

Flinders Park Master Plan

2021

1	INTRODUCTION.....	1
1.1	The Master Plan Purpose.....	1
1.2	The Master Plan Process.....	1
1.3	Scope of Master Plan.....	1
2	STRATEGIC LITERATURE REVIEW	2
3	THE FLINDERS PARK SITE	3
3.1	Site Description	3
3.2	Historical Context.....	3
3.3	Flinders Park Planning Context.....	4
3.4	Flinders Park Features	4
3.5	Flinders Park Condition Assessment.....	4
3.6	Users of Flinders Park	5
3.7	Community Connection & Interest.....	6
3.8	Regional Review of Sport Locations.....	6
4.	COMMUNITY ENGAGEMENT.....	7
4.1	Sports and Community Club Consultation.....	7
4.2	General Community Consultation	7
5.	ANALYSIS OF NEEDS.....	8
5.1	Existing Sports User Needs.....	8
5.2	General Recreation User Needs	8
5.3	Potential Integrated User Needs.....	8
5.4	Demographic changes and forecasts.....	8
6	SITE ANALYSIS OPPORTUNITIES AND ISSUES.....	9
6.1	Assessment of Capacity of Flinders Park.....	9
6.2	Values of Flinders Park.....	10
6.3	General Park Management Issues.....	10
6.4	Key Target Actions from Analysis, Opportunities, and Issues	10
6.5	Draft Master Plan Secondary Consultation.....	11
7.	FLINDERS PARK MASTER PLAN DIRECTIONS	12
7.1	Future Vision for Flinders Park.....	12
7.2	Overall Strategy and Positioning of Flinders Park.....	12
7.3	Sport Development	13
7.4	Recreation Development	14
7.5	Landscape and Aesthetics Development	15
7.6	Access, Maintenance and Management.....	16
8	MASTER PLAN – SITE LAYOUT VIEW	17
9	FLINDERS PARK MASTER PLAN IMPLEMENTATION	18

Images

Site images used in this document were collected during site inspections, investigations, and assessment by the project consultant between 10 March and 28 March 2020. Example images of infrastructure at other locations are the resources of the project consultant. Where images of participation or similar infrastructure have been used from web sites, they are for indicative purposes and represent a visual connection to the information described. These have been obtained with permission from unregulated web sites and are not used for promotion or sales purposes. These can only be re-used as part of reproduction of this document.

Disclaimer

This Master Plan has been prepared at the request of the Shire of Glenelg to provide a future vision and specific direction for Flinders Park in Portland. The intent is for the document to be an internal reference for Council and community use. The Master Plan contains findings drawn from examination of information provided by a range of sources. Parks and Recreation Consulting take all reasonable steps to verify the accuracy of information obtained, however, we are not liable for any loss or inconvenience arising from use of findings interpreted from third party information.



1 Introduction

Flinders Park in Portland is a valuable open space for the Glenelg community by a number of different measures. The park is situated adjacent to the coastal lookout and World War Two Memorial Tower in a zone that has significant historical and tourism features including the historical tram car, the Portland lighthouse, and the trail alignment of the Great South-eastern walk. The park provides the only sport playing fields and active open space north of the Portland commercial district and is connected into the escarpment parkland running along the coast from the centre of Portland.

The park itself is home to several sporting clubs and community organisations. The facilities for these groups provide for club and association competition and training and also are a resource for the community for informal recreation activities when not in use by sports clubs. The amenities that support the sports and recreation activities also provide for passive users of the reserve that just want to enjoy the open spaces and the landscaped park environment.

Flinders Park has a total land area of around 56,000 m² and is situated in a zone surrounded by a catchment of residential and light commercial properties. The benefits of the park and the activities that take place there extend across many of the positive community objectives espoused in the Glenelg Community Plan, including environmental, social, health and connectivity values. For this reason, it is important to ensure that Flinders Park is resourced and managed in a responsible, sustainable manner to ensure it continues to provide these benefits into the future.

1.1 The Master Plan Purpose

Glenelg Shire Council has established the Flinders Park Master Plan to help guide future decision making and determine resource allocation for asset development and maintenance works at the park. The range of functional spaces the park affords, and the variety and number of people that use the spaces, necessitate that a master plan process be undertaken. The plan provides guidance to Council to ensure future development of facilities supports increased participation, fiscally responsible future investment and considers current and future recreation needs.

The objectives of the Flinders Park Master Plan are:

1. To examine how the Flinders Park site can contribute to the health and wellbeing aims of the Glenelg community.
2. To investigate the needs of stakeholder groups and individuals engaged in activities at Flinders Park.
3. To provide an assessment of the Flinders Park site capacity to accommodate new sporting and recreation facilities in support of community development.
4. To serve as a reference to determine the suitability and priority of any proposed projects at Flinders Park.
5. To support the application process for grant funding for facility improvements at Flinders Park.
6. To identify aspirational outcomes and actions for the Flinders Park site for the foreseeable future

1.2 The Master Plan Process

The process of investigation for the Flinders Park Master Plan included engagement with club and community group representatives and wider general community engagement through the Your Say feedback portal. Individual interviews were also conducted with stakeholders to clarify and expand on important issues as part of the information gathering process. The views and ideas from these consultations and the analysis of data from a wide range of sources form the basis of the discussions in the full master plan investigation document.

The Master Plan development included the following processes, the findings of which are detailed in the full master plan investigation document:

1. Primary on-site stakeholder group engagement process
2. Internal records and historical review
3. Catchment analysis
4. Review and analysis of current strategy documentation
5. Review of existing specialist research documents for the park
6. Off-site individual primary sports stakeholder engagements
7. Site analysis and identification of key issues, opportunities, constraints, and options
8. Review and confirmation of site strategic development scope and key directions

9. Establishment of Draft Master Plan directions and actions
10. Re-engagement with the primary stakeholder group
11. Community consultation with Draft Master Plan
12. Review and Adoption of Final Master Plan

A wide range of consultations were undertaken in the course of preparing the master plan. The following stakeholders are thanked for their contributions and information.

- Department of Environment, Land, Water and Planning (DELWP)
- Portland Tigers Junior Football Club
- Portland Fire Brigade
- Portland Netball Association
- Tyrendarra Cricket Club
- Portland Football Netball Cricket Club
- Greater Southwest Football League
- Portland District Cricket Association
- Portland Soccer Club
- YMCA
- Portland Basketball Association
- Portland Squash and Racquetball Club
- Portland Gymnastics Club
- State Sporting Associations and local sporting associations
- Moyne Shire Council
- Mount Gambier Council
- Southern Grampians Shire Council
- Warrnambool City Council
- Glenelg Shire Council – Statutory Planning
- Glenelg Shire Council – Strategic Planning
- Glenelg Shire Council – Building Maintenance
- Glenelg Shire Council – Engineering Services
- Glenelg Shire Council – Recreation Services

The methodology used in the development of the Flinders Park Master Plan includes the collection of feedback from stakeholder groups, identification of key issues through project research and consultation, and investigation of the likely implications associated with these issues. The Master Plan opportunities, issues and analysis findings outlined in the full investigation report labelled “Site Analysis, Opportunities, and Issues Report” forms the basis of the directions going forward. This version of the Flinders Park Master Plan represents a summary of the full investigation report and the directions adopted for enhancing Flinders Park.

1.3 Scope of Master Plan

In a geographic context, the scope of this Master Plan is limited to the future directions and developments for the Flinders Park site in Portland. However, the master plan process includes a strategic assessment of Glenelg Shire sport and recreation needs for possible incorporation into the Flinders Park site. Investigating the possibilities for integrating sports users onto the Flinders Park site where they are currently serviced at alternate sites or have proposed facility re-development recommendations that are targeted towards other Portland open space sites. The plan also recognises the common themes and linkages within and surrounding the Flinders Park catchment.

