

6 O'NEIL ROAD RECREATION RESERVE MASTERPLAN

FILE REFERENCE INT1878739

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RECOMMENDATION

That Council endorse the O'Neil Road Recreation Reserve Masterplan.

Attachments

- | | | |
|---|--|----------|
| 1 | Draft O'Neil Road Reserve Masterplan background report | 18 Pages |
| 2 | Summary of Consultation and Recommended Changes | 18 Pages |
| 3 | O'Neil Road Recreation Reserve Masterplan | 1 Page |

EXECUTIVE SUMMARY

A draft Master Plan was presented to Council earlier this year and was subsequently placed on public exhibition for a period of four (4) weeks in July 2018.

Council received a total of 79 submissions during the exhibition period. This feedback has been considered and the draft Master Plan revised. A total of 11 changes have been incorporated into the Master Plan, based on the feedback received from internal and external stakeholders, and from the broader community.

Council is requested to endorse the O'Neil Road Reserve Master Plan.

BACKGROUND

With the predicted growth of the community expected for Cardinia Shire, the O'Neil Road Recreation Reserve has been identified to be upgraded to a district level active reserve.

The Growth Corridor Sports Strategy was developed in 2005 to identify the existing and future sporting needs of the Cardinia Growth Corridor and to develop a strategic plan for the future use and development of sporting facilities in this corridor. Broadly, this document identified the increased number of facilities required to meet the predicted future needs.

As a result of this Strategy, further strategic work was then undertaken to drill down on the specific active recreation infrastructure needs for the Beaconsfield and Upper Beaconsfield townships. This document is titled the 'Beaconsfield and Upper Beaconsfield Sports Facilities Plan and Holm Park Road Reserve Master Plan (2008)'. This document identified that O'Neil Road Recreation Reserve oval was too small to support senior football and high-level senior cricket, and that it lacked facilities to cater for sport to be placed permanently at this site. It also identified that the Reserve would be suitable for the introduction of junior soccer in the future, as there are no public soccer facilities within the Beaconsfield and Upper Beaconsfield townships.

Council, at its meeting held 16 October 2017 resolved "that Council immediately commence a Master Plan for the O'Neil Road Reserve so it can be a supporting document when the Glismann Road amendment is exhibited"

The Glismann Road Development Plan has a long planning history spanning over 10 years. The Development Plan area comprises of 20.98 hectares of land situated either side of Glismann Road, Beaconsfield.

O'Neil Road Reserve forms part of the open space provision for the subject site to achieve an objective of the Development Plan that dwellings are within 400m or a 5 minute walk from the nearest public open space. It is proposed that the Development Plan incorporates pedestrian access to O'Neil Road Reserve by including a road with provision for on-street car parking that fronts the reserve in the location of the existing dwellings at 1 Glismann Road and 123-125 Old Princes Highway.

The draft Master Plan was placed on public exhibition for a period of four (4) weeks in July 2018.

The Master Plan recommends the following improvements to the reserve:

- Two junior soccer pitches and supporting infrastructure (new lighting, coaches boxes, high ball nets) (overlaid over cricket oval)
- Upgrade cricket oval and cricket pitch
- A new district level sports pavilion, with vehicle free zone to support spectators/ users
- Two new car park areas. One to support the main reserve entrance and pavilion and the second to support the existing playground
- A large spectator shelter to provide shade to spectators on the western soccer pitch
- Connecting footpaths throughout the reserve
- Installation of an outdoor fitness station
- Installation of BBQ and picnic facilities
- Shade cloth over playground
- Widening of the current vehicle entry point to support future Vic Roads roundabout
- Landscaping

Council received a total of 79 submissions during the exhibition period. Overall, the feedback was positive but there were a number of concerns relating to the intersection and roadways surrounding the reserve which don't directly relate to the Master Plan. Council officers will provide the feedback to the Infrastructure Services team, who will review the feedback and send it to Vic Roads who is responsible for delivering the intersection.

The feedback received has been considered and the draft Master Plan revised and prepared for Council adoption.

POLICY IMPLICATIONS

The O'Neil Road Recreation Reserve Master Plan provides a long-term strategic plan for the future development of passive and active recreation facilities in the reserve. The Master Plan, when endorsed, will also provide a basis for future funding applications.

RELEVANCE TO COUNCIL PLAN

The Master Plan relates to the following sections of the Council Plan:

Our Environment

- Develop new and existing, parks, gardens and reserves in a sustainable manner
- Provide accessible facilities to meet identified community needs

Our People

- Support children, young people, families, older adults and people with disabilities by providing a range of accessible facilities and services
- Provide active and passive recreational facilities to meet the needs of our residents; and
- Increase opportunities for participation in a range of sport and leisure activities.

CONSULTATION/COMMUNICATION

Council undertook significant community consultation, including existing user groups and local residents in developing the O'Neil Road Recreation Reserve Master Plan.

Initially the Master Plan was to be placed on exhibition concurrently with the Glismann Road Development Plan consultation, however the exhibition for the Glismann Road Development Plan has been delayed as a result of negotiations between Council and the Victorian Planning Authority. As a result of this delay the O'Neil Road Master Plan was placed on exhibition separately for a 4 four week period in July 2018.

The consultation process included the following:

- Draft Master Plan available for viewing on Council's website & online survey;
- Media release including social media posts;
- Letter sent to neighbouring residents with copy of draft Master Plan and information about the drop in consultation session and online survey;
- Targeted letters to sporting clubs, schools and community groups who currently utilise O'Neil Road Recreation Reserve; and
- A drop in consultation session held at the Beaconsfield Community Centre on 18 July 2018.

Council received a total of 79 submissions to the draft Master Plan. A summary of these is attached as attachment 2. The following is a summary of the main points raised in the submissions:

- The landscaping, footpaths and shade were of most importance to majority of respondents.
- There were a number of concerns relating to the intersection and roadways surrounding the reserve which don't directly relate to the Master Plan. Council officers will provide the feedback to the Infrastructure Services team, who will review the feedback and send it to Vic Roads who is responsible for delivering the intersection.
- Concern the draft Master Plan didn't include AFL posts.
- Car parking restrictions and location of proposed car park
- Supportive and positive response to landscape improvements such as the new BBQ area and paths.

The draft Master Plan was revised in response to the comments received during the community consultation process. The following recommended changes were made to the draft Master Plan:

- Master Plan amended to include the installation of a drinking fountain with annotation No. 4
- Master Plan amended to include one set of AFL goals.
- Master Plan amended to include a low height fence on the playground side of the proposed path along the eastern side of the playground.

In addition to the community feedback a number of recommendations were made to the Master Plan following internal consultation this included:

- Master Plan amended to show the main reserve car park having a full circulation loop.
- Master Plan amended to show a new alignment of the northern footpath along Janet Bowman Boulevard, and include in the scope of works the removal of the Lomandra shrubs.
- Master Plan amended to relocate the BBQ and bench seating to a location southeast of the playground, and install a connecting path.

- Master Plan amended to include a low height fence on the playground side of the proposed path.
- Master Plan amended to include reference to improve the sub-surface drainage in the area around the playground – could be incorporated into the works required to install and new low height fence along the eastern side of the playground.
- Master Plan amended to include reference to improve the sub-surface drainage in the area south of the basketball half-court – could be incorporated into path re-alignment works (annotation No. 6).
- Master Plan amended to include a connected path to the intersection of O’Neil Road/ Janet Bowman Boulevard.
- Master Plan amended to include a reference to future intersection of O’Neil Road and the Old Princes Highway works.

FINANCIAL AND RESOURCE IMPLICATIONS

The high-level cost estimate for the full delivery of all recommendations within this Master Plan is \$5,283,383 GST exclusive.

The endorsement of the Master Plan does not directly commit Cardinia Shire Council or any other organisation to a responsibility for funding and implementing the identified projects.

The finalised Master Plan will be used as strategic justification to seek external funding to support the delivery of recommendations where appropriate.

Council has submitted an application through Sport and Recreation Victoria's Community Sport Infrastructure fund for the conversion of the sports fields to soccer and installation of supporting infrastructure. Council is awaiting an announcement on this funding.

CONCLUSION

The O'Neil Road Recreation Reserve Master Plan will provide a planned approach for the future development of recreation and community facilities within the reserve.

Extensive consultation has occurred as part of the development of the Master Plan.

The endorsed O'Neil Recreation Reserve Master Plan will be used as strategic justification to seek external funding to support the delivery of capital works recommendations.



O'Neil Road Recreation Reserve Master Plan

September 2018



Simonleisure

TABLE OF CONTENTS

1. INTRODUCTION.....	1
1.1. Purpose and Use of a Reserve Master Plan.....	2
1.2. Management of the Study.....	2
2. CONTEXT AND BACKGROUND.....	3
2.1. Beaconsfield Population Characteristics.....	3
2.2. Strategic Planning Directions.....	4
2.3. Land Ownership and Zoning.....	7
2.4. Existing Site Conditions.....	7
2.4.1. Sporting Facilities.....	8
2.4.2. Other Facilities/ Infrastructure.....	9
3. O'NEIL ROAD RECREATION RESERVE MASTER PLAN.....	10
3.1. Plan Development.....	10
3.2. Key Directions of the Master Plan.....	11

APPENDICES

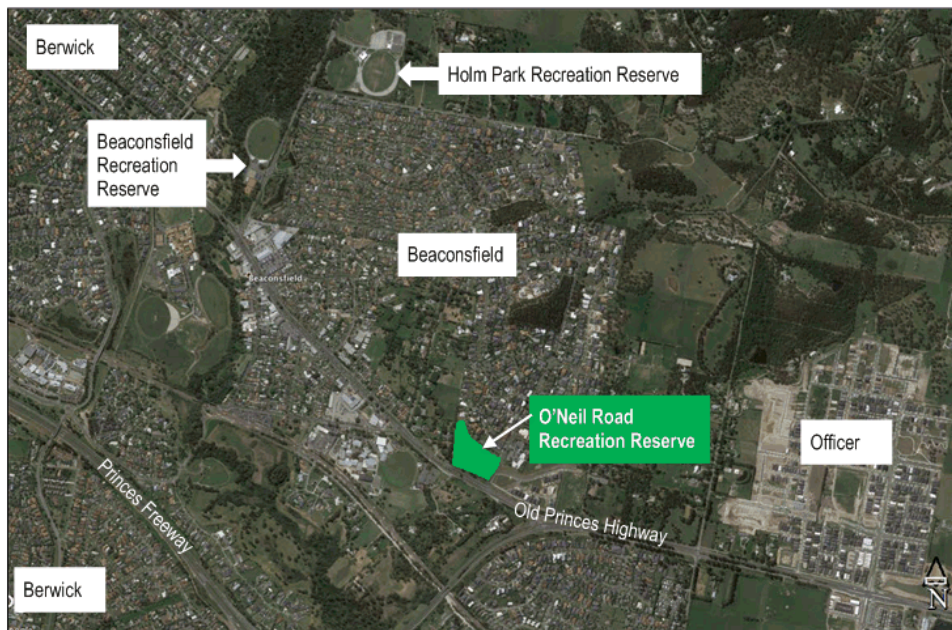
- Appendix 1 – O'Neil Road Recreation Reserve Features and Survey Plan
Appendix 2 – O'Neil Road Recreation Reserve Master Plan
Appendix 3 – O'Neil Road Recreation Reserve Soccer Floodlighting Scheme

1. INTRODUCTION

Beaconsfield is a township located on the western boundary of the Cardinia Shire. It is approximately 50 kilometres southeast of the Melbourne Central Business District and has a current population of approximately 4,680 people, which is expected to increase to 6,300 people by 2041.

