

# SANDFIELD RESERVE PROJECT, CARRUM DOWNS VIC 3201

## LANDSCAPE MASTERPLAN

AUGUST 2021

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### SITE IMAGE



Site Image Landscape Architects (VIC) 149 Drummond Street Carlton VIC 3053 Australia | T +61 3 9329 4633

### SANDFIELD LANDSCAPE MASTERPLAN OVERVIEW

Sandfield Reserve is identified in the Frankston Open Space Strategy (OSS) 2016-2036 as a district level open space. The OSS identifies the need to review and implement a Landscape Plan for Sandfield Reserve to support youth recreation and education activities for the adjacent Rowellyn Park Primary School and to the broader community to meet increased demand.

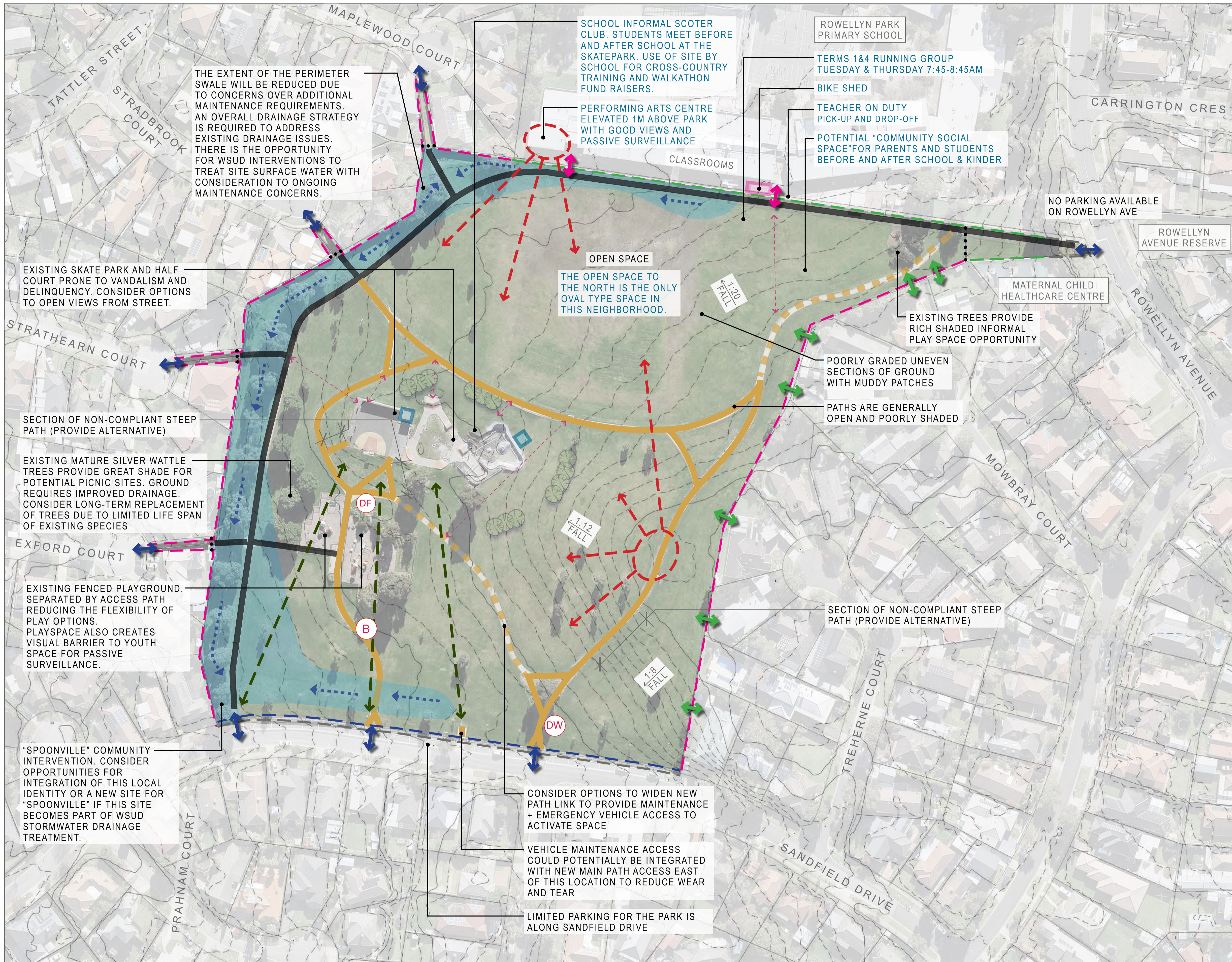
The Sandfield Reserve Masterplan is guided by the vision for the reserve as a safe, inclusive and welcoming space that offers a diversity of experiences to support the health and wellbeing of the community. The Masterplan proposes improvements based on the following design principles:

1. **Better Park Amenity** – A space with high levels of amenity for all to enjoy including seats, waste bins, fencing, lighting and signage.
2. **A Safe and Welcoming Park** – A space that is designed in accordance with Crime Prevention through Environmental Design (CPTED) and place making principles such that it is accessible and welcoming to all of the community to encourage healthy social interaction and activation.
3. **Diverse and Shared Experiences** – A space with enhanced opportunities for healthy activities (walking, cycling, play and outdoor exercise) to encourage healthy social interaction for all ages.
4. **Connection to Nature** – New canopy tree planting and landscaping to provide shade to paths and social spaces that creates a cool, comfortable and attractive environment for use all year round.

The improvements proposed in the Masterplan are developed from the four (4) key design principles outlined above and are prioritised based on community and stakeholder feedback addition, the Masterplan responds to other strategic documents and council defined needs for the site. These are summarised here:

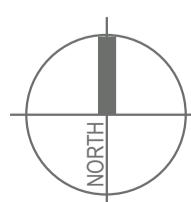
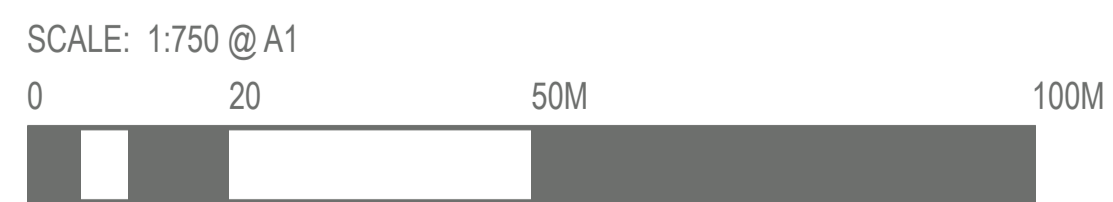
- The Frankston Play Strategy identifies the playground as a priority for upgrade with improved park integration.
- The Draft Sandfield Reserve Landscape Masterplan has been prepared to address the recommendations of the OSS and Draft Play Strategy to enhance open space infrastructure aligned with a district-level status including the extension of the skatepark (2020) and the implementation of a new off-leash dog park, which was completed June 2021.
- Council recognises the need to transform Sandfield Reserve into a more inclusive and family friendly local park as a multi-use destination that caters for a diverse range of users. The Masterplan creates a new vision for the reserve and provide a framework for integrated park improvements to enable Council to plan and program for future improvements and apply for external grant funding to assist in delivering for the Carrum Downs Community.
- Recommend to expand the Commercial Activities in Public Open Space (CAPOS) to the proposed dedicated events and activation space and include provisions for power to support a diverse range of activations.
- The Masterplan provides a new vision for Sandfield Reserve to meet community needs, balancing and enhancing existing uses and creating new recreation opportunities for the Carrum Downs community. These include:
  - Improved all abilities access within the reserve with a new path network that improves the pedestrian circulation & connectivity. The proposed circulation path with supplementary lighting will encourage greater use of the reserve to improve passive surveillance and promote activation and healthy behaviors.
  - An enhanced youth space that provides new recreation opportunities.
  - Enhanced park amenity including seating, signage, waste / recycle bins, BBQ, picnic and provision of toilet facilities to support longer stay.
  - New tree planting to provide cool corridors and spaces whilst achieving Urban Forest tree canopy targets for the site.
  - Enhanced play space to meet district level play provision in accordance with councils Draft Play Strategy
  - Protect and enhance the existing lawn area for informal play and informal ball sports
  - All ages exercise equipment to provide facilities which enhance active fitness opportunities for the aged community
  - Skate park expansion to provide a broader range of opportunities for users across different skill levels
  - Recommendation for Sandfield to be included in the Commercial Activities in Open Space Program





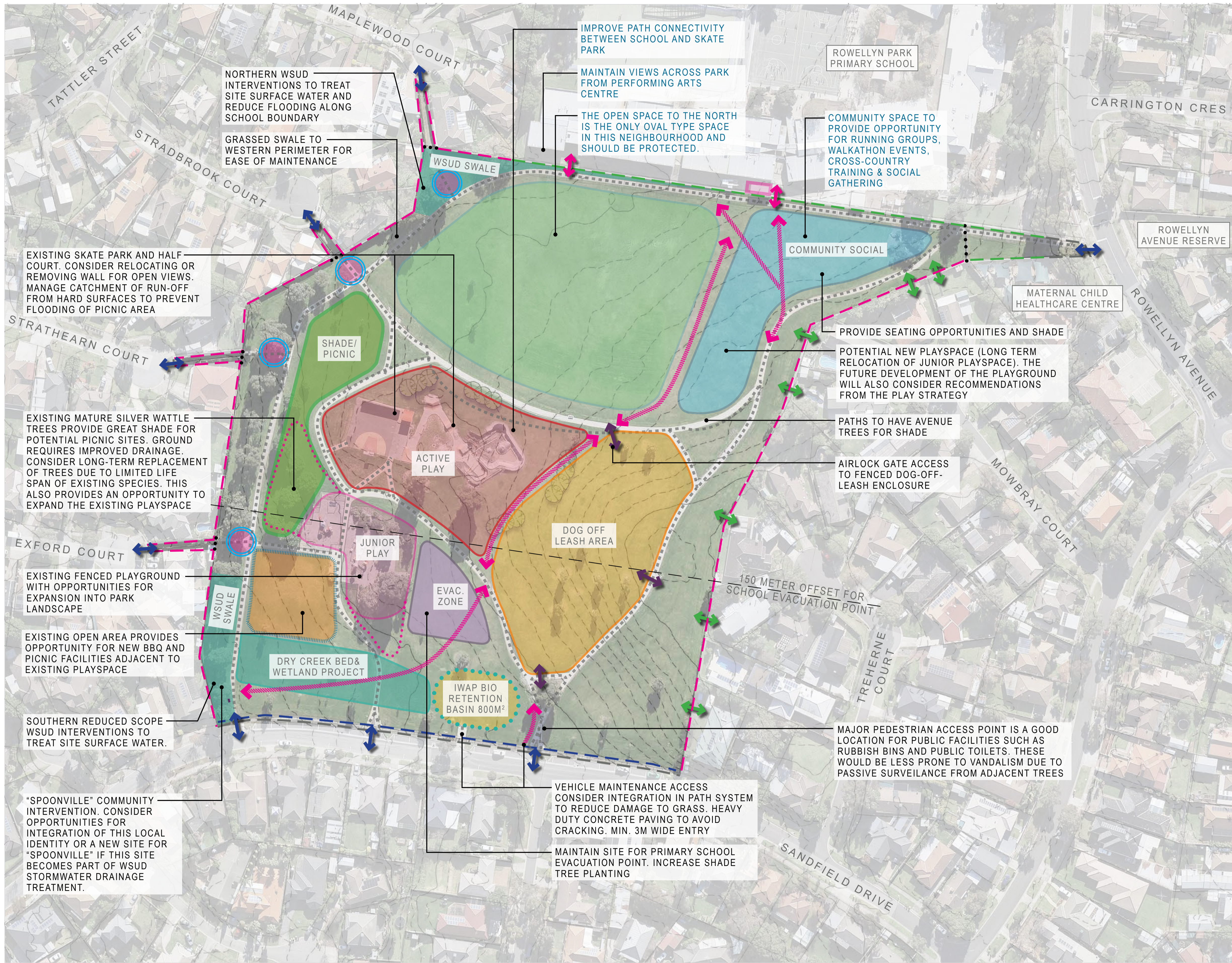
- LEGEND**
- PATHS AND ACCESS**
- SITE BOUNDARY
  - RESIDENTIAL BOUNDARY FENCE
  - SCHOOL BOUNDARY FENCE (3M HT)
  - PALISADE HIGH FENCE & GATES CLOSED AT NIGHT
  - COUNCIL POST & RAIL FENCE
  - ↔ PEDESTRIAN ACCESS POINTS
  - ↔ SCHOOL ACCESS GATES
  - ↔ PRIVATE GATES TO PARK FROM ADJACENT RESIDENCE
  - EXISTING PATH (YELLOW CONCRETE)
  - EXISTING PATH (GREY CONCRETE)
  - EXISTING PATH (GRAVEL)
  - ↔ POOR SITE CONNECTIVITY
- VEGETATION TYPES**
- 🌳 EXISTING TREE (RECENTLY PLANTED)
  - 🌳 EXISTING TREE (MATURE)
- SIGHT VIEWS**
- 👁️ CLEAR SITE VIEWS (ENTIRE PARK) TO BE MAINTAINED FOR PASSIVE SURVEILLANCE
  - ↔ POOR VISIBILITY/ SECURITY ISSUES
- TOPOGRAPHY AND DRAINAGE**
- 🌊 AREA PRONE TO FLOODING
  - ↔ SITE FALL
- FACILITIES AND AMENITIES**
- 🏠 EXISTING SHADE STRUCTURE
  - 🍷 EXISTING DRINKING FOUNTAIN + DOG BOWL
  - 🗑️ EXISTING DOG WASTE BIN TO BE RELOCATED NEXT TO EXISTING RUBBISH BIN
  - 🗑️ EXISTING RUBBISH BIN
- NOTE: PLAN COMPLETED PRIOR TO DOG PARK INSTALLATION**