2 Strategic Literature Review

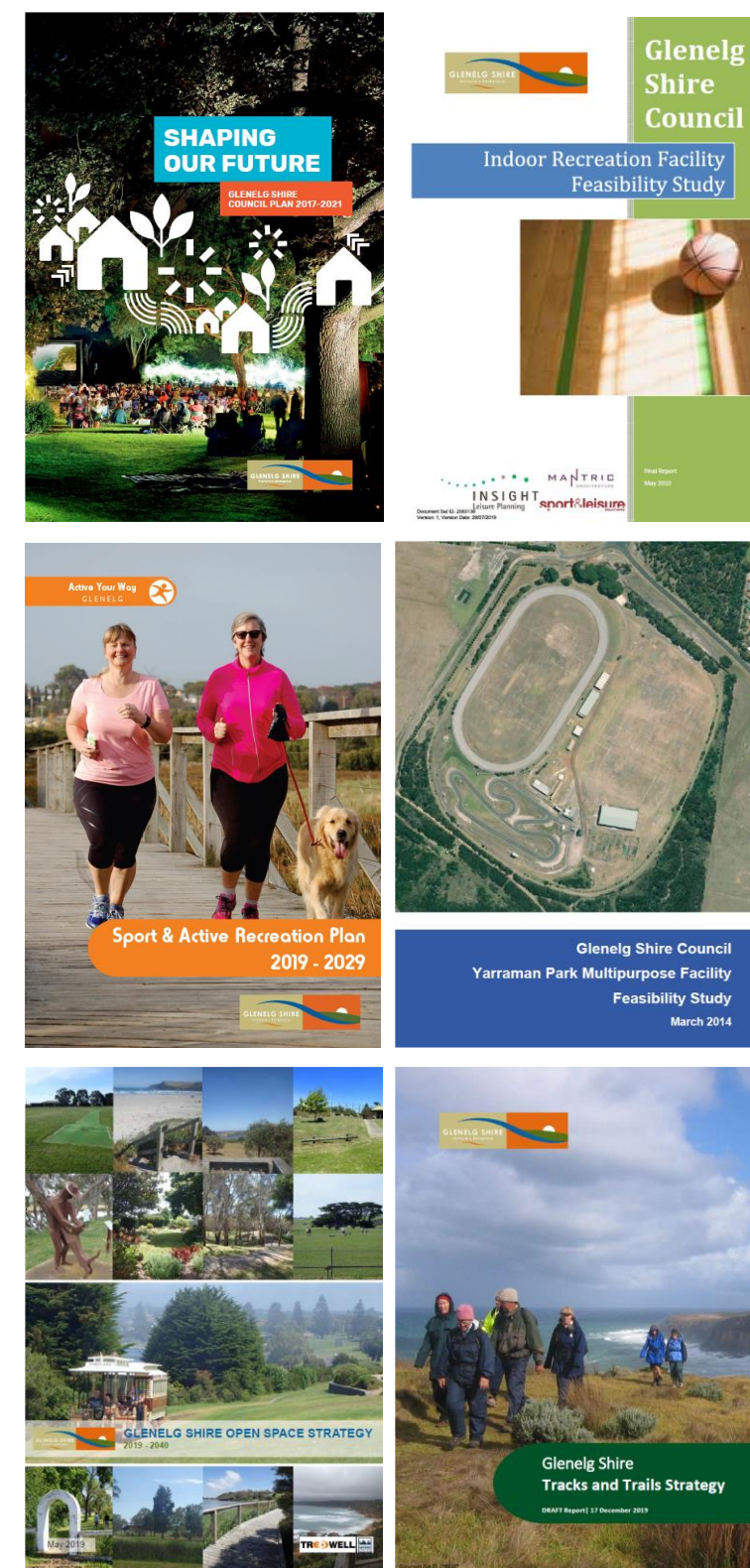
A strategic literature review was undertaken to investigate the relevance or Influence of other Council plans and strategies on the Flinders Park Master Plan. This includes acknowledging the current issues for Council and the Portland community in relation to sport and recreation facilities and sites, and how they may be supported by new directions at Flinders Park. The following list indicates the key strategic planning documents of Council as tabled in the “Site Analysis, Opportunities, and Issues Report”, where the general statements and actions that are relevant to Flinders Park and the park users were documented.

- Glenelg Shire Council Plan 2017-2021
- Glenelg Shire Health and Wellbeing Plan 2017-2021
- Glenelg Shire Open Space Strategy 2019-2040
- Glenelg Shire Active Your Way Sport and Recreation Plan 2019-2029
- Glenelg Shire Tracks and Trails Strategy
- PLACE Feasibility Study & Implementation Plan
- Glenelg Shire Aquatic Strategy
- Indoor Recreation Feasibility Study 2010
- Glenelg Multisport Synthetic Report
- Yarraman Park Feasibility Report
- Glenelg Shire Council Reserve Master Plans Hanlon Park, Cavalier Park, Alexandra Master Plan and Yarraman Park

There are significant statements within the documents listed above that influence the Flinders Park Master Plan directions. Some of the documents identify the Flinders Park site as a contributor towards the implementation of a Council strategy, or an element of a strategy, such as the Active Your Way Sport and Recreation Plan 2019-2029, or the Health and Wellbeing Plan 2017-2021. Other documents describe the Flinders Park as a place where the outcomes of a strategy can potentially be realised, such as the Indoor Recreation Feasibility Study 2010 or the Glenelg Multisport Synthetic Report. None of the documents nominated specific works, actions, or programs to be undertaken at Flinders Park to directly increase its capability to achieve strategic outcomes. Other documents suggest consideration of potential impacts on the Flinders Park as part of an evaluation of possible actions and strategic directions.

The review of strategies indicates that there is some contribution to be made by Flinders Park to the whole Glenelg community. The alignment to strategy or plans suggests that although the park plays a regional role in providing for sporting clubs and associations, its other values around recreation and environment relate to its local catchment and local community. The number of references also demonstrates that there are competing interests at play in relation to the future directions and development of the park. This supports the need to set a Flinders Park Master Plan vision to help prioritise future activities and to acknowledge the most important drivers in decision making. Whilst managing the park to serve a wide range of purposes is advantageous, there are times when there must be a clear determination in favour of one functional outcome over another.

The major implication of the strategic literature review is that as one of eight sporting reserves in Portland, and the only one in north section of Portland, the site has significant potential to contribute to the health and wellbeing commitments of Council within its Sport and Recreation Strategies and Plans. The other implication is that the range of strategies with some alignment to Flinders Park user benefits means that there will likely be a variety of views between sport and recreation users as to what community resources should be positioned at the Flinders Park site. These implications are evident in the Master Plan directions being segmented into 4 key areas being sport development, active recreation development, landscape and aesthetics development and access, maintenance, and management.



Glenelg Shire – Adopted strategies and plans

3 The Flinders Park Site

A detailed site inspection provided preliminary understanding of the parks historical purpose, user evolution, current condition, levels of use and community and regional context.

3.1 Site Description

Flinders Park is a Crown Land parcel and therefore is 'owned' by the crown which is represented in Victoria by the Department of Environment, Lands, Water and Planning. Management of the land is vested in Council as Committee of Management (COM) under the framework of Section 14 within the Crown Land (Reserves) Act 1978. This allows Council to manage the land in accordance with its purpose, being for "public park and public recreation". Flinders Park is situated at a relatively high point of the Portland township, with the land grading approximately 10 metres between the eastern boundary of the park and the western boundary of the park. The site is also relatively level between the northern and southern boundaries of the park.

As the park is located within one of the older parts of the Portland township, it has been an important sport and recreation resource for the Portland community for many years. The location of the park near to the coastal escarpment, in what was the initial residential growth area of Portland, supported its function as a popular picnic spot as well as a prime resting place for travellers and commercial suppliers arriving in Portland by road from towns to the east. This was further enhanced by the fact that the only other township sports fields at Henty Park and Hanlon Park were for many years subject to major flooding and so the site was ideal for local sport and recreation.

