

6.2.5 PB Ronald Reserve Masterplan

Responsible GM: Kristen Jackson
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Recommendation(s)

That Council:

- Note the consultation undertaken and following changes made to the PB Ronald Masterplan.
- Note the potential impact of the Multicultural Hub project on the Masterplan in future.
- Support and endorse the PB Ronald Reserve Masterplan.

Attachments

1. PB Ronald Reserve Masterplan FINAL JULY 2021 [6.2.5.1 - 1 page]

Executive Summary

The PB Ronald Reserve Draft Masterplan was presented to Councillors in August 2020 after community consultation on the draft Masterplan. It was decided that due to a number of submissions not supportive of the draft Masterplan, a final draft of the masterplan with revised changes was to be presented for further public exhibition.

The community did not support the following aspects of the draft plan:

- Proposed removal of tennis courts for multi-use courts
- Proposed location of the Men's Shed as it impacted on tennis
- New bowling green
- The future of the outdoor swimming pool (not in the scope of the Masterplan).

A Final Draft Masterplan was prepared with the following changes:

- Changing from one to two multipurpose courts – one with tennis line marking and the other multi-use as originally designed.
- Additional footbridge from the playground to the greenspace to improve accessibility.
- Additional notes to clarify the following aspects:
 - CFA running track practical aspects
 - Improved wayfinding signage
 - Community garden - sensory play and food strategy alignment.

The Final Draft Masterplan was presented to the public from 18 December 2020 – 31 January 2021. To improve clarity for the community, the following community engagement activities were carried out:

- Utilising Council's online community engagement platform, *Creating Cardinia*, a Frequently Asked Questions web page was provided with explanations to many of the questions received through previous consultations.
- A formal submission form was provided on the *Creating Cardinia* website for community to provide further feedback on the Final Draft Masterplan.
- A letter drop to neighbouring residents within 500m of the reserve.

- Email to all key stakeholders at the reserve and residents who provided their contact details to Council to be kept informed of the project.
- Information sent to all local schools to be included in newsletters.

Three formal responses were submitted:

- Safety concerns relating to the use of the CFA running track and proposed carpark. It was determined that the existing car parking was sufficient, therefore the running track area will be set aside for scooter track / fire safety themed. To be explored further in the detailed design process.
- Traffic concerns along Henry Road. This will be factored in as the implementation of the Masterplan progresses over the next 10 years.
- Pakenham Tennis Club was not supportive of the Masterplan until the Regional Tennis Centre agreement has been signed off by all parties.

Since the Final Draft Masterplan was presented to the community in December 20 / January 21, PB Ronald Reserve has been identified as a potential site for a proposed multicultural hub. This may impact on the future implementation the Masterplan and is noted in the plan.

Further changes have been made to the Masterplan based on community feedback:

- CFA running track improved by creating a themed scooter / bike track as opposed to more car parking. The track will be available for community use and closed for CFA training activities as required.
- Pakenham Men's Shed moved back to the north-west section of the reserve to improve connection with existing Shed. It was not well connected with the courts and swimming pool. This may be impacted on by the proposed multi-cultural hub and will need to be explored further.
- New shared pathway along John Street, with improved pedestrian crossing at John / Henry Street round about and traffic calming along John Street. In line with Council's Local Traffic Management Strategy.
- Discussions have commenced regarding ways to improve how Indigenous communities can better connect and utilise the park, as well as a project to install artwork on fencing surrounding the swimming pool plant to improve amenity of that area. Art project to be delivered 21/22 financial year.

A Crime Preventions through Environmental Design (CPTED) report has been prepared to guide the design and implementation of the Masterplan.

The Agreement for the relocation of the Pakenham Tennis Club to the Pakenham Regional Tennis Facility is currently in the process of being finalised and signed by all parties. The Pakenham Tennis Club has previously confirmed their written approval to relocate.

The implementation plan will be delivered over a 10-year period.

The feasibility study of a proposed multi-cultural hub has delayed the finalisation of the PB Ronald Reserve Masterplan and will continue to take time before an outcome is determined. To prevent any further delays on the delivery of important upgrades within the reserve, it is recommended that Council support the changes made and endorse the Masterplan noting the implementation of the Masterplan may be impacted by the proposed Multicultural Hub.

