

Bass Coast Shire Council

# Fred Gration Reserve Coronet Bay

Open Space Master Plan Report  
June 2023



Date	Report Version	Notes
01/02/2023	Draft 2	First full draft sent to project manager for feedback with Master plan drawings included
20/02/2023	Draft 3 for Community Consultation	Second Draft following Officer Recommendations
04/05/2023	Final Plan	Final Plan following community feedback



Integrated Science & Design

#### Disclaimer

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# Community Vision

*From its flowing hills to its wild unspoiled coastlines, the Bass Coast is a source of celebration for all who live in and visit the region.*

*Our townships are vibrant, rich with culture and full of life, each with its own distinct character. Drawing on our creativity, innovation and resilience we've created a thriving and diverse economy that supports sustainable agriculture and industry.*

*We live proudly on Bunurong Country, and build on learnings from our First Peoples and their knowledge. We coexist in harmony with our environment, and are prepared for future challenges and changes.*

*We are the people of the Bass Coast. Experience our cultures and history, and contribute to our story.*

## Acknowledgement of Country

Bass Coast Shire Council acknowledge the Bunurong as the Traditional Owners and Custodians of the lands and waters, and pays respect to their Elders past, present and emerging, for they hold the memories, the traditions, the culture and Lore.

Bass Coast Shire Council celebrates the opportunity to embrace and empower the Aboriginal and/or Torres Strait Island Communities in their diversity.

Bass Coast Shire Council will create opportunities for future recognition and respectful partnerships that will honour the Traditional Owners and Custodians, and Aboriginal and/or Torres Strait Islander Peoples.





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## Objectives

- 1** Improve reserve social and recreation experiences for the local community and for local visitors
- 2** Encourage the local community to spend more time being active and socialising
- 3** Upgrade recreation facilities to be multi-use and to appeal and be accessible for everyone
- 4** Protect and enhance the local environment
- 5** Maintain the local appeal and sense of place already generated by the local community
- 6** Define recreation spaces to ensure effective management and maintenance

## Relevant Strategies

### Active Bass Coast 2018 -2028

- Defines this Reserve as a township level reserve
- Recommendation 39: Upgrade Coronet Bay Recreation Reserve (Fred Gratton Reserve)

### Playspace Strategy 2017

- Defines Fred Gratton Reserve Playspace as a local Playspace

### Domestic Animal Management Plan 2021-25

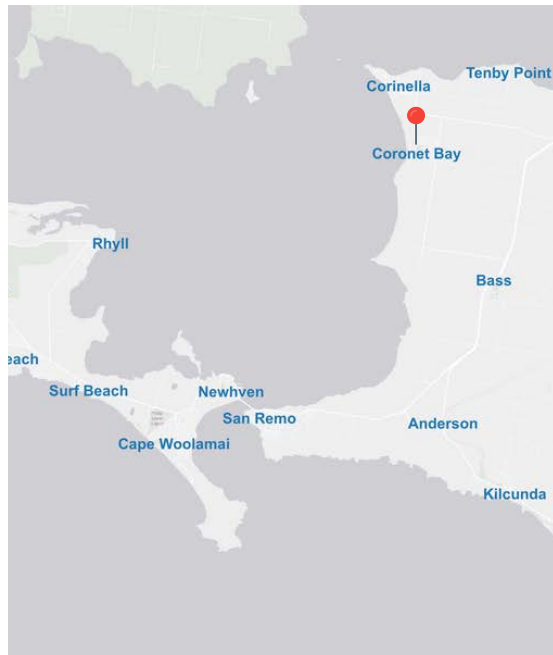
- Improvements and a more consistent approach to dog off-leash areas; this Reserve has been categorised as an on-leash reserve.

## Methodology





# 1 Introduction



## Strategic context

Coronet Bay is a residential village located on the eastern shore of Western Port on Bunurong Land. It has a small commercial centre servicing local needs, a community hall and Fred Gration Reserve in the centre of the town. Development extends from the shore to a nearby ridge and adjacent farmland. Over recent years, new subdivisions and housing has been developed around the northern and western boundary with a future subdivision planned for the land to the south. The new development is attracting families, retirees and holiday makers alike with blocks large enough for four bedroom houses. Over 200 new homes will be constructed in subdivisions surrounding the Reserve over the next few years.

Coronet Bay is located within the regionally significant Eastern Western Port Bay Coastal Flatlands landscape. The area is characterised by intertidal mangroves and mudflats at its coastal edge and a flat, low-lying rural hinterland of cleared, marshy paddocks. The village also fronts the internationally significant Ramsar Wetlands.