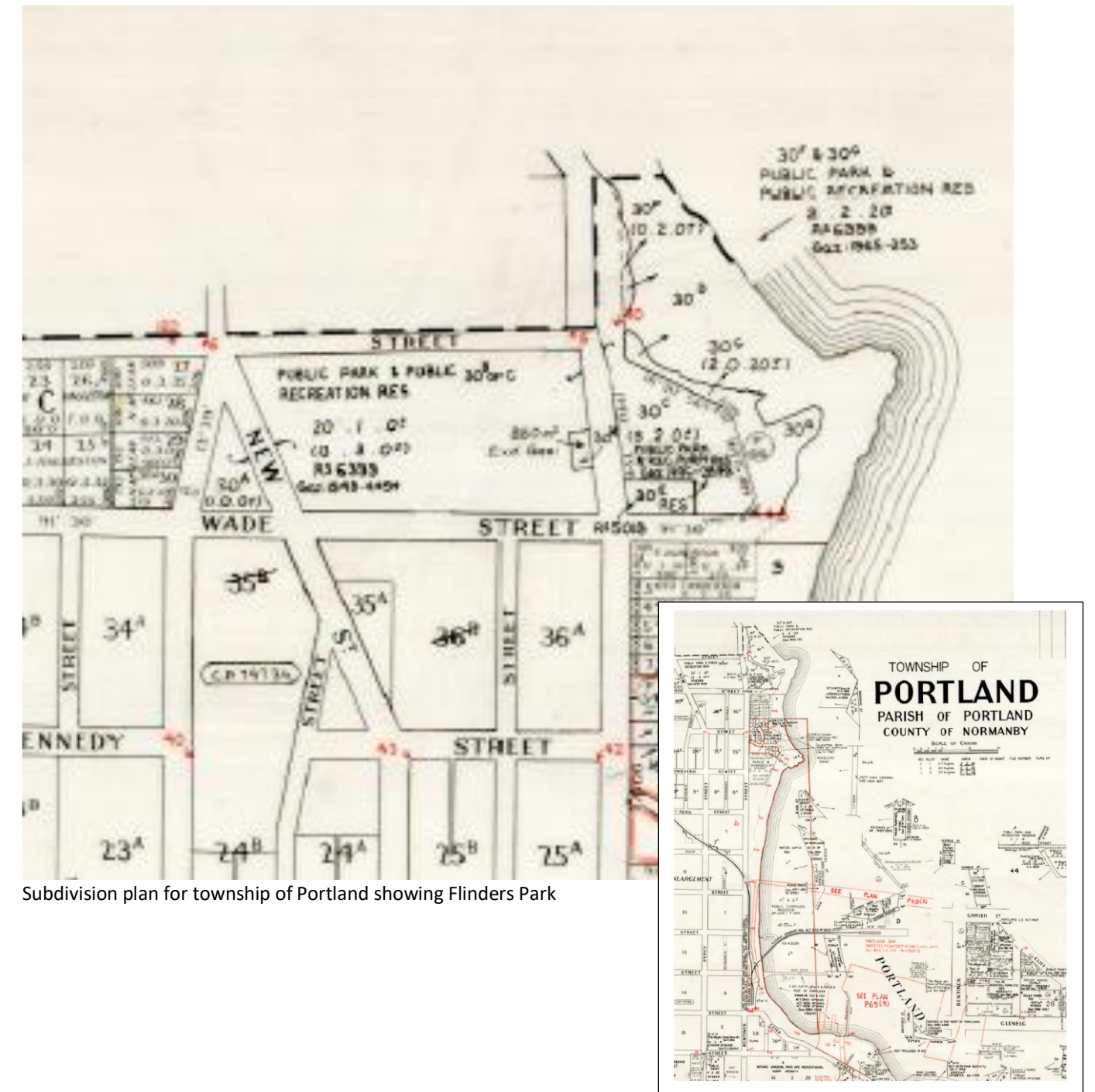


Aerial view of Flinders Park - Portland

The site is in a very prominent location for residents and visitors to Portland, as it is at the primary road gateway to the Portland township and central business district. It is clear that the choice of functional uses will have a bearing on the perception of visitors entering the township whether for tourism, commercial or specific activity purposes. The site is easily accessible for most residents of the northern section of the Portland township and is already occupied by a range of existing infrastructure types and users at present but is still of sufficient size to continue to accommodate additional active and passive user types.

3.2 Historical Context

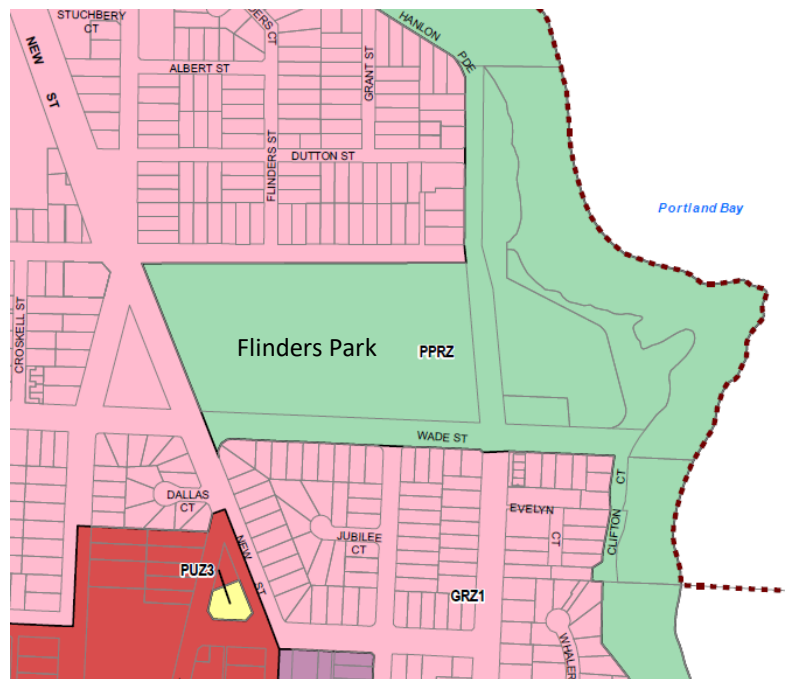
Flinders Park was set aside for recreation purposes Public Park and Public Recreation Reserve in 1949 and the previous land uses of the park do not result in any long-term issues for possible site development. The historical sport use 'types' evident since the park was established remain active at the park, however, the park is no longer the 'home' base for some sporting clubs that historically had a long presence at the site. That means that home club social amenities are not necessarily a factor in the choice of sports provision infrastructure.



Subdivision plan for township of Portland showing Flinders Park

3.3 Flinders Park Planning Context

Under the Glenelg Planning Scheme, the Flinders Park site is zoned Public Park and Recreation Zone (PPRZ). The PPRZ zoning extends to the land on the eastern side of Hanlon Parade, through to the lookout and extending north along the escarpment. The PPRZ zoning allows for development that coincides with the purpose for which the land is set aside. Whilst Council can make a determination for planning consent over proposals that might arise at Flinders Park, ultimately Council must seek approval of the Department of Environment, Lands, Water and Planning to progress with all major infrastructure projects.



Glenelg Planning Scheme – Zoning Map

3.4 Flinders Park Features

There is a wide range of features evident at Flinders Park. The overall park area is approximately 57,736 m², of which 46,274 m² is open grass spaces, 1,188m² is building structures and 10,274 m² is hard surface sports areas. In terms of a ratio between formal sport and informal recreation space, the majority of the park is dedicated to sport with 78% of the site occupied by functional sports spaces, user carparking and buildings and 22% passive landscaped or informal open space areas. The sports fields and hard surfaces are utilised for informal activities at times when not in use for sports competition and training.

The sports field space is approximately 150 metres long by 100 metres wide and is unfenced. This provides scope for the space to be flexible to the needs of a range of different sports including soccer, hockey, lacrosse, AFL, cricket, or baseball. Although the grass sports field is not fenced, some of the other sports features have either high or low safety fencing around them to ensure the ball does not travel onto roadways or to protect other park users when sports activity is taking place.

Site Element	Estimated area of specific feature	Area of Buildings and/or support infrastructure
1 Netball Courts	7,220 m ²	620 m ²
2 Grass Sports ground	12,400 m ²	380 m ²
3 CFA training ground	1,390 m ²	110 m ²
4 Softball / baseball area	3,750 m ²	50 m ²
5 Hockey training area	1,580 m ²	Nil
6 Landscaped and planting areas	13,120 m ²	Nil
7 Shared Carparking	4,000 m ²	Nil
8 Common amenities	1,000 m ²	50 m ²
9 General Open Space	12,066 m ²	Nil

There are no internal formally constructed pathways connecting elements of the site or traversing around the park. There are concrete footpaths running along Henty Highway and Hanlon Parade. There are no footpaths along the park side of Wade Street or Garden Street but there is a footpath on the residents' side of Garden Street. The road verges are concrete kerb and channel along Henty Highway and Hanlon Parade and concrete rollover kerb along Garden Street. Wade Street has open swale drains with culverts at the point of entry to the park. Around the perimeter of the park there are seven informal points of vehicle entry. There are also some places where there is obvious vehicle access despite a desire to limit this access.



Flinders Park Key Features Current Layout

The features of the site currently allow for community access to all parts of the site with exclusive use only applicable to buildings or to sports areas during sports club use. There is currently a positive mix and balance of both sport and recreation features at Flinders Park that serve the surrounding community.

3.5 Flinders Park Condition Assessment

An assessment of the condition of the infrastructure and facilities at Flinders Park was undertaken to provide an understanding of the likely future requirements for resourcing existing assets at the park moving forward. The assessment also acknowledged whether the different infrastructure and facilities meet current compliance expectations for its purpose and how this transpires into asset life expectancy. The details of the assessment are shown in the "Site Analysis, Opportunities, and Issues Report". The assessment was conducted across four key areas being: Sports Surfaces and Court Infrastructure, Buildings, Sports Support Infrastructure and Landscape

As a general summation of sports surface, building and infrastructure condition, most of the assets are in reasonable condition. However, it is evident that maintenance is required across quite a few elements in Flinders Park. The facilities and amenities are suitable, safe and generally compliant with current codes and expectations for sporting participation but are not at the high end in comparison with some of the 'standards' expressed by some sporting peak bodies.

The implications of the assessment were that there is a range of infrastructure on the Flinders Park site that requires ongoing maintenance or reconstruction to ensure future functionality and community safety is preserved and to provide a more modern visual amenity. Crucial to this was that the buildings on site require some refurbishment to accommodate new sports user types

and desired community directions such as female friendly sports compliance. Further to this, some of the sports surfaces at Flinders Park that are used for competition or training do not meet current expectations expressed by sports peak bodies and associations and will therefore need improvement if they are to be retained, or removal where activity has ceased or diminished.

Existing site conditions images



3.6 Users of Flinders Park

There are a range of different user types evident at the reserve. These groups are tabled in detail in the “Site Analysis, Opportunities, and Issues Report” and are a reference as to the variety of benefits the park provides and what was considered in future provision at Flinders Park.

The formal sports clubs that have utilised the Flinders Park site on a seasonal basis are shown below. The use of a township’s sports facilities in regional and country locations is historically a very consistent administrative process, with most clubs being an occupant at their home sites for many decades. That was also the case at Flinders Park until some of the occupant clubs underwent changes in the last decade or so. The Portland Baseball Club went into abeyance, the Flinders Park Cricket Club incorporated into the Portland Tigers Cricket Club and the North Portland Football Club have recently become a part of the Portland Tigers Football-Netball Club. The structure of football competition is still evolving at present with association restructuring and club realignments impacting future facility occupancy.