**SANDFIELD RESERVE, CARRUM DOWNS**  
 SK101 EXISTING CONDITIONS SITE PLAN (ANALYSIS UNDERTAKEN IN 2020)



CLIENT: FRANKSTON CITY COUNCIL  
 SITE IMAGE JOB NUMBER: SM20372  
 ISSUE DATE: 30.07.2021





### LEGEND

**PATHS AND ACCESS**

- SITE BOUNDARY
- RESIDENTIAL BOUNDARY FENCE
- SCHOOL BOUNDARY FENCE (3M HT)
- PALISADE HIGH FENCE & GATES  
CLOSED AT NIGHT
- COUNCIL POST & RAIL FENCE
- ↔ PEDESTRIAN ACCESS POINTS
- ↔ SCHOOL ACCESS GATES
- ↔ PRIVATE GATES TO PARK  
FROM ADJACENT RESIDENCE
- ↔ AIRLOCK GATES TO DOG PARK
- - - EXISTING PATH
- ↔ NEW CONNECTION OPPORTUNITIES

**SANDFIELD USE ZONES**

- ACTIVE PLAY ZONE
- JUNIOR PLAYGROUND ZONE
- POTENTIAL EXPANSION
- SCHOOL & KINDERGARTEN SOCIAL ZONE
- OPEN BALL SPORTS & RECREATION ZONE
- SCHOOL EVACUATION ZONE
- SHADY PICNINC AREA
- DOG OFF-LEASH ENCLOSURE
- BBQ AND PICNIC ZONE

**TOPOGRAPHY AND DRAINAGE**

- WSUD SWALE
- DRY CREEK BED & WETLAND PROJECT.  
TO TREAT SITE RUN-OFF & PROVIDE  
EDUCATION OPPORTUNITY.
- FRANKSTON IWAP BIO RETENTION PROJECT  
TREATMENT SYSTEMS SUCH AS TIERED LINEAR  
SYSTEM TO BE CONSIDERED DURING DESIGN  
PROCESS
- CATCHMENT FILTRATION POINTS  
SMALL WSUD STYLE INTERVENTIONS TO  
REDUCE BOUNDARY

# SANDFIELD RESERVE, CARRUM DOWNS

## SK102 OPPORTUNITIES SITE PLAN



CLIENT FRANKSTON CITY COUNCIL ISSUE E  
 SITE IMAGE JOB NUMBER SM20372 DATE 30.07.2021





**School fence boundary to Sandfield reserve**

- Opportunities to revegetate (climbers/ green wall)
- WSUD treatment between the fence and park

**Open space**

- Undulating surface level catches water and becomes muddy. Patches of wet mud.
- Potential active area
- Links back to school

**WSUD overflow**

- WSUD to catch all run-off from site.
- Recently removed tree potentially blocking drain







Newly planted trees



Top of hill

- Significant views towards skatepark. Views to be retained
- Steep hill. 1:8 grade path leading to hill



Lines Of Sight For Potential Path Re-Alignment Between Recently Planted Trees



KEY PLAN | NOT TO SCALE

SANDFIELD RESERVE, CARRUM DOWNS  
SK104 PANORAMA 02 - CENTRAL HILL

CLIENT	FRANKSTON CITY COUNCIL	ISSUE	C
SITE IMAGE JOB NUMBER	SM20372	DATE	08.04.2021

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**Skate park**

- Abundance of graffiti
- Edge to concrete unsightly



**Proposed Kiosk area between skate park and half court to existing shelter**

- School informal scoter club. Students meet before and after school at the skatepark. Use of site by school for cross-country training and walkathon fund raisers



**Existing drinking fountain**

- Located near the playspace for convenience.
- Dog bowl does not have sufficient hardstand for dogs to drink water (trampled turf)



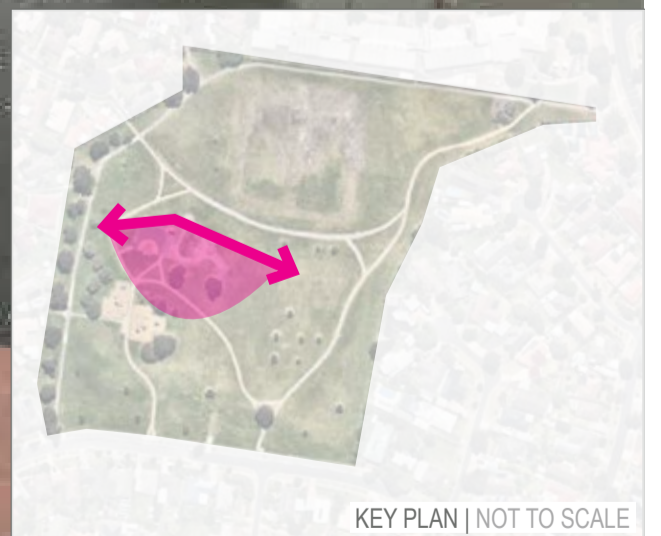
**Potential shade and picnic area**

- Silver wattle to be retained
- Potential to become a shaded picnic area



**Freestanding wall & half court**

- Conceals and provides an area for delinquents to hide from the police looking from Sandfield drive
- Eroded edge to current asphalt



KEY PLAN | NOT TO SCALE

**SANDFIELD RESERVE, CARRUM DOWNS**

SK105 PANORAMA 03 - SKATE PARK

CLIENT FRANKSTON CITY COUNCIL ISSUE C  
 SITE IMAGE JOB NUMBER SM20372 DATE 08.04.2021

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1 ENTRY FROM STRATHEARN COURT



2 ENTRY FROM STRADBROOK COURT



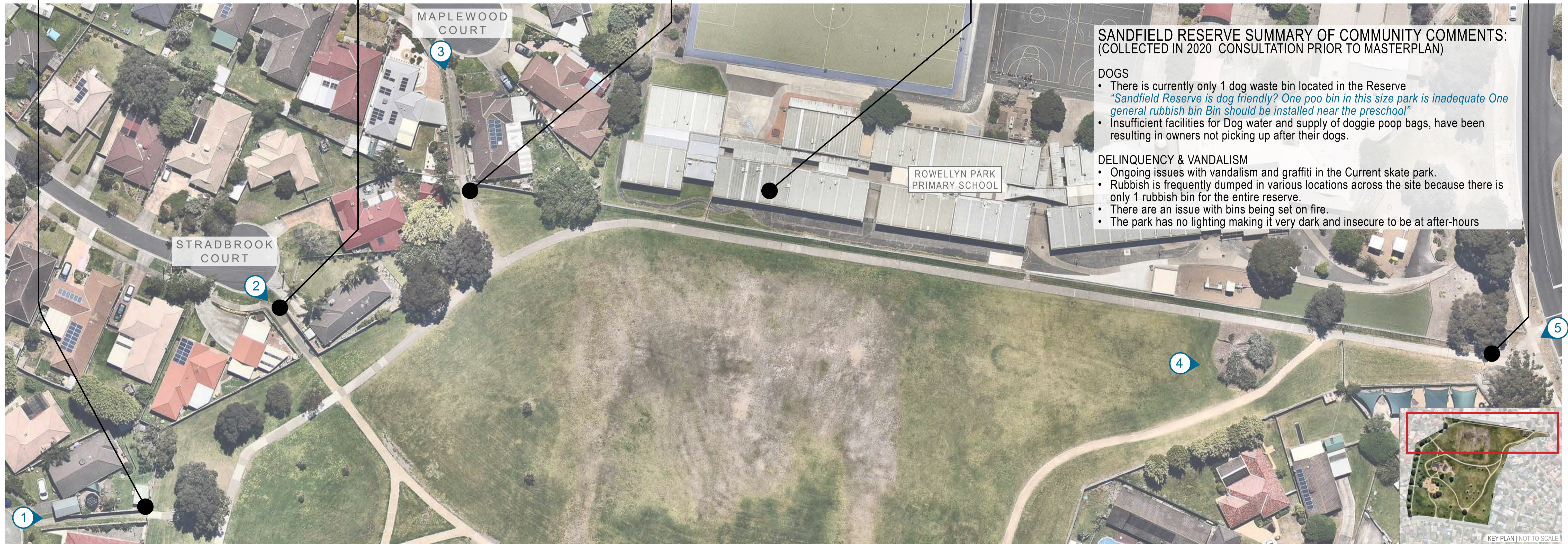
3 ENTRY FROM MAPLEWOOD COURT



4 SHADY NOOK IN POTENTIAL PLAYSPACE



5 ENTRY FROM ROWELLYN AVENUE



**SANDFIELD RESERVE SUMMARY OF COMMUNITY COMMENTS:**  
(COLLECTED IN 2020 CONSULTATION PRIOR TO MASTERPLAN)

**DOGS**

- There is currently only 1 dog waste bin located in the Reserve
- *"Sandfield Reserve is dog friendly? One poo bin in this size park is inadequate One general rubbish bin Bin should be installed near the preschool"*
- Insufficient facilities for Dog water and supply of doggie poop bags, have been resulting in owners not picking up after their dogs.