O'Neil Road Recreation Reserve is a Council owned recreation reserve located on the corner of O'Neil Road and Old Princes Highway in Beaconsfield (see Figure 1).

Figure 1 – Location of O'Neil Road Recreation Reserve



The reserve was constructed in 2007 and is an important open space area for residents located in the southeast area of Beaconsfield. In the past, it has been utilised for numerous sporting activities, including junior football, junior and low grade senior cricket, gridiron and rugby league. It is just less than three hectares in size, and comprises of an oval with a synthetic surface cricket pitch, a playground, a half-court basketball court, and a gravel car park.

Cardinia Shire Council commissioned the O'Neil Road Recreation Reserve Master Plan study to determine an optimum layout for the following sporting facilities and spaces.

- Two junior soccer pitches
- Overlay for cricket
- Sports pavilion
- Playground
- Car park.

In addition, the master plan also considered other opportunities to improve the reserve as a destination for local residents to engage in non-sporting recreation pursuits.

This report outlines the planning context for the master plan, describes proposed improvements for the reserve, and includes an indicative cost plan for the master plan.

1.1. Purpose and Use of a Reserve Master Plan

A master plan determines a broad vision for a reserve and identifies a number of projects and strategies required to be implemented to achieve the vision. Further investigation and feasibility of some of the projects and initiatives recommended in the O'Neil Road Recreation Reserve Master Plan may be required, depending upon their scale, likely impact and estimated cost.

The inclusion and reference to projects in the master plan does not directly commit the Cardinia Shire Council, current and future user groups, or any other organisation to a responsibility for funding and implementation of the projects.

1.2. Management of the Study

The O'Neil Road Recreation Reserve master plan study was managed by a Council project team:

- Fiona Christopher, Active Reserves Coordinator
- Lorna Lablache, Principal Strategic Planner
- Jane Kopocek, *former* Recreation Planner (Project Manager)
- Richard Simon, Director Simon Leisure (the consultant assisting Council).



2. CONTEXT AND BACKGROUND

The O'Neil Road Recreation Reserve Master Plan was informed by a number of research and planning considerations. This section provides a summary of the key planning and contextual factors that were important to be assessed and considered during the preparation of the master plan.

2.1. Beaconsfield Population Characteristics

A review of the population characteristics of the Beaconsfield Precinct¹ were carried out, being the residential area that the O'Neil Road Recreation Reserve services. Beaconsfield is the township at the western end of the Cardinia Growth Corridor.

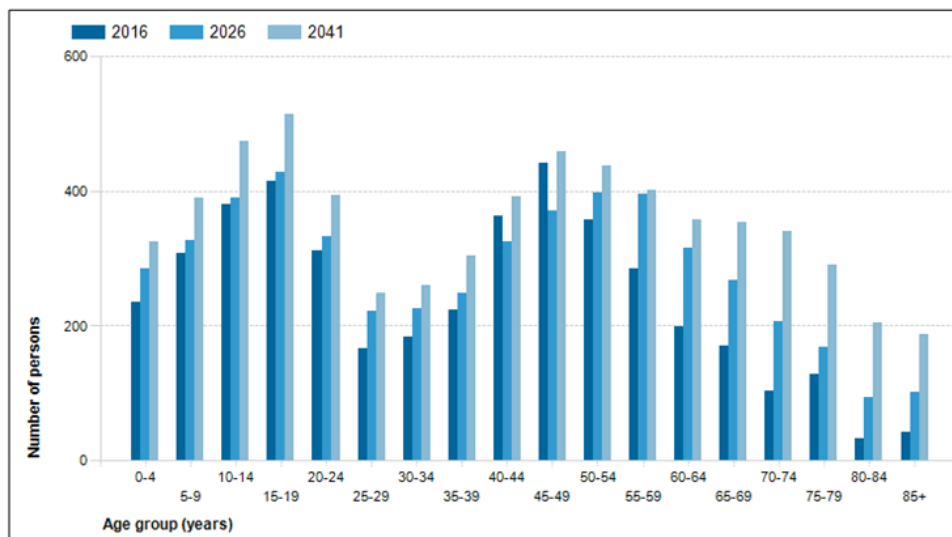
The demographic review identified the following relevant characteristics²:

- The estimated 2017 population of Beaconsfield was 4,680 people, an increase of almost 600 people since 2011.
- Beaconsfield has a similar proportion of children aged up to 17 years (27.1%) compared to all of Cardinia Shire (27.2%).
- For the 18-34 years cohort, Beaconsfield has a lower proportion of people compared to all of Cardinia Shire (18.0% compared to 23.4%).
- Beaconsfield has a smaller proportion of older adults (60+ years) compared to all of Cardinia Shire (15.0% compared to 16.6%).

The projected population for Beaconsfield shows that by 2041 the area will have an estimated additional 1,650 people, or a total projected population of 6,326.

Figure 2 shows that the overall proportion of young people (0-19 years) and older adults (60+ years) in Beaconsfield will significantly increase to 2041, whilst the number of 'Young Workforce' and 'Parents and Home Builders' (25-49 years) will increase marginally.

Figure 2 – Forecast Age Structure for Beaconsfield (2016-2041)



These characteristics have implications for the direction of the master plan:

¹ Beaconsfield Precinct is bounded by Beaconsfield-Emerald Road and Holm Park Road in the north, a line running continuous of May Road and May Road in the east, the Princes Highway in the south, and Cardinia Creek in the west

² Source: Community Profile. id

- The increasing population will ensure local demand will continue for sporting facilities during the forecast period, and demand for spaces for which other active recreation pursuits can be undertaken.
- The high projected growth in the number of young people will continue to trigger short-term demand for sporting facilities.
- There will be demand for other active recreation facilities (non-sporting), such as walking/ jogging paths, due to the growth in the number of adults and older adults during the forecast period.

2.2. Strategic Planning Directions

The following reports provided context, background and direction during the preparation of the master plan:

- Cardinia Shire Growth Corridor Sports Strategy (2005).
- Beaconsfield and Upper Beaconsfield Sports Facilities Plan and Holm Park Road Reserve Master Plan (2008).
- Beaconsfield Precinct Structure Plan (2013).
- Council Reports dealing with the Glismann Road Development Plan.
- Cardinia Shire Recreation Reserve Facility Standards (2012).
- Cardinia Shire Play Space Strategy (2014).
- Cardinia Shire Open Space Management Framework 2015-2020.

The key directions from the plans and strategies relevant to the master plan study are noted below.

Growth Corridor Sports Strategy (2005)

The Growth Corridor Sports Strategy is the strategic planning tool used by Council to guide the incremental development of sporting facilities within the Pakenham Growth Corridor (Beaconsfield, Officer, Pakenham). It assessed the likely needs of the future population of this growth precinct, and makes broad recommendations for the total number of sporting facilities that will be required across the precinct.

The directions within the strategy have informed subsequent precinct structure plans, including the Beaconsfield Structure Plan, which drill down to the number and type of sporting facilities required to be provided at specific sites.

Beaconsfield and Upper Beaconsfield Sports Facilities Plan and Holm Park Road Reserve Master Plan (2008)

The Sports Facilities Plan carried out a strategic assessment of the current and future sporting needs of the Beaconsfield and Upper Beaconsfield communities. It used the findings from the analysis to determine how the then newly acquired land at Holm Park Road Reserve could be best utilised to maximise future sporting and recreation opportunities for the expanded Beaconsfield community.

The Sports Facilities Plan concludes that “O’Neil Road Recreation Reserve oval has no capacity to be extended and is too small for senior football and cricket in the short-term, and will likely be for ‘older’ junior teams in the medium to long term” (p. 17)

The plan recommends that O’Neil Road Recreation Reserve be developed as a future venue for junior soccer by incorporating two soccer pitches and a pavilion, and the continued use of the oval for cricket.

Beaconsfield Structure Plan (2013)

The Beaconsfield Structure Plan (BSP) was prepared by the Cardinia Shire Council and responds to the State Planning Policy Framework, the Cardinia Municipal Strategic Statement and the Council Plan. The BSP will guide the growth and development of Beaconsfield over the next 10 – 15 years.

The plan recognises Beaconsfield's role as a large Neighbourhood Activity Centre and seeks to facilitate development of retail, commercial, community, residential and entertainment activities, to meet the needs of the future Beaconsfield community.

The BSP identifies O'Neil Road Recreation Reserve as one of three existing open space areas in Beaconsfield that facilitate active recreation, with the other reserves being the Beaconsfield Recreation Reserve and the Holm Park Recreation Reserve. The plan notes that *"It is important that open space areas are easy to get to and well connected with the surrounding residential areas"*.