Formal Sports User Groups

- Portland Netball Association
- Portland Tigers Football - Netball Club
- Portland Tigers Cricket Club
- Portland Baseball Club
- Portland Fire Brigade
- Portland Hockey Club

Informal Recreation Users

- Dog walkers
- School sports facility users
- Sports spectators
- Informal sports facility users
- Playground users
- Exercise participants
- Sitting and relaxing

- Portland Cricket Association
- Tyrendarra Cricket Club
- Portland Netball Association (clubs)
- Pedestrians
- Families using open spaces for picnics or social activities
- Nature appreciation
- Amenities users



Local recreation catchment area

3.8 Regional Review of Sport Locations

A regional review of sports locations was also included in the “Site Analysis, Opportunities, and Issues Report”. In the report it was noted that other Portland sites have potential to support directions of Council relating to sport and recreation provision. In the same way, Flinders Park may have potential to accommodate proposed sport and recreation directions of the Glenelg community where the current site does not permit expansion. The sites, listed below, are also the home to, or occupied by, sporting clubs or sporting associations and have various levels of infrastructure associated with these sites as detailed in the “Site Analysis, Opportunities, and Issues Report”. Some of this infrastructure could support the activities of clubs in occupation at Flinders Park or alternately Flinders Park could provide opportunity to accommodate some of the sporting needs that relate to those other sites.

- Hanlon Park
- Alexandra Park
- Henty Park
- Nelson Park
- Cavalier Park
- Yarraman Park
- Public Recreation Reserve
- Friendly Society Reserve

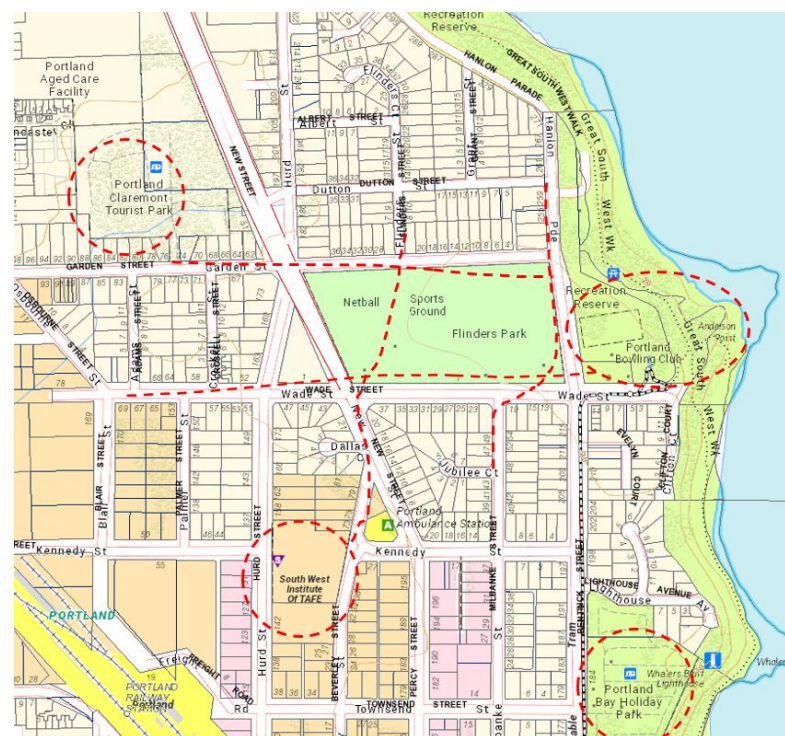
The implications resulting from the regional review acknowledged in the “Site Analysis, Opportunities, and Issues Report” were that the Flinders Park site has some potential to be considered as a location for development of major sports infrastructure that has been identified in Glenelg Council Feasibility Studies. However, the site does not have some of the advantages of other park sites in terms of total area, accessibility, planning zone controls, amenity of surrounds issues, or existing functional land uses. It was evident in the review and analysis that the findings of existing feasibility studies that have explored and identified alternate ‘preferred’ locations for major infrastructure development were still pertinent. Any consideration of Flinders Park development needed to be undertaken in that context.

The implications for the master plan were that the site has scope to support and encourage greater recreation usage by the general community as the park decreases in importance as a ‘home’ base for football and cricket clubs. Whilst football and cricket clubs use the sports field and the support amenities, there is no longer a need to provide a social club element in the pavilion, meaning there is capacity to improve functionality to host a wider range of users, including female teams. The informal use indicated that Flinders Park is an important open space asset for both formal and informal sports and recreation activities, particularly since it is the only large open flat space in the northern catchment. Introducing activities that would require exclusive use of the site would potentially be to the detriment of many other users. The users also highlighted that whilst residential and tourist users will walk to the park, the need still exists for carparking to accommodate sporting competition users attending Flinders Park for the purposes of participating in sport or spectating that are coming from a wider area.

3.7 Community Connection & Interest

In the investigation and analysis of Flinders Park the extent of community connection and interest was considered and detailed in the “Site Analysis, Opportunities, and Issues Report”. This involved a review of Council files and correspondence, some engagement with key associations and interest groups across Portland and engagement with Council staff from a range of specific departments.

Whilst there were a range of observations and points identified, the key findings were that Flinders Park has important identified points of connection and interest to Flinders Park including that the tourist parks surround the park, the site has identified lines of travel to surrounding locations such as schools and commercial places, the site does not have a significant history of residential dissatisfaction or issues raised in relation to the activities undertaken at the park and its impact on surrounding residences. There was no recorded evidence that sub-surface site conditions have had a major impact on development projects undertaken at the park, with weather conditions more likely to influence project implementation. There were no major impediments from a historical or cultural interest perspective that would impact any consideration of possible developments at Flinders Park. There were also several instances of feedback provided to Council in relation to the importance of Flinders Park as a connection for access to other sites and services throughout the catchment including the tram car, the lighthouse lookout, and the great south-west walk.



Catchment transitions plan

4. Community Engagement

4.1 Sports and Community Club Consultation

The sports and community clubs were initially engaged through the electronic distribution of a questionnaire seeking information about their views about current Flinders Park facilities, their wishes, and priorities for future infrastructure at Flinders Park and their general thoughts on infrastructure throughout the park. The questionnaire was formally sent to each club executive together with an introductory email about the Flinders Park Master Plan process. The feedback provided in written responses is tabled in full in the “Site Analysis, Opportunities, and Issues Report”. The following clubs, associations or groups were engaged directly.

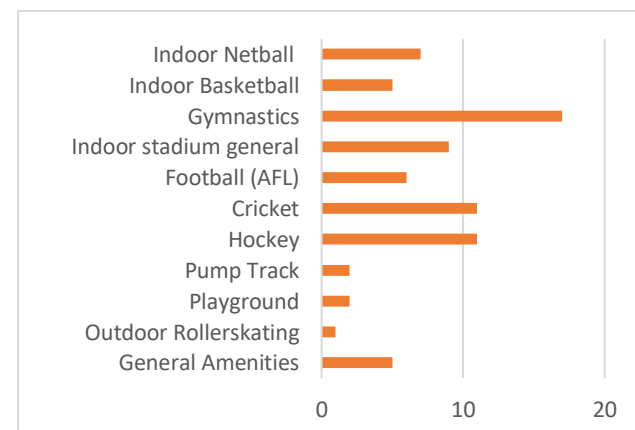
- Portland Netball Association
- Portland Tigers Football/Netball Club
- North Portland Junior Football Club
- Portland Tigers Cricket Club
- Portland Cricket Association
- South-West District Football Netball League
- Hampden Football Netball League
- Greater Southwest Junior Football League
- Portland Basketball Association
- CFA Portland
- Portland Gymnastics Club
- Portland Hockey Club
- Portland Soccer Club
- Portland Table Tennis Club
- Portland Squash and Racquetball Club

In summary, the initial sport club consultation feedback emphasised the specific long-term facility needs of their clubs and associations. Some clubs made general suggestions about infrastructure in the park and, pleasingly, some made comments as to potential for shared resources. The feedback emphasises the challenge for Council with the cost implications to meet the sports community wishes well above the \$20,000,000 figure. This is due to the significant scope of needs expressed and the difficulties in implementing truly multi-purpose sports spaces. The equipment demands of the sports and the type of sports surfaces required mean that each sport would still seek to have their own space and their own schedule, and their required sports surface. The potential multi-purpose element therefore becomes only the amenities and common zones.

4.2 General Community Consultation

The general community were also encouraged to provide feedback to the project. The methodology for consultation was via a project site established on the Glenelg Council “Your Say” site. Media and web site coverage was undertaken to direct interest to the project page and to encourage participation in the feedback process. The “Your Say” site included introductory video, project summary sheet and Flinders Park site pictures and feedback was requested in relation to the functionality of the park, the existing infrastructure at the park, the aesthetic nature of the park, the safety and connectivity of the park, the type of uses within the park and the future opportunities for the park.

The general community consultations only served to acknowledge previously identified requests for major infrastructure investment by Council to service facility needs and wishes of sporting groups at Flinders Park or other Portland locations. There were a small number of specific responses within the consultation feedback from recreation users of Flinders Park with most submissions ‘lobbying’ for sports facilities in alignment with the requests from sports clubs.



