

BASS COAST

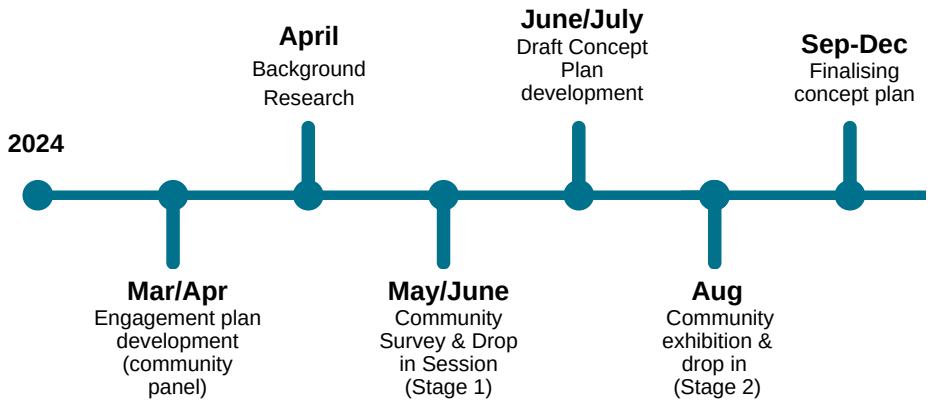
Graydens Reserve Master Plan 2025

Intro

Positioned at the gateway to Phillip Island, Graydens Reserve is more than just a park, it's a vibrant cornerstone of community life and recreation in Newhaven. It is known for its range of amenities including a basketball half-court, playground, and open green spaces. It is much used and a well-loved Reserve, a meeting place that has fostered strong family and community connections.

Recognising the evolving needs of our diverse community, the Bass Coast Shire Council is embarking on an exciting project to upgrade the existing aging playspace and include a unique skate facility. The recent removal of an aging skate box has opened up an opportunity for us to rethink and enhance the recreational offerings of this area. We want people of all ages and abilities to be able to continue to meet, connect and enjoy an improved space. This new space will be more accessible, catering better to the needs, diverse aspirations and age ranges of people who use it now and who will use it in the future. This initiative reflects Council's commitment to creating a healthy community, enriching community spaces and fostering an environment where everyone can enjoy both active and passive recreation. The project draws on the strategic visions outlined in "Active Bass Coast 2018," the "Playspace Strategy 2018," and the "Skate Park Strategy Review 2023".

Timeline



Context

Skate Park Strategy Review April 2023

As a guide the following should be considered for a local skatepark at Grayden's Reserve -

- Approximately 200-300m2+
- Strategically located to service the local Newhaven community and replace the existing aging skate infrastructure
- Located next to complimentary recreation
- Entry level obstacles
- Catering for skill development from beginner to intermediate users
- Amenity, local spectator areas + landscape provision
- Family friendly + further activation / recreation provision basketball
- Caters to for park style street course to complement district park facility already at Cowes

Relevant Strategies

Playspace Strategy 2017

Defines Graydens Reserve Playspace as a township playspace to be renewed as a medium priority

Domestic Animal Management Plan 2021-25

Grayden's Reserve has been categorised as an on-leash reserve

Proposed Road Upgrade

Regional Roads Victoria

Phillip Island Road proposed future upgrades including dual-lane roundabout at the intersection of Phillip Island Road and Forrest Avenue to improve safety, access and traffic flow, will restrict development of the site. Future park improvements will need to remain on Council land due to future development within the road reserve. For more information refer to Regional Roads Website (link below)

https://regionalroads.vic.gov.au/map/gippsland-improvements/phillip-island-road-newhaven-proposed-upgrades

Scope

A Community Panel was established and worked together with Council to develop the Strategic Engagement Plan. The following table outlines the agreements determined during this phase.

