

9 OFFICER DISTRICT PARK MASTERPLAN

FILE REFERENCE INT1885959

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RECOMMENDATION

That Council endorse the Officer District Park Masterplan.

Attachments

- | | | |
|---|---|---------|
| 1 | Final Officer District Park Masterplan | 1 Page |
| 2 | Officer District Reserve summary of community consultation and feedback | 4 Pages |

EXECUTIVE SUMMARY

Officer District Masterplan has been prepared in consultation with the Officer community to develop a plan which provides clear direction in relation to the development of this reserve.

BACKGROUND

Officer District Park is located to the North of the Officer Township within the Cardinia Road Precinct Structure Plan area. The subject site abuts the Quirks Creek drainage corridor. While Quirks Creek is a Melbourne water asset consideration was going to ensure the integration of the creek area with the district reserve.

The preparation of the masterplan included the following background studies:

- Digital surveying of the site by Surf Coast Drafting Pty Ltd.
- Geotechnical testing of the site by Civil Test Pty Ltd.
- A Flora and fauna draft assessment by Biosis.
- Hydrologic mapping by Alluvium.
- An Aboriginal Cultural Heritage Management Plan by Biosis.
- Site access scenarios analysis by Playce in consultation with VicRoads.

The preparation of the masterplan involved two rounds of community and stakeholder consultation. The proposed masterplan is a reflection of the feedback received through this process.

Key components of the masterplan include:

- **Play space.** The play space will focus on active adventurous play opportunities for all ages. Whilst incorporating junior elements, the focus of this space will be on tweens, teens and adults willing to be challenged. Combining parkour, an obstacle course, long slides, climbing, ropes, balance beams and climbing walls set into the hill to create an exciting, challenging, iconic and adventurous district play space.
- **Café.** The café will provide social opportunities to meet, enjoy a coffee or snacks whilst using the reserve.
- **Dry creek bed and nature play.** A dry creek bed water play space will provide natural sensory play adjacent to the Café. This provides a junior space which will complement the more active play areas that focus on older age groups.
- **Fitness zone and stairs.** The fitness zone will complement the play space. Creating a steep stepped access path, the intent is to become an attractive yet challenging space to exercise and train in.
- **Adventure Trails.** A wheeled adventure trail will be included along the northern slope of the reserve to provide opportunities for Mountain bike riding, Mountain Boarding and Bikes for all ages.

- **Regional Level Skate Facility.** A regional level skate park will provide skate, BMX and scooter opportunities to all ages. The facility will be able to cater large events.
- **Wetlands and boardwalk.** The wetlands will catch and treat park water run off using Water Sensitive Urban Design (WSUD) principles. WSUD will be included throughout the reserve, being showcased in the wetland and board walk areas. A board walk will provide a passive walking trail through the wetlands to view wildlife and natural environmental systems.
- **Accessible Paths.** An accessible path network will provide at grade access to the main look out and key nodes within the reserve.
- **Shared paths.** Shared paths provide access both through the reserve and connections to the broader bicycle trail and nearby reserves.
- **Off Lead Dog area.** A partially fenced off lead dog area at the southern edge of the reserve, with connections to the lower boundary path and carparking.
- **Toilets.** Public toilets will be provided within the footprint of the café for use by the general public using the reserve.
- **Lookout.** The lookout will be positioned centrally at the highest point in the reserve to take advantage of the surrounding views.
- **Access road from Princess Hwy.**
- **Car parking.**
- **Picnic lawn area.**
- **Open Grassland areas.**

POLICY IMPLICATIONS

Cardinia Road Precinct Structure Plan (2008)

The Cardinia Road Precinct Structure Plan (CRPSP) has identified the subject site as land to be used for a district open space. The objectives identified for open space are:

- To provide and develop a range of open space types to meet the active and passive needs of the community and protect and restore environmental values and features.
- To provide a range of appropriately sized and well-distributed open spaces to meet local and district open space needs.
- To provide for the protection and enhancement of areas of environmental significance and to integrate these areas with open space systems.
- To create an attractive urban environment with a strong sense of place through the provision and landscaping of open space.
- To ensure that open space development standards provide for a sustainable future maintenance regime.
- To encourage and promote the early development of open space through subdivisional works, the development contribution plan; and/or Council's Capital Works Programs.

The Officer District Park Masterplan meets these objectives.

Cardinia Road Development Contribution Plan (September 2008, amended June 2017)

The designation of this land for use as passive open space was specified in the CRPSP. The associated Development Contribution Plan (DCP) identifies the development of the subject site as being a funded development infrastructure item and specifies works which are to be included.