**DELINQUENCY & VANDALISM**

- Ongoing issues with vandalism and graffiti in the Current skate park.
- Rubbish is frequently dumped in various locations across the site because there is only 1 rubbish bin for the entire reserve.
- There are an issue with bins being set on fire.
- The park has no lighting making it very dark and insecure to be at after-hours



KEY PLAN | NOT TO SCALE

**SANDFIELD RESERVE, CARRUM DOWNS**

SK106 SITE PHOTOS 01 - NORTH ACCESS

CLIENT FRANKSTON CITY COUNCIL ISSUE B  
 SITE IMAGE JOB NUMBER SM20372 DATE 04.08.2021

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① EXFORD COURT ENTRY



② BASKETBALL HALF-COURT & PARK-PLAYSPACE BEHIND



③ FREE-STANDING WALL AND SHELTER



④ CONCRETE SKATE PATH



⑤ FENCED PLAYSPACE



**SANDFIELD RESERVE SUMMARY OF COMMUNITY COMMENTS:**  
(COLLECTED IN 2020 CONSULTATION PRIOR TO MASTERPLAN)

**TOILETS & FACILITIES**

- No toilets/BBQ, seating & shade areas
- *"Please please improve the Sandfield Reserve parks in Carrum Downs! It's such a huge space with so much potential to be amazing! Thinking BBQ's and shade and more seating as well!"*

**PLAYSPACE AND SKATE PARK**

- Outdated old equipment
- Existing fencing around the playground provides a barrier to the dog off lead area but restricts access between the two play areas
- There has been graffiti at the new skate park
- Existing path network in Sandfield Reserve isn't DDA compliant, it was agreed that this would be an opportunity to review the existing path network to try and create a DDA compliant circuit path to help activate the reserve to a range of users.



KEY PLAN | NOT TO SCALE

**SANDFIELD RESERVE, CARRUM DOWNS**

SK107 SITE PHOTOS 02 - YOUTH SPACE



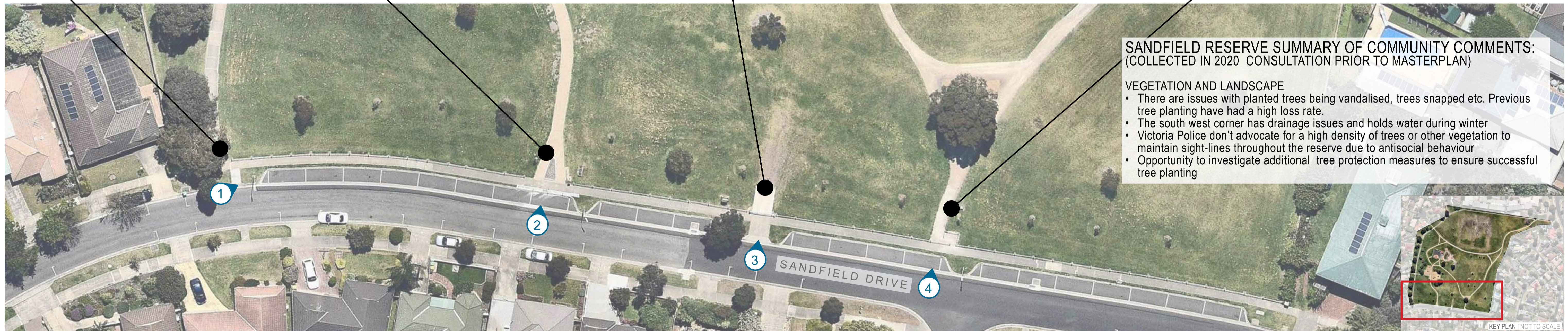


① SANDFIELD DRIVE WESTERN ENTRY

② SANDFIELD DRIVE MID-ENTRY

③ SANDFIELD DRIVE VEHICLE ACCESS  
CONSIDER INTEGRATION IN PATH SYSTEM TO REDUCE DAMAGE TO GRASS

④ SANDFIELD DRIVE EASTERN ENTRY



**SANDFIELD RESERVE SUMMARY OF COMMUNITY COMMENTS:**  
(COLLECTED IN 2020 CONSULTATION PRIOR TO MASTERPLAN)

- VEGETATION AND LANDSCAPE**
- There are issues with planted trees being vandalised, trees snapped etc. Previous tree planting have had a high loss rate.
  - The south west corner has drainage issues and holds water during winter
  - Victoria Police don't advocate for a high density of trees or other vegetation to maintain sight-lines throughout the reserve due to antisocial behaviour
  - Opportunity to investigate additional tree protection measures to ensure successful tree planting



KEY PLAN | NOT TO SCALE

**SANDFIELD RESERVE, CARRUM DOWNS**

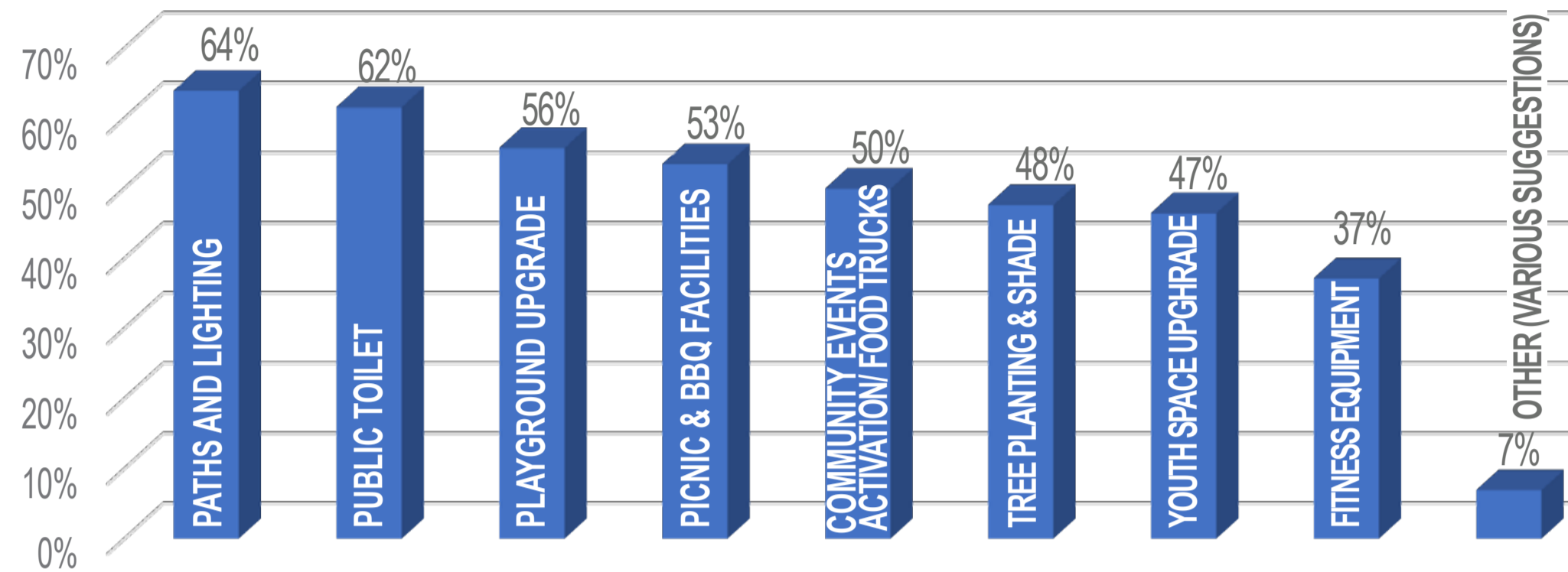
SK108 SITE PHOTOS 03 - SOUTH ACCESS



## SANDFIELD RESERVE PARK PROJECTS: COMMUNITY PRIORITIES

The Council ran community consultation for 6 weeks, from April to June 2021 to seek feedback on the Draft Plan. The Draft Plan was developed based on feedback from Stakeholders and the Council Working Group from the community and was across a range of age and user groups which appropriately reflect the demographic of users in the reserve.

A survey was included as part of the consultation to get community feedback on the proposed projects in the Draft Plan. The Community were asked which projects they saw as being valuable for the future of the development of the reserve. The below table summarises the outcomes of the survey item:



## ADDITIONAL COMMUNITY FEEDBACK

Council has reviewed the additional comments section of the consultation survey, and has been able to categorise the following additional community priorities to be addressed concurrently with the development of the priority projects:

- **Traffic Management** including responding to requests for additional parking and speed attenuation devices on Sandfield drive.
- **Waste Management** including the request for additional general waste, recycling and dog waste bins at key pedestrian access points through the reserve.
- **Antisocial Behavior** including rubbish, graffiti and park safety. Including considerations for short term management and longer term solutions. Existing gated access to the reserve to be retained.
- **Improving the range of sports facility within the Youth Space** including the provision of additional facilities for alternative ball sports such as handball, soccer, and netball.
- **Sandfield Drive safety** including careful consideration of fenced or landscape buffers to prevent safety risk from proximity to the adjacent Sandfield Drive caused by dogs and young children running onto the road.
- **Dog Free roaming park categorisation** will be monitored post implementation of the new Off-leash dog area and reviewed in accordance with Council's Domestic Animal Management Plan.
- **Local wildlife preservation** including opportunities to improve local habitat within the reserve.
- **Community Art opportunities** which will be considered for integration into new projects within the reserve.
- **Additional facility requests** for a variety of items within the park have been considered and responded to by Council. These may be further considered as future projects, beyond the initial 10-year priority implementation plan defined by the scope of this Masterplan.
- **Ensuring universal access** for new facilities including other abilities access within the park generally, and facilities within youth and play spaces.
- **Consideration of adjacent neighboring properties**, whereby Council will ensure that any risk of impact upon adjacent properties is mitigated through appropriate design solutions.

## GENERAL PARK FACILITY COMMUNITY RATED PRIORITIES

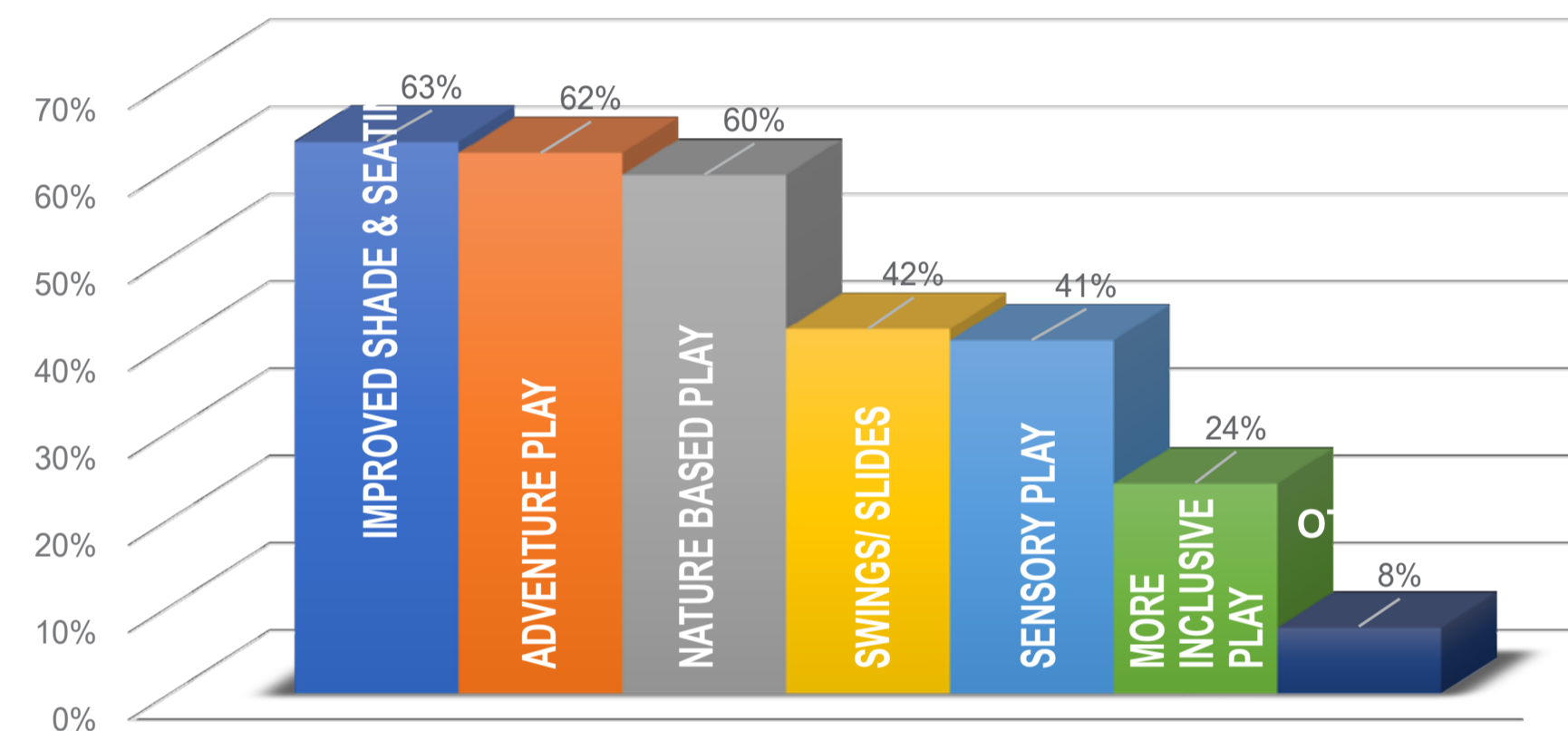
Prioritisation of projects has been informed by Community responses and a program has been developed to implement the improvements for the community. (Refer to SK302 - Priority Projects & Implementation Budgets)