Background

PB Ronald Reserve is approximately 6.7ha, close to the centre of Pakenham. It is bound by Henry Street, Anderson Street and John Streets. The creation of the reserve was the result of community action in the 1890s and acquisitions by Council in later years.

The park accommodates several buildings and uses including:

- Pakenham swimming pool
- Pakenham Tennis Club and tennis courts
- Pakenham Bowls Club
- Pakenham Library, Hall and U3A (University of the Third Age, adult education)
- Living & Learning Centre
- Pakenham Men's Shed
- Pakenham Community Garden.

The reserve provides residents and the broader community a place to recreate and play, enjoy open space, participate in sport, and access community groups and services.

The reserve currently offers the following activities:

- Tennis courts
- Lawn bowling greens
- District level playground
- Skate park
- Sheltered BBQ's
- CFA running track
- RSL memorial walk
- Cricket nets
- Swimming pool.

The PB Ronald Reserve Masterplan was last prepared in 2010.

In September 2019 phase one consultation was undertaken with the community to gain input into the redevelopment of the masterplan in 2020.

The Draft Masterplan was prepared based on the feedback from 2019 and presented for community consultation in June - July 2020.

The key features of the Draft Masterplan included the following key elements:

- Relocation of the remembrance cenotaph and plaques, creating a safer and accessible location for community to gather.
- Provide additional carparking through shared use of the CFA running track.
- Upgrade and expansion of the existing skate park.
- Provision of new parkour circuit and upgraded exercise equipment.
- New picnic / barbeque area near the Living and Learning Centre.
- Upgrade existing and provide new furniture and shelters across the site.
- Upgrade existing public amenities, supporting CFA storage.
- Improve the passive open space to support events including a new stage, 3 phase power, solar lighting, vehicle access and pathways, drainage improvements.
- Replace existing tennis courts with new bowling green and an open multi use court suitable for basketball, netball, tennis, soccer.
- Relocation of the Men's Shed to a more suitable location.
- Provision of new carparking supporting the multi-use court, swimming pool, Men's Shed, Bowls Club and providing connections to the broader reserve.

Covid-19 restrictions and lockdown had a significant impact on how the community were engaged. Council staff were unable to meet face to face with key stakeholders, attend the Secondary Schools, or hold a 'pop up' consultation for community members to attend, ask questions and/ or provide feedback.

Through online surveys, emails and phone calls, the community were asked what they liked / disliked / wanted to see changed about the Draft Masterplan.

The highest number of positive comments were centred around support for the upgrade in general. The skatepark upgrade, carpark upgrade, parkour and open space in general was high supported. The additional BBQ's, CCTV and security provision, seating, lighting, toilets, and the multi-use courts were also well liked by the community.

The elements that the community did not like or wanted changed was focused on tennis. This further influenced whether people liked the proposed additional multi-use court, bowling green and new location of the Men's Shed.

The results from that community engagement process saw the following amendments made to the draft masterplan:

- Changing the multi-use court to include two courts – one with a tennis focus and the other multi-use as originally designed. This is to take into consideration strong feedback around tennis.
- Adding an additional footbridge from the playground to the greenspace to improve access.
- Additional notes to clarify the following aspects:
 - o CFA running track practical aspects.
 - o Wayfinding signage.
 - o Community garden - sensory play and food strategy alignment.

The results of Phase two community consultation were presented to SLT and Council Briefing in August 2020 where it was recommended that a Final Draft Masterplan be presented to the community for public exhibition. This was due to the nature of the feedback and concerns raised by the community regarding the removal of the tennis courts.

Feedback received saw the following changes to the plan:

- Reinstate the CFA running track with improved amenity by creating a themed scooter / bike track as opposed to additional car parking. The track will be available for community use and closed off only during CFA training activities as required.
- Relocate the Pakenham Men's Shed back to the north western part of the reserve to improve connection with the existing Shed. It was not well connected with the courts and swimming pool. This is still yet to be finalised and may be impacted upon by the multicultural hub.
- Shared pathway along John Street, with possible pedestrian crossing at John / Henry Street round and traffic calming along John Street in line with Council's Local Traffic Management Strategy.
- Discussions have commenced regarding ways to improve how our Indigenous communities can connect and utilise the park, as well as a project to install artwork on fencing surrounding the swimming pool plant to improve amenity of that area.