The planning and design guidelines outlined in the PSP relevant to the reserve are:

- Rezone land in the Glismann Road area for residential use with a Development Plan (master plan) and infrastructure plan (p. 37) – the subject area for the Glismann Road Development Plan is located adjacent to O'Neil Road Recreation Reserve.
- Consider current and future sporting facilities for the Beaconsfield area in the preparation of a Shire-wide recreation strategy (p. 38).
- Require the provision of open space as part of the redevelopment of the Glismann Road area (p. 38).
- Installation of a signalised intersection on the corner of O'Neil Road and Old Princes Highway (p. 42) – located adjacent to O'Neil Road Recreation Reserve.

Glismann Road Development Plan

(Council Reports referenced are those considered at the Council Meetings held 16 October 2017 and 19 February 2018)

The Glismann Road Development Plan has a long planning history spanning over 10 years. The Development Plan area comprises of 20.98 hectares of land situated either side of Glismann Road, Beaconsfield.

O'Neil Road Recreation Reserve forms part of the open space provision for the subject site to achieve an objective of the Development Plan that dwellings are within 400m or a 5 minute walk from the nearest public open space. It is proposed that the Development Plan incorporate pedestrian access to O'Neil Road Recreation Reserve by incorporating a road with provision for on-street car parking that fronts the reserve in the location of the existing dwellings at 1 Glismann Road and 123-125 Old Princes Highway.

The Council Meeting held 16 October 2017 resolved :

That Council immediately commence a master plan for the O'Neil Road Recreation Reserve so it can be a supporting document when the Glismann Road amendment is exhibited

Recreation Reserve Facility Standards (2012)

The purpose of the Recreation Reserve Facility Standards is to provide a consistent and equitable approach to the development of new sporting facilities throughout Cardinia Shire. The policy ensures playing areas (such as ovals, pitches etc.) meet relevant standards, and supporting infrastructure (such as pavilions) are not over or under developed. Specifically, the policy ensures that facilities will be provided in accordance with the needs of individual sports, competition standards and usage levels, and is a safeguard against Council's resources being inappropriately allocated.

The policy informed the design direction for facilities included in the O'Neil Road Recreation Reserve master plan.

Play Space Strategy (2014)

The Play Space Strategy guides the planning, development and management of the Shire's play space network to ensure the provision of high quality play opportunities for people of all ages and abilities. The strategy supports a four-tier hierarchy for play space provision:

- Neighbourhood
- District
- Municipal
- Regional

The following recommendations in the strategy are relevant for O'Neil Road Recreation Reserve:

1. Upgrade the O'Neil Road Recreation Reserve play space to a 'District' classification (p. 51) – *this action has been completed.*
2. Assess the provision and suitability of shade at play spaces throughout the municipality (p. 55).

The following supporting infrastructure should be considered for 'District' play spaces: seating, shade trees, path network, landscaping, picnic facilities (ie. tables, shelter, BBQs), drinking fountains, bike/scooter racks and rubbish bin/s; and public toilets may be provided (depending on location and usage levels).

Open Space Management Framework 2015-2020

The Open Space Management Framework (OSMF) sets out a strategic framework for the planning and provision of open space within Cardinia Shire. The open space vision for the Shire is

'To create a safe and functional landscape fabric that is innovative and vibrant while being environmentally balanced and allows for the linking of the wider Cardinia Shire community.'

The OSMF defines and classifies open space and their function into five major hierarchy types:

- Local
- Neighbourhood
- District
- Municipal
- Regional

O'Neil Road Recreation Reserve has been classified as a 'Neighbourhood' reserve. The OSMF notes the following relevant functions, roles and design guidelines for a 'Neighbourhood' reserve (p. 34):

1. Purpose
Serves as a larger reserve for the local neighbourhood. May be situated adjacent to shopping precincts, schools, community facilities, or formal junior sport activities
2. Visitor Catchment
Generally caters for local residents
3. Activities
Caters for a range of uses, from community service provision, informal recreation, junior formal event, cultural heritage, relaxation and solitude, social interaction

4. Infrastructure

Basic infrastructure reflecting local context and interests: picnic facilities, waste facilities, junior grassed sports, pathways, shade, drinking fountains, play space

5. Active

Junior competition, facilities co-located with adjacent schools, grassed sport utilised for training

2.3. Land Ownership and Zoning

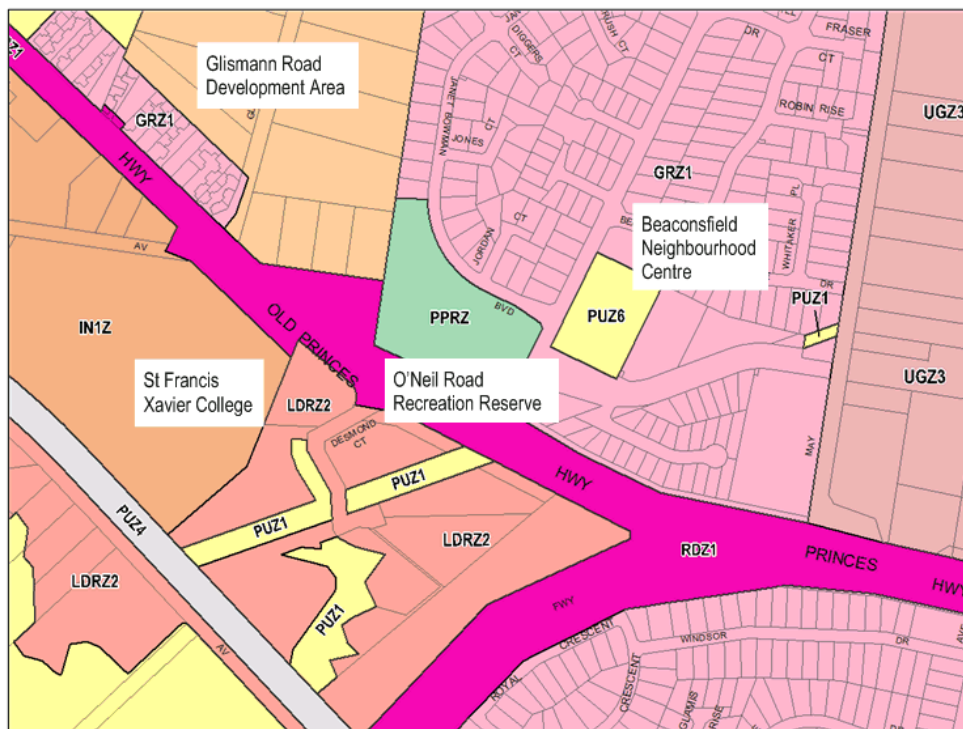
O'Neil Road Recreation Reserve is owned by Cardinia Shire Council and is 3.0 hectares in size. It is located on the corner of Old Princes Highway and O'Neil Road, Beaconsfield.

The reserve is made up of one land title (see Figure 3), being:

Parish: Pakenham
 Reserve 1 on Plan of Subdivision 415795 S
 Parent Title: Volume 10511 Folio 541
 Address: Lot 2 O'Neil Road, Beaconsfield 3807

The reserve is zoned *Public Purposes and Recreation* under the Cardinia Shire Planning Scheme (see Figure 3). The reserve is not subject to any planning overlays.

Figure 3 – Planning Scheme Map Showing O'Neil Road Recreation Reserve



2.4. Existing Site Conditions

The site is bound by residential to the west, the Old Princes Highway to the south, O'Neil Road to the east, and Janet Bowman Boulevard to the north.

The topography of the site is generally flat, and it is predominantly cleared with some remnant vegetation and trees around the perimeter of the reserve. There is a deep swale falling east to west along the southern boundary, which enters a drain just outside the boundary of the reserve in the adjoining property to the west.

A full features and survey plan was prepared for Council by Nilsson, Noel & Holmes (Surveyors) Pty Ltd during the project (see Appendix 1).

2.4.1. Sporting Facilities

The reserve comprises of the following sporting facilities:

- One sports field (including synthetic cricket wicket) with sub-surface drainage and irrigation, and a post and rail perimeter fence along the road edges.

The oval has an east-west orientation with approximate dimensions of 130m long and 105m wide. Football goals are currently installed and there are two temporary player benches.

The condition of the oval and supporting infrastructure is good to excellent.

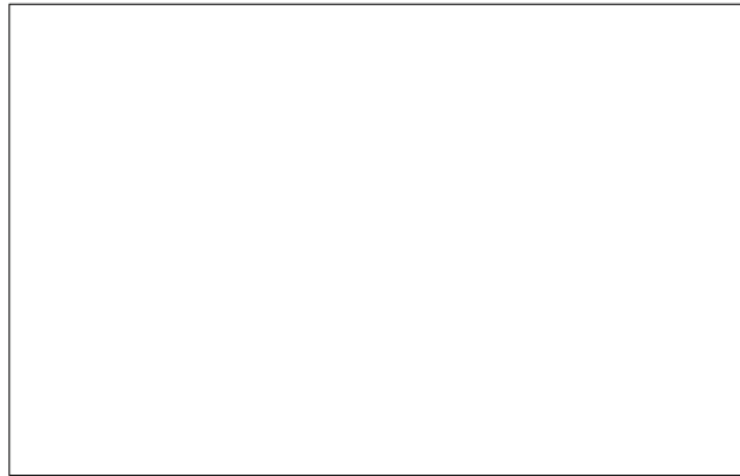
- Floodlighting across the oval from four poles.
- A gravel car park off O'Neil Road services the sports oval.



2.4.2. Other Facilities/ Infrastructure

The reserve comprises of the following other facilities and spaces:

- A 'District' level playground that has been recently upgraded, including a flying fox ride.
- A basketball court half-court has been recently installed.
- A sealed path traversing the reserve from the western side through to Janet Bowman Boulevard.
- A sealed path along the O'Neil Road boundary, connecting the path along the Old Princes Highway to the pedestrian paths along Janet Bowman Boulevard and along O'Neil Road north of the reserve.



3. O'NEIL ROAD RECREATION RESERVE MASTER PLAN

3.1. Plan Development

The O'Neil Road Recreation Reserve Master Plan was developed through consideration and analysis of information collected during the study from the following sources:

- Local influences, including the demographic profile of Beaconsfield and the directions and recommendations contained in relevant Council planning reports.
- Site analysis by the consultant team.
- Input from Council's project team.
- Assessment and feedback of preliminary concept plans by Council's project team.
- Assessment and feedback of the draft reserve master plan by the community.