Community Response - Topic of Feedback

The consultation feedback documented in the “Site Analysis, Opportunities, and Issues Report” demonstrates that the most pertinent question for Council in consideration of the Flinders Park Masterplan is the ‘scope’ of sports elements to be considered for the future of the site. In this regard there was significant debate relative to the retention of the existing grass sports field space for traditional sports users, or the transition of this space into either formal indoor or outdoor sports surfaces. The site analysis demonstrated that the site does not have the capacity to service all of the needs and wishes articulated in the feedback and so compromises, alternatives or priorities had to be determined.

Issue	Description of feedback
Consideration of the development of an Indoor netball / basketball stadium	Members of both the netball and basketball community provided feedback to the ‘Your Say’ site seeking the development of an indoor netball / basketball stadium on part of the site occupied by the existing netball courts.
Consideration of the development of a competition hockey facility	Members of the hockey club sought to have the existing training facility converted into a full-size synthetic hockey pitch and support infrastructure including pavilion upgrade. Feedback elaborated on the unsuitability of the existing training pitch for use.
Consideration of the establishment of a junior cricket hub	People from the general community and cricket club members sought to have the cricket field retained and improved to allow for additional use, particularly by female teams. The improvement of the amenities in the pavilion was suggested to facilitate shared use with football and hockey.
Consideration of the establishment of a junior and female friendly football site	The restructure of football in Portland was highlighted by football patriots and feedback seeking to recognise the place of Flinders Park historically and encouraging its retention as a football site into the future.
Consideration of the development of an indoor multi-use space for gymnastics	The gymnastics community were strong in their request for a purpose-built gymnastics’ facility as part of a multipurpose development. The emphasis on feedback was the poor condition of the existing location and the need to ensure that a gymnastics facility met current standards.
Consideration of the enhancement of the general amenities of the park for existing users and general community.	Whilst the feedback from the general non-sports club aligned community was fairly minimal, there was feedback referencing the need to undertake drainage enhancements, disability access improvements, public toilet and park amenity improvements, more seating and connector trails and car parking improvements.

General Community Feedback Issues Summary



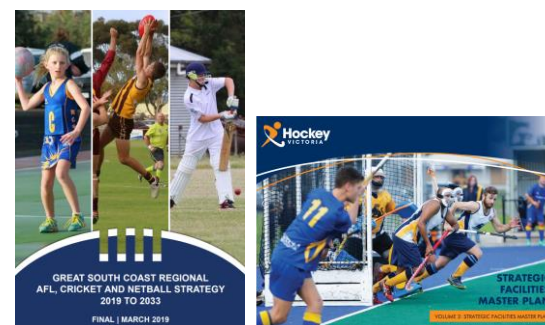
Existing basketball / squash / table tennis site.

5. Analysis of Needs

Engagement with stakeholders resulted in a range of wishes and needs being expressed. The “Site Analysis, Opportunities, and Issues Report” documented the investigation into these needs in a wider context as well as discussing the implications of those needs on the Flinders Park site. This process sought to evidence and highlight ‘issues’ such as participation trends, occupancy rates, synergies between sports, or barriers to shared use. The purpose was to acknowledge the advantages and disadvantages of inclusion of specific sports needs in the scope for ‘possible’ development at Flinders Park. Needs can be reflected by the number of members or registrations, the number of potential participants, the facility-based requirements of the activity, the alternatives available, and the trends relating to the activity.

5.1 Existing Sports User Needs

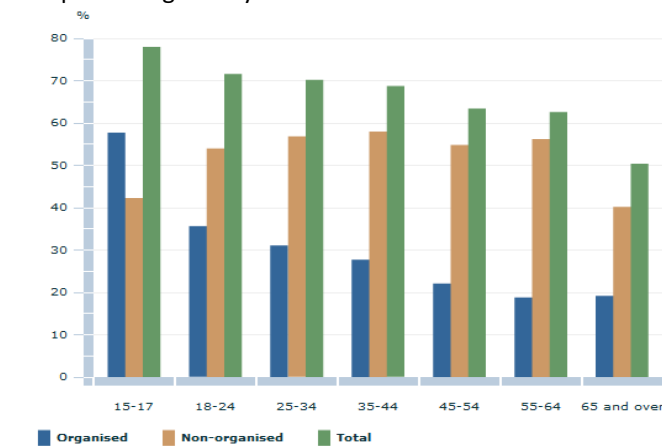
The master plan investigation detailed the current trends and participation data applicable to the on-site sports of netball, Australian rules, cricket, and hockey. The key implications from the analysis were that the compliance and best practice requirements for some of the existing sporting activities at Flinders Park had shifted from the time when the sports infrastructure was first developed and therefore enhanced or upgraded facilities would be required in future. There was also significant evidence that some of the sports activities that facilities exist for in Flinders Park have experienced decline in membership and participation in recent years, have relocated, or have experienced shifts in competition structure that has scheduled some activities away from Flinders Park. As a result, the facility improvement planning has to consider changed ‘maximum’ capacity requirements.



5.2 General Recreation User Needs

The “Site Analysis, Opportunities, and Issues Report” documented a range of recreation statistics showing that the number of recreation users is generally greater than the number of sports users. The investigation discussed changing community needs across age groups emphasising that formal organised sport participation numbers decline steadily from around 17 years of age and non-organised informal physical recreation numbers increase from this age. Participation rates in recreation activities is up to three times the rate of formal sports participation amongst 45 to 65-year old’s, the age bracket that has the highest numbers of people within the Portland demographics. Therefore, it was deemed important to have opportunities in the community for engagement in activities like walking, cycling, jogging, gym, golf and informal social football or soccer play. Spaces to accommodate most of these non-organised recreation activities can be seen at Flinders Park where sport spaces are accessible to the community for all times except when formal organised sport is being played. There are also other open spaces nearby to Flinders Park where many of the non-organised recreation activities the community like to engage in can be undertaken.

The implications of this were that measures should be introduced to enable the park to become further activated for recreation and health and fitness users and for social connection activities in alignment with Council health and wellbeing strategies and plans. The future directions should also consider the landscape, built amenities and visual amenity of the park and to refresh the park as a gateway location for visitors to Portland.



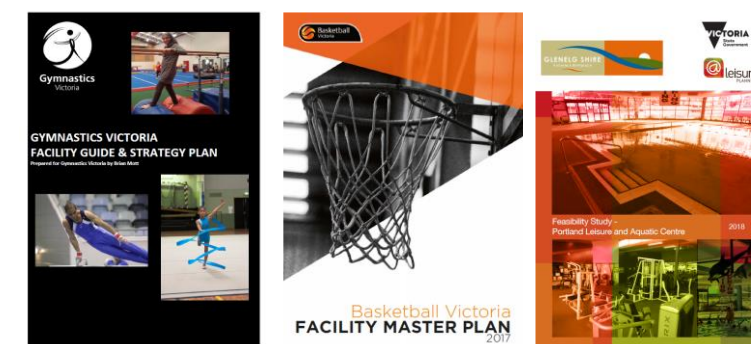
Sport v’s Recreation Participation preference by Age (2016)

5.3 Potential Integrated User Needs

The investigation also reviewed the independent feasibility studies and strategies prepared for gymnastics, multipurpose stadium and aquatics and health club for Portland that consider the development of new facilities in alternate locations within Portland. Each of these feasibility studies established comparative criteria for assessing suitable sites for development relevant to these sports. None of the studies recommended Flinders Park as the most suitable location and in some instances Flinders Park was low on the site assessment rankings. However, they were reassessed as a component of this master plan investigation and findings included in the “Site Analysis, Opportunities, and Issues Report” and also in three individual feasibility reviews.



The analysis of needs also reviewed the strategic plans of the peak bodies of off-site sports to gauge whether the expectations of the clubs were consistent with the standards stated by the sport’s governing bodies. In this regard the needs and wishes expressed by some of the potential new sporting clubs for Flinders Park, that are currently located externally to Flinders Park, reflect a best-case scenario for larger population catchments as portrait by the sports peak bodies. In some cases, participation and occupancy data has been provided that is contrary to the needs analysis findings.



The implications for the master plan directions were that the specific building and infrastructure needs of new sporting facilities incorporated into the Flinders Park site would have a significant impact on the amenity of the adjacent residential properties and would need to be considered in conjunction with likely planning controls. This includes high building roof lines, lighting towers, high surround safety fencing and high-volume carpark areas. The permitted use of new sporting facilities and the timetables relative to those facilities would need to be reviewed for suitability at the selected location were they to be incorporated into a future scope for Flinders Park.

5.4 Demographic changes and forecasts

The “Site Analysis, Opportunities, and Issues Report” documented current and future demographics of the Portland region and the impact this has on development feasibility and viability of sport facilities. The investigation found that the catchment has a maximum potential population from which to encourage participation and therefore has a significant impact on facility occupancy. To define the catchment for specific facilities for Flinders Park the current sports membership and user profile was examined and it was found that Flinders Park services the needs of sport and recreation catchments that differ in accordance with the level of the activity taking place at the site and the availability of alternate locations for that activity within Portland. The investigation also noted that the forecast changes in population and demographic range will not have a significant impact on potential participation. Maximum membership of sports clubs and participation in activities will be governed by the catchment potential and limitations.