## COMMUNITY PREFERRED PLAYSPACE LOCATION

In line with Councils Draft Play Strategy, the initial stages of the Master Plan assessed the long term opportunity to review the location of the playground. The Community were asked to provide feedback on their preferred location from two options for a future Playspace upgrade. Option 1 proposed to retain and expand the playspace in its current location. Option 2 proposed an alternate location to the North of the site, closer to the school and kindergarten. The majority (65.8%) of respondents supported option 1, the retention of the playspace in its existing location.

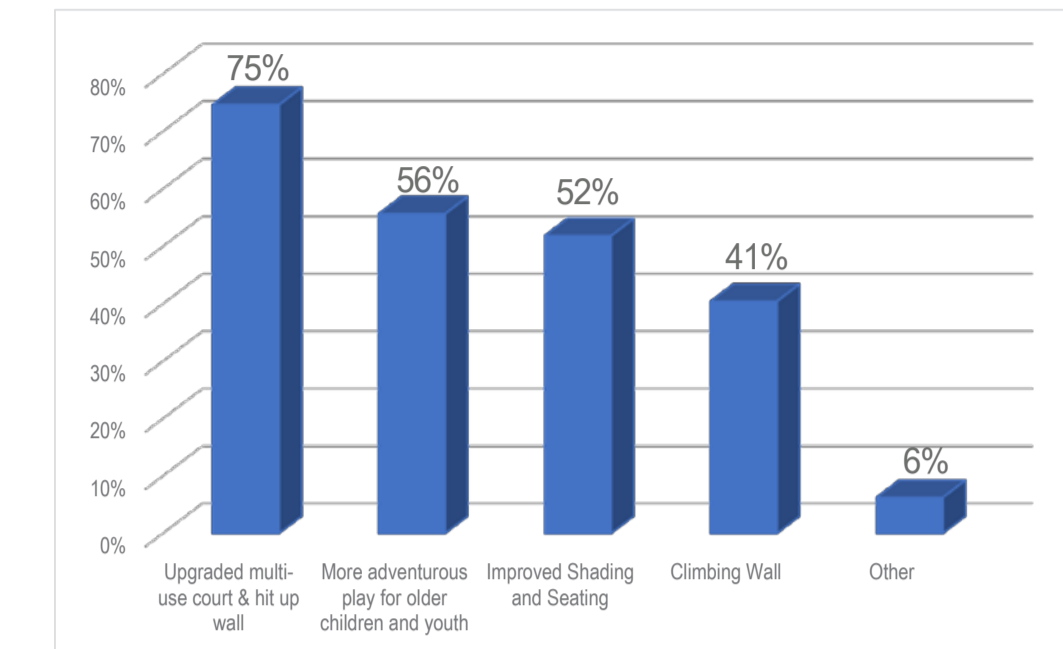
## COMMUNITY PLAYSPACE UPGRADE PRIORITIES

Further to this, the community have provided clear commentary about what they would like to see included in the future expansion of the playspace. Other items raised through consultation, to be further addressed with the playspace expansion are the requirements for fencing of the playground, and in several instances the suggestion that nearby BBQ and Picnic Facilities could benefit the playground users greatly. The Masterplan has now incorporated these items.



## COMMUNITY YOUTH SPACE UPGRADE PRIORITIES

Council have also been able to determine priority projects for implementation in the Youth space in accordance with the survey responses. There was significant commentary from the community regarding anti-social behavior around the Youth space, and Council has already earmarked some short-term immediate implementation projects to address these concerns.



## COUNCIL CONSIDERATIONS FOR PROJECT PRIORITISATION

Whilst recognising and supporting the community priorities for Sandfield Reserve, there are several considerations to be made by Council in prioritizing the implementation of projects. In addition to the initial cost of implementing each of these necessary projects, Council needs to consider the immediate and long-term implications for the management and maintenance needs of each project.

Accordingly, other Council operational considerations to be addressed through project implementation include:

- Current site issues resulting in additional maintenance costs which may be remediated through project implementation (i.e., vandalism, service and maintenance access, drainage issues)
- On-going levels of maintenance required for new works, and the need to select vandal resistant, low maintenance fittings for at risk parts of the site.
- Other strategic and Policy documents (which have also provided the framework for this Masterplan) which already have priorities for implementation in place.
- Pre-existing stand-alone Council project or co-funded and or budget allocations such as the recently completed off-leash enclosure and the pending playspace upgrade project.
- Other approved projects within the surrounding areas which have shared priorities.

These additional considerations have had an impact upon, how the projects will be selected for implementation. For example, whilst the results of the community survey ranked the upgrade of the Youth facility a lower tier 2 priority project, Council's internal working group advises that the short-term implementation of components of this project, such as removal of the current rebound wall, might alleviate other concerns raised by the community such as anti-social behavior which is currently an issue within the reserve.

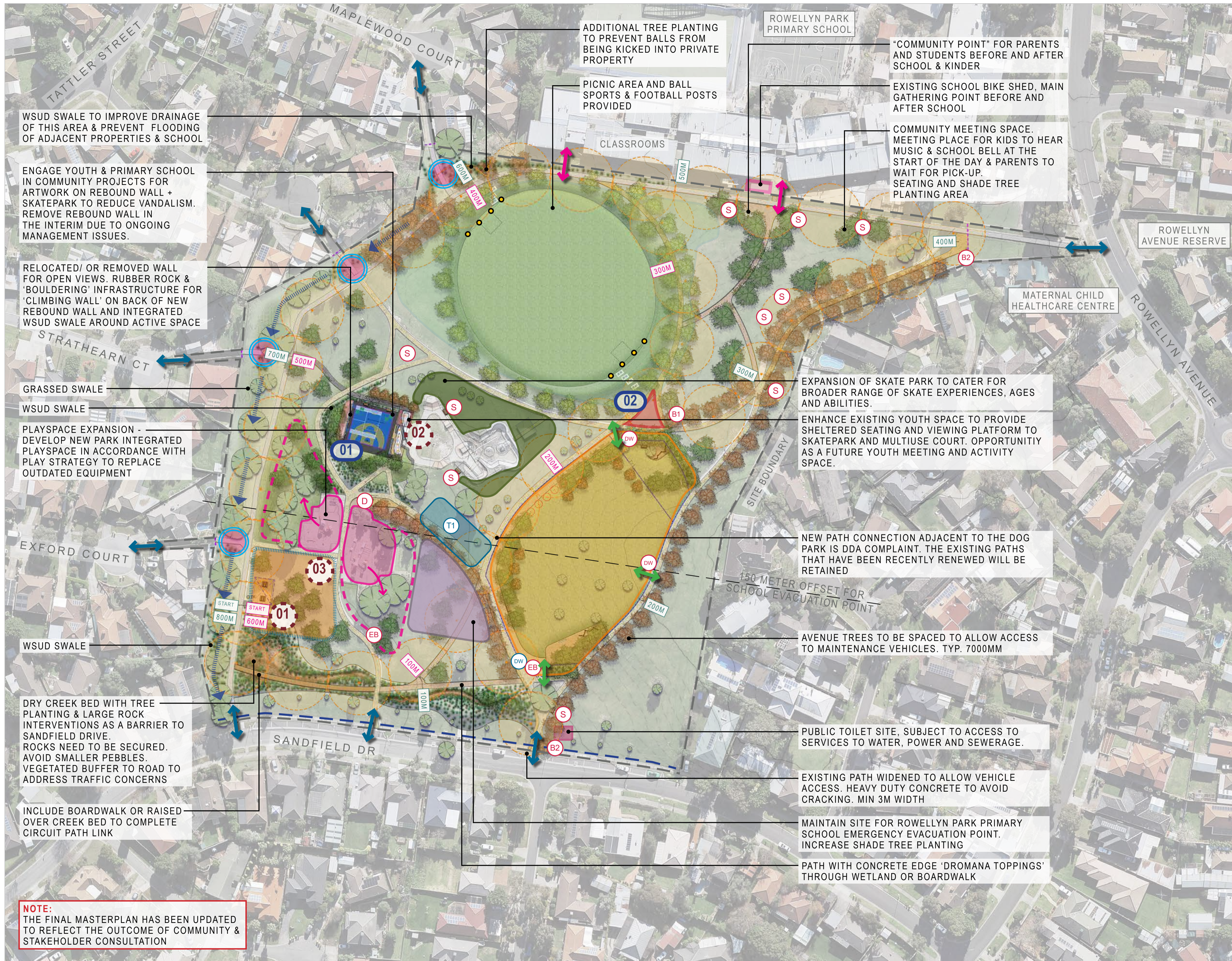
## IMPLEMENTATION RECOMMENDATIONS

As a result of careful consideration of both community consultation and stakeholder feedback and the operational and budgetary capacity of Council, the Masterplan recommends that the following items be prioritised in the implementation of all works at Sandfield Reserve:

1. Reduction in anti-social behaviour:
  - Remove the existing rebound wall and make good to alleviate existing graffiti and maintenance issues.
  - Review existing bin locations and implement additional bins to address issues associated rubbish and dog waste management.
2. Reduction in issues associated with rubbish and dog waste management.
3. Provision of upgrades which increase the functional capacity of facilities which already exist within the reserve.
4. Inclusion of Sandfield Reserve to the Commercial Activities in Open Space Program
5. The provision of projects in the short term which provide strong opportunities for shared funding across Council and other State and Federal Government bodies.
6. Development of all projects in line with other strategic and policy guidelines within Council.

Further to this, the following pages outline the priority projects and provide budget guidance for the implementation of the Masterplan over a 10-year period.