Located in the heart of Coronet Bay, Fred Gration Reserve is the key recreational and community hub for the town. The Reserve hosts a number of community groups and community facilities with a well used community hall for meetings, events, playgroups etc, a thriving community garden (initiated by the local community) and some significant recreation facilities including a BMX track, playground and loop walking path. The Reserve is decorated with local community art, giving it a strong sense of place. The Reserve has an attractive natural appeal with many mature trees (some planted by the local community) and garden beds near the Community Hall planted out and maintained by the local community.

### What is a retarding basin?

The Reserve has dual functions with the land to the south acting as a retarding basin. Retarding basins are low-lying areas of land, set aside to temporarily store stormwater during heavy rain. Many basins are grassy areas that also provide a recreational space for the community while dry. Others hold water permanently, supporting biodiversity.





Council works in partnership with the community to determine Reserve upgrade priorities. All suggestions and feedback are taken into account to ensure that the Reserve continues to provide relevant, engaging and usable facilities/amenities.

Due to limited funding, priorities are influenced by the following:

- upgrades that improve recreation opportunities for the largest number of visitors
- upgrades that don't duplicate nearby facilities
- upgrades that improve flexibility of use for more visitors of all abilities
- upgrades that protect the local environment

A brief snapshot of consultation results are identified below. Refer to appendix for full consultation and engagement report.

## Consultation Results Summary

### Consultation activities



#### Community survey

- Oct-Nov 2022
- 82 contributions (76 contributors)



#### Community Drop-in Session # 1

- 13 October 2022



#### Draft Master Plan Feedback

- Public exhibition March 2023



#### Community Drop-in Session # 2

- 21 March 2023



#### Community Survey

- March 2023
- 40 contributions (38 contributors)

### Community snapshot 2022

**1108**  
Population in 2022



45.9% of dwellings were unoccupied on census night indicating a high proportion of holiday houses.



Coronet Bay is in the lowest (1) SEIFA\* percentile in Victoria (2016)



The median age is 51 compared to 38 in Australia  
29.5% of people aged 65 and over



41.5% of people had a long term health condition compared to 31.4% in Victoria



The number of children 14 and under increased from 100 in 2016 to 155 in 2021. Children under 14 make up 13.7% of the population.

*\*Socio-Economic Indexes for Areas (SEIFA) ranks areas in Australia according to relative socio-economic advantage and disadvantage.*

#### How is it used now?



Walking/jogging (86%)



Dog walking (55%)



Socialising (45%)



Community Hall (55%)

#### How would the community like to use it?



Walking all year round



Expand playground



Picnic facilities



More seating and paths

#### What do you like most?



BMX track



Community Garden

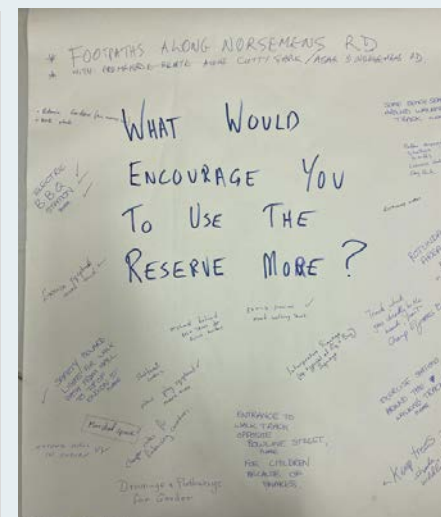
#### What do you like least?



Poor drainage



Old playground





# 3 Existing Site Conditions

Main vehicular entry



Vehicular entry to hall /shed



Community Hall play area



BMX track



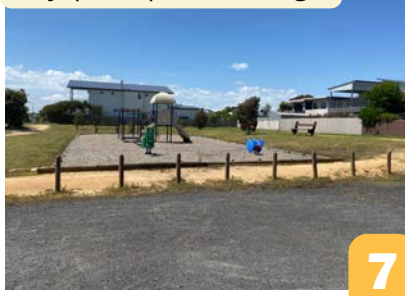
Picnic table next to BMX track



Community garden



Playspace (poor drainage)