Public Exhibition of the O'Neil Road Recreation Reserve Master Plan

The draft master plan was endorsed by Council for placement on public exhibition at a Councillor Briefing held 29 January 2018, and was available for the community to view and provide comment in three ways:

1. A letter was distributed to households surrounding the reserve advising them of the draft master plan and inviting feedback via an enclosed survey.
2. Information was available on Council's 'Have Your Say' webpage from 2 July 2018 advising the community of the draft master plan and inviting feedback via an on-line survey.
3. A Community Drop-In Session was held on 18 July 2018 at the Beaconsfield Neighbourhood Centre. At the session, the planning consultant and Council staff were available to answer specific questions concerning the master plan. Copies of the feedback survey were available for attendees to complete.

All feedback closed 30 July 2018.

In all, 79 completed feedback surveys were received and six people attended the Community Drop-In Session. Council staff were also invited to review the draft master plan and to provide feedback. The key amendments to the draft master plan resulting from the community and Council staff feedback are as follows:

- That one set of AFL goals be included to support recreational/ kick-to-kick football at the reserve.
- That a low height fence be installed between the playground and Janet Bowman Boulevard to enhance child safety.
- That a shelter and drinking fountain(s) be included as part of the proposed new picnic area.
- That a connecting path be shown to the intersection of O'Neil Road and Janet Bowman Boulevard.
- That reference to the future signalling of the intersection of the Old Princes Highway and O'Neil Road be included on the master plan.
- That sub-surface drainage works be included to rectify an existing bog hole.
- That sub-surface drainage works be included to rectify poor drainage around the playground.
- That the northern footpath be realigned along Janet Bowman Boulevard, and include in the scope of works the removal of the Lomandra shrubs.
- That the main reserve car park be re-designed to allow cars to circulate throughout the whole car park.

3.2. Key Directions of the Master Plan

The key elements and directions identified in the master plan are described below, and should be read in conjunction with the illustrated master plan in Appendix 2. The numbers below correspond with the project numbers on the draft master plan.

1. **Potential new indented car parking integrated with the new road network for the Glismann Road Subdivision (5 spaces)**
The proposed Glismann Road Development Plan includes a road layout plan that has an interface with the northeast corner of the reserve. The proposed car park will provide an opportunity for formal car parking adjacent to the reserve playspace and active recreation facilities, for the convenience of future residents of the subdivision.

2. **New reserve northern car park (18 spaces)**
The proposed new car park will enable off-street parking for people accessing the playspace and active recreation facilities, and in doing so reduce the requirement for reserve visitors to park on Janet Bowman Boulevard. The location of the car park away from the sports ground may enable parking to be available for playspace users during times when active sport is being played at the reserve.

A number of parents with children at Beaconsfield Primary School currently park at the reserve before embarking on a 'walking school bus' activity to walk their children to the primary school. This assists to alleviate traffic congestion around the school during drop-off time. The proposed new car park could become a convenient new 'meeting place' for parents.

- 3a. **Install shade sails over the existing playground**
Shade sails will improve the health and wellbeing of children using the playground by reducing their exposure to direct sunlight.

- 3b. **Install a low height fence and sub-surface drainage around the playground**
There is a potential safety risk for children using the playground to run out onto Janet Bowman Boulevard. The road is in close proximity to the playground (10 - 15m). It is recommended that the proposed fence be installed on the playground side of the proposed new footpath.
In the area around the playground, stormwater does not drain freely causing inconvenience to playground users. It is proposed that sub-surface drainage be installed around the playground, and consideration be given to combining these two projects.

4. **New picnic area**
Establish a new picnic area adjacent to the playground comprising of a BBQ, shelter, picnic table(s) and bench seating, and a drinking fountain(s). The picnic area will significantly improve the attractiveness and functionality of the playspace as a destination for extended play, family recreation, and community connectedness and socialisation.

- 5a. **Potential installation of a pod of fitness equipment**
Research shows that people are attracted to outdoor fitness gyms due to their convenient access and free-to-use unstructured physical activity opportunities. The location of the equipment next to the basketball pad, the playground, and the proposed new car park will help to enhance the social and health and wellbeing qualities of this sub-precinct of the reserve.

- 5b. **Potential installation of one set of AFL goals**
O'Neil Road Recreation Reserve has accommodated junior football for many years, and is a popular destination for recreational/ kick-to-kick football. With the conversion of the reserve to a home for soccer, the installation of one set of AFL goals will enable casual football to continue.

6. **Realign the existing path and install sub-surface drainage to treat a bog hole**
The siting of the new western soccer pitch will require the existing 2m pedestrian path to be re-aligned closer to the basketball half-court and proposed pod of fitness equipment.
There is a bog hole in the northern section of the reserve, south of the basketball half court. It requires sub-surface drainage work to rectify the problem.

7. Possible levee required

The proposed Glismann Road Development Plan includes provisions for a possible levee bank. The levee bank/ retarding basin is required to prevent flooding back into homes from the Melbourne Water assets near Old Princes Highway. When the levee bank is constructed, it is recommended that a new path along the top of the embankment will create interest for path users from the change in grade.

8. Upgrade the sports field to include two junior soccer pitches and a new cricket pitch

The two proposed soccer pitches are each of dimensions compliant for junior soccer matches (90m x 50m), and the existing floodlighting at the reserve will need to be re-configured (refer Appendix 3 for proposed floodlighting scheme prepared by HK Solutions). The use of the reserve for soccer will not impact the continued use of the reserve as an overflow cricket oval in summer for junior cricket matches and lower grade senior matches. The existing cricket pitch needs to be removed to enable the eastern soccer field to be clear of the hard wicket. The proposed new location for the cricket pitch is situated between the two proposed soccer pitches.

9. Potential spectator shelter

The proposed shelter will provide shelter for spectators watching training or matches on the proposed new western soccer pitch. It will also be a valuable facility for non-sports users as a place of congregation. As a guide, an open shelter of dimensions 8m x 4m is suggested.

10. Install ball catching fences

The installation of fences will improve player safety by ensuring most soccer balls kicked towards the goals at the southern end of the pitches do not reach Old Princes Highway. The fences will also enhance the functionality and usability of the pitches from a players' perspective, ie. players will not need to chase soccer balls kicked past the goal nets. As a guide, black PVC chain-mesh fences should be installed, with the dimensions of the western fence (setback from the goals) suggested to be 35m wide x 2m high, and the eastern fence (directly behind the goals) to be 25m wide x 5m high.

11. New sealed car park (76 spaces)

A new eastern reserve car park is required to accommodate the expected higher volumes of traffic using the reserve with the decision to allocate winter tenancy to a junior soccer club. With the high numbers of children expected, it is important that a safe and efficient car parking scheme is introduced. The car park layout provides for two separate but connected car parks: one behind the proposed new sports pavilion; and a second adjacent to the sports ground. It will be important to offset the impact of the new sealed car park with tree planting, both within and around the car park, which will also provide shade.

12. Vehicle-free area for players/ spectators (paved or grass)

An area large enough for players, families and spectators to congregate safely between matches and before and after training is proposed, and will be important for the functionality of the reserve when being used for soccer. The space also provides separation between the pavilion and the main car park.

13. New sports pavilion (approx. 600sqm)

The pavilion footprint and spatial allowance of 600sqm is consistent with the directions for a 'District' standard soccer/ cricket pavilion (ref. Council's *Recreation Reserves Facility Standards Policy*).

14. Future road layout plan

Council's Traffic Engineers have prepared road layout plans for this area of Beaconsfield that extends to the new housing subdivision at Pink Hill Rise. The master plan has included these proposed new road layout plans, including a proposed new roundabout with which the reserve access will be linked. This proposal will eliminate the need for a reserve entry off Janet Bowman Boulevard. The road works also include the future signalisation of the corner of Old Princes Highway and O'Neil Road, as part of the Officer Precinct Structure Plan. It is likely that these works will be undertaken when Pink Hills Boulevard is connected through from O'Neil Road to Whiteside Road.

15. Install interpretive signage telling the story of the Bowman Track

The Bowman Track is significant to Cardinia Shire because it provides both symbolic and actual evidence of early exploration and pioneering surveys of the area, and of the development of transport networks across the district. Its construction was by local woman, Janet Bowman. Bowman Track starts at the Beaconsfield Central Hotel at Cardinia Creek, and runs northeast for about 50 miles to the Jordan goldfields (later the town of Jericho south of Woods Point), via part of O'Neil Road, Hughendon Road and Telegraph Road. The first track marker is at the corner O'Neil Road and Old Princes Highway³.

An opportunity exists to install interpretive signage at the reserve as part of the celebration of the history and local significance of the Bowman Track.

16. Remove the Lomandra shrubs and construct a new pedestrian path along Janet Bowman Boulevard

The removal of the Lomandra shrubs will open-up the reserve along Janet Bowman Boulevard, and the new path will service as a pedestrian path along the road and will also link the east and west ends of the reserve.