- LEGEND**
- PEDESTRIAN ACCESS POINTS
  - SCHOOL ACCESS GATES
  - DOG-PARK AIRLOCK GATE ACCESS
  - GRASSSED/ WSUD SWALE
  - 100M LINE MARKING FOR CROSS-COUNTRY TRAINING (LOWER PATH)
  - 200M LINE MARKING FOR CROSS-COUNTRY TRAINING (UPPER PATH)
  - FOOTBALL GOAL POSTS
  - DOG OFF-LEASH ENCLOSURE
  - SKATE PARK EXPANSION
  - PROPOSED SHADE TREES WITH TREE GUARD
  - PROPOSED OVAL TREES WITH TREE GUARD
  - PROPOSED AVENUE TREES - TYP. 7000MM CENTRES WITH TREE GUARD
  - CATCHMENT FILTRATION POINTS
- FACILITIES & AMENITIES**
- B1 PROPOSED 240L BIN WITH DOG BAG DISPENSER
  - B2 PROPOSED 120L BIN
  - S PROPOSED FIXED SEATING LOCATION
  - D DRINKING TAP EXISTING / PROPOSED
  - EB EXISTING 240L BIN
  - DW EXISTING DOG WASTE BIN
  - DW RELOCATED DOG WASTE BIN
  - PROPOSED SHELTER/STRUCTURE
  - 01** - SMALL SHELTER WITH SEATS FOR RUNNING GROUP, WALKATHON EVENTS AND CROSS COUNTRY TRAINING.
  - 02** - YOUTH KIOSK / HUB LOCATION CENTRAL TO ACTIVE SPACE
  - 03** - NEW SHELTERS WITH BBQ FACILITIES CLOSE TO PLAYSPACE
  - XX NEW PARK ACTIVITIES
  - 01** - REORIENTATE BALL SPORTS WALL AND INCLUDE BOULDERING WALL WITH SOFT FALL ON WESTERN EDGE OF YOUTH SPACE.
  - 02** - NEW EXERCISE STATION
  - PLAYSPACE EXPANSION
  - LIGHTPOLE FOR SECURITY AND VISIBILITY 12,500 SPILL RADIUS TO DDA PATH
- POTENTIAL FOOD TRUCK SITES**
- T1 SMALL LOCAL EVENT "WEEKEND" COFFEE TRUCK ON NEW PATH

**SANDFIELD RESERVE, CARRUM DOWNS**  
SK301 LANDSCAPE MASTERPLAN







## PROJECT COST & SUMMARY

The Masterplan provides a framework to guide improvements over a 10-year period. A design budget for the new play improvements is budgeted in the 21/22 Capital Works Program and the budget summary provided by this Masterplan are intended to provide a strong framework to allocate funding for the implementation of all of the priority projects detailed here.

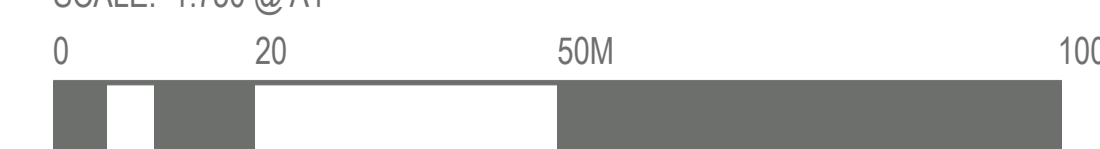
In addition, it is intended that this Masterplan will provide an advocacy tool for Council to build awareness, seek support and secure essential funding to deliver the improvements to benefit the Carrum Downs community.

PROJECT PRIORITIES	
<b>1 TO 4 YEAR</b>	
1A	PLAYGROUND UPGRADE/ EXPANSION
1B	BBQ/ PICNIC AREA
2	ACTIVE RECREATION UPGRADES & FITNESS STATION
3	FACILITY UPGRADE PROJECTS
4	PUBLIC EVENTS FACILITIES
<b>5 TO 8 YEAR</b>	
1	YOUTH SPACE & SKATE PARK EXTENSION
2	PUBLIC TOILET
3	COMMUNITY MEETING PLACE
<b>8 TO 10 YEAR</b>	
1	DRAINAGE & ECOLOGY PROJECTS

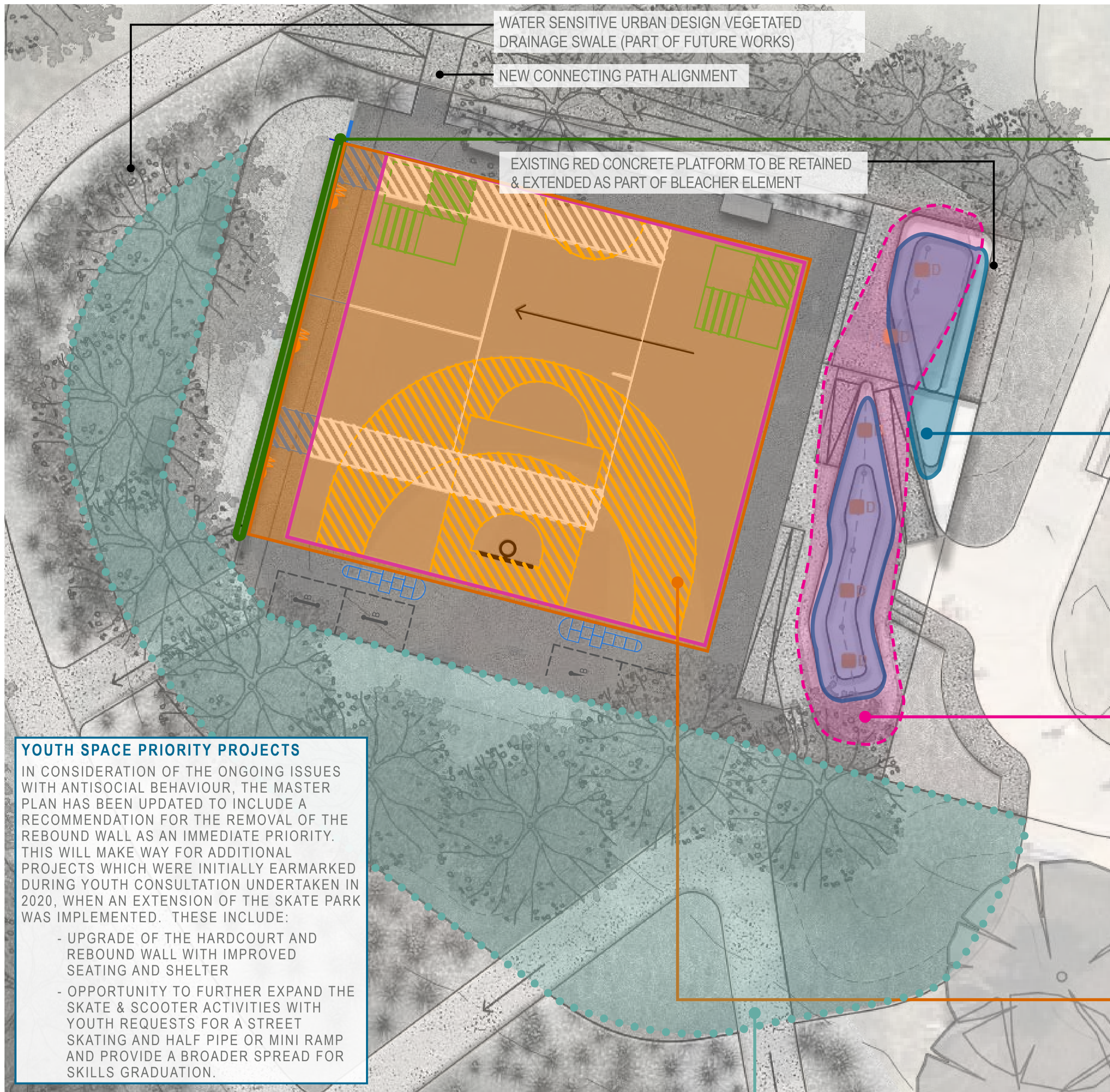
PROJECT IMPLEMENTATION TIMEFRAME	ALLOCATION
1 TO 4 YEARS	\$1,800,000
5 TO 8 YEARS	\$2,200,000
8 TO 10 YEARS	\$150,000
	<b>\$4,150,000</b>

## PROJECT IMPLEMENTATION & PRIORITY

1 TO 4 YEAR	5 TO 8 YEAR		
<p><b>PLAYGROUND, BBQ AND PICNIC AREA</b> EST. \$1,000,000 - \$1,200,000 REFER TO SK403 FOR DETAIL</p> <p><b>1A</b> PLAYGROUND EXPANSION - Artificial creek bed &amp; topography, play area &amp; equipment, grass picnic area with shade trees.</p> <p><b>1B</b> BBQ AND PICNIC AREA - BBQ, table settings, seating etc. including soft works.</p> <p><b>2 ACTIVE RECREATION</b> PHASE 1: EST. \$600,000 - \$700,000 PHASE 2: EST. \$450,000 - \$500,000 REFER TO SK404 FOR DETAIL</p> <p>COMMERCIAL ACTIVITIES IN PUBLIC OPEN SPACE - Food trucks and events.</p> <p>400M 300M CIRCUIT AND PATH MARKERS - Linemarking &amp; distance markers. - Circuit lighting.</p> <p>OVAL REDEVELOPMENT - Multi-use grass area.</p> <p>FITNESS STATION - Rubber softfall - All inclusive age &amp; skill level equipment.</p> <p>DOG OFF-LEASH ENCLOSURE (COMPLETE)</p> <p><b>3 FACILITY UPGRADE</b> EST. \$750,000 REFER TO SK406 FOR DETAIL</p> <p>CIRCUIT PATH AND LIGHTING UPGRADE</p> <p>PROPOSED BINS</p> <p>PROPOSED SEATS</p>	<p><b>1 YOUTH SPACE AND SKATE PARK</b> EST. \$780,000 - \$850,000 REFER TO SK401 &amp; 402 FOR DETAIL</p> <p>YOUTH SPACE AND SKATE PARK DEVELOPMENT - Activity wall, bleacher seating, shade structure, multi-use court, integrated lighting, park integration. - Street skate section expansion, ramp landings, pipes &amp; skatable features.</p> <p><b>2 FACILITY UPGRADE</b> EST. \$410,000 REFER TO SK406 FOR DETAIL</p> <p>PUBLIC TOILETS</p> <p>COMMUNITY MEETING SPACE - Shade trees and open space. - Seating nodes.</p> <tr> <th style="background-color: #FFC107; color: white; padding: 5px;">8 TO 10 YEAR</th> <td style="vertical-align: top; padding: 10px;"> <p><b>1 DRAINAGE AND ECOLOGY</b> EST. \$340,000 - \$375,000 REFER TO SK405 FOR DETAIL</p> <p>WSUD TREATMENTS - Catchment filtration &amp; swale drain. - Dry creek bed/ bio-retention projects.</p> <p>NTH NORTHERN BOUNDARY DRAINAGE</p> <p>WST WESTERN BOUNDARY DRAINAGE</p> <p>STH SOUTHERN BOUNDARY WETLAND</p> <p>PROPOSED TREE PLANTING WITH TREE GUARD</p> </td> </tr>	8 TO 10 YEAR	<p><b>1 DRAINAGE AND ECOLOGY</b> EST. \$340,000 - \$375,000 REFER TO SK405 FOR DETAIL</p> <p>WSUD TREATMENTS - Catchment filtration &amp; swale drain. - Dry creek bed/ bio-retention projects.</p> <p>NTH NORTHERN BOUNDARY DRAINAGE</p> <p>WST WESTERN BOUNDARY DRAINAGE</p> <p>STH SOUTHERN BOUNDARY WETLAND</p> <p>PROPOSED TREE PLANTING WITH TREE GUARD</p>
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#### YOUTH SPACE PRIORITY PROJECTS

IN CONSIDERATION OF THE ONGOING ISSUES WITH ANTISOCIAL BEHAVIOUR, THE MASTER PLAN HAS BEEN UPDATED TO INCLUDE A RECOMMENDATION FOR THE REMOVAL OF THE REBOUND WALL AS AN IMMEDIATE PRIORITY. THIS WILL MAKE WAY FOR ADDITIONAL PROJECTS WHICH WERE INITIALLY EARMARKED DURING YOUTH CONSULTATION UNDERTAKEN IN 2020, WHEN AN EXTENSION OF THE SKATE PARK WAS IMPLEMENTED. THESE INCLUDE:

- UPGRADE OF THE HARDCOURT AND REBOUND WALL WITH IMPROVED SEATING AND SHELTER
- OPPORTUNITY TO FURTHER EXPAND THE SKATE & SCOOTER ACTIVITIES WITH YOUTH REQUESTS FOR A STREET SKATING AND HALF PIPE OR MINI RAMP AND PROVIDE A BROADER SPREAD FOR SKILLS GRADUATION.

