<td>7-15 years</td>
<td>22</td>
</tr>
<tr>
<td>More than 15 years</td>
<td>38</td>
</tr>
<tr>
<td>Not stated</td>
<td>2</td>
</tr>
</tbody>
</table>

5. **Household Structure**

<table>
<thead>
<tr>
<th>Type</th>
<th>No of Respondents</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single person</td>
<td>27</td>
</tr>
<tr>
<td>Sole parent with children living at home</td>
<td>10</td>
</tr>
<tr>
<td>Couple only</td>
<td>26</td>
</tr>
<tr>
<td>Couple with children living at home</td>
<td>32</td>
</tr>
<tr>
<td>Group</td>
<td>2</td>
</tr>
<tr>
<td>Other</td>
<td>1</td>
</tr>
<tr>
<td>Not stated</td>
<td>1</td>
</tr>
</tbody>
</table>
6. Used the Reserve in the past 2 years?

<table>
<thead>
<tr>
<th>Yes</th>
<th>151</th>
</tr>
</thead>
<tbody>
<tr>
<td>No</td>
<td>31</td>
</tr>
</tbody>
</table>

7. Purpose for using the Reserve and how often?

<table>
<thead>
<tr>
<th>Activity</th>
<th>How often – daily (D) weekly (W), fortnightly (F) monthly (M), yearly (Y)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>D</td>
</tr>
<tr>
<td>Walking for exercise</td>
<td>28</td>
</tr>
<tr>
<td>Walking the dog</td>
<td>27</td>
</tr>
<tr>
<td>Enjoying the environment</td>
<td>23</td>
</tr>
<tr>
<td>Relaxation/contemplation</td>
<td>10</td>
</tr>
<tr>
<td>Using playground</td>
<td>8</td>
</tr>
<tr>
<td>Walking to get to a destination</td>
<td>6</td>
</tr>
<tr>
<td>Running</td>
<td>6</td>
</tr>
<tr>
<td>Australian Rules Football</td>
<td>4</td>
</tr>
<tr>
<td>Spectating sport</td>
<td>3</td>
</tr>
<tr>
<td>Cricket</td>
<td>2</td>
</tr>
<tr>
<td>Other indoor sports</td>
<td>2</td>
</tr>
<tr>
<td>Basketball</td>
<td>1</td>
</tr>
<tr>
<td>Scout activities</td>
<td>0</td>
</tr>
</tbody>
</table>
8. Modes of travel to Reserve

<table>
<thead>
<tr>
<th>Mode</th>
<th>% of Respondents</th>
</tr>
</thead>
<tbody>
<tr>
<td>Walk</td>
<td>78</td>
</tr>
<tr>
<td>Car</td>
<td>13</td>
</tr>
<tr>
<td>Bike</td>
<td>12</td>
</tr>
<tr>
<td>Public transport</td>
<td>13</td>
</tr>
</tbody>
</table>

9. Importance of facilities at the Reserve

<table>
<thead>
<tr>
<th>Facility</th>
<th>Very Important</th>
<th>Moderately important</th>
<th>Not important at all</th>
<th>Not stated</th>
</tr>
</thead>
<tbody>
<tr>
<td>Trees</td>
<td>64</td>
<td>12</td>
<td>1</td>
<td>23</td>
</tr>
<tr>
<td>Grassed areas for informal play</td>
<td>60</td>
<td>12</td>
<td>2</td>
<td>26</td>
</tr>
<tr>
<td>Pathways</td>
<td>56</td>
<td>13</td>
<td>4</td>
<td>27</td>
</tr>
<tr>
<td>Seats</td>
<td>52</td>
<td>19</td>
<td>3</td>
<td>26</td>
</tr>
<tr>
<td>Toilets</td>
<td>45</td>
<td>16</td>
<td>5</td>
<td>24</td>
</tr>
<tr>
<td>Football/cricket fields</td>
<td>43</td>
<td>15</td>
<td>14</td>
<td>28</td>
</tr>
<tr>
<td>Playground</td>
<td>42</td>
<td>19</td>
<td>11</td>
<td>28</td>
</tr>
<tr>
<td>Cricket nets</td>
<td>30</td>
<td>13</td>
<td>22</td>
<td>35</td>
</tr>
<tr>
<td>Main cricket/football pavilion</td>
<td>29</td>
<td>13</td>
<td>21</td>
<td>37</td>
</tr>
<tr>
<td>YCW pavilion</td>
<td>29</td>
<td>9</td>
<td>20</td>
<td>42</td>
</tr>
<tr>
<td>Basketball stadium</td>
<td>26</td>
<td>20</td>
<td>15</td>
<td>39</td>
</tr>
<tr>
<td>New pavilion (Curwood Hall)</td>
<td>25</td>
<td>13</td>
<td>19</td>
<td>43</td>
</tr>
<tr>
<td>Car park</td>
<td>25</td>
<td>18</td>
<td>8</td>
<td>48</td>
</tr>
<tr>
<td>Scout hall</td>
<td>16</td>
<td>18</td>
<td>27</td>
<td>39</td>
</tr>
</tbody>
</table>
10. **Standard/quality of the following facilities**