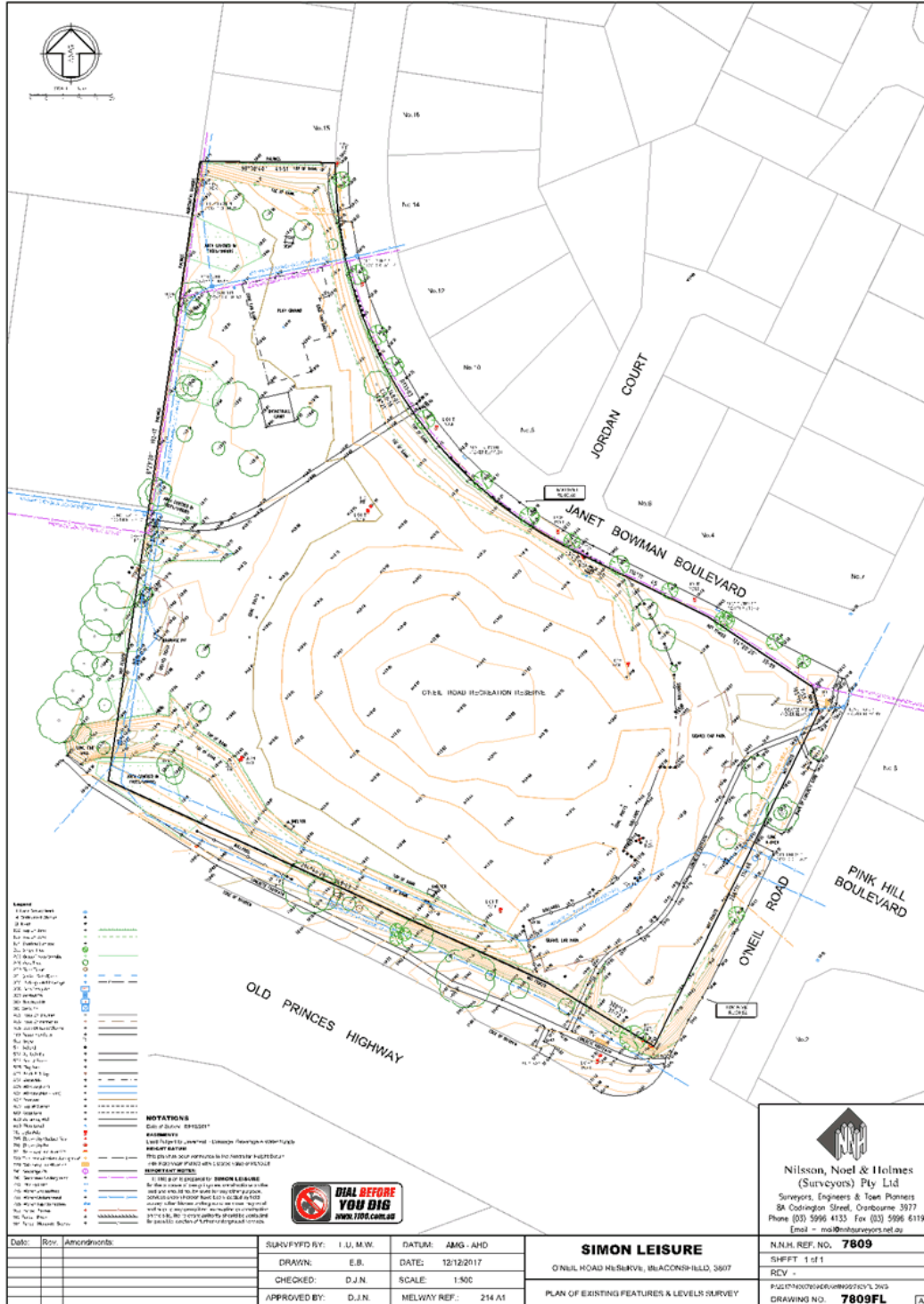
Other directions

- The master plan supports a new internal path network to be constructed that links the sub-precincts within the reserve, and which will also provide opportunities for the path network to become part of a circuit for walkers and joggers.
- The master plan supports additional tree plantings to strengthen existing boundary planting and to frame other infrastructure.

³ Reference: Victorian Heritage Database Report

Appendix 1

O'Neil Road Recreation Reserve Features and Survey Plan

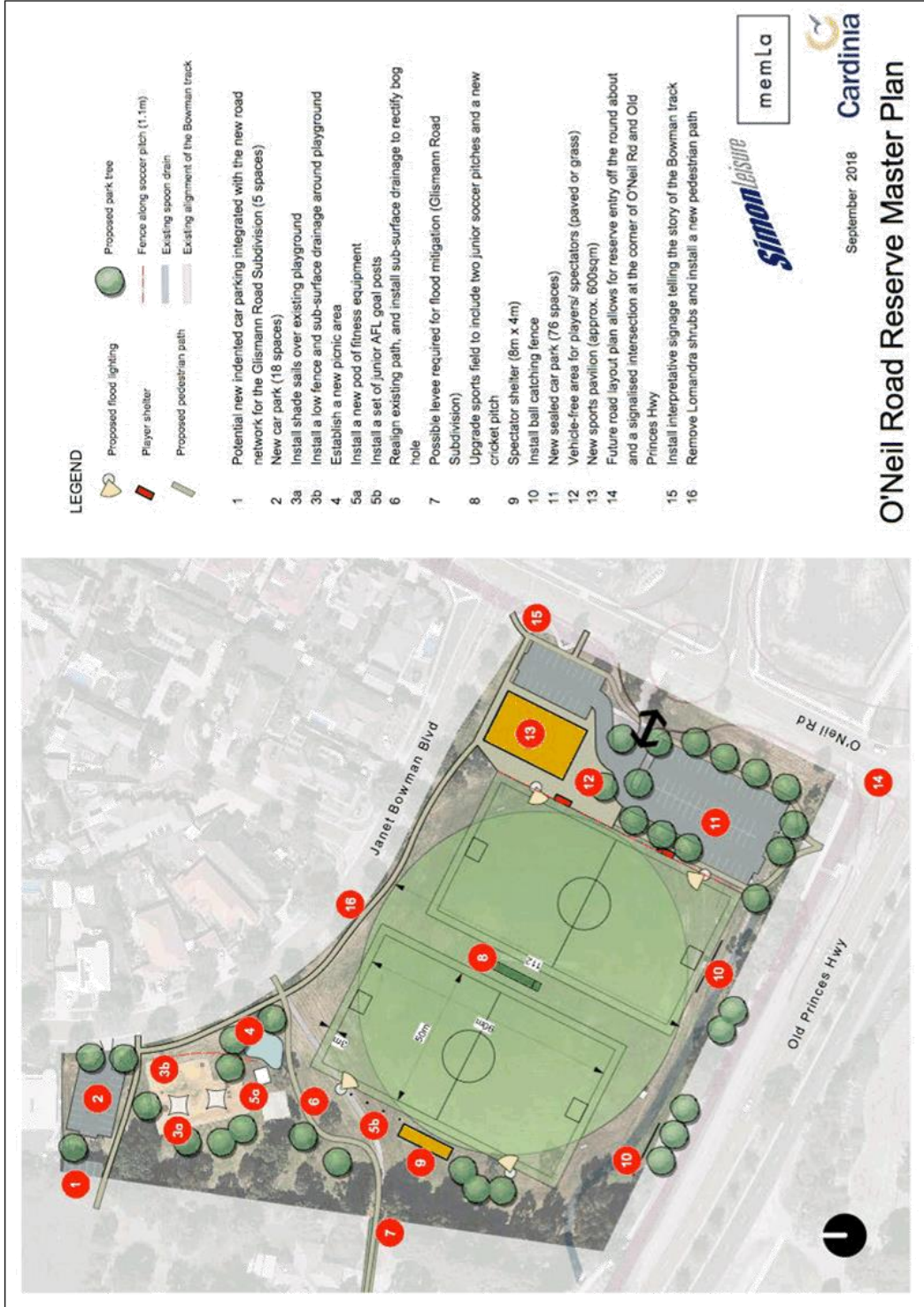


5.1 O'Neil Road Reserve Master Plan Final Report (September 2018).DOCX

Appendices

Appendix 2

O'Neil Road Recreation Reserve Master Plan



5.1 O'Neil Road Reserve Master Plan Final Report (September 2018).DOCX

Appendices

Appendix 3

O'Neil Road Recreation Reserve Soccer Floodlighting Scheme

O'Neil Road Recreation Reserve Master Plan

Summary of feedback on the draft master plan

Public Exhibition Process

Council endorsed the draft O'Neil Road Recreation Reserve Master Plan for placement on public exhibition at its Councillor Briefing held 29 January 2018. However, there was a lag of five months before the draft master plan was available for community feedback as it was initially planned to be exhibited with the Glismann Road Development Plan. It was subsequently decided in May that the draft O'Neil Road Recreation Reserve Master Plan be placed on public exhibition independent of the Glismann Road Development Plan.

The draft master plan was available for the community to view and to provide comment in three ways:

1. A letter was distributed to households surrounding the reserve advising them of the draft master plan and inviting feedback. The letter contained a copy of the draft master plan and a feedback survey, which was provided in the form of a reply-paid notice.
2. Information was available on Council's 'Have Your Say' webpage from 2 July 2018 advising the community of the draft master plan and inviting feedback. The feedback survey was provided in an on-line format to complete.
3. A Community Drop-In Session was held on 18 July 2018 at the Beaconsfield Neighbourhood Centre, from 3.30 – 6.30pm. At the session, the planning consultant and Council staff were available to answer specific questions concerning the master plan. Copies of the feedback survey were available for attendees to complete.

All feedback closed 30 July 2018.

Feedback Received

In all, 79 completed feedback surveys were received:

- 42 survey responses completed hard copy
- 37 survey responses received on-line

All survey responses have been combined into one data file.

Six people attended the Community Drop-In Session, and their feedback has been included in the feedback survey data file.

Council staff were also invited to review the draft master plan and to provide feedback to the Project Manager. This feedback has been reported separately in this report.

