



# Montrose Recreation Reserve Master Plan

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# MASTER PLAN AREA MAP



Figure 1 - Site Location and Master Plan area

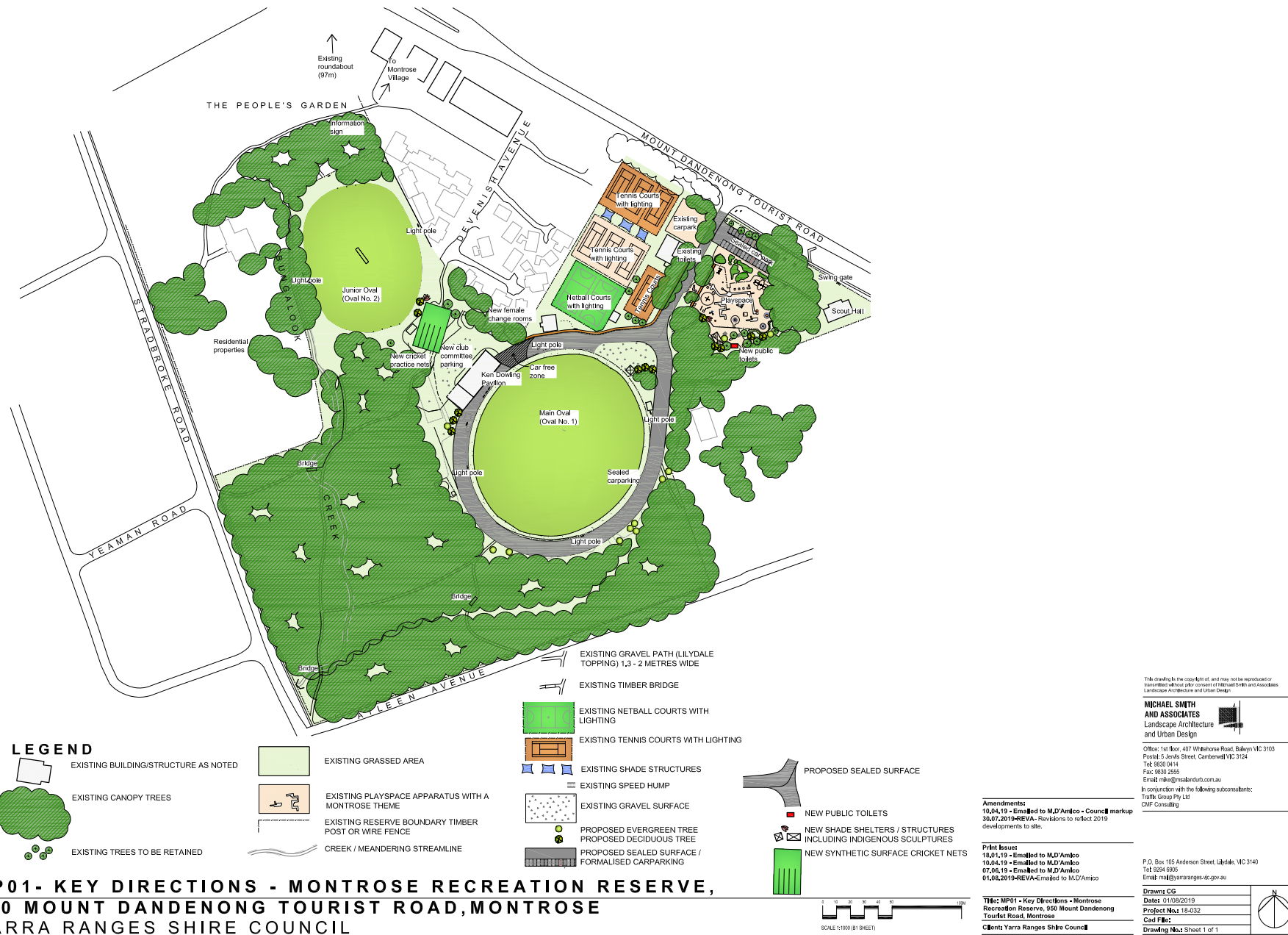


Figure 2 - Master Plan Overview

# THE VISION

**Montrose Recreation Reserve will be a well utilised community social recreation hub that provides a diverse range of active and passive recreation experiences for all people to enjoy.**

Montrose Recreation Reserve will:

- Meet the needs of the Montrose and broader community through provision of upgraded infrastructure and multi-use facilities.
- Welcome sport and recreation participation for all people.
- Advocate sustainable infrastructure principles that embrace objectives of energy efficiency, greenhouse gas emission reduction and waste minimisation.
- Provide safe connections through the reserve, to the retail precinct and surrounding area.
- Acknowledge and respect the traditional owners of the land.
- Promote people's responsibility to protection of the natural environment by improving the Bungalook Creek, habitat zones and ongoing maintenance to the bushland area.
- Create and contribute to people's overall health and well-being through enhancing recreation experiences including provision of

fitness equipment in the bushland area and provision of wayfinding signage, distance makers and directional signage.

Key features of Montrose Recreation Reserve include the popular 'Montrose Community' themed playspace and the large bushland zone providing a link into the natural environment.

Key recreation experiences supported by the Montrose Recreation Reserve Masterplan are:

- Specific theme based play experiences depicting the heritage of Montrose and associated facilities for children and families including enhancements to the Ken Dowling Pavilion.
- Senior men's and women's cricket, football, senior and junior netball and tennis
- Fitness and walking
- Social recreation spaces including seating, shelters and picnic facilities for the Montrose local and broader community.
- Connection to The People's Garden and the extensive bushland to the south west corner of the reserve.

The Key Directions for the Montrose Recreation Reserve Masterplan are

- presented in three main categories. They are:
- Sport
- Community / social
- Passive open space



Figure A Current Sports pavilion



Figure B Community Playground

## KEY DIRECTIONS - SPORT



Figure 3 - Master Plan Key Directions for Sport surrounding Oval 1

### KEY DIRECTIONS

- 01 Provide a permanent female change room facility between the Ken Dowling Pavilion and netball courts for netball players. Construct a new DDA compliant concrete pathway from the entrance of the reserve to the new pavilion and new female change room facility, including bollards to restrict vehicle access, particularly near the existing netball shelter.
- 02 Provide a shelter at the main oval.
- 03 Formalise and increase carparking opportunities around the main oval through the provision of a sealed surface around the main oval. Install antispeed devices i.e. speed humps.
- 04 Provide a synthetic surface to the new cricket nets. New cricket nets to be north south orientation to avoid late afternoon sunshine in summer. The new cricket nets are to include the provision of power to operate bowling machines.
- 05 Expand the Ken Dowling Pavilion to cater for all sporting activities within the reserve, including new female change room facilities for women's football and new directional signage to welcome people into the pavilion. Determine the size through a future feasibility study.

## KEY DIRECTIONS - SPORT CONTINUED



- 06 Provide three fitness stations in the open areas next to existing pathways in the conservation bushland area to the west. (Under no circumstances are trees to be removed.)
- 07 Make minor improvements to the junior oval
- 08 Install two cricket pitches on the junior oval to cater for under 10's cricket and introductory level cricket (under 8's).
- 09 Reconfigure the space north of the Ken Dowling Pavilion and convert the existing gravel parking area into 'club committee parking'.
- 10 Seek alternate training / game venue area for junior club activities.

Figure 4 - Master Plan Key Directions for Sport surrounding Oval 2

## MASTER PLAN IMPLEMENTATION - SPORT

Recommendation	Cost Estimate	Time Frame	Council \$	Governemnt \$	Community/Business \$
Upgrade existitng female change rooms	\$280,000	Short	\$130,000	\$130,000	\$20,000
Provide a synthetic surface to the new cricket nets, new fencing and power for the bowling machine	\$90,000	Short	\$40,000	\$40,000	\$10,000
Expand the Ken Dowling Pavillion including provision of new female change room facilities to cater for women's football.	\$1,000,000	Short	\$470,000	\$470,000	\$60,000
Construct a pathway from the entrance of the reserve to the pavilion	\$20,000	Medium	\$20,000	-	-
Provide a shelter at the main oval	\$65,000	Medium	\$32,500	\$32,500	-
Supply and install three fitness stations	\$15,000	Medium	\$6,000	\$6,000	\$3,000
Improve the junior oval, construct two cricket patches at the junior oval	\$11,000	Medium	\$11,000	-	-
Seal the gravel car parking area north of the Ken Dowling Pavillion	\$15,000	Medium	\$7,500	\$7,500	-
Seal the existing gravel area around the main oval, install speed humps and provide drainage.	\$280,000	Long	\$200,000	\$80,000	-

The Montrose Recreation Reserve Masterplan will be a ten (10) year infrastructure development plan. The table below provides an Opinion of Probable Costs, potential funding sources and a time frame to achieve each of the Key Directions relating to sport in the Masterplan.

