



Bob Pettitt Reserve Master Plan Review

Adpoted 27 June 2012

Revision I

Bob Pettitt Reserve Master Plan Review

Prepared by: GHD Pty Ltd for Surf Coast Shire

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Executive Summary

The Bob Pettitt Reserve Master Plan Review forms part of a suite of documents comprising the following:

- Bob Pettitt Reserve Master Plan Review
- Spring Creek Recreation Reserve Master Plan Review
- Jan Juc Linear Reserve Master Plan, and
- Spring Creek Linear Reserve Master Plan.

The purpose of this report is to:

- Review the implementation status of the recommendations of the 2003 Master Plan for the Bob Pettitt Reserve.
- Identify works that have been implemented at the reserve that were not recommendations of the 2003 Master Plan.
- Undertake preliminary community consultation to identify issues and needs for future use and enhancement of the Bob Pettitt Reserve.
- Follow up with a comprehensive display and consultation period to incorporate community and representative groups considerations into this final document.

The report was structured to reflect the format of the 2003 Master Plan for clarity and ease of comparison between the 2003 recommendations and the 2012 review.

Some key findings of this report are:

- Surf Coast Shire has contributed significant investment to the reserve over the past 10 years.
- The review identified that the Shire had implemented the majority of the recommendations with 10 items fully implemented, five partially implemented and only two not implemented.
- The capacity of the reserve's sporting facilities was assessed and identified. The reserve is currently utilised to its capacity for active recreation by sporting clubs and the community.
- Upgrades to the sports pavilion and club rooms have been implemented as outlined in the 2003 Master Plan recommendations.
- Sealing the Alexander Avenue car park and installation of associated connecting paths were implemented as per the recommendations.

- Playground and associated play spaces, including half-court, sensory garden and toilet facilities have largely been implemented as recommended.
- Community art and design elements were implemented.
- There are some drainage issues, which remain unresolved or have failed to meet performance requirements.
- Conformance with accessibility for all requirements has been provided in many, but not all areas.
- Some items identified within the 2003 Master Plan have been identified as no longer relevant.

Community consultation conducted through a listening post on 9 July 2011, through direct contact with nominated user groups and via public display and feedback for an 8 week period (March - April 2012) identified a range of views and issues that were important to the community including:

- Shade
- Drainage
- Parking and Speed in car park
- Signage
- Seating, and
- Exercise equipment.

Key 2012 review recommendations include:

- Outstanding recommendations from the 2003 Master Plan are to be implemented as long as no direct conflict between current users and community/residents exists.
- A sixth tennis court be built, once the need has been established, and lighting to courts 5 and 6 subsequently be implemented.
- Install a low key scoreboard to the oval.
- Install an upgraded kitchen in clubrooms, once the need has been established by the sporting clubs and the community.
- Investigate with key stakeholders the location, size and landscape treatment of a new BMX pump track to be installed near the skate park..
- Replant and establish the soft landscape in the sensory garden.

- Manage drainage near the drinking fountain and to the path edges around the playground by installing linear drainage and planting, similar to the bottom car park.
- Improve drainage around boundary of oval and in-between the clubrooms and the oval, as well as around the soccer pitch, by installing additional drainage and ensuring the maintenance of existing drainage infrastructure.
- Pursue harvesting of roof stormwater from clubroom roof for use in oval irrigation tanks.
- Signage, interpretation and art initiatives should be explored in conjunction with the Jan Juc Creek Linear Reserve Master Plan implementation.
- New paths from western the car park above the tennis courts to the playground precinct and from the bottom car park at Alexander Avenue to the adjacent pedestrian path network.
- Locate a new indented car parking area on Sunset Strip near existing accessible public unisex toilet. Approximately 6-8 spaces subject to detailed design.
- Establish and enhance wind break planting to tennis courts in accordance with recommendations from SCS Fire Officer re: plant suitability.
- Address speed of vehicle ingress/egress to car parking areas with speed control devices and minimize conflict with pedestrians and in particular children.
- The Neighbourhood Safer Place is to be assessed annually.
- Extra seating at playground area Bob Pettitt Reserve.
- Shade structures.

Some recommendations as yet not implemented will be subject to available funding and external grant programs. These items are to be assessed on a needs basis prior to implementation.

Acknowledgements

Acknowledgements

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Rowan Mackenzie, Chris Lewis, Rachel Brown, Leanne Lucas, Kevin Walsh, Jackie Scally, Trent Wallis, Bonnie Fagan, Sean Fagan, Mike Bodsworth, Tammy Smith, Brendan Walsh, Paul Gangell, Vaughn Notting, Janice Lane, Simon Breer and Gayle Seddon.