Influence	Non-Negotiable
The design of the playspace, skate elements and landscape: • Type of equipment (play and skate) • Unique skate and play features at the site • Configuration of play & skate elements • Look and feel of the playspace & skate elements • Balance of open space (lawn, other surfaces) & types of plants	• The design must take into account the road reserve space needed for future works (VicRoads requirement) • The scope/budget does not allow for a new rotunda or toilet block • It will replace the existing aging playspace • To cater for Newhaven community and visitors • A basketball ring to be included in design • Skate to focus on beginner skill development • The size of the skate area - approximately 200m2 • The Reserve will be designed with access in mind





What we heard

Following the Engagement Plan phase, the community was given the opportunity to provide ideas and preferences online and in person at at the community drop in sessions (Stage 1). Once the draft concept plan was completed, it was presented for feedback online and during follow up drop in sessions (Stage 2). The key themes and outcomes are provided below.

Themes	Design Response: Stage 1	Design Response: Stage 2
We like the green space space and want less concrete.	We have designed the upgrade to maintain large areas of lawn. The design celebrates the local trees	We have reduced the mulch area to create more lawn and removed the concrete path to the bus stop.
We want to keep the same 'vibe' (We want to keep all the trees and the pavilion)	The park has a great relaxed vibe and we have retained this by minimising hard surfaces and protecting the existing trees/landscape and pavilion. We have combine nature play with adventure style equipment to suit the 'feel' and provide play options for everyone.	
We don't want a large skate park	We have kept the skate area small (approx. 300m2)	Skate area moved closer to the reserve boundary to create more lawn area and reduced the skate area (approx 200m2)
We want to ensure safety	Existing fence along Phillip Island Rd to be retained.	Fence included as barrier along Forrest Ave and wraps around to Anderson St. Garden beds also provide barrier.
We want the entry from the bridge to be wecoming		Feature trees included to provide a welcome statement
It needs to suit all ages - many older people live in the town	We have improved path connections so everyone can easily walk through and relax at the park. We have included accessible bench seats and picnic tables and the new toilet facility will be accessible.	
People like to socialise and gather for parties or take a break	We have included new picnic furniture including a new seating node with 2 picnic tables	We have included a picnic table at the eastern entry point as requested
We like to have play activities for all ages including basketball and skate ramp	We have provided play options for all ages including ball games, skate and play	We have added equipment including additional swings, and climbing feature

Play & Skate Preferences

The survey asked respondents to vote for their favourite play and skate activities. These activities got the most votes. The concept design aims to incorporate all of these preferences, taking into account overall feedback, while ensuring it can be built within budget.


Nature play


Flow humps


Climbing


Quarter pipe


Basket swinging


Basketball

Design Principles & Objectives

Natural
- Protect the enhance the local environment
- Integrate the landscape

Accessible
- Upgrade recreation facilities to be multi-use and to appeal and be accessible for everyone

Social
- Improve reserve social and recreation experiences for the local community and visitors
- Encourage the local community to spend more time being active and socialising

Local character
- Maintain the local appeal and sense of place already generated by the local community

Connected
- Ensure new design compliments future road upgrade including the path network
- Better connect facilities within the reserve

Playful for everyone
- Local skate area to cater for beginner to intermediate skill levels
- Nature based play that is fun and challenging

Local character



Existing Reserve



'Wave' sculpture, Newhaven



Attracts people of all ages



Future Philip Isl. Rd alignment, Regional Roads Vic



Phillip Island Bridge

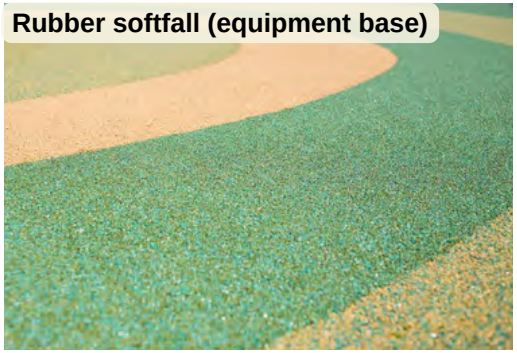
Materials palette

Ground

Loose soft fall (playground base)



