



Belgrave Lake Park

Master Plan

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DISTRICT CONTEXT MAP

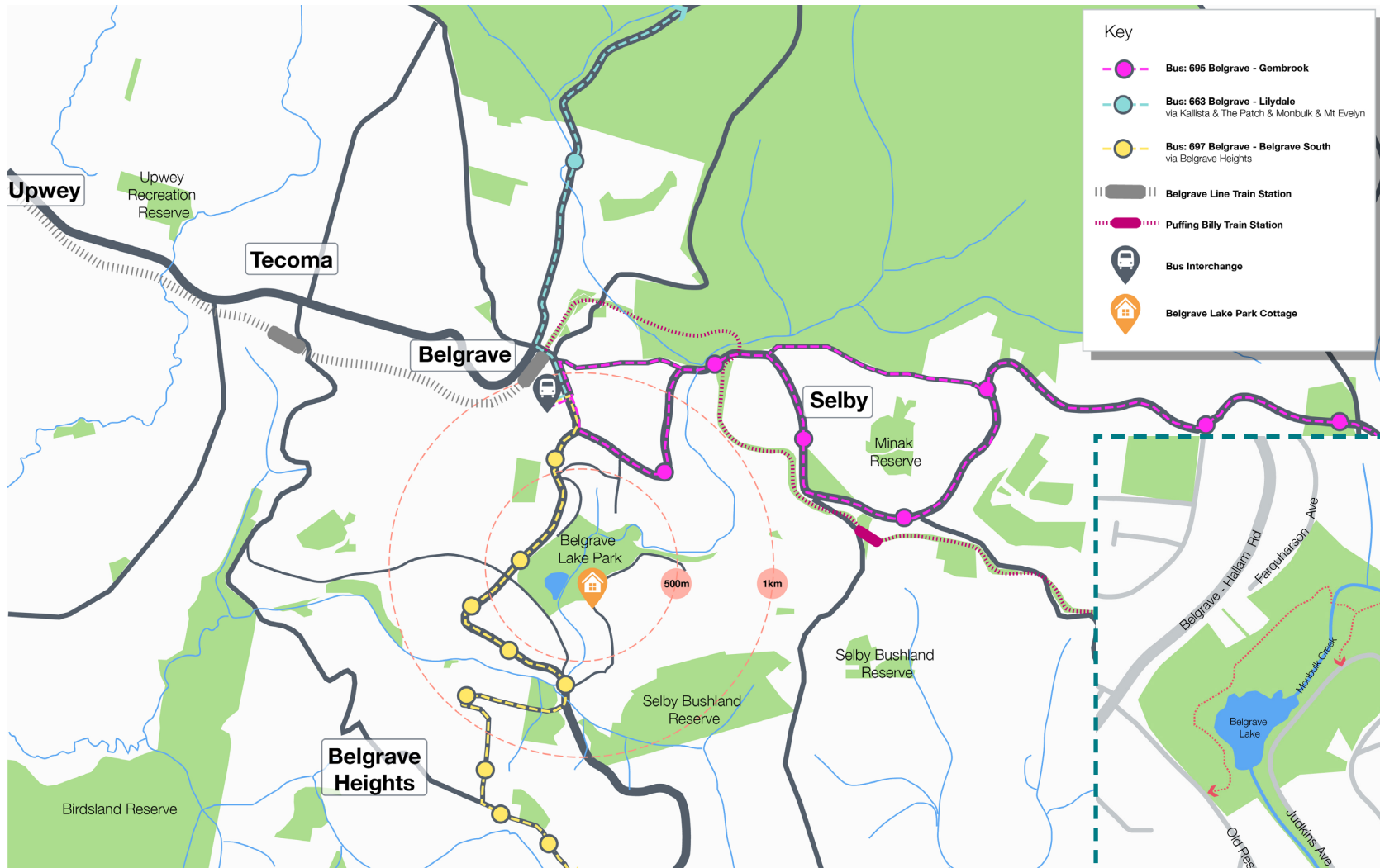


Figure 1 - Site Location, Transport & Connectivity Map

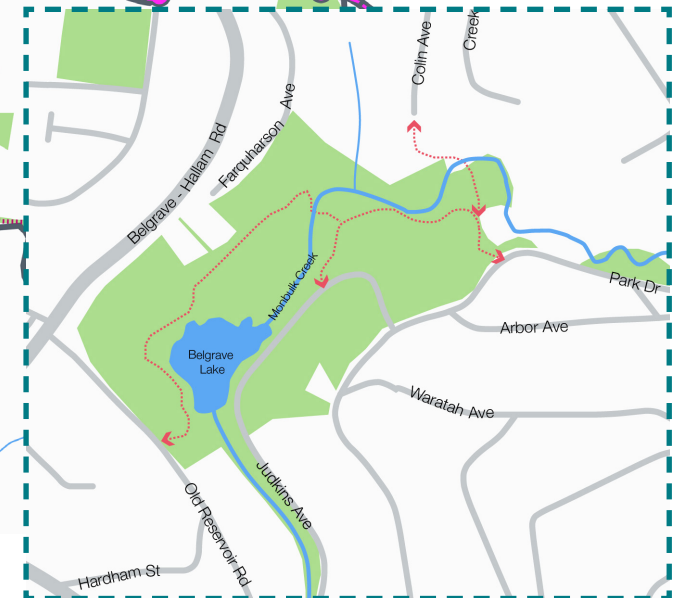


Figure 2 - Pedestrian connections diagram

AERIAL VIEW OF BELGRAVE LAKE PARK



Figure 3 - The extent of the site area in the project brief is indicated (area within dashed pink line) with the within the larger Belgrave Lake Park site (area highlighted in orange).

BACKGROUND

Belgrave Lake Park is located at 35 Park Drive, Belgrave. It has a bushland reserve character and contains a range of social recreation and open space facilities which include:

- Outdoor fitness station;
- Playspace, shaded and lawn areas;
- Bike riding trails;
- Dog off lead area;
- Walking trail;
- Rotunda and toilet facilities; and
- BBQ and picnic tables.

The site is owned and managed by the Yarra Ranges Council. Council acts as a lessor to organisations operating from the reserve, including the Southern Dandenong Landcare Group and Dog Obedience Club.

The site contains 138,009 sqm. of reserve, with a project area of approximately 11,817 sqm. (shown in Figure 3) and is bordered by Belgrave-Hallam Road to the north-west and residential properties to the south-east. Its northern boundary is defined by Monbulk Creek which is lined with bushland and the disused reservoir and pipeline is located to the south.