The implementation of the Masterplan will be delivered over a 10-year period. It is important to note that current cost estimates are estimates only and subject to change based on detailed design and future site issues.

It is recommended that costs be considered as part of Council's 10-year capital works plan.

Policy Implications

The Pakenham Structure Plan (2017) identifies PB Ronald Reserve as one of two main open spaces within Pakenham (Bourke Park is the other). The Structure plan notes the importance of ensuring that existing (and any proposed) open space areas are of a high quality, are well connected by paths, and can be used for a range of activities. The Structure Plan identified the following actions:

- A65. Review the PB Ronald Reserve master plan to ensure that it is consistent with the vision and direction of the Pakenham SP. The review is to include the identification of possible future civic uses on these sites.

The PB Ronald Masterplan aligns with Council's Liveability Plan (2017-29), particularly as the Reserve provides the community with a number of different experiences, activities and services. The following Domains are supported by the Masterplan development and the reserve in general:

Active travel

- 1.2 Building safe, accessible and enjoyable walking and cycling infrastructure.
- 1.3 Enhancing the amenity, safety and natural environment along active travel routes.

Education

2.1 planning for education and training facilities which meet the diverse needs of a growing population.

Food

- 4.1 Protecting and utilising fertile land as a source of fresh food for current and future generations.
- 4.3 Enhancing food knowledge, skills and culture within schools, workplaces, clubs and the wider community.

Health and social services

5.2 Providing health and social services which are inclusive and accessible for all people.

Open spaces and places

- 7.1 Strategically planning and maintaining open spaces and places to be safe, accessible, appealing and connected.
- 7.3 Increasing access to leisure, sport and recreation opportunities.
- 7.4 Protecting and enhancing the environmental quality of open spaces and places.

Council's Skate and BMX Strategy identifies opportunities for improvement including:

- Improving amenity and viewing with additional seating.
- Retain and monitor with expansion over time.
- Review Pakenham Skatepark condition and provide rectifications and improvements to meet best practice.

Cardinia Shire Recreation Strategy

Tennis

There is an overall trend of decline in tennis participation across Victoria.

- The Pakenham Regional Tennis Centre will remain the main tennis complex in the Shire. The venue is not currently used to capacity.
- There is a significant over-supply of tennis courts in the Hills and Rural regions. Options to maximise use of these venues will need to be considered.
- There is a potential over-supply of 7 tennis courts in the Growth region.

Recommendation: Monitor levels of demand for tennis facilities. Additional facilities (beyond those already planned) are not recommended within the 10-year life of this plan.

Lawns Bowls

The gap analysis suggests:

- An additional 2 bowls greens will be needed in addition to the existing 2-green venue at P.B. Ronald Reserve, Pakenham and planned new 2-green facility at Comely Banks Recreation Reserve, Officer.
- Explore options to incorporate a 2 green bowling facility into existing or proposed active reserves at the western end of the growth corridor.

Relevance to Council Plan

1.1 We empower our communities to be healthy, connected and resilient

1.1.2 Enrich local identity and opportunities for the community to connect through art, history and cultural expression.

1.1.3 Lead by example in creating an inclusive and welcoming community for all by facilitating community education, capacity building, connection and celebration of our diversity.

1.1.4 Facilitate a partnership approach to create safer communities.

2.1 We support the creation of liveable spaces and places

2.1.1 Advocate, plan for and deliver accessible community infrastructure and services that address community need.

2.1.2 Plan and maintain safe, inclusive and connected open spaces, places and active travel routes.

3.1 We value our natural assets and support our biodiversity to thrive

3.1.3 Work with community to improve and manage our natural assets, biodiversity and cultural heritage.

4.1 We support our productive land and employment land to grow local industries

4.1.1 Facilitate better planning for our agricultural land to support industry, innovation, local food economy and local job growth.

4.1.5 Strengthen and promote our shire's unique identity and visitor attractions.

5.1 We practise responsible leadership

5.1.1 Build trust through meaningful community engagement and transparent decision-making.

5.1.2 Manage our finances responsibly and leave a positive legacy for future generations.

5.1.4 Maximise value for our community through efficient service delivery, innovation, strategic partnerships and advocacy.