<table>
<thead>
<tr>
<th>Facility</th>
<th>Poor</th>
<th>Satisfactory</th>
<th>Good</th>
<th>Not stated</th>
</tr>
</thead>
<tbody>
<tr>
<td>Toilets</td>
<td>43</td>
<td>21</td>
<td>7</td>
<td>30</td>
</tr>
<tr>
<td>Seats</td>
<td>35</td>
<td>29</td>
<td>12</td>
<td>24</td>
</tr>
<tr>
<td>Football/cricket fields</td>
<td>27</td>
<td>25</td>
<td>16</td>
<td>31</td>
</tr>
<tr>
<td>Pathways</td>
<td>25</td>
<td>30</td>
<td>13</td>
<td>31</td>
</tr>
<tr>
<td>Grassed areas for informal play</td>
<td>16</td>
<td>20</td>
<td>19</td>
<td>46</td>
</tr>
<tr>
<td>Trees</td>
<td>13</td>
<td>21</td>
<td>26</td>
<td>41</td>
</tr>
<tr>
<td>Car park</td>
<td>11</td>
<td>41</td>
<td>13</td>
<td>35</td>
</tr>
<tr>
<td>Cricket nets</td>
<td>10</td>
<td>32</td>
<td>16</td>
<td>42</td>
</tr>
<tr>
<td>Scout hall</td>
<td>10</td>
<td>29</td>
<td>10</td>
<td>51</td>
</tr>
<tr>
<td>Main cricket/football pavilion</td>
<td>10</td>
<td>14</td>
<td>16</td>
<td>59</td>
</tr>
<tr>
<td>Playground</td>
<td>4</td>
<td>30</td>
<td>36</td>
<td>30</td>
</tr>
<tr>
<td>Basketball stadium</td>
<td>3</td>
<td>29</td>
<td>28</td>
<td>41</td>
</tr>
<tr>
<td>YCW pavilion</td>
<td>2</td>
<td>18</td>
<td>26</td>
<td>54</td>
</tr>
<tr>
<td>New pavilion (Curwood Hall)</td>
<td>1</td>
<td>15</td>
<td>30</td>
<td>54</td>
</tr>
</tbody>
</table>

11. **Main reasons for not using the Reserve (non users)**

| Reason                                      | No of Respondents | %
|---------------------------------------------|-------------------|---
| Facilities do not suit needs                | 26                |   |
| Do not know what is available in the Reserve| 21                |   |
| Other                                       | 18                |   |
## Reason

<table>
<thead>
<tr>
<th>Reason</th>
<th>No of Respondents</th>
</tr>
</thead>
<tbody>
<tr>
<td>Too busy – other commitments (e.g. family, work)</td>
<td>15</td>
</tr>
<tr>
<td>Not interested</td>
<td>10</td>
</tr>
<tr>
<td>Feel unsafe in the Reserve</td>
<td>5</td>
</tr>
<tr>
<td>Do not feel welcome in the Reserve</td>
<td>5</td>
</tr>
<tr>
<td>Difficult to get into the Reserve</td>
<td>0</td>
</tr>
</tbody>
</table>