The park is highly valued by local residents with the open, off-lead lawn area providing one of the few informal large grass areas in otherwise steeply sloping and highly undulating terrain throughout the suburb. The terrain of the site heavily influences use and provides restriction to areas for those with mobility impairment or poor fitness.

The use of the site by the Dog Obedience Club and its designation as one of 24 off-lead areas in the Yarra Ranges has increased the park use as a destination for dogs and their owners. Whilst mixed use of the park is widely supported and able to be accommodated better with some open space design changes, there is currently conflict between dogs, cyclists and walkers using the circuit path.

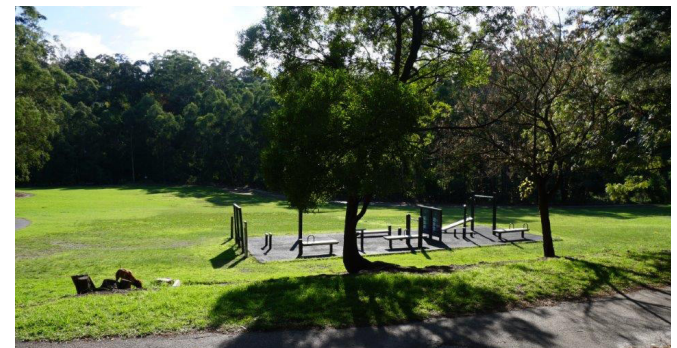




Figure 2 - Mapping of Master Plan recommendations within subject site.

MASTER PLAN SUMMARY

Guiding Principles

Belgrave Lake Park will continue to play a role as a community space for outdoor leisure and social recreation in the coming years.

The Master Plan reflects Council's strategic intent for the park which is to provide improvements that are consistent with the attributes of a 'District' level playspace.