Climate Emergency Consideration

The role of the reserve in the drainage system and storm water management is acknowledged by the Masterplan and further investigations will be undertaken to maximise function and usability.

Environmental implications of any proposed changes to the reserve will be considered as part of the detailed design and implementation process.

Consultation/Communication

The community were asked what they liked / disliked / wanted to see changed about the Draft Masterplan. They also had the opportunity to “drop a pin” and provide more detailed comments relating to specific aspects of the draft plan.

Covid-19 restrictions had a significant impact on how the community were engaged. Council staff were unable to meet face to face with key stakeholders, attend the Secondary Schools, or hold a ‘pop up’ consultation for community members to attend, ask questions and/ or provide feedback.

The Draft Masterplan was presented to the community from 24th June until the 26th of July 2020. Phase two community consultation saw the following engagement methods undertaken:

- 187 online surveys completed.
- 11 pin drops into the online survey.
- 12 student leaders – primary schools
- 12 external stakeholders contacted directly.
- 4 internal Council departments.
- 2 Primary schools directly engaged.

The PB Ronald Reserve Final Draft Masterplan was presented for public exhibition from 18 December 2020 – 31 January 2021. The program of engagement included:

- Creating Cardinia online platform with a dedicated page for FAQ's. This provided answers to many of the questions received through earlier consultations to improve clarity around the process undertaken, and information regarding the tennis club relocation.
- Formal submission form was provided for objections to the plan.
- Letter drop to all neighbouring residents within 500m of the reserve.
- Email to all key stakeholders of the reserve and those wanting to remain informed of the project.
- Email to all local schools to place information in newsletters.
- Feedback sought from internal Council departments.

During the consultation period, the Creating Cardinia website for PB Ronald Reserve Final Draft Masterplan was viewed 339 times.

Three formal responses were submitted:

- Safety concerns relating to the use of the CFA running track and proposed carpark. It was determined that the existing car parking was sufficient, therefore the running track area will be set aside for scooter track / fire safety themed. To be explored further in the detailed design process.
- Traffic concerns along Henry Road. This will be factored in as the implementation of the Masterplan progresses over the next 10 years.

- Pakenham Tennis Club was not supportive of the Masterplan until the Regional Tennis Centre agreement has been signed off by all parties.

All feedback received has been factored into the development of the Masterplan and incorporated where appropriate.

Financial and Resource Implications

The Masterplan delivery will have impacts on financial resourcing:

- The PB Ronald Masterplan Opinion of Probable Cost outlines a 10-year costed implementation plan.
- Large scale projects are proposed to be delivered over a 2-year period.
- The Masterplan will be implemented through Council Capital Works budget allocation and government grant funding opportunities will be sought.
- The cost plan is to be flexible to allow and accommodate the Tennis Club relocation to the Regional Tennis Centre and subsequent demolition of the tennis courts.

It is important to note that the costs are estimates only and subject to change.

Detailed design is to be staged over the implementation of the plan at each key stage.

It is recommended these costs be considered as part of Council's the 10-year capital works plan.

Conclusion

The development of a new masterplan for the PB Ronald Reserve has been a long and thorough process with an extensive program of community engagement, where all feedback received was considered and where possible, incorporated.

In September 2019, phase one community consultation commenced. The feedback received informed the PB Ronald Reserve Draft Masterplan which was presented back to the community during phase two community engagement in June / July 2020.

The community feedback showed a high level of concern for the swimming pool, tennis club relocation and subsequent removal of the tennis courts. This feedback was analysed and where possible, amendments were made to the plan to address these concerns.

A Final Draft Masterplan was presented for public exhibition from December 2020 – January 2021 with information made available to the community, addressing a lot of the concerns raised during phase two consultation. Three formal responses were received and addressed where possible.

The PB Ronald Reserve Masterplan and 10-year implementation plan considers the community feedback and future costs involved. It is recommended these costs be considered as part of Council's 10-year capital works plan.

There has been a delay in finalising the Masterplan as PB Ronald Reserve was identified as a preferred location for a Multicultural Hub however, this is yet to be determined. Endorsement of the Masterplan, acknowledging the unknown impacts of the multi-cultural hub, allows Council to close the loop for the community who have participated in the consultation, and commence the design of key infrastructure such as the skatepark and surrounding recreation areas.