Rubber softfall (equipment base)



Concrete (paths)



Play activity

Tree stump trail



Concrete multi-court



Stepping stones



Furniture & equipment

Council Preferred Picnic Set



Council Preferred Seat

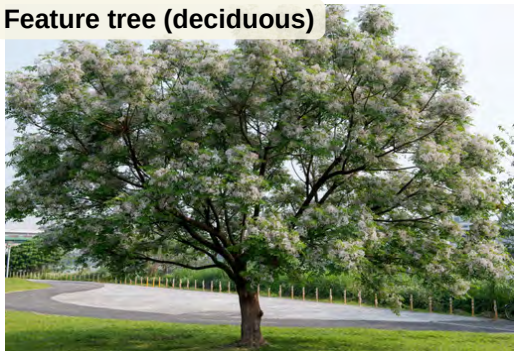


Playground Fencing

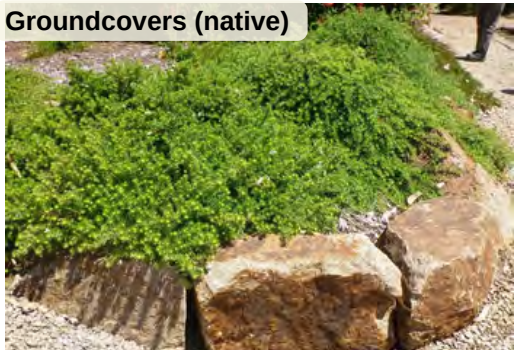


Planting

Feature tree (deciduous)



Groundcovers (native)



Shrubs (native)



Concept Layout



- EXTEND OF WORK BOUNDARY
- EXISTING TREES TO BE RETAINED
- NEW BOLLARDS
- PROPOSED FEATURE TREE
- PROPOSED TREES
- CONCRETE FOOTPATH
- PLANTING BEDS
- TURF
- RUBBER SOFTFALL
- MULCH SOFTFALL & MUD STONE EDGE
- BENCH SEATING
- PICNIC SETTING
- PLAYGROUND FENCE

Notes

- Existing bollards to be removed and replaced with recycled plastic bollards where required along north and east boundary to stop vehicles entering the reserve (bollards not required in garden beds)
- Public toilet to remain in existing location until future renewal where it will be relocated as shown. Consider upgrading to include a changing places facility to serve Newhaven & San Remo (explore funding opportunities).
- Existing rotunda to be retained and replaced in existing location when scheduled for renewal
- Apply for a road occupancy permit to increase lawn area to north by approx. 2-6 metres and allow for additional planting near play space
- Carparking to remain informal (gravel)
- Existing half court concrete slab and basketball hoop/backboard to be retained with new line marking, netball ring and soccer goal.
- Explore gateway features to Phillip Island, such as signage or public art, to enhance entry recognition and align with tourism funding opportunities.