#### PARK INTEGRATION

- YOUTH SPACE INTEGRATED INTO PARK LANDSCAPE WITH BATTERED GRASS MOUNDS FOR PASSIVE SEATING AND VIEWING OF THE ACTIVE SPACE.
- LARGE TREES WITH CLEAN TRUNKS ALLOW VISIBILITY THROUGH THE SITE AND PROVIDE ADDITIONAL SHADE

#### ACTIVITY WALL

- NEW HIT-UP WALL WITH LINE MARKING (EAST FACE OF WALL)
- NEW CLIMBING WALL WITH RELIEF (WEST FACE OF WALL)
- LONG TERM POTENTIAL FOR ARTWORK TO WALL
- INTEGRATE LIGHTING IN WALL
- ORIENTATION OF WALL ENSURE CLEAR SIGHTLINES FOR PASSIVE SURVEILLANCE
- CANOPY OVER TO PREVENT CLIMBING

#### BLEACHER SEATING

- TIERED CONCRETE PLATFORM
- COMBINATION OF 450MM HIGH BLEACHER SEATING, 150 HIGH STAIRS AND RAMPS (AT GRADES SHOWN)

#### SHADE STRUCTURE

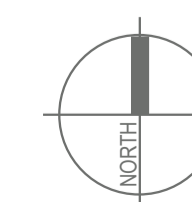
- NEW SHADE SHELTER WITH INTEGRATED LIGHTING
- CANTILEVERED STEEL FRAMED SHADE CANOPY WITH CENTRAL POLES AND STEEL CANOPY TO PREVENT VANDALISM.

#### MULTI-USE COURT

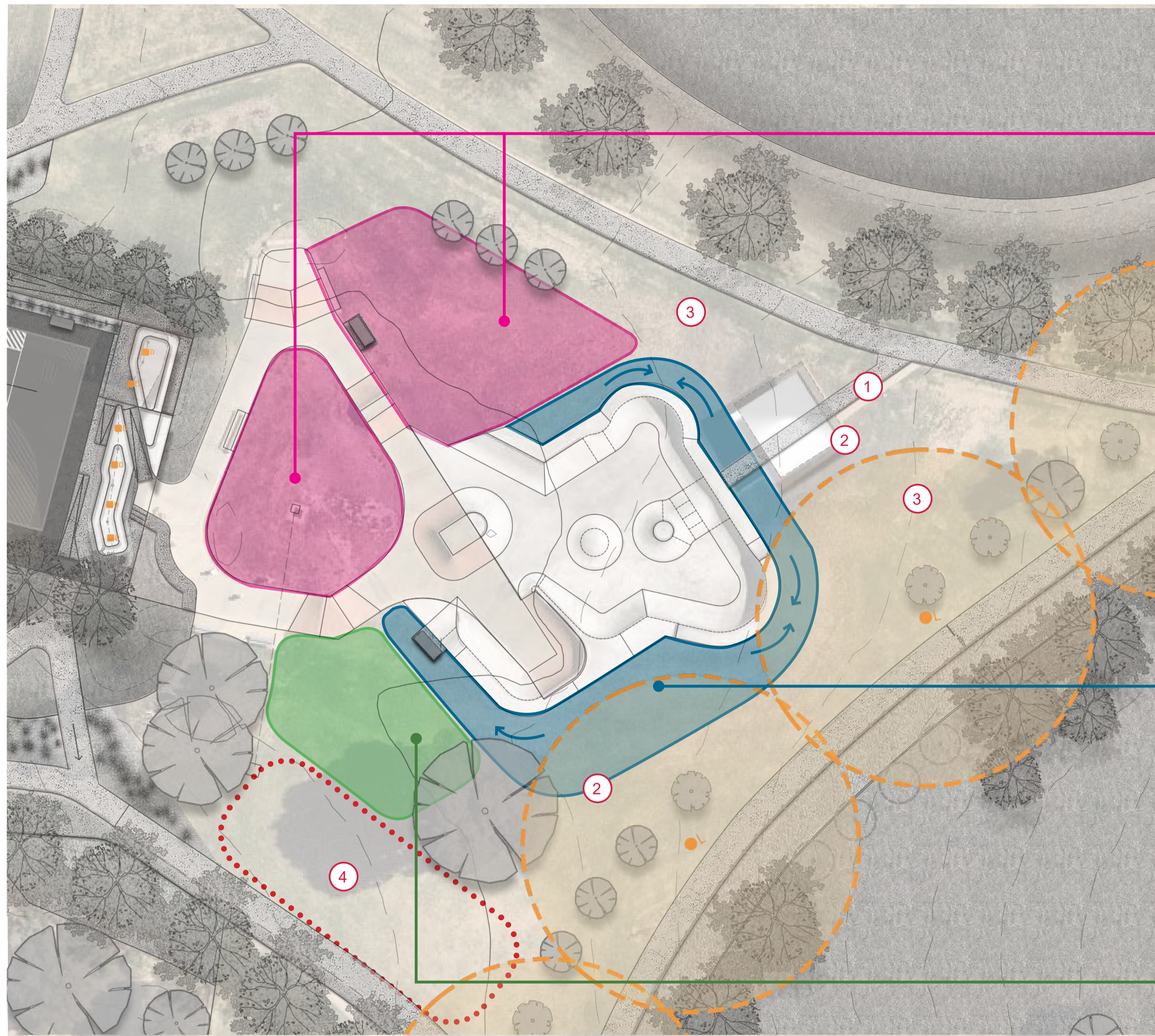
- MULTI USE COURT SPACE WITH SURFACE GRAPHICS & LINEMARKING
- MAXIMISE OPPORTUNITIES FOR DIFFERENT TYPES OF ACTIVE USE INCLUDING BALL SPORTS AND CROSS-FIT ACTIVITIES

#### INTEGRATED LIGHTING

- (ROBUST VANDAL PROOF)
- IN PERGOLA
- ON WALL
- UP-LIGHTING TO TREES

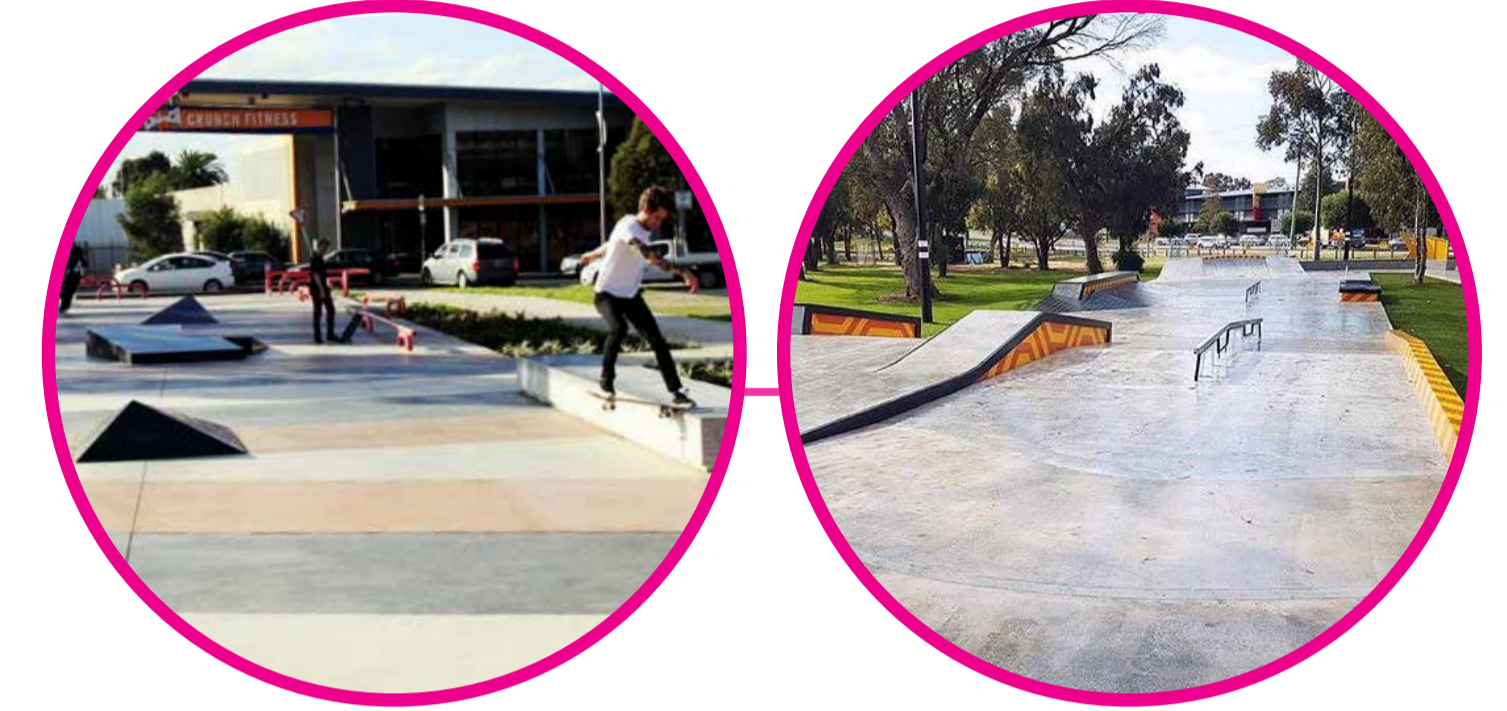






### STREET SKATE SECTION EXPANSION

- NOT MUCH FLUSH ADJACENT LAND, INHIBITING ABILITIES TO DO TRICKS
- INFILL EXISTING GRASS AREA FOR MORE WAYS TO GET THROUGH THE SPACE
- RAILS, STEPS AND SKATABLE ELEMENTS
- INVESTIGATE OPPORTUNITY TO INCORPORATE A HALF PIPE



### RAMP LANDINGS

- RAMPS NARROW
- REQUEST FOR BIGGER AREAS FOR FLYOUT TRICKS AS CURRENT TRACK DOES NOT ALLOW PEOPLE TO STAND AROUND AND WATCH. (CURRENT RAMPS LAUNCH OUT TO GRASS)