It is recommended that Council:

- Note the consultation undertaken and following changes made to the PB Ronald Masterplan.
- Note the potential impact of the Multicultural Hub project on the Masterplan in future.
- Support the endorsement of the PB Ronald Reserve Masterplan.



- Legend**
- Specimen Canopy Trees
 - Medium Feature Trees
 - Existing Tree
 - Investigate Low Shrub and Groundcover Planting
 - New and Reinstated Grass Area
 - Proposed Path and Concrete Area
 - Proposed and Reinstated Asphalt Area
 - Proposed Rubber Multi-court
 - Shelters New and Existing
 - Proposed Bench Seat
 - Accessible drinking fountain
 - Investigate relocation of fire hydrant to adjacent garden bed
 - Opportunities for art installations to be identified (unallocated)
 - Investigate strategically located solar powered park lighting, CCTV and way finding signage with consistent pole and fitting character

General Notes
 The PB Ronald Reserve has been identified as a potential site for a proposed multi-cultural hub. The future implementation of the PB Ronald Masterplan may be impacted on by this proposed development.

- Landscape & Passive Recreation Notes**
- 1 Proposed trees - mix of formal (along John Street near the library) and informal, north east corner and within the reserve, community garden trees (in accordance with Cardinia Food Strategy).
 - 2 Pakenham Creek - overland flow planned to discourage park user access and create fauna corridor subject to M.W. approval.
 - 3 Landscape buffer to create break between skate-park and central green.
 - 4 Culturally focused relaxation and recreation space shelter, BBQ and a drinking fountain set within a planted setting around and under existing trees with potential indigenous art, benches & tables.
 - 5 Central green drainage to be upgraded with extensive agricultural drainage and potential connection to complementary WSUD treatments incorporated into Federation Walk rock swale.
 - 6 Existing Rate of Tenk Fig tree and Low Pine from Gallipoli to be protected and relocated to new centropth location.
 - 7 Relocate rock plaques from John Street car park to new garden beds along the Henry Street footpath.
 - 8 Investigate planted barriers to allow removal of existing fence by minimizing conflict between cars and other park users, particularly near and around play space.
 - 9 Existing Community Garden to be developed in accordance with existing concept proposals including sensory garden and orchard trees, with space for small marquees.

- Circulation Notes**
- 10 Vehicular grade pavement or reinforced grass
 - 11 Open woodland of upright trees and grass providing landscape buffer between bowls club hardcourts/ pool and central green activity area.
 - 12 Proposed new feature bridge and boulder work to allow for enhanced pedestrian flow from pool to central green and activity areas.
 - 13 Gates to secure the space for CFA training
 - 14 Existing car park enhanced and upgraded allowing for shade trees and solar lights to perimeter.
 - 15 Potential for bicycle/scooter/skating/blading when CFA training track not in use.
 - 16 Proposed grassy entry avenue with overhanging trees shade trees and pool drop off with accessible parking
 - 17 Traffic calming options investigated as part of Councils Local Traffic Management Strategy

- Building Notes**
- 18 New roof over bowling green
 - 19 New outdoor space for bowls club with seating and shade trees.
 - 20 New bowling green with additional seating shelters around the perimeter.
 - 21 Upgraded tennis court and new basketball hard-court.
 - 22 Proposed location for new and upgraded mens shed.
 - 23 New basketball half-court with shade trees and benches. Existing exercise station relocated and upgraded to north of half-court.
 - 24 Existing skate park extended and upgraded including 3 phase power to existing shelter. New Ninja warrior course connected to existing skate-park.
 - 25 New extended accessible toilet incorporating CFA storage area, 3 phase power and water.
 - 26 Proposed stage with potential shelter. Allow for 3 phase power connection.
 - 27 Existing remembrance cenotaph relocated to Henry Street frontage with large paved surround, ceremonial stair, discrete lighting and 3 phase power.
 - 28 New large shelters to replace existing with accessible facilities such as a drinking fountain and 3 new barbecues
 - 29 Strategically upgrade lighting throughout park generally with solar lighting.
 - 30 Information on swimming pool available 21/22.

PB Ronald Reserve Masterplan 2021-2031

PB Ronald Reserve, Pakenham

1:500 @ A0 JULY 21
 Ordinary Council Meeting 16 August 2021