## Improvements to encourage greater use of the Reserve

<table>
<thead>
<tr>
<th>Action</th>
<th>% of Respondents</th>
</tr>
</thead>
<tbody>
<tr>
<td>More seating</td>
<td>58</td>
</tr>
<tr>
<td>More shelter / shade</td>
<td>53</td>
</tr>
<tr>
<td>Additional planting and landscaping</td>
<td>53</td>
</tr>
<tr>
<td>More walking paths</td>
<td>49</td>
</tr>
<tr>
<td>Provision of additional toilet facilities</td>
<td>45</td>
</tr>
<tr>
<td>More or better BBQ / picnic facilities</td>
<td>40</td>
</tr>
<tr>
<td>Improved surfaces on playing fields</td>
<td>35</td>
</tr>
<tr>
<td>Improved lighting</td>
<td>34</td>
</tr>
<tr>
<td>More play equipment</td>
<td>30</td>
</tr>
<tr>
<td>Improved maintenance generally</td>
<td>24</td>
</tr>
<tr>
<td>Improved / more car parking</td>
<td>14</td>
</tr>
<tr>
<td>Better access</td>
<td>12</td>
</tr>
<tr>
<td>Better signage</td>
<td>9</td>
</tr>
<tr>
<td>Not stated</td>
<td>9</td>
</tr>
<tr>
<td>Other</td>
<td>6</td>
</tr>
</tbody>
</table>
13. Written comments about problems with or suggested improvements to the Reserve

Buildings and other facilities

- This end of Kingston deserves a public pool and feel there is ample room at this site.
- A swimming pool would be a good move as there are many young families moving into the area.
- A wave swimming pool is needed in the area.
- All new buildings, carparks must be confined to existing infrastructure areas – no new buildings in sports fields.
- Provide coaches’ boxes and spectator cover.
- The cricket nets are unsafe and need upgrading. Bonbeach clubrooms need an upgrade.
- The main problem at the Bonbeach Reserve is the lack of toilets near the playground. I have seen many young children squatting in the grass.
- I love the Reserve, but do not wish it to get bigger with more buildings or facilities. The grass is poor currently and we all want off lead for dogs over the entire Reserve.

Cars and traffic

- Ban cars from the Reserve; do not let them onto Reserve.
- Safety issue of cars accessing grass area near football pavilion – burnouts/doughnuts, plough up grass. Need for more speed humps the total length of Cannes Avenue. More bins for dog owners to dispose of droppings.
- Concerns about increased/speeding traffic in Cannes Avenue. Another entrance to the ovals and carparking would be useful.
- Traffic and the speed at which traffic travels and the problems which occur between midnight and auto-hoons. There should be some reasonable curfew as sport is currently finishing close to midnight.
- Ongoing problems for residents of Genoa Avenue with large volumes of noisy, speeding traffic accessing Reserve – often as early as 8am and going until 11pm on weekends.
- Concern about road traffic in Cannes Avenue. Asked Chelsea Council about speed humps 30 years ago – told ‘no’ because of bus route.
• Too many noisy cars already use our street (Genoa Avenue), so worry about any more activities at Reserve. Activities should start later on Sundays.
• An increased expansion of sporting facilities should be made without first addressing the traffic flow issues (volume and hoon racing) in the area, in particular Genoa Ave.
• The survey does not address traffic flow to and from the Reserve on main access roads. The increase in traffic is causing congestion and safety issues particularly Bondi Road. Also quality of roads that exist to the Reserve and what impact increased road access and use will have on existing surfaces, safety and lighting issues.
• A percentage of the grassed area on the south side of main pavilion should be gravelled for carparking.

Water and playing fields

• Improve turf management and access recycled water for irrigation.
• The reasons for not watering the grounds, for the amount of sports using them, defy logic. The golf course’s use of recycled water should be investigated.
• Why can’t we buy Class 1 water and use it to irrigate Bonbeach Reserve, Bonbeach Primary, Chelsea Football/Cricket Reserve and even Bicentennial Park? It is my understanding that this facility is available already from the Carrum Treatment Plant.
• Very important that water be available during summer for the playing fields. Suggest Council investigate obtaining recycled water from the Golf Club.
• BBFC ground surface is the worst in the area and in the MPNFL. It sets a poor example of our great area to other suburbs. 90% of the people I grew up with now own homes in the postcode area of 3196 basing their decision on the great facilities – facilities that in recent years have been neglected.
• Too often pedestrian/bike access from Bondi Road is blocked by cars during cricket/football matches.
• Playing areas for organised sport are neglected by lack of watering during the year causing dusty conditions during strong westerly winds.
• Playing surface is very poor and needs to be resurfaced.

