

PLA255-L01 Landscape Masterplan
PLA255-L02 Doug Dean Reserve - North
PLA255-L03 Doug Dean Reserve - Central
PLA255-L04 Doug Dean Reserve - South
PLA255-L03 Doug Dean Reserve - Enlargement

The Doug Dean Recreation Reserve Masterplan (the Masterplan) aims to to increase the use and enjoyment of the Reserve by a range of users and ensure infrastructure commensurate with a district level park are provided. The Masterplan builds on the work that has been undertaken at the Reserve over the last 10 years.

Implementation of the Masterplan will achieve the following objectives.

1. Enhance the identity of the Reserve as the 'green heart' of Delacombe improving the health and well-being of the community.
2. Enhance the role of the community in the Reserve, increase the variety and use of community and open space facilities and surveillance over the park and support activation of the Reserve through community events.
3. Promote an appropriate balance between active and passive recreation opportunities in the park including organised sports.
4. Improve the quality of the active / organised recreation facilities including cricket and rugby facilities and indoor stadium.
5. Improve the accessibility and safety in the Reserve including providing additional paths, signage, lighting, seating and shade.
6. Improve and manage vehicle movement and car parking within the Reserve.
7. Enhance the appearance, shade and biodiversity by further tree planting throughout the Reserve.
8. Maintain Lake and drainage infrastructure, extend habitat planting and allow for possible future additional flood detention and treatment.

Possible Future Flood Detention and Treatment subject to further flood and engineering studies. Engineering should explore opportunities for a larger wetland area and naturalising the Bonshaw Creek by "daylighting" low-flows to improve water quality, habitat, biodiversity and education values.

Youth (teen / tween) space possibly including pump / skate / scooter /
 bmx track / outdoor roller skating, multi-use basketball / netball /
 tennis / street soccer court.

Upgraded (refurbished or rebuilt) sports clubrooms including covered area for spectators and upgraded cricket nets.

Tree planting to achieve minimum 40% canopy coverage over entire Reserve.

Investigate opportunities to **improve footpath network** to / from Doug Dean Reserve from the Delacombe neighbourhood including links to other walking paths & trails, local employment, transport, retail, education and community facilities.



Entry improvements including signage and planting.

Frontage improvements including signage, path connections, fencing and planting.

Urban forest to achieve 40% canopy coverage.

Deck / boardwalk for viewing over lake / wetland.

Habitat planting around lake to improve biodiversity values.

Playspace expansion commensurate with district open space.

Expand BBQ / picnic area by providing additional picnic settings, shelters, drinking fountains, BBQs and lighting.

Tree planting to achieve 40% canopy coverage.

Community green to support market and other community activities.

Improve community hub surrounds including paths, shelter from prevailing winds, vegie gardens, gathering spaces and orchard.

Carparking improvements around stadium.

Stadium improvements including access and safety, shared (vehicle / pedestrian) zones and investigation of building improvements.

Carparking improvements around stadium and clubrooms.

Access improvements including continuous paved (concrete) path through Reserve, additional seating, wayfinding signage, shade and possible outdoor exercise equipment.

Improve Greenhalghs Road frontage including fence, path access, signage and seating areas.

P2	Draft for Consultation	RH	19.02.19
P1	Preliminary Issue	RH	11.02.19
Revision Description		Initials	Date
Status			

PRELIMINARY ISSUE

Notes

1. This drawing is a Masterplan and is conceptual only and not for construction.
2. This plan is based on aerial photography, the location of all paths, contours, lake, water courses, trees and other site features is indicative.
3. The location and depth of services shall be verified on site prior to the commencement of any works. All dimensions to be checked on site before commencing work.
4. All permits and approvals from relevant Authorities shall be sought and secured prior to any works on site.



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Client / Project

City of Ballarat
Doug Dean Recreation Reserve
Delacombe

Drawing Title

Landscape Masterplan

Drawn	Approved	Date	North
RH	AD	19.02.2019	
Scale (A')	Scale (A2)	Sheet	
1:500	1:1000	1 of 5	

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Revision

PLA255-L01

P2



Install seats and plant trees to provide shade along path.