Play Space Strategy (2014)

Council's Play Space Strategy identifies that 'district' level play spaces are "medium to large play spaces, servicing a township...and providing for all ages" (2014, 5). The Strategy recognises the importance of planning and developing 'district' play spaces in key locations throughout new residential areas, including within the Officer precinct.

Cardinia Skate and BMX Strategy (2016)

The Cardinia Skate and BMX Strategy identifies as a high priority to implement a new regional scale skatepark within Officer or similarly appropriate central location along the main growth and rail corridor. This space is to service the entire Cardinia population, be the main space to hold events, run competitions and provide opportunities for training and education in action sports.

Cardinia Shire's Liveability Plan 2017-2029

Cardinia Shire's Liveability Plan 2017-2029, has Open spaces and places as one of the seven Liveability Policy Domains. The amount of time people spend being inactive everyday affects our health and wellbeing. Sedentary time is associated with being overweight or obese, increased risk of heart disease and unhealthy blood-glucose and blood profiles. Improve mental health and wellbeing, improve social cohesion, and reduce obesity are three of the seven outcomes in the Liveability Plan.

RELEVANCE TO COUNCIL PLAN

The development of this draft Masterplan is consistent with the following actions from the Council Plan 2018:

- 1.4.1 Source funding and deliver a range of initiatives that promote health and wellbeing.
- 1.5.1 Provide active and passive recreation facilities to meet the needs of residents.
- 1.5.2 Increase opportunities for residents to participate in a range of sport, recreation and leisure activities.
- 3.2.4 Prioritise multi-use pathways, where practicable, to create networks that connect destinations.
- 3.3.6 Promote water catchment management practices that improve the quality of our waterways.
- 3.3.7 Protect and improve biodiversity by increasing the area of natural ecosystems across the Shire.
- 3.4. Natural and built environments supporting the improved health and wellbeing of our communities
 - 3.4.1 Plan and develop built environments that support improved health and wellbeing of our communities through implementation of the Healthy by Design guidelines.

CONSULTATION/COMMUNICATION

The preparation of the Officer District Park Masterplan has involved two rounds of community consultation. The initial round of consultation prior to the development of the draft masterplan included:

- Information on Council's website.
- A flyer to all residents within the neighbouring Grandvue Estate.
- Article in local newspapers; Pakenham Gazette & Pakenham Officer News.
- A3 posters at the shopping centre entry points at Arena shopping centre.
- A drop-in session at Arena shopping centre.
- 45 students aged 10-12 at the St Clare's Primary School.
- 217 respondents to an on-line survey

The feedback obtained during the initial round of community consultation was used to directly inform the development of the Draft Officer District Masterplan. The Draft Masterplan was placed on public exhibition for four weeks from Monday August 20 to Monday September 17. During this time there were a number of ways the community was informed about the plan and the opportunity to provide feedback including:

- A letter sent to all property owners and occupiers within the Grandvue and Worthington Estates as well as other neighbouring properties along Princes Highway.
- Information placed on Council's website. Including an online survey.

- A drop in session held at the Arena Shopping Centre on Saturday 25th August.
- Direct engagement with students from the local primary school and secondary college
- A presentation to the Officer and District Community association by Council Officers.
- Face to face discussions with neighbouring property owners.

The feedback received from the community was overwhelmingly positive. In fact, when asked the specific question " What do you like the least about the draft master plan?" in the online survey, over 50% of respondents indicated that there wasn't anything that they disliked about the plan. A summary of the feedback received is attached to this report.

Upon review of the feedback received during the consultation process, it was determined that there were no significant changes needed to be made to the draft masterplan.

FINANCIAL AND RESOURCE IMPLICATIONS

An opinion of probable costs for detailed design and delivery has been drafted and it is estimated at \$4.7M. Council is collecting funds through the Cardinia Road Developer Contribution fund to facilitate the implementation of the capital works recommended in the Masterplan to develop the Officer District Park.

An application for funding assistance has also been made to the Australian Government Department of Industry, Innovation and Science in the form of an application for a grant from the Building Better Regions Fund - Infrastructure Projects Stream

CONCLUSION

A Masterplan has been prepared for the Officer District Park in consultation with the local community. The feedback received during the exhibition of the draft version of the masterplan was overwhelmingly positive and as such no significant changes have been made to the plan, which is now being presented to Council for endorsement.



