



## Glen Street Open Space Masterplan

Final - 10th May 2018

phillips|marler





### Masterplan Principles

**Vision:** to maximise the potential for the sporting and recreational use of the site whilst conserving and enhancing the natural environment and heritage values of this important open space

**Key objectives:**

- Maximise usage of the sportsground with a range of sports activities supported by adequate levels of car parking to minimise impact on surrounding residences
- Successfully integrate a wide range of uses on the showground site such as dog walking and equestrian events with inclusive childrens’ play and fitness in a unified parkland.
- Improving pedestrian access and shared access across the site
- Expanding and repurposing key buildings on site for club and community use.



### Vehicle Entry and Car Parking

**Blackbutts Road**

- Additional parking for sports users to the western end of Lionel Watts car park
- Revise traffic direction in car park to one-way, by entering car park at western entrance and exiting at eastern entry

**Pringle Avenue**

- New car park entry and exit off Pringle Avenue
- Entry only for smaller vehicles off Blackbutts Road
- Linemarked parking bays
- New paved turning area and drop off shared zone with adjacent disabled parking bays for close and safe access to the playspace
- Main vehicle/emergency entry on eastern side of showground used for access for events
- Provide long vehicle parking for equestrian events on grassed areas around outside of oval perimeter

### Major Structures

**Lionel Watts Sports Amenities & Community Centre West – Upgrade**

- Building extension to the south for increased capacity for facilities and storage
- Lower level to cater for sports storage requirements e.g:- AFL, Soccer, Cricket
- Upper level with meeting room for casual hire
- Improve ramp entry from parking area and new accessible pathway
- Modify parking area to allow for disabled parking bays and delivery / drop-off zone only

**Lionel Watts Oval Sports Amenities East building – Upgrade**

- Alterations to and expansion of existing building on eastern and northern side to accommodate café / kiosk, kitchen facilities, multi-use room and storage for Forest Agricultural and Horticultural Society activities (FFA & HSS) and sports users (i.e.: rugby league, touch, athletics)
- Upgrade existing public toilet facilities for accessible requirements
- Potential viewing deck towards showground
- Vehicular ramp access from showground to FFA & HSS storage areas of Lionel Watts Oval Sports Building East
- Vehicular access from Lionel Watts carpark for delivery and maintenance

**Existing Frenchs Forest Showground Pavilion for playspace and passive recreation**

- Demolish building to allow for expanded new playspace and relocate activities (FFA & HSS) within upgraded Lionel Watts and Sports Amenities East building.

**New Shelters**

- Shelters to provide shaded areas for gathering adjacent the recreation and sporting activities

**Skate**

- Create a neighbourhood skate facility that will provide for skaters of varying abilities

**Active Recreation**

- Provide a series of fitness hubs throughout the open space
- Provide parkour facilities, seating spaces and wifi

**Inclusive Playspace**

- Create a new inclusive playspace which provides facilities for children of all abilities and their carers
- Ensure that the main entry is safe and welcoming with disabled parking adjacent
- Create a central focus in the playspace for socialising and for orientation and surveillance
- New amenities including accessible family toilets within playspace
- Use landscaped areas to enhance nature play
- Create play experiences that are exhilarating such as flying foxes, swinging and climbing - and imaginative and passive activities using water play and public art

**Water sensitive Urban Design (WSUD)**

- Synthetic surfaces - Collect run off beneath surfaces and drain to tanks off field
- Create vegetated bio retention basins in Lionel Watts car park
- Create vegetated bio swales:
  - along edge of netball courts
  - northern edge of showground car park

**Native Vegetation and Biodiversity**

- Enhance the site with additional tree planting to offset removals and increase shade canopy
- Protect and restore high value native vegetation along Glen Street, Pringle Avenue and Blackbutts Road frontages
- Plant an avenue of native trees around the showground to provide additional shade
- Embellish native tree planting along Pringle Avenue car park frontage with low grasses and groundcover



Showground & Carpark section

Scale: 1:200 @ A3