Possible future flood detention and treatment area in accordance with AECOM 2010 Concept and subject to further flood and engineering studies. Opportunity to naturalise (low, wetland planting and rockwork) Bonshaw Creek by "daylighting" low-flows to increase habitat and biodiversity values.

Continue tree planting of a wide range of exotic, native and indigenous tree species to achieve 40% canopy coverage.

Plant trees within and around existing circular area to promote increased use as kick-around and flexible community space. Irrigate grass.

Increase playspace size to provide a diverse range of play activities catering for a range of ages commensurate with a district level park.

Improve picnic area facilities including building additional shelters, picnic settings, gravel surface, bins and BBQs.

Improve entry including feature planting, installation of entry and wayfinding signage and path on south side of Royale St.

Provide feature planting, signage, bins and seating. Allow for future perpendicular carparking on south side of road. Provide youth (teen/tween) space possibly including BMX / pump-track, outdoor roller-skating, multi-use court (basketball / netball / tennis/ street soccer), outdoor exercise equipment and associated park infrastructure such as paths, seating, shelter and shade.

Support and expand community hub garden and gathering space facilities and provide wind break / feature fence.

Construct a flexible, "community green" of irrigated grass suitable for community events, markets and the like.

Future replacement of cricket nets (in accordance with Cricket Victoria guidelines) and provide community access. nets relocated to create youth space to the north and path connections to other facilities. Explore construction of a multi-use court / nets that support all-year use by all sporting clubs and the public.

Improve accessibility and safety by re-arranging carparking, providing pedestrian path access along frontage with drop-off parking and shared zone to connect to Community Hub.

Re-arrange and linemark carparking and access to increase carparking (59 spaces), plant trees for shade and include lighting.

Re-arrange vehicle and path access and define carpark (gravel in short term) as shown to increase capacity (approx 56 spaces) and include lighting.

Relocate path in front of carparking as shown.

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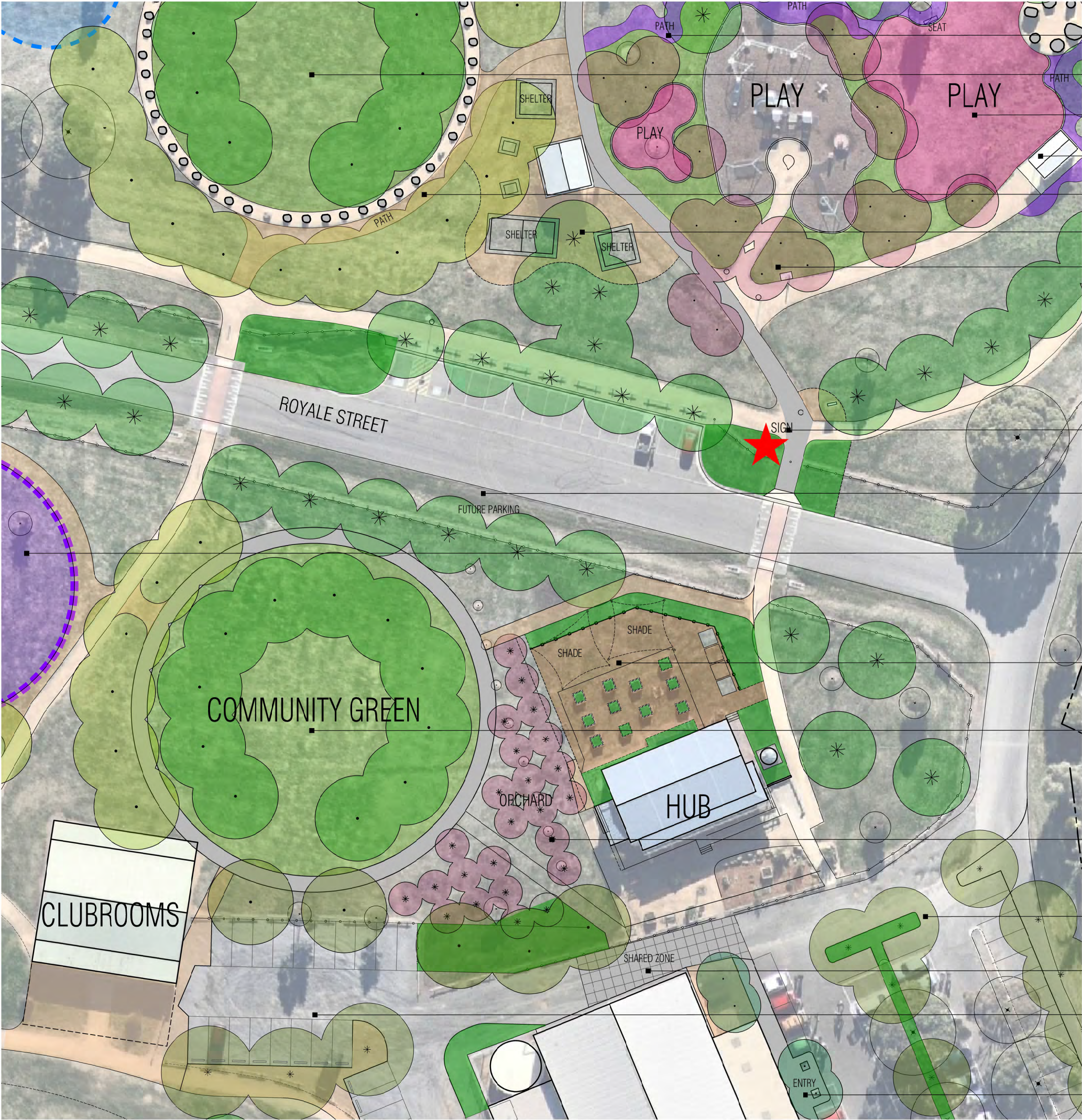
doug dean reserve - central