Cardinia
Officer District Park
Masterplan

- LEGEND**
- Way-finding Marker

Existing Vegetation To Be Retained And Protected

Access Path With Stairs
 - Wetlands Boardwalk

Extent Of Works

Crown Land Site boundary
 - Proposed Picnic Lawn

Mass Planting Buffers

Off Lead Dog Zone With Landscape Buffer
 - Shared Path

Open Native Grasslands

Play Zone

Existing Tree
 - Accessible Path

Proposed Shade Tree

Shelter

Proposed Building
 - Unsealed Path

Proposed Play/ Fitness Element

Sculptural Ribbon Marker

- 1 PLAY**
The playspace will focus on active adventurous play opportunities for all ages. Whilst incorporating junior elements, the focus of this space will be on tweens, teens and adults willing to be challenged. Combining parkour, an obstacle course, long slides, climbing ropes, balance beams and climbing walls set into the hill to create an exciting, challenging, iconic and adventurous district play space.


- 2 CAFÉ**
The café will provide social opportunities to meet, enjoy a coffee or snacks whilst using the park.


- 3 FITNESS ZONE AND STAIRS**
A fitness zone to complement the playspace. Creating a steep stepped access path, the intent is to become an attractive yet challenging space to exercise and train in.


- 4 WETLANDS**
Wetlands to catch and treat park water run off using WUSD principles


- 5 ACCESSIBLE PATH**
An accessible path will provide at grade access to the main look out and key areas within the reserve.


- 6 TOILETS**
Public toilets will be provided for use by the general public using the reserve.
- 7 OFF LEAD DOG AREA**
A partially fenced off lead dog area at the southern edge of the reserve, with connections to the lower boundary path and carparking.
- 8 BOARDWALK**
A board walk will provide a passive walking trail through the wetlands to view wildlife and natural environmental systems
- 9 SHARE PATH**
Shared paths provide access both through the reserve and connections to the broader bicycle trail and nearby McMullen Reserve
- 10 MAIN CARPARK (TERRACED)**
A terraced carpark will provide carparking adjacent to the café and main playspace. The carpark will be accessed from a new main entrance to the reserve
- 11 DRY CREEK BED AND NATURE PLAY**
A dry creek bed-water play space will provide natural sensory play adjacent to the Café. This provides a junior space which will complement the more active play areas that focus on older age groups


- 12 SCULPTURAL SIGNAGE**
Insertion of sculptural wayfinding and signage markers throughout key path junctions in the reserve. Providing visual interest and assisting wayfinding throughout the reserve.


- 13 LOOKOUT**
A lookout positioned centrally at the highest point in the reserve.


- 14 ADVENTURE TRAILS (MT BOARD/BIKE)**
A wheeled adventure trail will be included along the northern slope of the reserve to provide opportunities for MTB, Mountain Boarding and Bikes for all ages.


- 15 DISTRICT LEVEL SKATE FACILITY**
Close to the car park with café access, a district level skate park will provide skate, BMX and scooter opportunities to all ages. The facility will be able to cater large events.


- 16 WATER SENSITIVE URBAN DESIGN**
Will be included throughout the reserve, being showcased in the wetland and board walk areas.
- 17 ORCHARD STYLE TREE PLANTATION, MAJOR PLANTING BUFFER**
Referencing agriculture of nearby farms, orchard style planting will frame views, provide a buffer between residents and create additional shade throughout the site.

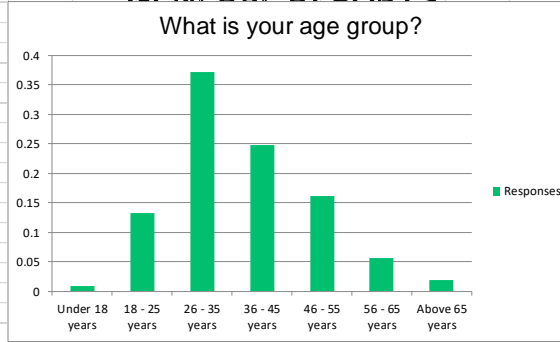


Officer District Reserve Master plan community feedback

GENERAL REPORTS

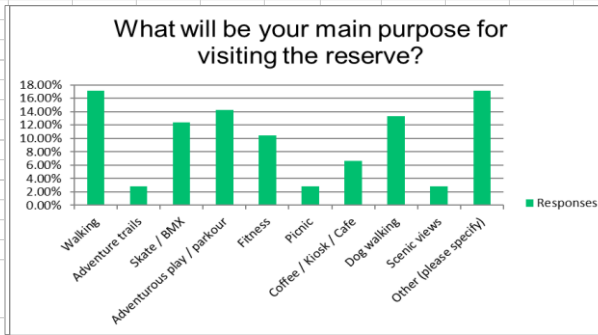
Q1 What is your age group?