Feedback Survey

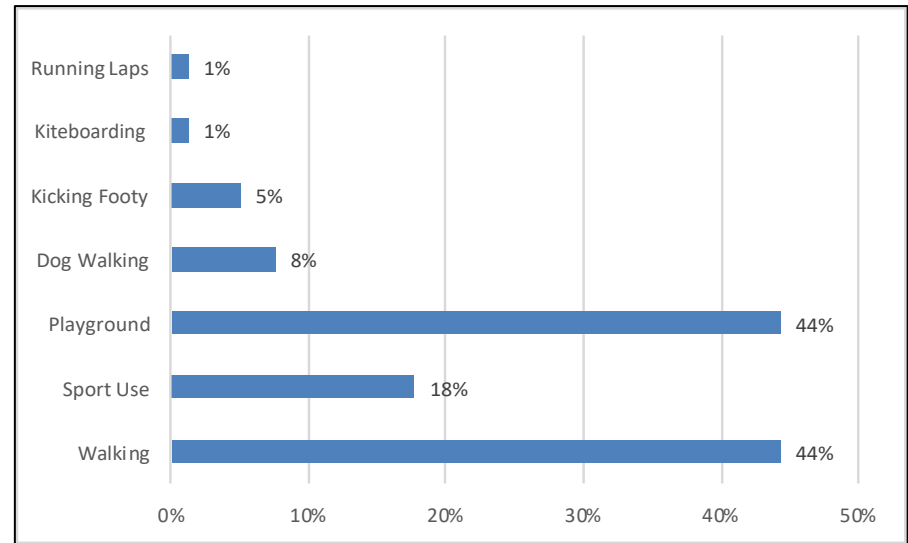
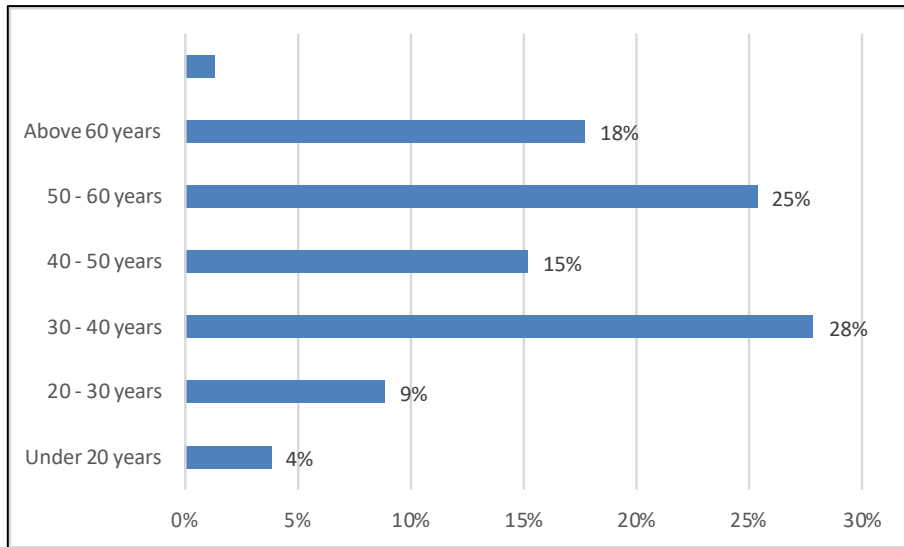
The key results from the 79 survey respondents are provided below.

Profile of Survey Respondents

The majority of respondents were aged 30-40 years and 50-60 years.

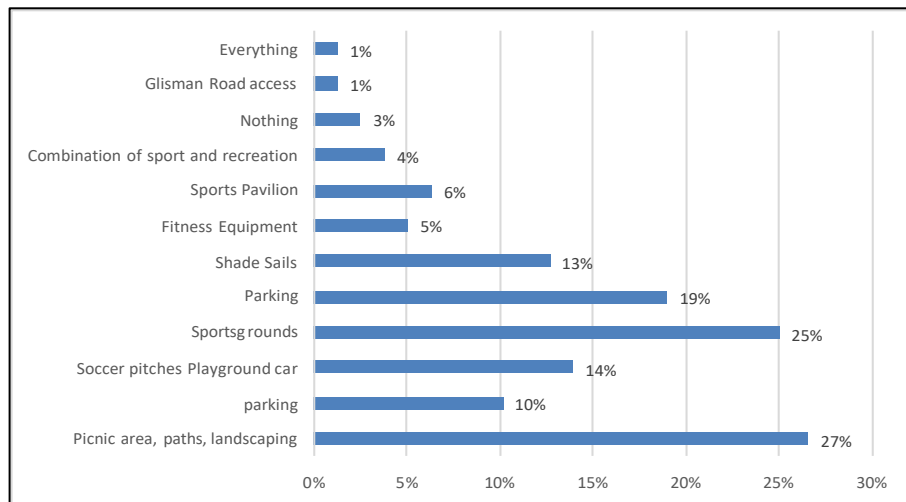
Current Use of O'Neil Road Recreation Reserve

The majority of respondents use the reserve for 'walking' (44%) and to use the 'playground' (44%).



Directions of the Master Plan Most Liked

The most liked directions of the master plan are the 'landscape improvements' (27%), such as the new BBQ area and paths, the 'sportsground upgrades' (25%), and the car parking (19%).



Level of Importance of Specific Master Plan Directions

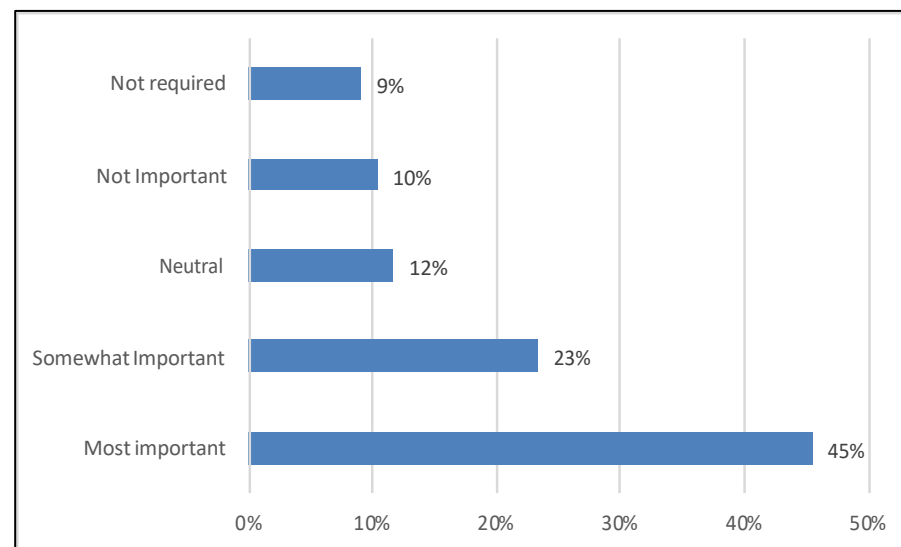
Survey respondents were asked how important six proposed directions in the master plan were to them. Response options were 'most important', 'somewhat important', 'neutral', 'not important' and 'not required'.

The 'most important' score (%) for each of the six directions are:

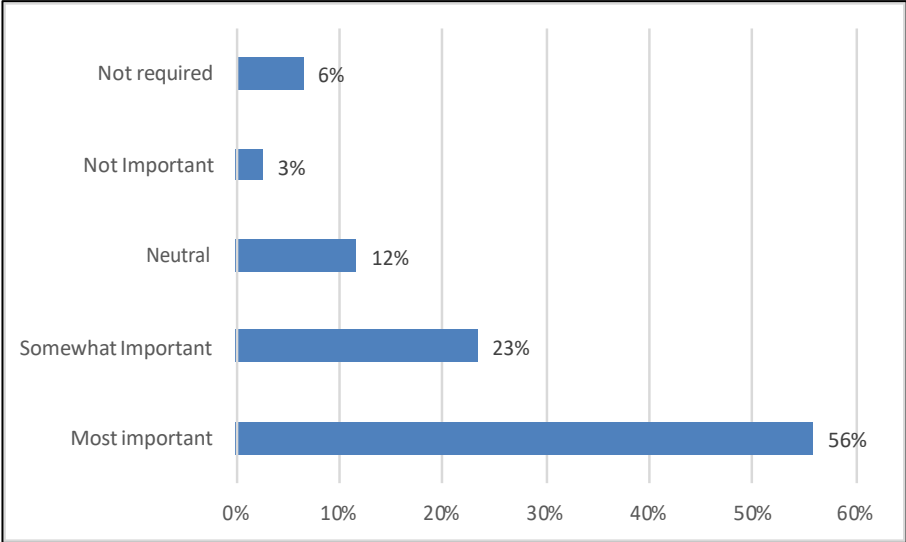
- Improvement to playing surfaces to support multiple sports (45%)
- Car parking facilities (56%)
- Picnic facilities (26%)
- Landscaping, footpaths and shade (62%)
- Community pavilion (40%)
- Fitness station (25%)

See the following graphs for the full rating for each direction.