Retain existing rotunda



Retain existing trees

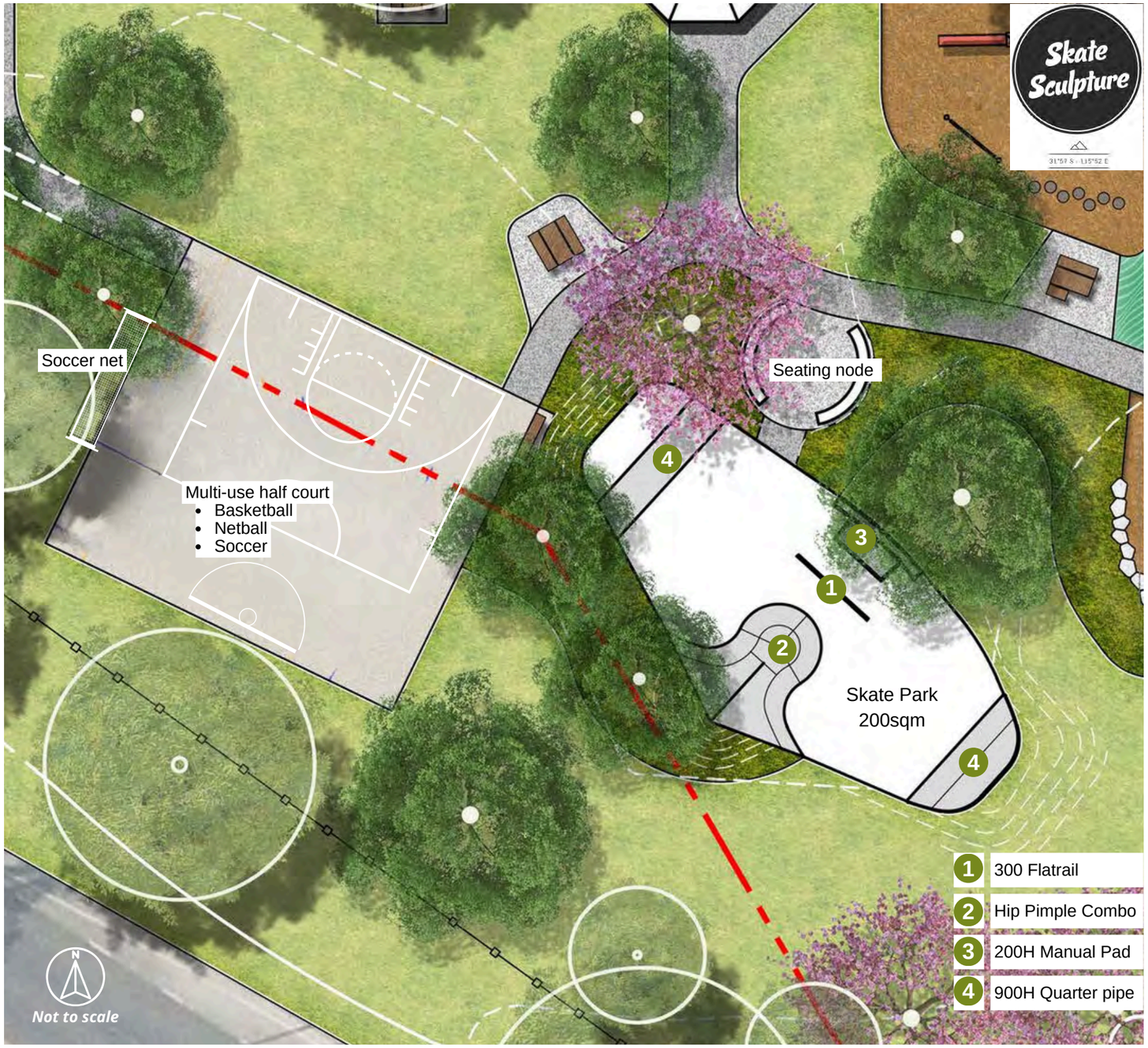


Retain concrete pad



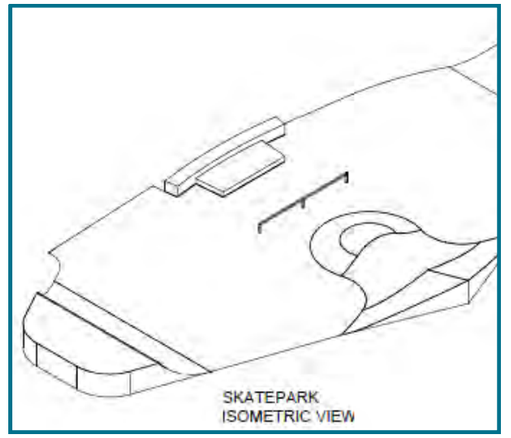
Example picnic table with concrete under