6 Site Analysis Opportunities and Issues

The “Site Analysis, Opportunities, and Issues Report” provided a detailed site analysis of the opportunities and issues relevant to the future scope of Flinders Park facilities.

6.1 Assessment of Capacity of Flinders Park

The capacity of the Flinders Park site to accommodate new uses is restricted by the interface with residential properties. Buffer zones and setbacks are the commonly applied to development planning permit conditions where there is a transition between planning zones or where usage could impact on amenity of surrounding properties. For Flinders Park planning advice is that there would likely be a 30-metre set back zone listed as a permit condition where a major building with significant height and large floor areas were proposed and where permitted use extends well beyond normal hours of occupancy and the number of occupants is high. The impact of buffer zones to the capacity of Flinders Park’s development potential is shown below.



Site Planning Facility Setbacks

The current footprint areas and informal carparking provisions of existing facilities are indicated in the table below. At present the on-site carparking provision is inadequate from a planning scheme modelling perspective. However, analysis of carparking would only require formal consideration if new buildings and facilities were proposed that required formal planning consent.

Existing facility	Current facility footprint Area	Current Carpark provisions (informal)	Planning Scheme requirement	Carpark requirement based on planning scheme rate	Area of carparking required
			Area / spaces		
1 Netball Courts	7,220 m2	70 spaces	0.3 spaces per person	75	1,800m2
2 Grass Sports ground	12,400 m2	25 spaces	0.3 spaces per person	40	600m2
3 CFA training ground	1,390 m2	12 spaces	0.3 spaces per person	10	200m2
4 Softball / baseball area	3,750 m2	16 spaces	0.3 spaces per person	10	200m2
5 Hockey training area	1,580 m2	12 spaces	0.3 spaces per person	10	200m2

The facility development options identified in the consultation process and acknowledged in the “Site Analysis, Opportunities, and Issues Report” were also assessed for building, carparking and sport grounds footprint and tabled. This provides an

indication of the land requirement for each facility type and its impact on the Flinders Park site and on the existing facilities located on the site.

Main User	Estimate of facility footprint area	Description	Carpark requirement based on lower amount between planning scheme rate or Empirical Parking Requirement	On-site Carpark footprint Including access to carpark and disability spaces.	Total Area Requirement
Consideration of the development of an Indoor netball / basketball stadium	4,000m2	3 courts, full stadium amenities	75 spaces	1,800m2	5,800m2
Consideration of the development of a competition hockey facility	6,800m2	Regulation hockey field and amenities	45 spaces	1,100m2	6,900m2
Consideration of the establishment of a junior cricket hub	12,400m2	Existing footprint	30 spaces	800m2	13,400m2
Consideration of the establishment of a junior and female friendly Australian rules football site	13,200m2	Slightly larger than existing footprint	40 spaces	1,000m2	14,200m2
Consideration of the development of an indoor multi-use space for gymnastics	2,000m2	Purpose built Gymnastics hall and amenities	35 spaces	900m2	2,900m2
Consideration of the development of aquatic facilities transitioned from Henty Park	13,500m2	As per current PLAC scope	120 spaces	2,700m2	16,200m2



Sample major facility layout

In essence the analysis confirmed that the site cannot accommodate some new additional sport types and facilities without compromise or loss of existing sports users and existing facilities. Some prioritisations of one activity over another is required if a scope with additional facilities is adopted. This information was presented to Council in combination with the detailed “Site Analysis, Opportunities, and Issues Report”.

6.2 Values of Flinders Park

The “Site Analysis, Opportunities, and Issues Report” reviewed a range of recognised park values and how they are evident within Flinders Park. This included consideration of alternate sites in Portland that might also emphasise those values. In setting directions for Flinders Park within the master plan, it is important to recognise the values that are evident at the park both as a guide, and as a platform, for future directions. A challenge for Council’s at many park sites is trying to be all things to all people, sometimes resulting in mediocre provisions, instead of a focus on specific actions at locations where particular values are best emphasised, preserved or promoted.

The community feedback, site examination and analysis emphasised that the Flinders Park open spaces are best placed to contribute to the physical health and wellbeing activities of the community through formal and informal sport and recreation opportunities. The capacity for the site to host sporting clubs makes it an ideal location for social connectivity and its location in a central residential setting allows the park to provide for recreation activities for local residents and regional visitors. Other locations in Portland hold far more significant environmental value and provide for regional events and cultural arts connection. Whilst the park has capacity for community sport, the site lacks the size or setting to become the central regional hub of indoor sport for Portland and so the sport setting reflects a local or district level of provision.

6.3 General Park Management Issues

A wide range of general park issues have been listed and described in the “Site Analysis, Opportunities, and Issues Report” as well. These issues are common themes in park settings and were assessed in consideration to the existing conditions at Flinders Park and whether actions or enhancements were needed to be included in the Flinders Park Master Plan.

The key findings of this assessment were that the maintenance of assets and landscape needs to be of high importance to ensure that the park amenity remains and to ensure that buildings and infrastructure obtain the asset life that is expected at construction or installation. It also acknowledged that where functional changes to park uses are adopted, then old unused infrastructure should be removed in a timely manner. Infrastructure to support the effective management of the park and safe use of spaces should be completed where applicable. A final element for consideration was that future directions for Flinders Park should be prioritised relative to the identified and agreed park values.

6.4 Key Target Actions from Analysis, Opportunities, and Issues

The key issues identified and documented through the consultation and analysis phase of the master plan process were tabled for discussion and consideration. The setting of the Master Plan scope and strategy for the park in relation to those issues and questions is tabled below.

Strategy Decisions	Recommended (Yes/No)	Rationale
Consideration of the site to host the development of an Indoor netball / basketball stadium for Portland	No	Alternate locations are preferred to provide future indoor sport hall in Portland. This is due to the feasibility that documents alternate sites scoring higher on an objective site assessment criterion. Crucial town planning, amenity and existing site infrastructure constraints exist in relation to positioning of a large sports hall on Flinders Park.
Consideration of the site to host the development of a competition level hockey facility for Portland	No / Yes	Feasibility study nominated alternate site for possible hockey field development in Portland. Alternate site considered more viable for shared artificial surface use. Recent changes in hockey field regional market have influenced dynamics of hockey competition hosting potential. However, the recommendation is to incorporate hockey training site at Flinders Park as a multi-purpose synthetic surface.
Consideration of the retention of facilities that service a local junior cricket.	Yes	Limited infrastructure improvement is required to continue to allocate the sports field for cricket use throughout the

		summer season. As the site is not a home base for a club allocation can be flexible to meet demand as team numbers tread up and down across the association of clubs and teams.
Consideration of the retention and improvement of the junior and female friendly sports facilities on site	Yes	Whilst there are a number of designated sites for regional and local level Australian Rules competition across Portland, the sports field at Flinders Park provides a backup for additional teams or alternate winter sports to be hosted. This is particularly pertinent to the growing female competition type. The open format of the sports field enables the site to meet a variety of user sports as trends evolves and sports needs increase.
Consideration of the development of an indoor multi-use space for gymnastics	No	Alternate locations are preferred to provide future indoor sport hall. This is due to the feasibility that documents alternate sites scoring higher on an objective site assessment criterion. Crucial town planning, amenity and existing site infrastructure constraints exist in relation to positioning of a large sports hall on Flinders Park
Consideration of the development of aquatic facilities transitioned from Henty Park	No	There is not sufficient area to locate new aquatic and leisure and carparking facilities within Flinders Park without compromising all of the existing sports spaces and facilities. There are significant amenity issues associated with the times of use of aquatic and leisure facilities adjacent to park facing residential zoned properties.
Incorporation of a number of key active recreation opportunities to provide options for the surrounding catchment and wider Portland community	Yes	Responds to a key element of feedback provided through the Flinders Park masterplan consultation process. Aligns to the strategy outcomes of recreation, active aging and health and wellbeing plans.
Inclusion of active play opportunities for family engagement and children’s development	Yes	Aligns to strategy outcomes within children’s services strategy outcomes and Council Plan references to active and social communities.
Development of improved amenities for tourist and visitor activity	Yes	Links with the needs associated with visitors to the escarpment lookout, the tram car turnaround, and the WW1 memorial. Aligns to strategy outcomes of tourist and economic development strategies.
Development of improved linkages to escarpment trails and activity trail around the park to provide connection to surrounding community and commercial resources.	Yes	Responds to a key element of feedback provided through the Flinders Park masterplan consultation process. Aligns to the strategy outcomes of recreation, active aging and health and wellbeing plans. Also align with the Glenelg Trails Strategy recommendations.

Major facility considerations and recommendations

The key recommendations were formally presented to Councillors, along with the feasibility reviews for alternate site location recommendations for sports and recreation facilities, and an agreed final ‘scope’ was approved for the Draft Flinders Park Master Plan.

6.5 Draft Master Plan Secondary Consultation

A Draft Flinders Park Masterplan was prepared that was based on the preliminary literature review, the site investigation, the consultation findings, the strategic sport assessment, and framework recommended from the site analysis, and the feasibility reviews for major sport facilities as confirmed by Council. The Draft Master Plan was then presented to Council for consideration.