Basketball court



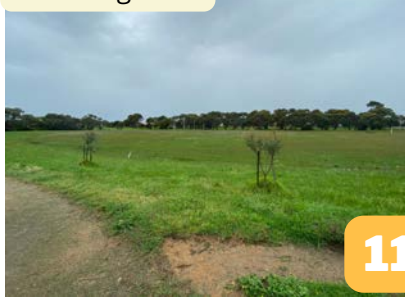
Community hall play area



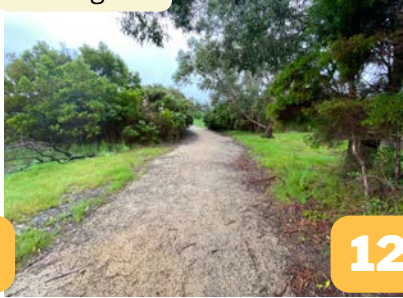
Pedestrian access to hall



Retarding basin



Walking trail



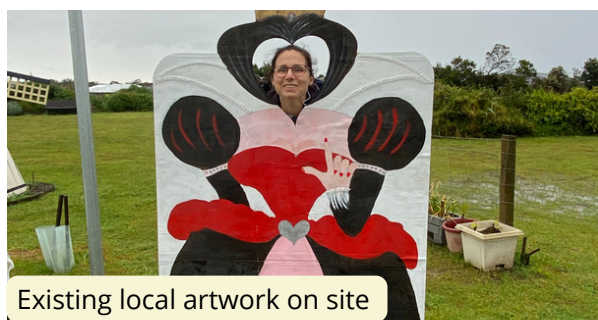


# 4 Improvement Opportunities

## New Playspace: Opportunities

- Fred Gration Reserve provides a large natural area with many recreation options for the local community and visitors. The existing playspace, however, is ageing and therefore due for an upgrade. It is recommended that the new playspace design be more flexible with play elements that appeal to a broader range of the community and cater for all abilities. Due to the natural and relaxed feel of the Reserve, it is suggested that the new playspace combine nature play elements with flexible equipment.
- The community hall has an attractively landscaped, fenced play area with a boat and sandpit with shade cover which is used for playgroups and caters to preschoolers. There is an opportunity to connect this play area with a lockable gate to the newly developed playspace to increase play opportunities and make the most of the facilities available.
- The local community has a strong connection with the arts as demonstrated by local Luminous Gallery which runs regular exhibitions and has contributed to the artwork within the community gardens. There is an opportunity to work with the local art group to integrate local art into the new playspace.
- A new playspace will align with local level standards as set out in the Bass Coast Playspace Strategy.

## Play Elements - Examples



Existing local artwork on site



Opportunity to integrate local art (example)



Community hall play area



Example gate opening into play area





# 4 Improvement Opportunities

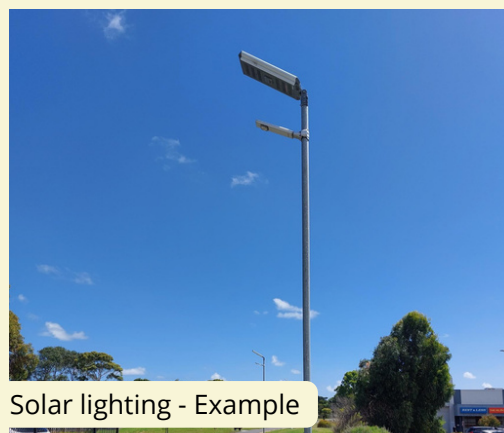
## Other Recreation Opportunities

- The Reserve has a well-used granitic sand walking trail that loops around the Reserve creating a 600m circuit (approx). The trail is often wet during winter and there is an opportunity to improve drainage to make it more accessible all year round.
- There is an opportunity to install a simple fitness equipment station catering to all ages to provide additional fitness options for the local community. The equipment should be flexible and user friendly and be located close to the walking trail, community hall and the carpark. Fitness programming options could be discussed with local community groups.
- There is a full asphalt basketball/netball court at the Reserve with line marking for both sports. This court is not used by any sports clubs as there are large basketball and netball club facilities in Wonthaggi. There is an opportunity to remove the existing court and install a new multi-use court facility that incorporates options to play a variety of games such as basketball, netball, soccer and pickleball along with a rebound wall with markings for tennis, cricket stumps and handball target.
- The existing recreation facilities are spread out across the Reserve, making it difficult to supervise BMX track, court and playspace during a visit. There is an opportunity to site the new facilities within a recreation zone to improve access and supervision.
- There is an opportunity to improve the recreation zone with all abilities seating, picnic furniture, shelter and BBQ.
- The Reserve is very popular for dog walking and is an on-leash reserve. This category is defined by the Domestic Animal Management Plan and a change in controls is not within the jurisdiction of this Plan. There is an off-leash area nearby on the foreshore.
- There is an opportunity to reflect local cultural heritage with signage/art/plantings

## Fitness elements - Examples



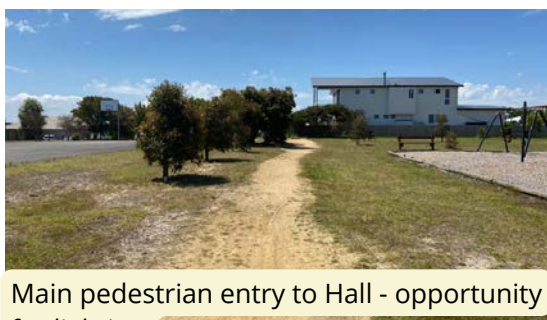
## Multi-use court - Examples



Solar lighting - Example



Community gardens shelter example



Main pedestrian entry to Hall - opportunity for lighting



## Site Masterplan



### Legend

	Existing tree
	Proposed new tree
	Proposed connecting path (match existing)
	Proposed softfall area
	Rocks and low native planting
	Seats
	Restored grass
	Proposed feature planting
	Actions - refer to Actions & Costings for detail (pg 13-15)