Dogs

• I have noticed a huge amount of dog poo left on and around the playing field – I suggest free doggy poo bags or cleaners.
• The current off lead area is small and located next to the playground. I would prefer this to be larger and it would be better all round if it was not adjacent to the playground.

• The only official off lead area is near the playground, before that it was way out the back where I do not feel safe at certain times. While I fully endorse dogs being on a lead when there are people playing sport, I do not see why it is enforced as an on lead area when there is no-one else on the park except for dog walkers and families playing with their dogs. There is an old man from York St who drives his 2 small dogs to the Reserve after the kids have gone to school in the morning; I have been told he has been fined. Why? He is careful to clean up after them and chooses his times carefully as well. At least it gets him out and gives him some exercise.

• If you are obedience training a dog, you need open space to work them. The actual off lead areas are no good – too many distractions. If you want people to do the right thing and have obedient, well socialised dogs you need to give them a bit of space to do it.

• Provide dog poo and bag dispensers.

• Larger off lead area for exercising dogs on non-sporting days esp. during summer as the beach is off limits.

• On lead status of the Reserve has deterred us from using it. At least some part of the park should be made off lead.

• More regular ranger patrol or bins and doggy bags for dog excrement.

• Plenty of people walk their dogs in the area, but as there are no doggy bins no-one clean up dogs mess, making many walking paths smelly and unpleasant. Please put some bins around.

Play facilities

• Playground equip for older (say 5-10) year olds, currently there is nothing for them.

• With so many young children in the area it would be nice to have an expanded playground.

• I have just spent 2 weeks trying to remove the wire weed from No 1 oval. I think the condition the Council has allowed the ovals to be in is a disgrace to the Council and the ratepayers and residents of Bonbeach.

• More facilities for kids and families that are not team oriented e.g. outdoor basketball hoops, smooth area for skate boards, paths for bike riding, landscaped picnic area, tennis wall or court, children's garden, etc.

• Brick tennis wall or tennis courts to practise tennis skills.
Most of play equipment is for children 4 years plus.

New seat and table nearby play area is good, but if more than 1 group of people are present there is not enough seating. 2-3 year olds need easy access to public toilets.

Safety

- After school, the young kids climb on the shed near the scout hall and then on to the roof. It is an accident waiting to happen.
- The cricket nets on the top field are dangerous with the amount of loose gravel around the run ups. On the bottom field, there is no where to access fresh water.
- When the cricket season is on and the players are using the nets, the ball often comes dangerously close to other park users.
- The grassed area near playground is used as a carpark which is dangerous when walking dogs and kids are playing in the area.
- I am not sure why you would put a lead free dog area in the middle of a children's play area.
- The part of the Bonbeach Reserve that is off lead for dogs is also used as a car park in the summer by people practising cricket and in the winter by people practising football. It seems ridiculous to have an off lead area with cars coming in and out of it all the time. It is very dangerous. It also seems silly to have the children’s play equipment in the off lead area. Some children are scared of dogs.
- A secure fence totally enclosing playground area – with a self closing gate not able to be opened by under 5s.
- The north side of the pavilion is poorly lit.

General

- Council missed a wonderful opportunity when it did not buy the former Bonbeach High School oval. Council must support junior sporting clubs more.
- Redevelop the ‘sports’ Reserve for sport. If you want a picnic or BBQ go to Mt Chelsea. Council wastes too much money on outdoor leisure which nobody ever uses i.e. the Strand cnr. Broadway and Fowler Streets. Make the ‘sports’ Reserve into a great place to play and watch sport. It does not need to be made into a Park
- Set aside an area for bocce.
- The Football and Cricket Clubs leave rubbish every weekend. The Monday morning clean up is not good enough
• Access for disabled people.
• Our house backs onto the car park. This causes a lot of disturbance to us as it is close to the fence-line. We would prefer to see a greater space created between the carpark and the fence-line to private homes.
• Plant trees that attract birds.
• Disappointed about Council’s lack of care for this terrific resource.
• We use the park a lot. Being bike riders also, we access the wetlands via this park — ride to Mordialloc, walk the dog via the river. The park and the development next to us were the main reason for us moving to this area along with the beach. Please do not sell the Reserve off.
• More rubbish bins are needed to encourage responsible disposal of rubbish.
• It would be appreciated and much used if more seats were placed along Station Street for older people walking to the stations and shops.
• It would be good to have off street access through the Reserve for bikes all the way to the wetlands bike path.