The Draft Masterplan was considered at the April Council Workshop and approval was granted to undertake a secondary community consultation. A key message from Council was to frame the Master Plan Future Directions on the basis of key result areas including sport, recreation, landscape, and management. The secondary consultation process for the Draft Flinders Park Masterplan included:

- Establishment of audio and visual messages on the Your Say Flinders Park project page
- Face to face engagement with the main club and community group representatives
- Individual phone consultation with key stakeholders
- General community engagement through the Your Say feedback portal
- Letter drops to neighbouring properties seeking feedback for the draft masterplan
- Local newspaper and electronic mail information set to highlight the draft masterplan

The Flinders Park Masterplan project page had additional information and draft document content established on 29th April with invitations to provide feedback open until 31st May 2021. In all 515 visits to the project page were logged and 34 feedback submissions received.

The process of the secondary consultation also included re-engagement with club and community group representatives, individual consultation with a range of key stakeholders, and wider general community engagement through the Your Say feedback portal. Individual interviews were conducted with selected stakeholders to clarify and expand on important issues as part of the secondary information gathering process. The specific recommendations, relative to their sport, were communicated to sporting clubs/associations that had lobbied for certain outcomes and were impacted by the recommendations. This consultation was through face-to-face meetings. Although some individuals disputed the findings of the analysis in their draft masterplan feedback, there was no evidence provided that would be a catalyst to change the directions recommended on those facility location questions. The views and ideas from these consultations and the analysis of data from a wide range of sources form the basis of the discussions in this final master plan document

The position of the park along the main entry route into Portland makes it important in terms of location, connection, and amenity for the township's commercial and tourist zones. The findings of the investigation and consultation also highlighted the values of the site for informal recreation as well as local based sports training and competition. No feedback received in the secondary consultation process indicated any dissatisfaction with the vision and key directions identified for the future of the park. As such, the park will seek to continue to accommodate a variety of community needs.



North-east corner of site

Flinders Park Master Plan Development

Project Archived

PUBLISHED ON 29 APR 2021	ARCHIVED ON 31 MAY 2021	OPEN FOR 33 D
---------------------------------	--------------------------------	----------------------

ARCHIVAL MESSAGE

This stage of consultation has concluded, thank you for your interest and feedback.

Visitors Statistics

AWARE 515	INFORMED 183	ENGAGED 27
------------------	---------------------	-------------------

7. Flinders Park Master Plan Directions

This section outlines the future Master Plan directions and actions for Flinders Park, incorporating the issues raised and analysis findings in the previous sections of this document. The Master Plan directions reflect feedback provided by Flinders Park occupants and other stakeholders, with the aim of enhancing the existing park environment, as well as identifying opportunities to improve the functionality of the park in line with identified strategic outcomes.

7.1 Future Vision for Flinders Park

Glenelg Shire Council's Plan seeks to create and maintain a 'liveable' Glenelg with health and wellbeing through good-quality sport, recreational and leisure facilities, and neighbourhoods. The vision is to have connected, thriving and accessible activity centres contributing to a prosperous economy within a safe, inclusive, and sustainable setting. The plan also talks to the community's desire for attractive and diverse spaces that encourage community connection for residents, tourists, and regional visitors.

Flinders Park can contribute to Council's realisation of this vision by providing a setting for a range of outdoor recreational spaces and sporting infrastructure that facilitates community engagement in diverse activities. As such the vision for Flinders Park is to be:

"A place that accommodates a wide range of active and passive recreational and sporting activities, in an aesthetically attractive and well-maintained setting with enhanced user amenity."

Towards this vision of what purpose Flinders Park will have and what the park will look like in future, the following key directions are proposed:

1. Flinders Park will be a vibrant active and passive recreation zone for a local catchment.
2. Flinders Park will provide an accessible connection between open space areas and community and commercial places.
3. Flinders Park will be flexible district and local level sports hub site for competition and training purposes.
4. Flinders Park will provide a visually pleasing environment supporting visitor and tourist amenity for Portland.
5. Flinders Park will provide a safe site for encouraging active play opportunities for young families with children

7.2 Overall Strategy and Positioning of Flinders Park

The options tabled in the secondary consultation feedback were discussed and evaluated in detail due to the impact they have on sport and recreation both at Flinders Park and across the Portland region. The key directions, the recommended future actions and the rationale for those recommended directions was tabled as below.

1. Active Recreation Development

The improvement of the site to provide enhanced active recreation opportunities is the priority opportunity, this is including:

- Enhance the public amenities in the park to service health and fitness users, sports visitors, and tourists.
- Retain the recreation focus of the park through a variety of minor improvements including picnic tables, park seating and water dispensers.
- Establish a circuit trail to encourage health and fitness, support local access and connect to regional walk trails
- Utilise the underutilised hard surface areas for development of alternate recreation features

2. Sport Development

The site remains a suitable environment to facilitate local level formal and informal sports competition and training with improved safety, compliance and amenity improvements including:

- Improve the condition of the sports field through surface infrastructure improvement
- Complete an internal refurbishment of the existing sports pavilion to shift the focus towards the needs of junior and female sports participants.

- Reconstruct or remove sports infrastructure that is not compliant to current standards including cricket pitch, training zone lighting, safety fencing and sports sheds.
- Re-establish hockey training field, CFA training track and cricket training facility into a multi-use shared training space resource.

3. Landscape and Aesthetics Development

The location of the site as a gateway for Portland provides opportunity to enhance the visual appeal and to link the site with surrounding tourist opportunities including:

- Enhance the landscape planting to provide additional shade to recreation features and spaces
- Install bollard fencing to ensure regulated access to sports playing services by emergency and maintenance vehicles only
- Enhance the visual amenity of the site as a tourist and city entry space

4. Access, Maintenance and Management

To improve the safety and functionality of the site for users the opportunity to enhance the site infrastructure exists including:

- Formalise carparking layout to provide safer access and egress routes for car traffic at site.
- Provide parking amenities and infrastructure for caravan arrival into the Portland township
- Improve site infrastructure where risk is evident due to condition of surfaces or built form



Existing netball facilities

7.3 Sport Development

Action description	Rationale
1 Sports field renovations to improve surface and sub-surface condition and to facilitate increased informal occupancy and multi-purpose use capability.	The existing sports field has been assessed as by community users and a turf consultant as having the lowest score relative to all sports field sites in Glenelg and needs to have a consistent coverage of an applicable grass species. Some ground surface and sub-surface improvements will support grass species health.
2 Design and install new artificial playing surface area for shared use by hockey club for training, CFA for training and cricket practice.	The level of occupancy of the existing CFA training ground is minimal if at all. The existing hockey training facility is also having minimal use due to poor condition and the cricket nets have minimal use. Capacity exists to design a single hard based facility that combines these three users into a single multipurpose facility.
3 Make safe the former softball and baseball zone by removing old infrastructure.	The signage, parts of the surround fencing and parts of dugout infrastructure at the baseball and softball field is in poor condition. The unsafe infrastructure needs to be removed. No interest was indicated toward restoration of these amenities during the community consultation phases.
4 Refurbishment and redevelopment of pavilion to service female participation and support of a wider range of additional casual programming on the sports field.	Improvement of amenities areas and incorporation of the former social space infrastructure from the change room and amenities areas to better service sports field users. This supports the active recreation strategies around 'infrastructure that meets user needs and amenities that encourage diverse use.
5 Relocate cricket training nets into retractable units and incorporate into integrated synthetic surface multi-use training area.	The cricket nets are in poor condition with damaged netting and damaged pitch coverings. There is scope to combine activities that utilise synthetic and hard base surfaces so that there is shared use of investment resources.
6 Reconstruct concrete cricket wicket to current size guidelines including delivery stride run-ups	The existing cricket pitch does not comply with current Cricket Victoria guidelines for pitch size and bowler delivery safety. The pitch surrounds width has evolved to a new standard.
7 Develop multi-use informal sports layout zone on unused former netball court site.	Two of the existing netball courts were not resurfaced in the last court improvements due to lack of formal competition or training use. The former court provides the base to install informal sports activity infrastructure to encourage healthy activity in alignment with the Active Your Way recreation strategy recommendations.
8 Lighting upgrade	Ensure lighting for sports activities in compliant with codes of practice for sports and allow switching access to encourage casual use of sports spaces for increased participation.