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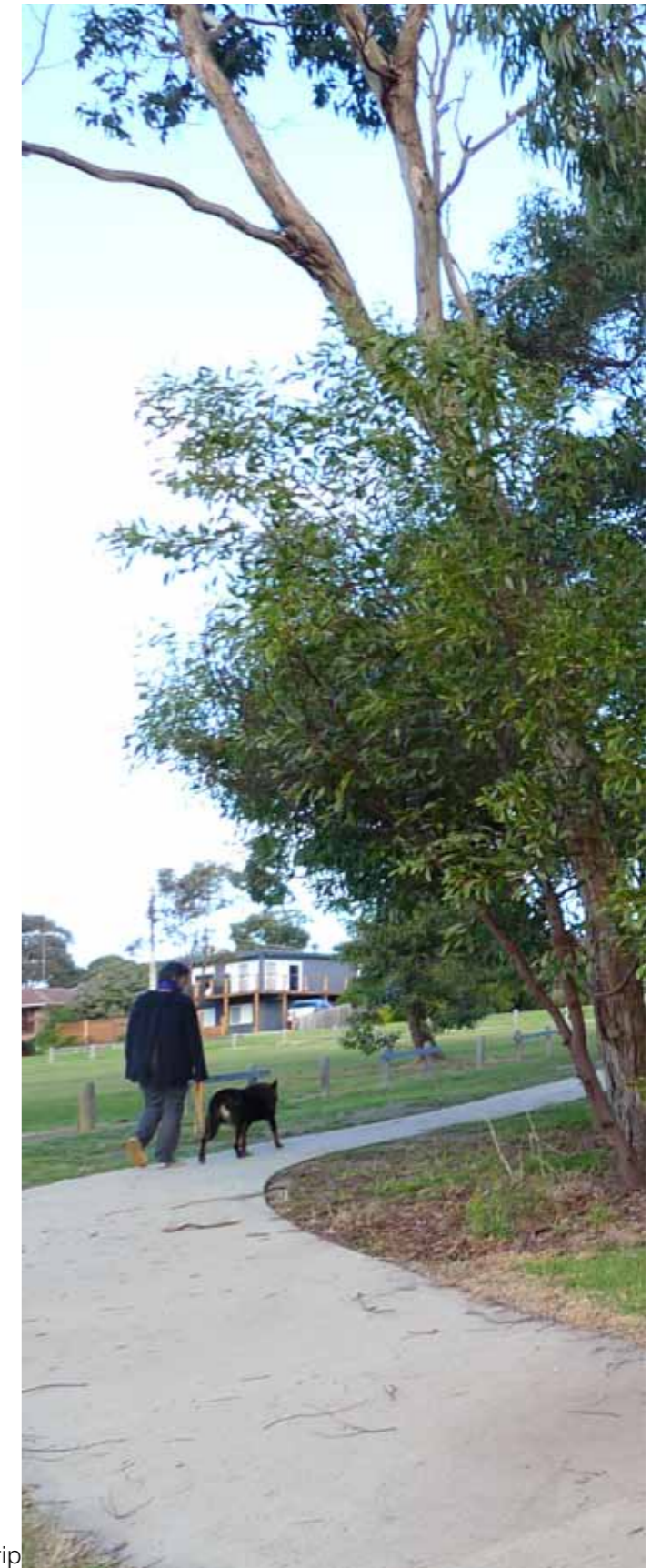
Further information:

For more information on this site and its master plan contact Surf Coast Shire and speak to Coordinator Recreation and Cultural Services.

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Concrete path from tennis courts to Sunset Strip

1.0 Introduction

The Bob Pettitt Reserve is located in Jan Juc, approximately 2 kilometres south of Torquay, on the Victorian Surf Coast. In 2003, a Master Plan for the reserve was prepared by Garry Henshall & Associates Pty Ltd for the Surf Coast Shire. Subsequently, a number of recommendations proposed in the Master Plan have been implemented. In addition, other works that were not direct recommendations of the Master Plan have also been implemented. Since 2003, many recommendations of the Master Plan have been implemented that have led to significant improvements in terms of the amenity and use of the reserve.

The following report details the results of the Bob Pettitt Reserve Master Plan review and incorporates the findings from the listening post, community consultation and user group consultation to record community proposals, user group suggestions and prioritised recommendations for the future development of the reserve. These consider the context of the broader open space corridor within the Jan Juc Creek Linear Reserve and connections beyond the site itself to other open spaces and reserves, as well as key community facilities and the beach.



View of entry path and sculpture at south-east entrance to Bob Pettitt Reserve

2.0 Background

The review of the Bob Pettitt Reserve Master Plan is one of the four-component Master Management Plans for Jan Juc and Spring Creek Linear Reserve. The Surf Coast Shire engaged GHD to guide the master management planning process.

The Surf Coast Shire identified the need to review and revise the strategic directions due to rapid development occurring in and around Torquay and Jan Juc. The Bob Pettitt Reserve Master Plan Review considers long-term needs for maintenance and improvement to infrastructure, environment and identification of opportunities for the future.



Entrance signage to Bob Pettitt Reserve from Sunset Strip

3.0 Purpose

This report reviews the recommendations of the Bob Pettitt Reserve 2003 Master Plan by Garry Henshall & Associates Pty Ltd, subsequent works by SCS and their completion status, issues related to unresolved recommendations, current community and user group feelings towards the use of and facilities at the reserve, and site observations by GHD.

Key findings and recommendations include:

- Key infrastructure has been implemented associated with the major sporting facilities, as outlined in the 2003 Master Plan recommendations.
- Playground and associated play spaces, including halfcourt, sensory garden and toilet facilities, have been implemented as recommended.
- Some drainage issues, not identified in the 2003 Master Plan, remain unresolved.
- Items from the 2003 Master Plan are to be implemented so long as there is no direct conflict between current users and community/residents, as elicited through the consultation process.
- Some outstanding items will be subject to available funding and external grant programs, and are to be assessed on a needs basis prior to implementation.
- Some items identified within the 2003 Master Plan have been identified as no longer relevant.



View of entrance path and junction near sensory garden

4.0 Report Structure

This document is structured to present a brief outline of the study area, general site observations, and a detailed site assessment of the November 2003 Garry Henshall & Associates Pty Ltd *Bob Pettitt Reserve Master Plan Document and Master Plan Drawing*. The documents were reviewed under five key themes:

- Master Plan
- Active open space
- Passive open space
- Circulation, and
- Drainage.

A number of proposed works were identified within these categories and are outlined in this report, then reviewed with regard to the status of their implementation. The outcomes are outlined in text and graphic format in the Site Assessment section (Section 6).



View along western boundary of oval from clubrooms area