The timeframe is based on three categories:

- Short Term – 0 to 2 years
- Medium Term – 3 to 5 years
- Long Term – 6 to 10 years

## KEY DIRECTIONS - COMMUNITY/SOCIAL



Figure 5 - Master Plan Key Directions with a community and social focus surrounding the playspace

### KEY DIRECTIONS

- 01 Formalise the existing gravel carpark at the entrance of the reserve by providing a sealed surface.
- 02 Install additional signage near the playspace to advise of upcoming events.
- 03 Undertake a playspace upgrade in the future to include provision of additional play elements including active play, nature play and creative linemarking on paved surfaces.
- 04 Create a native garden within the reserve. Promote it as a sustainable garden including labelled plants.
- 05 Provide new public toilets to the south of the existing playspace. Retain the existing toilet block for use by the tennis club.

## MASTER PLAN IMPLEMENTATION - COMMUNITY/SOCIAL

Recommendation	Cost estimate	Timeframe	Council \$	Government \$	Community/business \$
Install signage near the playspace to advise of upcoming events, including graphics and temporary signs	\$ 15,000	Short	\$ 8,000	\$ 7,000	--
Seal and line-mark the existing gravel surface of the car park at the entrance to the reserve	\$ 225,000	Short	\$ 110,000	\$ 110,000	\$ 5,000
Install new public toilets to the south of the existing playspace, exeloo or similar	\$ 30,000	Medium	\$ 30,000	-	-
Establish a native garden within the reserve	\$ 15,000	Medium	\$ 7,000	\$ 7,000	\$ 1,000
	\$ 10,000	Long	\$ 5,000	\$ 5,000	-