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Client / Project	City of Ballarat
	Doug Dean Recreation Reserve
	Delacombe

Doug Dean Reserve - Central			
Drawn	Approved	Date	North
RH	AD	19.02.2019	
Scale (A1)	Scale (A3)	Sheet	
1:500	1:1000	3 of 5	
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PLA255-L03	P2		



- Feature, coloured 'wiggly' concrete path surrounding expanded playspace.
- Irrigated grassed kick-and-throw area with tree planting for shade to support playspace.
- Expanded playspace with varied play opportunities.
- Existing toilet integrated into design.
- Gravel path to connect existing infrastructure.
- Expanded, gravel picnic / BBQ area including shelters.
- Irrigated surrounds to playspace.
- Provide feature planting, signage and seating at playspace entry. Planting ties in with planting at Community Hub.
- Future possible perpendicular carparks.
- Youth (teen / tween) space including a variety of multiple use infrastructure with passive surveillance from Royale Street, playspace, community green, Community Hub and clubrooms.
- Expanded outdoor community facilities associated with Community Hub building such as gathering spaces, seating, compost bins, visually permeable fencing and planting (such as Olive trees) to the north to break up prevailing winds.
- Irrigated grassed community "green" suitable for community events such as markets, concerts and the like.
- Expanded and irrigated orchard with taller growing trees along road to visually 'reduce' bulk of stadium building and provide shade.
- Re-configured carparking and access (2.6m x 6.0m carparks with 6.4m aisle) to increase carpark spaces (59 No), slow traffic and provide tree planting for shade.
- Concrete shared (vehicle / pedestrian) zone to slow cars.
- Re-configured carparking and access (2.6m x 6.0m carparks with 6.4m aisle) to increase carpark spaces (56 No).
- Improved entry with concrete path, planting, drop-off zones and designated bicycle parks.

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doug dean reserve - enlargement

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Doug Dean Recreation Reserve
Delacombe

Drawing Title

Doug Dean Reserve - Enlargement

Drawn
RH

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Sheet
5 of 5

North

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Drawing Number
PLA255-L05

Revision
P2