### PIPES AND SKATABLE FEATURES

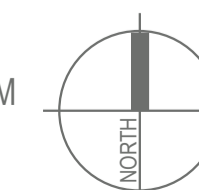
- SKATABLE LANDSCAPE FEATURES
- PIPES FOR BALANCE



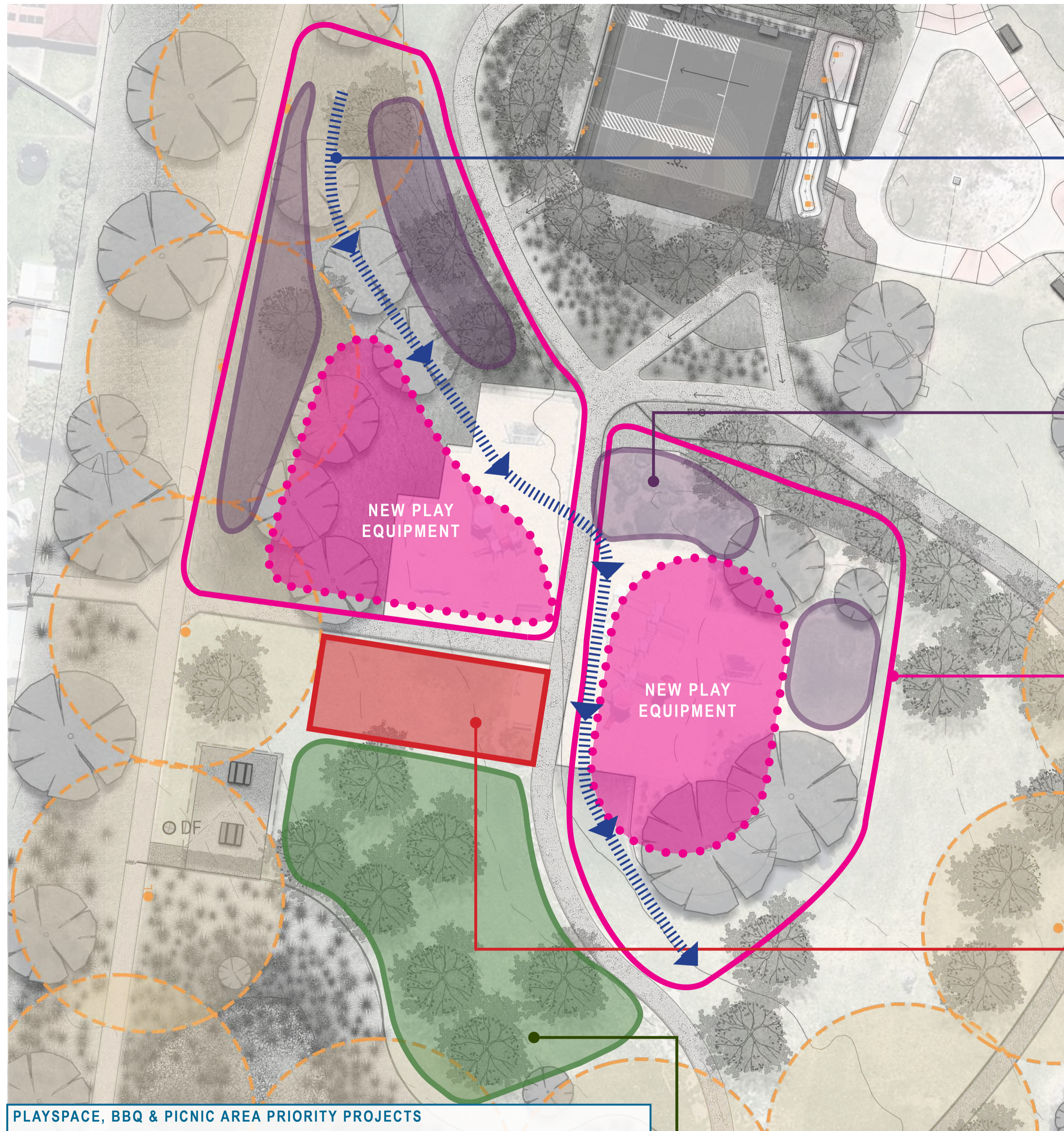
### GENERAL/ OTHER IMPROVEMENTS

- 1 ADDITIONAL ACCESS PATHS
- 2 SECONDARY SHADE/ SHELTER OPPORTUNITIES WITH SEATING
- 3 ADDITIONAL SHADE TREES
- 4 CONSIDERATION OF LINK TO FUTURE FOOD TRUCK AND EVENT FACILITIES

**SKATE PARK PRIORITY PROJECTS**  
 SKATE PARK PRIORITY PROJECTS CONSULTATION WAS UNDERTAKEN THE SANDFIELD SKATE PARK WITH THE YOUTH SERVICES WHAT BUS. SEVERAL LOCAL YOUTH WERE IN ATTENDANCE TO PROVIDE FEEDBACK WITH FEEDBACK FOCUSING ON THE EXISTING SKATE PARK. THE MASTERPLAN HAS DOCUMENTED THE OUTCOMES OF THIS CONSULTATION BY THE INTENTION TO EXTEND THE SKATE PARK AND PROVIDE A GREATER RANGE OF SKATE EXPERIENCES AS SUMMARISED HERE.







**ARTIFICIAL CREEK BED**

- INTERACTIVE WATER PLAY



**ARTIFICIAL TOPOGRAPHY**

- MOUNDING
- PARKOUR STYLE ROPE PLAY



**PLAY AREA**



**BBQ & PICNIC SHELTER/S**



**GRASS PICNIC AREA WITH SHADE TREES**



**PLAYSPACE, BBQ & PICNIC AREA PRIORITY PROJECTS**

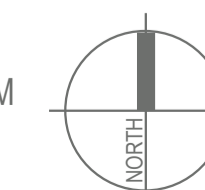
IN LINE WITH COUNCIL'S DRAFT PLAY STRATEGY, IT IS PROPOSED THAT THE RESERVE PLAY SPACE BE UPGRADED TO DISTRICT LEVEL. THESE PLAYSPACES ARE MEDIUM SIZED WITH A RANGE OF FACILITIES THAT CATER FOR ALL AGES. MANY RESERVE USERS RESIDE WITHIN THE CARRUM DOWNS NEIGHBOURHOOD AND IN SOME INSTANCES MAY TAKE A SHORT DRIVE TO ACCESS THE RESERVE.

GIVEN THE AGE OF THE EQUIPMENT IN PLACE, COUNCIL HAS PRIORITISED THIS PROJECT TO BE THE COMPLETE REDEVELOPMENT OF THE PLAYSPACE, TO BETTER INTEGRATE IT INTO THE RESERVE AND PROVIDE A GREATER RANGE OF PLAY ELEMENTS, WHILST MAINTAINING CLEAR DELINEATION AND SAFETY BARRIERS, IN RESPONSE TO COMMUNITY COMMENT.

FURTHER TO THIS, THE DISTRICT LEVEL PLAYSPACE UPGRADE WILL BE SUPPORTED BY THE IMPLEMENTATION OF A PUBLIC TOILET (SEE SK406 FACILITY UPGRADE PROJECTS) AND THE DEVELOPMENT OF BBQ AND PICNIC FACILITIES CLOSELY LOCATED TO THE PLAYSPACE..

**SANDFIELD RESERVE, CARRUM DOWNS**  
SK403 PLAYSPACE, BBQ & PICNIC AREA PRIORITY PROJECTS

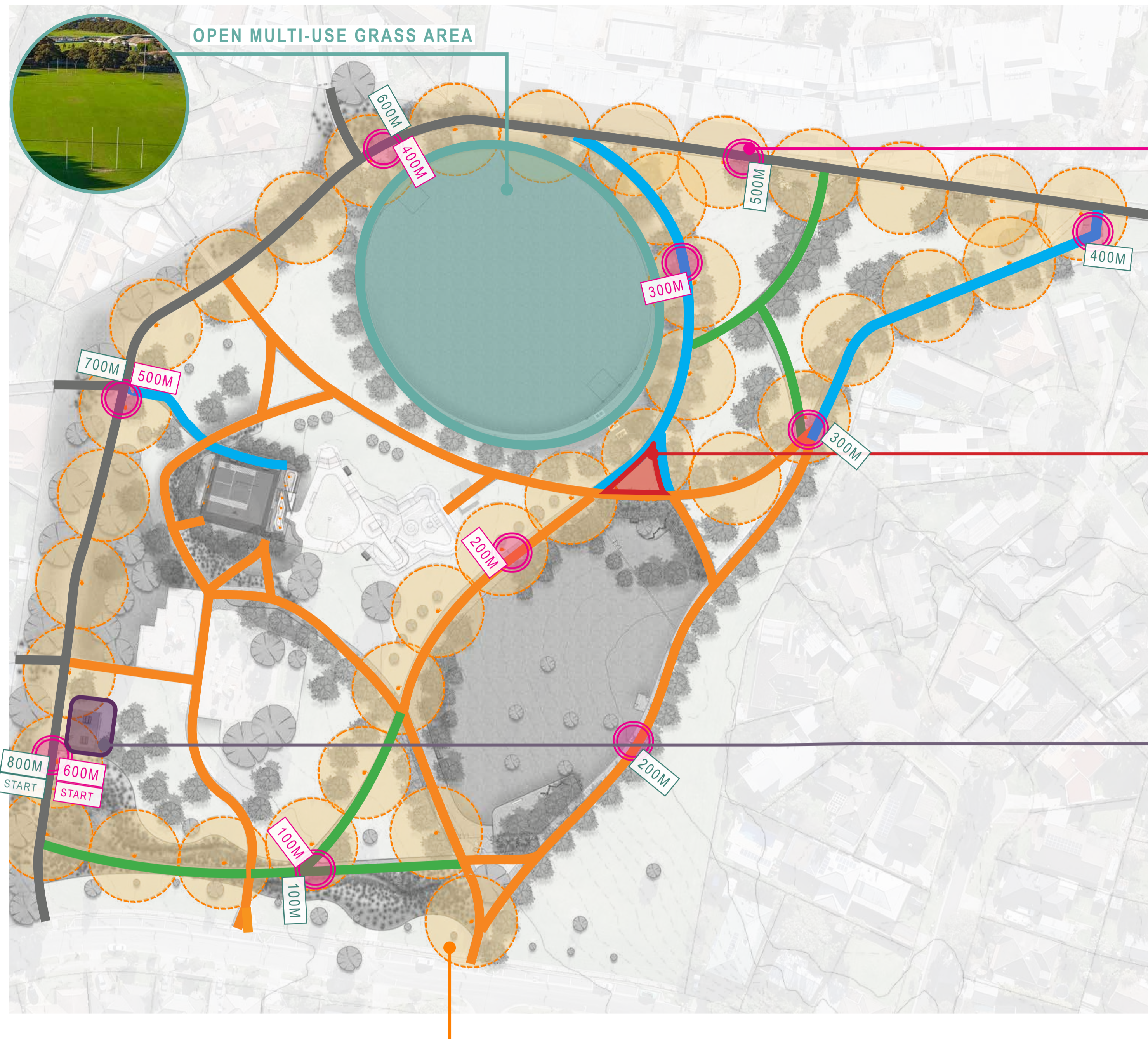
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CLIENT	FRANKSTON CITY COUNCIL	ISSUE	A
SITE IMAGE JOB NUMBER	SM20372	DATE	30.07.2021

Site Image Landscape Architects (VIC) 149 Drummond Street Carlton VIC 3053 Australia | T +61 3 9329 4633





### CIRCUIT PATH MARKERS

- COMBINED USE OF LINE MARKING AND PHYSICAL, VERTICAL DISTANCE MARKERS



### FITNESS STATION

- RUBBER SOFTFALL WITH SURFACE GRAPHICS LINEMARKING
- FLEXIBLE USE OF EQUIPMENT FOR A RANGE OF SKILL LEVELS AND AGE GROUPS



### "STARTING LINE" SHELTER

- FCC STANDARD SHELTER WITH COUNCIL FURNITURE AS "STARTING LINE" SHELTER.
- CONSIDER FUTURE FIXED LOCKER SYSTEM FOR SAFE GEAR STORAGE FOR RUNNING GROUPS
- FUTURE INTEGRATION OF RUNNING GROUPS SIGNAGE BOARD



### CIRCUIT PATH LIGHTING

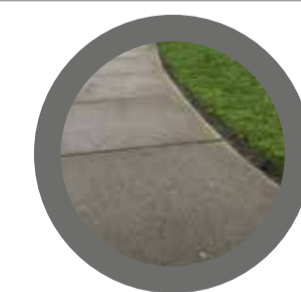
- LIGHTPOLES FOR SECURITY AND VISIBILITY. 12,500 SPILL RADIUS TO PATHWAYS



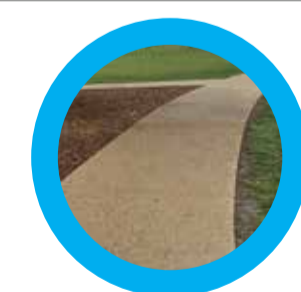
### ACTIVE RECREATION PRIORITY PROJECTS

AS REITERATED BY COMMUNITY CONSULTATION, THE MASTERPLAN HAS CLEARLY RESPONDED TO THE HEAVY USE IN THE RESERVE FOR EXISTING ACTIVE RECREATION FOR A RANGE OF AGE GROUPS, AND CRITICALLY RECOGNISES THAT WALKING IS ONE OF THE MAJOR ACTIVITIES WITHIN THE RESERVE. THE ACTIVE RECREATION PROPOSALS ARE INTENDED TO EXPAND ON THE RESERVES CAPACITY TO CATER FOR A RANGE OF AGE-GROUPS AND ABILITIES NEEDS FOR PHYSICAL EXERCISE; AND ACCORDINGLY PROPOSES THE IMPLEMENTATION OF A FITNESS STATION AND OPEN BALL SPORTS AREA. THESE PROPOSALS ALSO RECOGNISE THE RESERVES CAPACITY TO FACILITATE ADDITIONAL ACTIVE RECREATION NEEDS FOR THE ADJACENT SCHOOL, WHO ALREADY USE IT FOR CROSS-COUNTRY TRAINING. THESE PROPOSALS BOTH FORMALISE AND EXPAND ON THE RESERVES CAPACITY TO FACILITATE AN ACTIVE HEALTHY COMMUNITY.