Not to scale / concept only



## Site Master Plan - Activity Area





# 6 Landscape Master Plan Actions

## Actions and Costings

Community Vision Theme	Action	Estimated Budget	Time Frame	Associated Policy/Strategy
Healthy and Inclusive Communities	<b>Socialise</b>		Short term 0-3 years	Active Bass Coast 2018 Playspace Strategy 2017
	1 Improve picnic facilities for groups and social events including a shelter with picnic benches and a BBQ	\$150,000		
	2 Install 2 x seats with concrete pads and backs and arm rests next to playspace	\$10,000		
	<b>Play</b>			
	3 Construct new playspace with improved connections with other recreation experiences. Return existing playspace area to grass	\$160,000		
	3 Consider incorporating community art into new playspace to build on the unique local character of the Reserve	-		
	4 Install a gate to better connect new playspace with community hall outdoor play area to provide more flexible play opportunities for the community	\$2,000		
	<b>Be Active</b>			
	5 Upgrade basketball court to provide multiuse options such as netball, basketball, pickleball, soccer and a rebound wall for tennis / cricket etc	\$500,000		
	6 Continue to maintain BMX track to provide challenge as well as options for all rider levels	-		
	7 Install intergenerational fitness equipment suitable for all ages, to improve fitness options and connect with walking trail	\$50,000		
	8 Install a drinking fountain	\$15,000		



# 6 Landscape Master Plan Actions

## Actions and costings

Community Vision Theme	Action	Estimated Budget	Time Frame	Associated Policy/Strategy
Access and Movement	9 Improve signage to inform users about the Reserve including the facilities (public toilets), retarding basin and acknowledgement of Traditional Owners ie use of local indigenous words or names	\$10,000	Short Term 0-3 years	Coastal Estate Subdivision Permit and Plans
	10 Install lighting along pedestrian entry path from Ensign/Carpathia Street to Community Hall	\$25,000		Access, Equity and Inclusion in Bass Coast 2021-2025 Plan
	11 Provide additional seating for all abilities along walking paths at appropriate intervals	\$15,000		
	12 Provide stepped entry to reserve from north-west corner (Carpathia St corner)	\$20,000		
	13 Develop detail design for the main activity area including a drainage plan for the whole site and parking improvements (accessible parking)	\$100,000		
	14 Provide future pedestrian connections through to housing estate	Developer	Med Term 3-6 years	
	15 Improve drainage along walking path to improve access all year round	\$50,000		
	16 Install bike racks to encourage cycling to the Reserve	\$3,000		
	17 Define carparking adjacent to community garden to improve safety within this high activity zone. Include drop-off only and disabled car park	\$30,000		
	18 Install new gravel path connecting playspace to Community garden	\$30,000		
	19 Renew storage shed in line with Asset Renewal Plan	\$100,000	Long Term 6 -10 years	
	20 Define carparking along entry road and to the east of the Hall to improve safety and access for everyone	\$100,000		



# 6 Landscape Master Plan Actions

## Actions and costings

Community Vision Theme	Action	Budget Estimated	Time Frame	Associated Policy/Strategy
Protect and Enhance Natural Environment	21 Mulch around mature trees to improve tree health and maintenance (mowing)	\$5,000	Short Term 0-3 years	Melbourne Water guidelines and recommendations
	22 Plant out steep bank and drainage outlet	\$10,000		
	23 Construct retaining wall and step to improve access between community centre playspace and recreation zone (consider seating options)	\$45,000		
	24 Enhance retarding basin planting to inform users of the primary purpose of the basin. Remove soccer goals and include soccer net on multi-use court	\$7,000	Med Term 3-6 years	
	● Retain existing trees			
Education, Creative Economy and Industry	● Art Consider incorporating community art into new playspace to build on the unique local character of the reserve		Short Term 0-3 years	Community Gardens Guidelines (to be developed) Public Art Policy
	● Funding Apply for grant funding to boost capital works allocation for reserve upgrades <a href="http://www.localgovernment.vic.gov.au/grants/growing-suburbs-fund">www.localgovernment.vic.gov.au/grants/growing-suburbs-fund</a>			
	● Community Gardens (in consultation with Community Garden Group) Develop Community Garden Policy to formalise and support garden activities			
	25 Establish a permanent shed for community garden with power connection and tank for water harvesting	\$80,000	Med Term 3-6 years	
	26 Install a shelter over the existing table for members and visitors	\$40,000		