Sport actions images and layout

7.4 Recreation Development

Action description	Rationale
<p>1 Improve public toilets to accommodate formal and informal sport and recreation users as well as visitors coming into the township, to the lookout and at the tram car terminal.</p>	<p>The existing amenities block was constructed in the 60's and is in poor condition as well as no longer meeting the expectation of users in terms of comfort, privacy and functionality.</p>
<p>2 Establish circular walking fitness and recreation trail with seating through landscaped surrounds linking into coastal walk trails</p>	<p>The vision for Flinders Park is for the site to be vibrant place that facilitates community engagement and activity. A circuit trail with fitness stations provides an option for older adults, those that need increased activity and family groups to engage in healthy informal activity.</p>
<p>3 Convert remaining section of unused hard stand CFA training area into children's learner bike skills area.</p>	<p>The reuse of unused existing hard base areas within the park provides opportunities to activate families and provide a safe resource for children's bike education. This aligns with strategies and plans adopted for children and young families in Glenelg.</p>
<p>4 Seek funding for specialised activity play space with active participation elements for children.</p>	<p>The facilities along the foreshore provide a youth zone that is popular and significant. The rationale for a play space at Flinders Park is to provide a children targeted play space that is different in that it themed towards activities involving balance, movement strength development and creative play. This aligns to the overall concept around family health activity at Flinders Park.</p>
<p>5 Dog containment area and dog activity elements</p>	<p>Flinders Park is a primary rest stop for travellers arriving in Portland. The new amenities proposed will be supported by a small fences dog containment area where traveling pets or locals exercising their dogs can provide socialisation and comfort stops for their dogs. A dog bin can be laced at the entrance limiting issues with dog refuse at other places throughout the park.</p>
<p>6 Install informal sports activity amenities</p>	<p>Provide facilities that will increase active community use of the park, including seating in shade positions, drinking fountain with dog bowl, and stretching rails.</p>



Recreation actions images and layout

7.5 Landscape and Aesthetics Development

Action description	Rationale
<p>1 Enhance landscape and planting areas along northern boundary of park to provide shade and flood lighting buffers to residential zone</p>	<p>The existing landscape planting along the northern alignment of the park is mostly shrubs providing some protection from winter prevailing winds. Where possible this should be reconfigured to include additional trees with high foliage to provide shade and floodlight buffers, whilst also ensuring sight lines into the park can largely be retained.</p>
<p>2 Renovate landscape planting along Wade Street frontage to facilitate sight lines through park.</p>	<p>The existing landscape planting along the southern alignment of the park is mostly shrubs providing some protection from summer prevailing winds. Where possible this should be reconfigured to include additional trees with high foliage to provide shade and floodlight buffers, whilst also ensuring sight lines into the park can largely be retained.</p>
<p>3 Install bollards to restrict volume and flow of vehicles from Hanlon Parade to support landscape and pedestrian zone.</p>	<p>The existing bollards are old 80's style post and rail and have many damaged and broken posts or rails. These present poorly as a gateway location for the Portland township.</p>
<p>4 Remove thick vegetation to south-east corner of site to enhance safe access and use of amenities. Replace with landscaping to incorporate into a public picnic area providing passive recreational and social opportunities to local residents, users, and visitors.</p>	<p>The south-west corner of the site is connected directly to tourist and community activity points as well as for local resident use of the park. Providing amenities and facilities will encourage use by tram car users, lookout users, holiday park guests and social users of the park and informal sports users.</p>



Landscape actions images and layout

7.6 Access, Maintenance and Management

Action description	Rationale
<p>1 Development of formalised, consolidated, and shared carparking off Wade Street. Establish one-way entry/exit traffic flows</p>	<p>Formalisation of the carpark will provide improved safety for park users and allow for informal carpark access points into the park reduced in support of the circuit trail. The formal carpark along the Wade Street access point will have separated in and out connections to the road and will include designated options for caravan or light truck parking in conjunction with the amenities block and relaxation facilities.</p>
<p>2 Landscape netball court surrounds embankments with low ground covers where maintenance is difficult and limited due to ground gradients and narrow spaces</p>	<p>The embankments around the netball courts are difficult to carry out maintenance on due to the grade of the embankments. Landscaping the embankments will simplify maintenance and allow for the installation of participant and spectator seating adjacent to the courts as well as minimising water runoff flowing onto the courts in wet conditions.</p>
<p>3 Formalise control of emergency access onto sports field and netball courts with kerb rollovers, bollards, and signage.</p>	<p>The current range of unregulated access points onto the sports fields damages the surface by vehicles of users, spectators, or unauthorised visitors. Formalising access points with the installation of bollard gate points, rollover curbs and signage provide a safer site for formal and informal sports and recreation users.</p>
<p>4 Replace pavers around veranda sections of pavilion with in-situ concrete.</p>	<p>The pavers around the outside doorways of the netball pavilion are uneven and some pavers are missing. These should be removed and replaced with in-situ concrete to improve the safety of pavilion users.</p>
<p>5 Extend concrete apron underneath sports field pavilion veranda to meet alignment of veranda above.</p>	<p>The pergola extending from the north side of the sports field pavilion has dirt underneath which turns to mud in winter sports periods. This should be replaced with in-site concrete to improve functionality of this space for formal and informal sports users.</p>
<p>6 Remove informal carpark access from Garden Street (all vehicle access from Wade Street) and replace with bollards</p>	<p>Participants in activities on the netball courts should be encouraged to park in the Wade Street carpark or to parallel park along Garden Street. Access onto the park from Garden Street should be removed to provide safety for circuit trail users.</p>



Management actions images and layout

8 Master Plan – Site Layout View

Site Layout View provided as visual layout representation of elements within section 7 of this master document. It should be noted that the numbers shown are referenced in the separate Site Layout View plan.



9 Flinders Park Master Plan Implementation

This table shows the proposed masterplan actions together with information to support the implementation process.

MP Ref:	Action description	Project Responsible party	Project Priority Rating	Project Cost estimate	Potential Funding partner
7.3	1 Sports field renovations to improve surface and sub-surface condition and to facilitate increased informal occupancy and multi-purpose use capability.	Council	Medium	\$230,000	Football and Cricket Club tenants Sport and Recreation Victoria
	2 Design and install new artificial playing surface area for shared use by hockey club for training, CFA for training and cricket practice.	Council	High	\$270,000	Hockey Club South-West Hockey Association / Hockey Victoria Sport and Recreation Victoria
	3 Make safe the former softball and baseball zone by removing old infrastructure.	Council	Medium	\$11,000	Nil
	4 Refurbishment and redevelopment of pavilion to service female participation and support of a wider range of additional casual programming on the sports field.	Council	Medium	\$190,000	Football and Cricket Club tenants Sport and Recreation Victoria
	5 Relocate cricket training nets into retractable units and incorporate into integrated synthetic surface multi-use training area.	Council/ Tenant Clubs	Low	\$35,000	Cricket Club tenants Sport and Recreation Victoria
	6 Reconstruct concrete cricket wicket to current size guidelines including delivery stride run-ups	Council/ Tenant Clubs	Medium	\$10,000	Cricket Club tenants Sport and Recreation Victoria
	7 Develop multi-use informal sports layout zone on unused former netball court site.	Council	Medium	\$25,000	Sport and Recreation Victoria
	8 Lighting upgrade	Council / Tenant Clubs	Medium	\$270,000	Football and Hockey Club tenants Sport and Recreation Victoria
7.4	1 Improve public toilets to accommodate formal and informal sport and recreation users as well as visitors coming into the township, to the lookout and at the tram car terminal.	Council	High	\$200,000	Victorian Government's \$2.5 million Economic Stimulus Program
	2 Establish circular walking fitness and recreation trail with seating through landscaped surrounds linking into coastal walk trails (includes fitness trail equipment)	Council	Medium	\$72,000	Sport and Recreation Victoria Victorian Government's \$2.5 million Economic Stimulus Program
	3 Convert remaining section of unused hard stand CFA training area into children's learner bike skills area.	Council	Low	\$45,000	Sport and Recreation Victoria Portland Service Clubs
	4 Seek funding for specialised activity play space with active participation elements for children.	Council	Low	\$70,000	Sport and Recreation Victoria
	5 Dog containment area and dog activity elements	Council	Low	\$5,000	Victorian Government's Economic Stimulus Program
	6 Install informal sports activity amenities	Council	Low	\$4,000	Sport and Recreation Victoria
7.5	1 Enhance landscape and planting areas along northern boundary of park to provide shade and flood lighting buffers to residential zone	Council DEWLP	Low	\$5,000	Department of Environment, Land, Water and Planning
	2 Renovate landscape planting along Wade Street frontage to facilitate sight lines through park.	Council	Medium	\$3,000	Department of Environment, Land, Water and Planning
	3 Install bollards to restrict volume and flow of vehicles from Hanlon Parade to support landscape and pedestrian zone.	Council	Low	\$3,000	
	4 Remove thick vegetation to south-east corner of site to enhance safe access and use of amenities. Replace with landscaping to incorporate into a public picnic area providing passive recreational and social opportunities to local residents, users, and visitors.	Council	Medium	\$2,000	Department of Environment, Land, Water and Planning
7.6	1 Development of formalised, consolidated, and shared carparking off Wade Street. Establish one-way entry/exit traffic flows	Council	High	\$190,000	
	2 Landscape netball court surrounds embankments with low ground covers where maintenance is difficult and limited due to ground gradients and narrow spaces	Council	Low	\$14,000	Netball Association Tenants
	3 Formalise control of emergency access onto sports field and netball courts with kerb rollovers, bollards, and signage.	Council	Medium	\$8,000	
	4 Replace pavers around veranda sections of pavilion with in-situ concrete.	Council / Tenant Club	High	\$7,000	Netball Association Tenants
	5 Extend concrete apron underneath sports field pavilion veranda to meet alignment of veranda above.	Council / Tenant Club	Medium	\$6,000	Football and Cricket Club tenants
	6 Remove informal carpark access from Garden Street (all vehicle access from Wade Street) and replace with bollards	Council	Low	\$4,000	

If all recommendations of the Flinders Park Master Plan are to be implemented, it would result in an estimated total investment of \$1,679,000 over the 10-15-year term of the masterplan.