Recommendations in the Master plan include:

- 01 Improvements to existing infrastructure
- 02 Upgrade of playground
- 03 Implement landscape management strategies to protect the ecology and habitat of Monbulk Creek
- 04 Improvement of access to facilities within the park
- 05 Adjustments to dog-off lead area boundaries
- 06 Landscape buffer between dog-off lead area and playspace

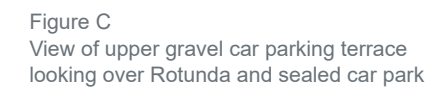
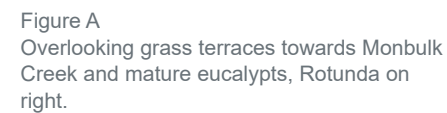
KEY RECOMMENDATIONS & STRATEGIC GOALS

Recommendations and Strategic Goals that have been identified include:

1. Reflect in the design of the Belgrave Lake Park the long-term objective for Yarra Ranges Council of high quality open space that improves the sense of connected and healthy communities, and provides links to existing networks of spaces that are safe, accessible and sustainable
2. Preserve the park as a highly valued dog off-lead area
3. Preserve and enhance the attributes that make the park a place where the community can socialise, play, exercise and participate in cultural events
4. Resolve the conflict between the main activities in the park: dogs being exercised in the off-lead area and children in the adjacent playground, visitors who are picnicking and cyclists
5. Enhance the high value placed on the circuit path by the community
6. Relocate the fitness hub and court area to provide co-location with the playspaces to encourage inter-generational play
7. Redevelop and relocate the existing toilet block to comply with Universal Design principles, ensuring it is easily accessible from activity areas including the playspace and picnic areas and is not subject to flooding
8. Provide dedicated accessible car parking and improved access to facilities
9. Recognise the opportunity to further enhance management of local storm water run-off into Monbulk Creek and contribute to the areas biodiversity including platypus habitat and a high diversity of local flora and fauna.

Grave Lake Park Master Plan Report

	Recommendations/ Capital Improvements	Cost (est.)	Time- frame	Council contrib.	Other contrib.
01	Play Zone 1 Works (near rotunda), including install of new path, new picnic furniture, barbeque and low-key landscape elements on grass terrace	\$54,000	Short term	\$27,000	\$27,000 (GSF)



PROPOSED ELEMENTS: ZONE 2



Zone 2 area

ZONE 2 IMPLEMENTATION COSTS

	Recommendations/ Capital Improvements	Cost (est.)	Time- frame	Council contrib.	Other contrib.
01	Upgrade Main Playground (Zone 2) and associated landscape works within playspace, including drinking fountain, picnic shelter, furniture and other works.	\$600,000	Short term	\$300,000	\$300,000
02	Construct new concrete path to re-aligned circuit path adjacent to playground	\$30,000	Short term	\$15,000	\$15,000
03	Relocate and re-use existing fitness equipment	\$8,000	Short term	\$4,000	\$4,000
04	Upgrade existing drinking fountain	\$6,000	Short term	\$3,000	\$3,000
05	Landscape works to install a landscape buffer & bio-remediation between the playground area and the path/dog off-lead area	\$110,000	Short term	\$55,000	\$55,000
06	Concrete surface (reinforced) to ball court, including linemarking and noise-reduction backboard	\$50,000	Short term	\$25,000	\$25,000
07	Artwork within playground design (mosaic, sculpture)	\$10,000	Short term	\$5,000	\$5,000
08	Install a new accessible toilet facility (Optional item that may need to be in line with Asset Renewal)	\$200,000	Long term	TBC	TBC
09	Solar lighting to toilets, car parking areas and new half-court	\$75,000	Long term	TBC	TBC
10	Water tanks to toilets, reticulation	\$25,000	Long term	TBC	TBC

PROPOSED ELEMENTS: ZONE 3



Zone 3 area

PROPOSED ELEMENTS: ZONE 3 continued

ZONE 3 IMPLEMENTATION COSTS

	Recommendations/ Capital Improvements	Cost (est.)	Time- frame	Council contrib.	Other contrib.
01	Works for addition of disabled parking bays, kerb modifications, line-marking and associated signage.	\$12,000	Short term	\$6,000	\$6,000
02	Upgrade picnic areas, including addition of a BBQ and associated accessible paths.	\$75,000	Short term	\$35,700	\$35,700
03	Demolition works to existing half-court and fitness hub surfaces and construction of new surface to fitness hub.	\$75,000	Short term	\$35,700	\$35,700
04	Signage (including graphic design for interpretation) within park and at junctions to external paths.	\$25,000	Short term	\$12,500	\$12,500
05	Provide additional seating and viewing places that are accessible to people with restricted mobility.	\$25,000	Short term	\$12,500	\$12,500
06	Formalise priority car parking areas with sealed asphalt paving and speed bumps.	\$110,000	Medium term	\$55,000	\$55,000

Dog off-lead area

The inclusion of a landscape buffer to separate the main open grass area from the play, fitness and picnic zones will result in a slight reduction in the size of the open grass area along the interface with this zone. This reduction in size of the dog off-lead area is unlikely to compromise dog walkers' enjoyment of the space or the ability for dogs to run.