IMPROVEMENT TO PLAYING SURFACES TO SUPPORT MULTIPLE SPORTS

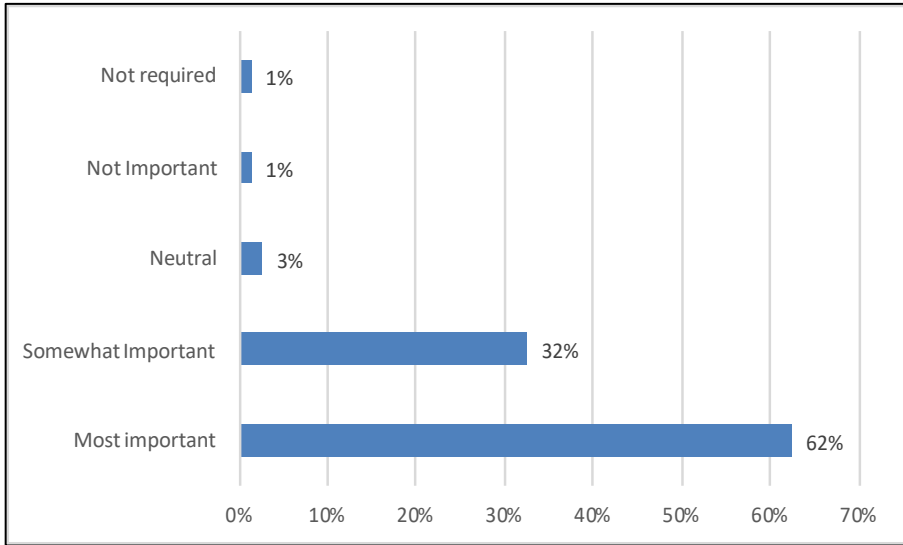


Car parking facilities

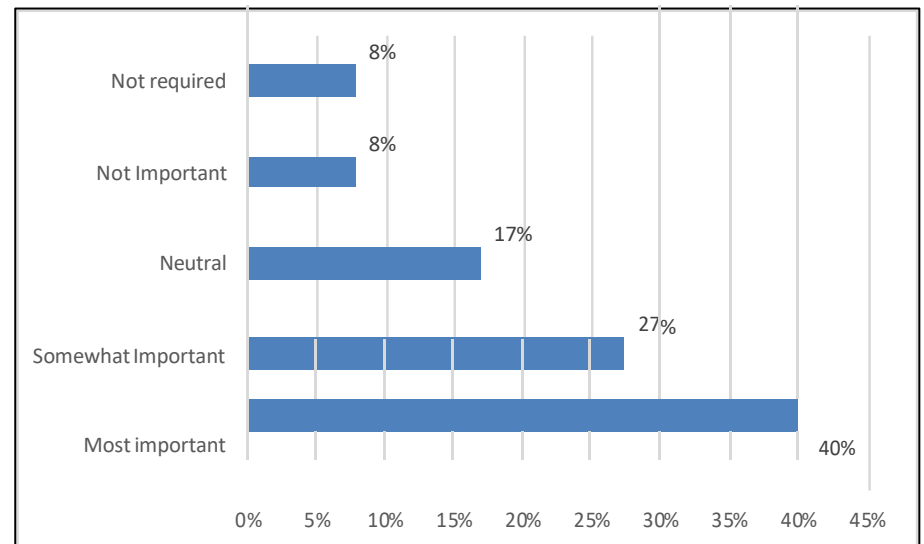
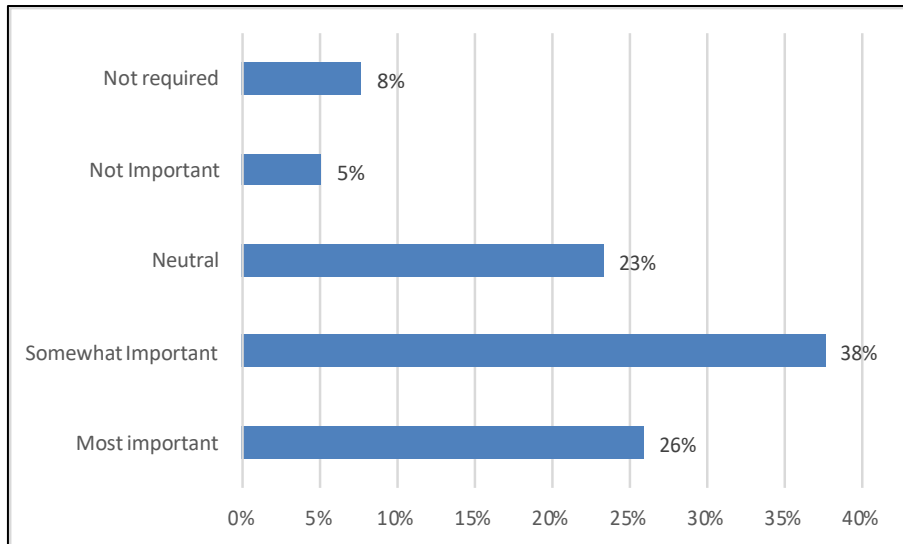


Picnic facilities

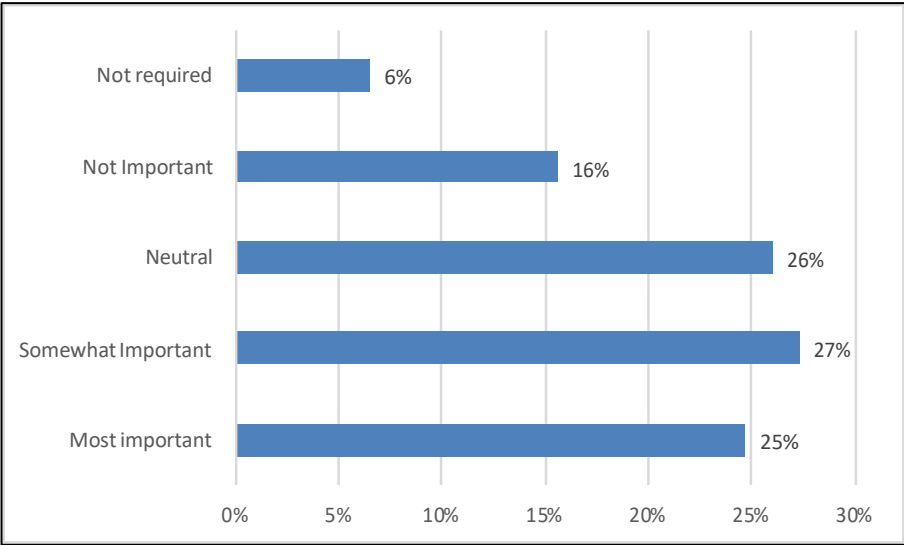
Landscaping, footpaths and shade



Community pavilion



Fitness station



Directions of the Master Plan Least Liked

Respondents were asked what they liked the least about the draft master plan.

A review of all responses with comments concerning constraints or issues with the master plan are reported on the following pages, and have been collated into themes. The table notes the number of like comments received concerning each issue. A short discussion or response for each issue is provided, including whether the draft master plan should be amended in response to the feedback.

Theme	No of Submitters	Comments	Discussion/ Recommendation for Amending Plan
Sports Facilities	7	Disappointed that the plan no longer includes an AFL oval, or AFL goal posts for informal kick-to-kick	Council has identified high demand for soccer pitches in Beaconsfield and Officer, as there are currently no public soccer pitches available. To ensure recreational football can still be played at the reserve, the installation of one set of AFL goals is supported. Recommended that the master plan be amended to include one set of AFL goals.
	4	Disappointed that the plan includes soccer pitches, which is felt is not necessary.	Council has identified high demand for soccer pitches in Beaconsfield and Officer, as there are currently no public soccer pitches available. Recommended that no changes be made to the master plan.
	2	There should be a full sized soccer pitch for seniors and two junior soccer pitches.	The reserve cannot accommodate a full-size pitch. Council has identified that O'Neil Road Recreation Reserve will only accommodate a junior-only soccer club. Recommended that no changes be made to the master plan.
	1	There are no cricket nets.	The reserve is not a headquarter ground for a cricket club, so the need for cricket practice facilities is low. Recommended that no changes be made to the master plan.
	1	The planned two soccer fields won't adequately cater for the growing sports clubs.	The reserve can only accommodate two pitches due to its size. Recommended that no changes be made to the master plan.
	1	Include a running track.	Council has identified a high demand for soccer pitches in the Beaconsfield/ Officer area, and the small size of the reserve restricts the potential to introduce other sporting/ recreation facilities. Recommended that no changes be made to the master plan.
Traffic	7	Traffic congestion at the corner of the Old Princes Highway and O'Neil Road is terrible.	The resolution of traffic issues outside of the reserve and the proposed roundabout was beyond the scope of the master plan study. Council's Traffic Engineer has advised that the Old Princes Highway/ O'Neil Road intersection is planned to be signalised as part of the Officer Precinct Structure Plan, and funded through the Officer Development Contribution Plan. As part of these works the roundabout will be constructed at the intersection of O'Neil Road/ Pink Hills Boulevard, and will include an entrance into the reserve. Recommended that no changes be made to the master plan.

Theme	No of Submitters	Comments	Discussion/ Recommendation for Amending Plan
	2	The master plan should move the reserve entry off O'Neil Road, ie. have it come off Janet Bowman Boulevard or the Old Princes Highway.	Council has determined that the reserve entry will be integrated with the construction of a proposed new roundabout, which is part of an overall traffic management solution for the O'Neil Road/ Pink Hills Boulevard/ Old Princes Highway intersections. Recommended that no changes be made to the master plan.
	5	Query the location of the proposed roundabout and having the reserve entry off the roundabout.	See above
	1	Look at increasing parking on Old Princes Highway.	On-road parking on the north side of the Old Princes Highway would not be possible from the O'Neil Road intersection back to approximately three quarters of the length of the southern reserve boundary, as there is a bus lane and a left turn slip lane. There would be little advantage in formalising car parking along the far western section of the southern reserve boundary, as there is no reserve infrastructure or destination features in this area of the reserve. Recommended that no changes be made to the master plan.
	1	There needs to be a pedestrian crossing on O'Neil Road or Janet Bowman Boulevard.	There is a pedestrian refuge on the corner of O'Neil Road/ Janet Bowman Boulevard. Any crossings over O'Neil Road will need to be planned and designed as part of the proposed roundabout. Recommended that no changes be made to the master plan.
Playground	2	Need public toilets near the playground.	The reserve playground is classified as a 'District' play space (Ref: Council's Play Space Strategy 2014). Under this classification, " <i>Public toilets may be provided (depending on location and usage levels)</i> ". The decision to install public toilets will be made by Council. The pavilion will have public toilets, however, these will only be available for use during periods when the sports clubs are using the facilities. Recommended that no changes be made to the master plan.
	1	Don't remove the existing trees near the playground as they provide a wonderful natural play environment.	The master plan does not include the removal of any trees near the playground. Recommended that no changes be made to the master plan.
	2	Need a fence around the playground.	The potential safety risk is the close proximity (10 - 15m) of the eastern side of the playground to Janet Bowman Boulevard, so a fence along this side of the playground is supported. Recommended that the master plan to be amended to include a low height fence on the playground side of the proposed path along the eastern side of the playground.
	1	Need to include more playground options for various age groups.	The playground equipment was recently upgraded with community input. Recommended that no changes be made to the master plan.

Theme	No of Submitters	Comments	Discussion/ Recommendation for Amending Plan
Pavilion	4	The location proposed for the pavilion is too close to residents and will impact them.	The pavilion is located away from the main intersection of the Old Princes Highway/ O'Neil Road for safety reasons for users, particularly children. The sports club to be based there is a junior club, so there is expected to be little use of the pavilion for social functions (anti-social behaviour or noise). Recommended that no changes be made to the master plan.
Parking	1	Need to enforce strict use of parking.	This will be an operational responsibility for Council, it is outside the scope of the master plan. Recommended that no changes be made to the master plan
	1	There should be no parking on Janet Bowman Boulevard.	The master plan is not recommending any changes to the current parking arrangements along Janet Bowman Boulevard. Recommended that no changes be made to the master plan.
	1 4	The new car park off Janet Bowman Boulevard: - needs to be gated at night. - is too close to housing.	The proposed new car park will enable off-street parking for people accessing the playspace and active recreation facilities, and in doing so reduce the requirement for reserve visitors to park on Janet Bowman Boulevard. Any decision to gate the car park should be reserved pending any anti-social behaviour. The location of the car park adjacent to houses is not expected to impact residential amenity. Recommended that no changes be made to the master plan.
Park Amenities	2	Not enough lighting.	The level of use of the reserve for non-sporting reasons in the evening is not expected to be sufficient to warrant security lighting. The soccer training activities during mid-week and in the early evening under floodlights will provide an illuminated and safe environment for nonsporting uses, such as walking and other personal exercise. Recommended that no changes be made to the master plan.
	3	Inclusion of BBQ is not a good idea as it will always be dirty and littered.	The reserve playground is classified as a 'District' play space, and under this classification infrastructure such as BBQs and seats are included. In addition, 64% of feedback survey respondents supported the inclusion of picnic facilities at the reserve. Recommended that no changes be made to the master plan.
	2	Move the BBQ over to near the sports clubs so more convenient for them to use.	The sports clubs will have other options for food for either their members or for the public via the canteen. The integration of a BBQ with the 'District' level playground is supported by Council's Play Space Strategy. Recommended that no changes be made to the master plan.