### PATH TYPES



EXISTING GREY CEMENT



PROPOSED FCC SHARED PATH TO MATCH EXISTING



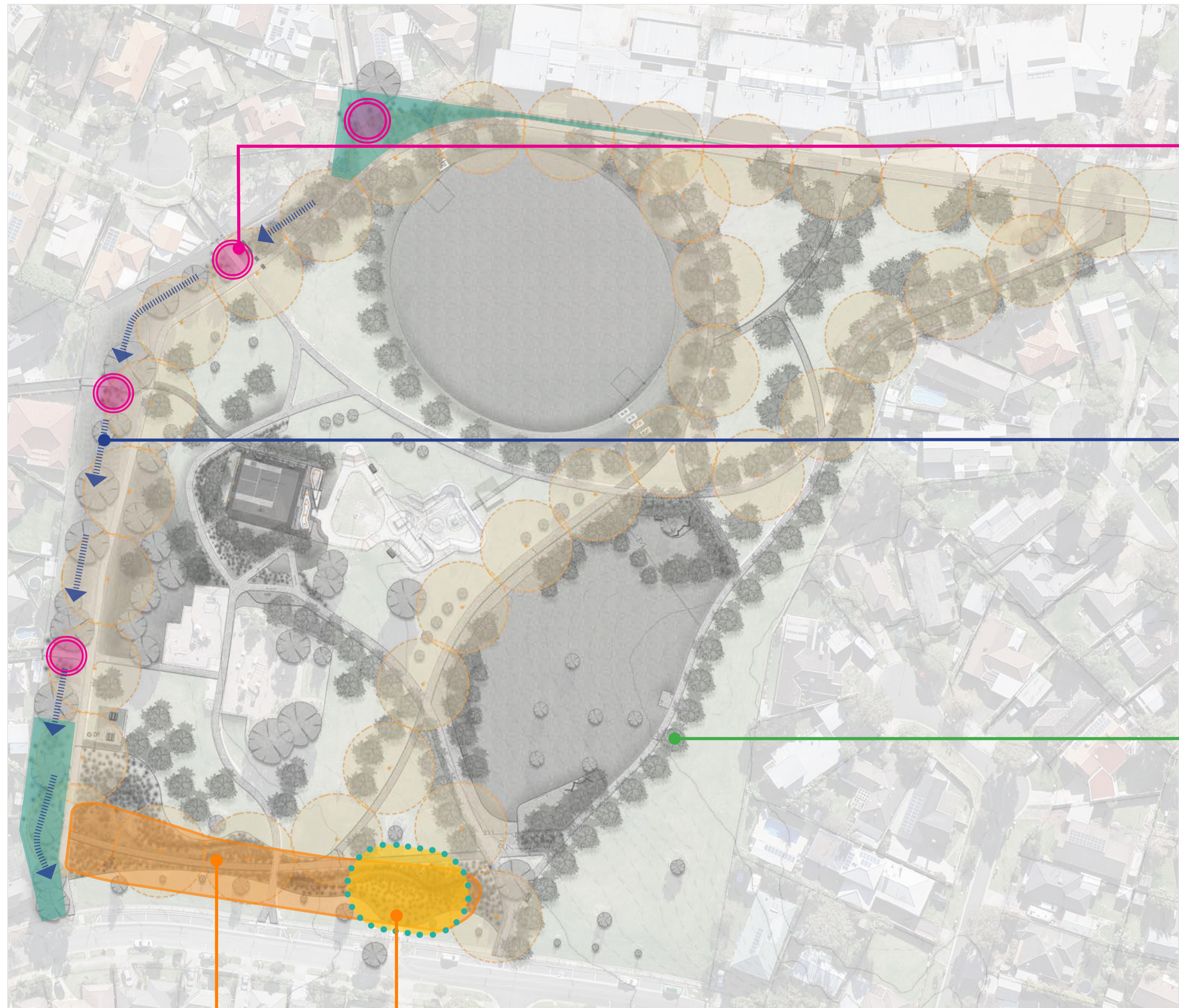
EXISTING FCC SHARED PATH



DROMANA TOPPINGS WITH CONCRETE EDGE/ OR BOARDWALK THROUGH WETLAND







#### CATCHMENT FILTRATION POINTS

- SMALL WSUD STYLE INTERVENTIONS TO REDUCE WATER BUILD-UP
- IMAGE SOURCE (RIGHT): FCC WSUD POLICY DOCUMENT



#### SWALE DRAIN

- SWALE DRAIN TO WESTERN PERIMETER FOR CONTINUOUS WATERFLOW FROM NORTH TO SOUTH WHERE SITE FLOOD AND BECOMES MUDDIEST MOST
- IMAGE SOURCE (LEFT): FCC WSUD POLICY DOCUMENT



#### TREE PLANTING

- NEWLY PLANTED TREES ALONG PATHS TO PROVIDE SHADE



#### DRY CREEK BED/ FRANKSTON IWAP BIO-RETENTION PROJECT

- DRY CREEK BED WITH TREE PLANTING & LARGE ROCK INTERVENTIONS TO PREVENT BIKES FROM ENTERING THE SITE
- ROCKS NEED TO BE LARGE AND SECURED
- AVOID SMALL PEBBLES
- TREATMENT SYSTEMS SUCH AS TIERED LINEAR SYSTEM TO BE CONSIDERED DURING DESIGN PROCESS



#### WSUD SWALE PROJECTS

- WSUD SWALE TO NORTH AND SOUTH OF SITE AS AREA PRONE TO MOST WATER INUNDATION
- IMAGE SOURCE (RIGHT): FCC WSUD POLICY DOCUMENT



#### DRAINAGE INFRASTRUCTURE & ECOLOGY PRIORITY PROJECTS

SHORT TERM GOALS FOR THE IMPLEMENTATION OF COUNCILS WATER SENSITIVE URBAN DESIGN GUIDELINES WITHIN THE RESERVE ARE ALSO INGRAINED IN KEY PROJECTS SUCH AS THE REDEVELOPMENT OF THE YOUTH SPACE AND THE PLAYSPACE. IN ADDITION, RECENT TREE PLANTING AND FURTHER OPPORTUNITIES WITH SHORT TERM PROJECT IMPLEMENTATION WILL WORK TOWARDS BRINGING TREE CANOPY TARGETS IN LINE WITH URBAN FOREST ACTION PLAN. THE GAIN IN TREE CANOPY WILL ALSO PROVIDE ADDITIONAL HABITAT, BIODIVERSITY SERVICES AND MITIGATE HIGH HEAT VULNERABILITY IDENTIFIED IN CARRUM DOWNS.

IN ADDITION TO THESE ECOLOGICAL IMPROVEMENTS ASSOCIATED WITH SHORT TERM PRIORITY PROJECTS, THE MASTERPLAN PROPOSES LONGER TERM INFRASTRUCTURAL DRAINAGE PROJECTS WHICH FURTHER EMBRACE THE POTENTIAL TO IMPROVE LOCAL HABITAT VALUES, AMENITY AND EDUCATIONAL OPPORTUNITIES WITHIN THE RESERVE. THESE INCLUDE THE IMPLEMENTATION OF AN ARTIFICIAL CREEK SYSTEM WITH BUFFER PLANTING ADJACENT TO SANDFIELD RESERVE AND THE IMPROVED TREATMENT OF WATER ALONG THE NORTHERN AND WESTERN BOUNDARIES





**FACILITY UPGRADE PRIORITY PROJECTS**

COUNCIL HAS RECOMMENDED THE FOLLOWING ITEMS AS IMMEDIATE PRIORITIES FOR IMPLEMENTATION WITHIN THE PARK TO REDUCE SOME OF THE IMMEDIATE CONCERNS AROUND WASTE MANAGEMENT:

- TRIAL A DIFFERENT BIN TYPE (NON-FLAMMABLE BIN WITH METAL RECEPTACLE) TO TRY AND ADDRESS WASTE ISSUES AT THE SKATE PARK
- MONITOR THE WASTE ISSUES WITH THE OPERATIONS AND WASTE MANAGEMENT TEAMS AND MAKE ANY REQUIRED ADJUSTMENT TO THE BIN LOCATIONS IN THE RESERVE.

IN ADDITION TO THESE IMMEDIATE PRIORITIES, THE MASTERPLAN INCLUDES THE DEVELOPMENT OF A SERIES OF PROJECTS TO IMPROVE THE OVERALL FUNCTION OF THE RESERVE INCLUDING PROVIDING A PUBLIC TOILET, SEATING AND ADDITIONAL SHADE FOR PARENTS COLLECTING THEIR CHILDREN FROM SCHOOL AND THE PROVISION OF INFRASTRUCTURE FOR FOOD TRUCKS WITHIN THE RESERVE AT BOTH A LOCAL (WEEKEND COFFEE VAN) AND LARGE EVENT (SCHOOL/KINDERGARTEN FETE/COMMUNITY EVENT) CAPACITY

**COMMERCIAL ACTIVITIES IN PUBLIC**

- PROPOSED FOOD TRUCK AND EVENTS ACTIVATION SITES TO EXPAND THE COMMERCIAL ACTIVITIES IN SANDFIELD RESERVE TO THE PROPOSED DEDICATED EVENTS AND ACTIVATION SPACE AND INCLUDE PROVISIONS FOR POWER TO SUPPORT A DIVERSE RANGE OF ACTIVATIONS.



**COMMUNITY MEETING PLACE/ SCHOOL COLLECTION ZONE**

- ARRAY OF SHADE TREES AND OPEN SPACE FOR GATHERINGS
- SEATING OPPORTUNITIES/ NODES WITH TREE SHADE



**PUBLIC TOILETS**

- PASSIVE SURVEILLANCE FROM STREET AND ADJACENT TREES MAKES A GOOD PUBLIC TOILET LOCATION REPELLING VANDALISTS.
- HIGH VISIBILITY



**RUBBISH BINS (ADDITIONAL)**

- GENERAL WASTE AND DOG WASTE BINS IN 2X ADDITIONAL ACCESS LOCATIONS (TO MATCH EXISTING)



**S SEATING**

- NEW SEATING NODES AND OPPORTUNITIES ALONG PATHWAYS TO MATCH EXISTING BENCH SEATS