Skate & Half Court Zone




Skate park example


Quarter pipe

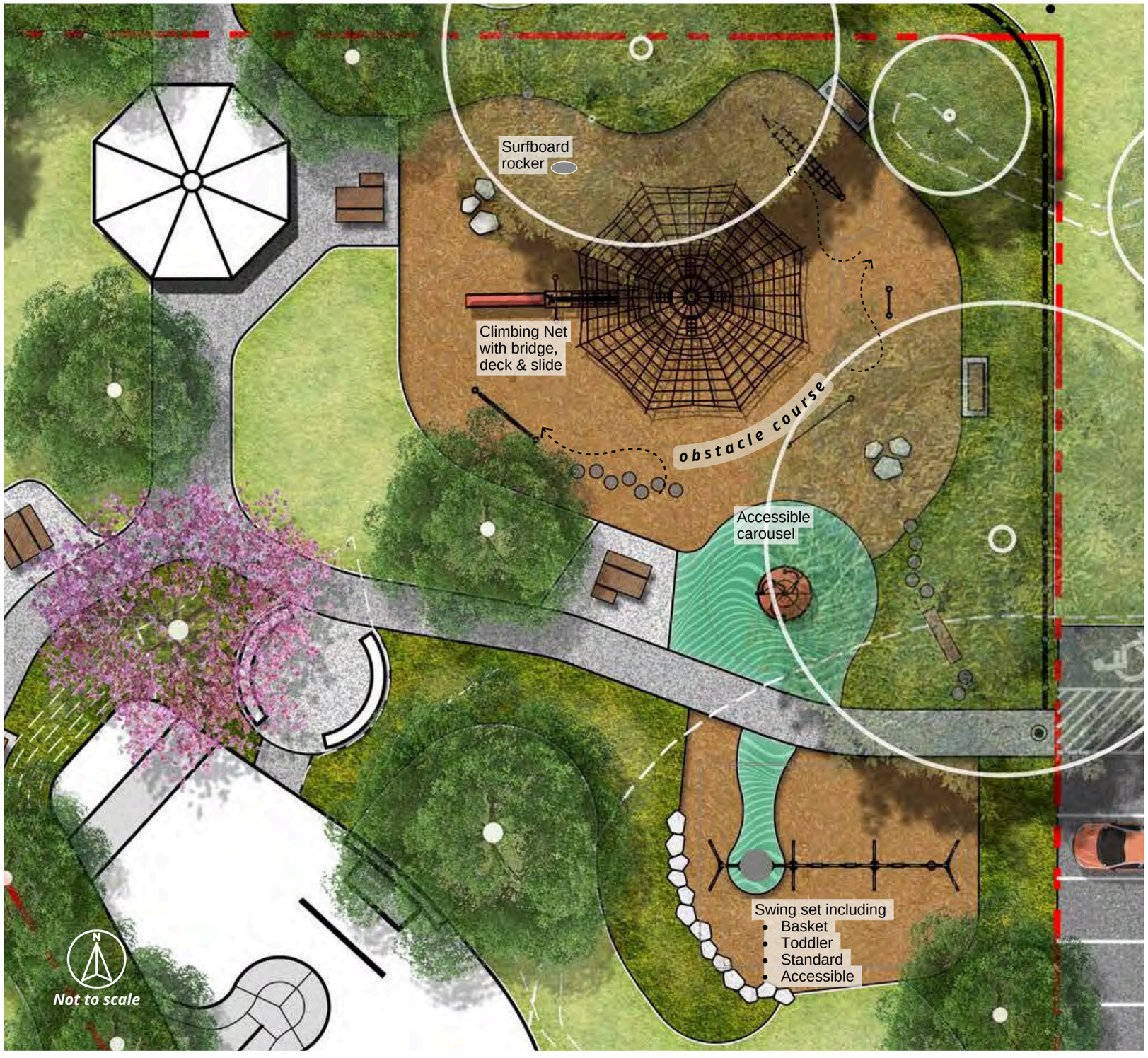



Seating node


Basketball hoop


Soccer net example

Play Zone



Obstacle course


Stepping stones


Rope traverse


Stepper walk


Coconut wiggle

Play equipment


Climbing net & slide


Climbing net


Accessible carousel


Climbing net unit


Skate board rocker


Swing set