	1	The bins need to be emptied regularly.	This will be an operational responsibility for Council, it is outside the scope of the master plan. Recommended that no changes be made to the master plan.
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Theme	No of Submitters	Comments	Discussion/ Recommendation for Amending Plan
	3	Disappointed that a fenced dog park is not included.	The reserve is a designated sports reserve. With the high demand for soccer pitches in this area of the municipality, the space required for soccer pitches and the existing cricket oval left no reasonable sized parcel of land suitable for a fenced dog park. Recommended that no changes be made to the master plan.
	2	No drinking fountains or public toilets.	A drinking fountain could be installed as part of the proposed new picnic area. The decision to install public toilets near the playground will need to be made by Council, however, the pavilion will have public toilets, which will be available for use during periods when the sports clubs are using the facilities. Recommended that the master plan be amended to include the installation of a drinking fountain with annotation No. 4.
General Comments	2	This is an overuse of a small area.	The reserve is a designated sports reserve, and whilst the size of the reserve is small, the master plan shows how a junior soccer club facility can be accommodated. Recommended that no changes be made to the master plan.
	1	Don't like the noise and lights from senior cricket and football.	The senior cricket use is as an overflow venue only (ie. no cricket club will be based at the reserve). Football use will be reduced for increased junior soccer training and matches. However, any noise generated (will largely be restricted to voices, barracking and referee whistles only) will be predominantly contained to Sundays and midweek early evenings during the winter. Recommended that no changes be made to the master plan.
	2	This reserve is on a retarding basin and will need a lot of engineering.	The reserve has already been developed as a sports reserve. Recommended that no changes be made to the master plan.
	3	There is no need to redevelop the reserve.	The reserve is a designated sports reserve, and Council has determined that a changed winter sporting use is required (from football to soccer) due to the high demand for soccer pitches in Beaconsfield and Officer. Other non-sporting improvements are to encourage increased use of the reserve by non-sporting visitors. Recommended that no changes be made to the master plan.
	1	It is too far from the Officer growth area.	It is not clear what this comment means. Council has determined that a changed winter sporting use is required (from football to soccer) due to the high demand for soccer pitches in Beaconsfield and Officer. Recommended that no changes be made to the master plan.

	1	Soccer balls will go on the road.	The soccer use will be a junior club, not adults. The master plan shows approximately 20-25m has been allowed for behind the soccer goals at the Janet Bowman Boulevard end, whilst ball catching fences are recommended at the Old Princes Highway end. These allowances are considered satisfactory. Recommended that no changes be made to the master plan.
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Theme	No of Submitters	Comments	Discussion/ Recommendation for Amending Plan
	1	There has been no consideration for the environment.	It is not clear what this comment means the reserve is a designated sports reserve, not a conservation reserve. Good environmental design can be applied to the car park to have stormwater run-off be directed to water plants and/or lawn areas. The master plan encourages new plantings, and the pavilion design and construction can utilise environmental sustainable inputs. Recommended that no changes be made to the master plan.

Feedback from Council

Feedback received from Council staff is noted below. Similar for the responses received via the feedback survey, any constraints or issues raised by staff has been noted and is accompanied with a short discussion or response, including whether the draft master plan should be amended or not.

Comment	Discussion/ Recommendation for Amending the Plan
Include AFL goals, however, is a full set required? Include ball nets at the Old Princes Highway end of the grounds.	The installation of one set of AFL goals is supported. Ball nets at the Old Princes Highway end are already shown on the master plan. Recommended that the master plan be amended to include one set of AFL goals.
Include a pedestrian crossing point at the corner of Janet Bowman Boulevard and O'Neil Road, and show the footpath connecting through to the other side of Janet Bowman Boulevard.	The master plan should show the proposed new path along the edge of the car park connecting with the existing path and cross-over at the intersection of O'Neil Road/ Janet Bowman Boulevard. The path on the other side of Janet Bowman Boulevard exists. Recommended that the master plan be amended to show a connecting path to the intersection of O'Neil Road/ Janet Bowman Boulevard.
Check the impact of the extension to the car park on the existing Bowman track sign and stone wall.	The car park layout to maximise the number of spaces may require the existing Bowman track sign and stone wall to be relocated – can be assessed during the detailed design of the car park. Recommended that no changes be made to the master plan.
Include information on the master plan about the intersection of O'Neil Road and the Old Princes Highway.	Council's Traffic Engineer has advised that the Old Princes Highway/ O'Neil Road intersection is planned to be signalised as part of the Officer Precinct Structure Plan. It is likely that these works will be undertaken when Pink Hills Boulevard is connected through from O'Neil Road to Whiteside Road. Recommended that the master plan be amended to include a reference to these future works.

Comment	Discussion/ Recommendation for Amending the Plan
Is there a potential risk of cricket balls hitting cars in the car park?	The risk exists now. In fact, the master plan actually pulls the location of the car park back from the oval. This risk can be managed by the cricket participants, ie, they park cars behind the pavilion or in the row of car parks closest to O'Neil Road. Recommended that no changes be made to the master plan.
There is a bog hole in the northern section of the reserve which requires drainage work. This should be noted on the master plan	Recommended that the master plan to be amended to include reference to improve the sub-surface drainage in the area south of the basketball half-court – could be incorporated into path re-alignment works (annotation No. 6).
There is a WSUD opportunity in the new car park off Janet Bowman Boulevard.	Such options can be explored during the design development for the car park. Recommended that no changes be made to the master plan.
Include accessible parking in the new car park off Janet Bowman Boulevard.	This detail to be incorporated during the design development for the car park. Recommended that no changes be made to the master plan.
Improved sub-surface drainage is required around the playground.	Recommended that the master plan to be amended to include reference to improve the sub-surface drainage in the area around the playground – could be incorporated into the works required to install and new low height fence along the eastern side of the playground.
Include a fence barrier between path and road near the playground.	Recommended that the fence be installed on the playground side of the proposed new path so the path does not become part of the play space precinct. Recommended that the master plan to be amended to include a low height fence on the playground side of the proposed path.
Move the BBQ and bench seating to a space adjacent to the proposed fitness equipment, as it will provide better access for people and there is observational evidence that people are already picnicking in this area. There needs to be a pathway leading to the BBQ area.	The reasons suggested for relocating the BBQ and bench seating appear sound. Recommended that the master plan to be amended to relocate the BBQ and bench seating to a location southeast of the playground, and install a connecting path.
Relocate the proposed northern footpath up to the roadside/ trees along Janet Bowman Boulevard, and remove the Lomandra shrubs along Janet Bowman Boulevard	Removing the Lomandra shrubs will open the reserve along Janet Bowman Boulevard. Recommended that the master plan to be amended to show a new alignment of the northern footpath along Janet Bowman Boulevard, and include in the scope of works the removal of the Lomandra shrubs.
The path along the eastern side of the car park should be the O'Neil Road footpath and should be better connected into the Bowman path alignment, and it should be designed as a 2.5m shared path.	Having the path along the edge of the car park provides convenient access for car park users between the car park and the pavilion. Its alignment beside the car park or hard up against O'Neil Road will make no difference using the path between Janet Bowman Boulevard and the Old Princes Highway. A decision on the final alignment can be made at design development. It is noted that it should be constructed as a 2.5m shared path. Recommended that no changes be made to the master plan.

Comment	Discussion/ Recommendation for Amending the Plan
<p>The main reserve car park should have approximately four spaces removed at the Old Princes Highway end to allow cars to be able to circulate throughout the whole car park.</p> <p>The car park at the Janet Bowman Boulevard end requires one space blocked off to be used for vehicles to turn around.</p>	<p>Agreed that vehicles need to be able to circulate around the entire car park.</p> <p>There is a back-up space already shown in the car park design.</p> <p>Recommended that the master plan to be amended to show the main reserve car park having a full circulation loop.</p>
<p>Trees near the roundabout, the entry to the car park, and at the footpath crossings – the specific location and type of trees may need to be considered to ensure they don't impact sightlines.</p>	<p>Agreed that detail design of the roundabout will resolve the final planting scheme in this section of the reserve.</p> <p>Recommended that no changes be made to the master plan.</p>



- 1 Potential new indented car parking integrated with the new road network for the Glismann Road Subdivision (5 spaces)
- 2 New car park (18 spaces)
- 3a Install shade sails over existing playground
- 3b Install a low fence and sub-surface drainage around playground
- 4 Establish a new picnic area
- 5a Install a new pod of fitness equipment
- 5b Install a set of junior AFL goal posts
- 6 Realign existing path, and install sub-surface drainage to rectify bog hole
- 7 Possible levee required for flood mitigation (Glismann Road Subdivision)
- 8 Upgrade sports field to include two junior soccer pitches and a new cricket pitch
- 9 Spectator shelter (8m x 4m)
- 10 Install ball catching fence
- 11 New sealed car park (76 spaces)
- 12 Vehicle-free area for players/ spectators (paved or grass)
- 13 New sports pavilion (approx. 600sqm)
- 14 Future road layout plan allows for reserve entry off the round about and a signalised intersection at the corner of O'Neil Rd and Old Princes Hwy
- 15 Install interpretative signage telling the story of the Bowman track
- 16 Remove Lomandra shrubs and install a new pedestrian path



September 2018



O'Neil Road Reserve Master Plan