Answer Choices	Responses
Under 18 years	0.95% 1
18 - 25 years	13.33% 14
26 - 35 years	37.14% 39
36 - 45 years	24.76% 26
46 - 55 years	16.19% 17
56 - 65 years	5.71% 6
Above 65 years	1.90% 2
Answered	105
Skipped	0



Q2 What will be your main purpose for visiting the reserve?

Answer Choices	Responses
Walking	17.14% 18
Adventure trails	2.86% 3
Skate / BMX	12.38% 13
Adventurous play / parkour	14.29% 15
Fitness	10.48% 11
Picnic	2.86% 3
Coffee / Kiosk / Cafe	6.67% 7
Dog walking	13.33% 14
Scenic views	2.86% 3
Other (please specify)	17.14% 18
Answered	105
Skipped	0



NB: Mountain boarding was the response for 12 of the other responses

Q3 What do you like most about the draft master plan?

Appealing	24.24%
Activities	23.23%
Diversity	21.21%
Exercise	17.17%
Walking paths	15.15%
Mountain board path	14.14%
Café	14.14%
Natural environment	12.12%
Dog off leash	12.12%
Play	10.10%
Facilities	10.10%
Social interaction	5.05%
Skate and BMX	4.04%
Water play	4.04%
Lookout points	4.04%
Picnics	2.02%
Additional main access Road	2.02%

Q5 How important are the shared paths and walking trails?

Most Important	Somewhat Important	Neutral	Not Important	Not required	Total	Weighted Average
45.71%	48	40.95%	43	13.33%	14	0.00%
Answered						105

Q6 How important is the provision of adventure trails?

Most Important	Somewhat Important	Neutral	Not Important	Not required	Total	Weighted Average
41.90%	44	41.90%	44	10.48%	11	4.76%
Answered						105

Q7 How important is the provision of skate / BMX facilities?

Most Important	Somewhat Important	Neutral	Not Important	Not required	Total	Weighted Average
38.10%	40	16.19%	17	28.57%	30	13.33%
Answered						105

Q8 How important is the provision of adventurous play and parkour facilities?

Most Important	Somewhat Important	Neutral	Not Important	Not required	Total	Weighted Average
53.85%	56	26.92%	28	13.46%	14	2.88%
Answered						104

Q9 How important is the provision of fitness facilities at the reserve?

Most Important	Somewhat Important	Neutral	Not Important	Not required	Total	Weighted Average
40.95%	43	40.00%	42	17.14%	18	0.00%
Answered						105

Q10 How important is the provision of picnic / BBQ facilities at the reserve?

Most Important	Somewhat Important	Neutral	Not Important	Not required	Total	Weighted Average
58.10%	61	34.29%	36	5.71%	6	0.95%
Answered						105

Q11 How important is an Off-Lead dog area?

Most important	Somewhat important	Neutral	Not important	Not required	Total	Weighted Average
33.33%	35	21.90%	23	25.71%	27	11.43%
Answered						105

Q12 How important is a boardwalk providing access to the natural environment features?

Most important	Somewhat important	Neutral	Not important	Not required	Total	Weighted Average
53.33%	56	30.48%	32	14.29%	15	1.90%
Answered						105

Q18 Do you have any further comments on the Officer District Master Plan?

Timeframe to deliver	5.63%
Cater for young kids too	2.82%
Safety	2.82%
A bridge over Quirks Creek	1.41%
Basketball rings	1.41%
Family friendly toilets	1.41%
A level(flat) walking path	1.41%
Lighting for footpaths and	
and after work use	1.41%
More native vegetation	1.41%
more shelter	1.41%
need swings in play space	1.41%
non metal slide	1.41%

Q13 How important is the provision of a café / coffee / kiosk venue at the reserve?

Most important	Somewhat important	Neutral	Not important	Not required	Total	Weighted Average
46.67%	49	37.14%	39	16.19%	17	0.00%
Answered						105

Q14 How important is having off-street parking?

Most important	Somewhat important	Neutral	Not important	Not required	Total	Weighted Average
61.54%	64	31.73%	33	6.73%	7	0.00%
Answered						104