## KEY DIRECTIONS - PASSIVE OPEN SPACE

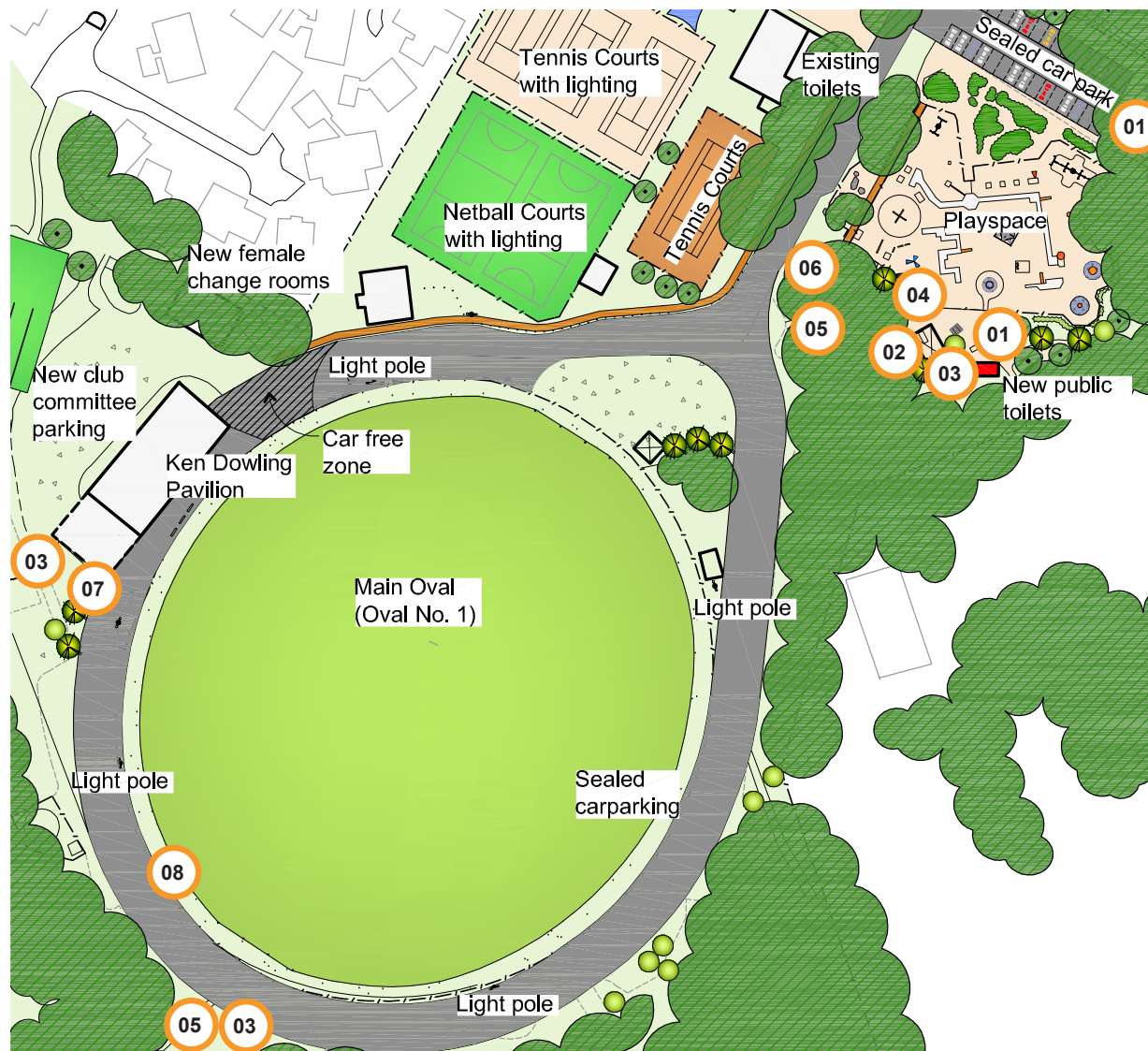


Figure 7 - Master Plan Key Directions with a passive open space focus surrounding Oval 1

### KEY DIRECTIONS

- 01 Improve the lighting around the perimeter of the reserve and to the playspace carpark area.
- 02 Provide a sheltered picnic area with barbeques to the south of the existing playspace.
- 03 Provide additional litter bins throughout the reserve.
- 04 Improve opportunities for shade within the reserve, particularly at seating areas using deciduous trees as a priority and installation of indigenous artwork including sculptures.
- 05 Improve the walking experience within the reserve with the provision of way finding signage, distance markers and directional signage.
- 06 Improve the pedestrian path connection at the northwest edge of the playspace by relocating existing large rock boulders and section of the existing fence.
- 07 Provide an additional drinking fountain to the west of the Ken Dowling Pavillion.
- 08 Provide additional seating around both existing ovals, the playspace and the bushland area that leads to Stradbroke Road.

## KEY DIRECTIONS - PASSIVE OPEN SPACE CONTINUED



- 09 Clean up Bungalook Creek and improve the habitat zone behind the main oval. Provide regular maintenance to the bushland areas, including weed removal and clearing the drainage areas where bridges are located.

Figure 8 - Master Plan Key Directions with a passive open space focus surrounding Oval 2

## MASTER PLAN IMPLEMENTATION - PASSIVE OPEN SPACE

Recommendation	Cost estimate	Timeframe	Council \$	Government \$	Community / business \$
Supply and install additional litter bins within the reserve, allow eight bins	\$ 8,000	Short	\$ 3,500	\$ 3,500	\$ 1,000
Provide some deciduous trees, sculptures and artworks within the reserve, allow twenty trees	\$ 18,000	Short	\$ 18,000	-	-
Supply and install wayfinding signage and distance markers, including graphics and fabrication	\$ 20,000	Short	\$ 9,000	\$ 9,000	\$ 2,000
Improve pedestrian access to the north edge of the playspace, remove /relocate the existing large rocks	\$ 5,000	Short	\$ 5,000	-	-
Provide an additional drinking fountain with a dog bowl to the west of the Ken Dowling Pavilion	\$ 4,000	Medium	\$ 4,000	-	-
Undertake a clean-up of Bungalook Creek	\$ 80,000	Medium	\$ 25,000	\$ 50,000	\$ 5,000
Provide/improve lighting around the perimeter of the reserve and to the car park and playspace	\$ 60,000	Medium	\$ 28,000	\$ 28,000	\$ 4,000
Supply and install two picnic shelters with a shared barbeque facility	\$ 50,000	Medium	\$ 22,500	\$ 22,500	\$ 5,000
Provide additional seating around both ovals, the playspace and bushland area. Allow for 20 seats with backrests and concrete pads, and 15 seats of sleeper construction	\$ 30,000	Long	\$ 14,000	\$ 14,000	\$ 2,000