The recommendation of a landscape buffer is proposed as an alternative method to fencing as a means of separating the differing uses and activities between these zones in the park. Whilst Council has a preference for not fencing playgrounds, the landscape buffer addresses the need to provide a barrier which achieves the same result as a fence as well as contributing to the biodiversity value of the park's landscape.

It should be noted that the area notated as dog off-lead area is also used by other park visitors who are not walking dogs. The asphalt circuit path running the perimeter of this grass area is popular with visitors for walking and for young children riding scooters and bikes.

Visitors to the park could be made aware (via signage) of the status of this section of the park being designated a dog off-lead area and have adequate warning about the likelihood of interactions with dogs whilst visiting.

FUNDING AND IMPLEMENTATION PLAN

The Implementation Plan details the anticipated Capital Costs of the Master Plan recommendations, and proposes timeframes for the delivery of specific items, in order to assist with informing Council's long-term financial planning.

It is recommended that the Master Plan be subjected to a minor review on an annual basis to ensure that it remains responsive to Council funding priorities. A comprehensive review should be undertaken after ten years.

Recommendations/ Capital Improvements	Cost (est.)	Timeframe	Council contrib.	Other contrib.
PART A: PLAYGROUND WORKS				
Upgrade Main Playground (Zone 2) and associated landscape works within playspace, including drinking fountain, picnic shelter, furniture and other works.	\$600,000	Short term	\$300,000	\$300,000
PART B: MASTER PLAN IMPLEMENTATION INCLUDED IN CURRENT SCOPE				
Play Zone 2 (main Playground & associated works)				
Construct new concrete path to re-aligned circuit path adjacent to playground	\$30,000	Short term	\$15,000	\$15,000
Relocate and re-use existing fitness equipment	\$8,000	Short term	\$4,000	\$4,000
Upgrade existing drinking fountain	\$6,000	Short term	\$3,000	\$3,000
Landscape works to install a landscape buffer & bio-remediation between the playground area and the path/dog off-lead area	\$110,000	Short term	\$55,000	\$55,000
Concrete surface (reinforced) to ball court, including linemarking and noise-reduction backboard	\$50,000	Short term	\$25,000	\$25,000
Artwork within playground design (mosiac, sculpture)	\$10,000	Short term	\$5,000	\$5,000
Play Zone 1 (Smaller Playground adjacent to Rotunda)				
Play Zone 1 Works (near rotunda), including install of new path, new picnic furniture, barbeque and low-key landscape elements on grass terrace	\$54,000	Short term	\$27,000	\$27,000 (GSF)
Works in other areas of the park				
Works for addition of disabled parking bays, kerb modifications, line-marking and associated signage.	\$12,000	Short term	\$6,000	\$6,000
Upgrade picnic areas, including addition of a BBQ and associated accessible paths.	\$75,000	Short term	\$35,700	\$35,700
Demolition works to existing half-court and fitness hub surfaces and construction of new surface to fitness hub.	\$75,000	Short term	\$35,700	\$35,700
Signage (including graphic design for interpretation) within park and at junctions to external paths.	\$25,000	Short term	\$12,500	\$12,500
Provide additional seating and viewing places that are accessible to people with restricted mobility.	\$25,000	Short term	\$12,500	\$12,500
Formalise priority car parking areas with sealed asphalt paving and speed bumps.	\$110,000	Medium term	\$55,000	\$55,000
SUB-TOTAL	\$600,000			
	\$1,200,000			
LONG TERM WORKS				
Install a new accessible toilet facility (Optional item that may need to be in line with Asset Renewal)	\$200,000	Long term	TBC	TBC
Solar lighting to toilets, car parking areas and new half-court	\$75,000	Long term	TBC	TBC
Water tanks to toilets, reticulation	\$25,000	Long term	TBC	TBC