

# CRIS FITZPATRICK PARK MASTER PLAN



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prepared for Brighton Council



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# SECTION 1

## INTRODUCTION

### 1.1 BACKGROUND

Cris Fitzpatrick Park is located on Tottenham Road in Gagebrook and is owned and managed by the Brighton Council. It is the largest developed park within the suburbs of Gagebrook and Herdsman's Cove.

The Park was formerly named Tottenham Park but was renamed in honour of Cris Fitzpatrick, a local person who worked tirelessly to make Bridgewater – Gagebrook a better place to live. She founded the Bridgewater and Gagebrook Urban Renewal Project (BURP) in 1996, a local community organisation that instigated many community support programs and services. She was elected to Brighton Council in 2000, awarded the Medal of the Order of Australia in 2003. She passed away in 2004 after a long battle with illness.

Map 1.1 shows the extent of the Park.



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Map 1.1 Cris Fitzpatrick Park

The park facilities include play equipment, bike education track, rage cage (allows for multi-sports within a fenced court), small skate park, cricket pitch, picnic shelters and toilets. A car park has been developed off Tottenham Road to provide convenient access to the play, picnic and toilet facilities. Other improvements to the park include the construction of concrete paths and installing street trees along Tottenham Road. Gravel pathways provide connectivity to the East Derwent Highway with paths connecting onto Bridgewater and Herdsmans Cove.

Located on the southern side of the Park is Bond Place which has been transformed by Mona as one of it's 24 Carrot Garden projects. The site has become a 'public kitchen and community garden' featuring curated cooking classes, gardening, ceramics classes and other community events. The project provides free community meals and 3 hours of classes<sup>1</sup>, once a fortnight, as well as ongoing site management and maintenance of the community garden by 24 Carrot Garden teachers and artists. There has been strong community support for the project.

Despite the large size and it's mix of facilities, the Park has not attracted a high level of use by the local community or visitors. In 2016, Council sought a Safety Audit of the Park by the 'Breaking the Silence Adocacy Group'. The Group assessed first impressions of the Park, lighting, maintenance, use of spaces, signage, social behaviour , level of surveillance and other safety aspects. The Audit identified a range of safety issues including the poor appearance/condition of the Park, poor lighting, minimal passive surveillance, ongoing vandalism and anti-social behaviour that intimidated people from using the Park.

In recent years, Council has made some improvements to the park with resealing pathways, tree planting and adding soft fall around the play equipment. However, these upgrades have not led to increased community use. Council recognised that these small scale improvements to the Park have been undertaken without the benefit of an over-arching master plan informed by community engagement.

Council commissioned Inspiring Place to prepare a comprehensive master plan that would activate greater community use and experiences. In doing so, it was important that the master plan be informed by the local community and consider the opportunities to strengthen linkages with surrounding areas.

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<sup>1</sup> The program was delayed during 2020 due to COVID restrictions.

## **1.2 PURPOSE OF THE MASTER PLAN**

The purpose of the master plan is to provide an aspirational plan to activate the Park to make it more accessible, safe and attractive for the community.

The key elements were to:

consult with the local community about the barriers and opportunities for creating a more desirable Park;

consider how best to use the existing infrastructure;

prepare a detailed concept plan for the Park with the intent to improve linkages to surrounding areas; and

allow for staging in the implementation of the recommended works and improvements.

## **1.3 APPROACH**

The project was undertaken in four stages during 2020 as outlined in Table 1.1. The community engagement program was delayed and restricted by the social distancing requirements in place for managing COVID 19.



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Photo 1 : Consulting with Gagebrook Primary School students and parents at the 24 Carrot Garden Event in August 2020

Stage1	Key Tasks
Stage 1 – Getting Started	<ul style="list-style-type: none"> <li>• Site walk with the Council and Steering Committee members</li> <li>• Review of background research and information</li> <li>• Prepared base maps</li> </ul>
Stage 2 – Community Engagement	<ul style="list-style-type: none"> <li>• Prepared a draft local community survey</li> <li>• Ran a ‘talk’ stall and survey with Gagebrook Primary schoolchildren and parents at the 24 Carrot Garden community event in August 2020</li> <li>• Revised the survey and distributed to over 1000 households in Gagebrook and Herdsman’s Cove</li> <li>• Analysed the local community survey</li> </ul>
Stage 3 – Draft Master Plan	<ul style="list-style-type: none"> <li>• Site visits and assessment of the issues and opportunities</li> <li>• Prepared the draft Master Plan</li> <li>• Initial review by Council staff and Steering Committee</li> <li>• Review staging for implementation</li> </ul>
Stage 4 – Final Master Plan	<ul style="list-style-type: none"> <li>• Revision of the draft Master Plan</li> <li>• Invite community review and comment</li> <li>• Finalise the Master Plan based on feedback comments</li> <li>• Launch the Master Plan in conjunction with a 24 Carrot Garden event at Bond Place</li> </ul>

Table 1.1 Project Approach

## 1.4 ACKNOWLEDGEMENTS

Inspiring Place would like to acknowledge the advice and support of the Council staff and the support of the 24 Carrot Garden project team during community engagement for the project.



## **SECTION 2**

### **CONTEXT**

This section of the report provides:

an overview of the relevant planning and policy framework (Section 2.1);

an outline of the existing use of the Park (Section 2.2);

a summary of the demographic trends, recreation trends and implications for the future planning of the Park (Section 2.3); and

a summary of the community views expressed about the Park (Section 2.4).

#### **2.1 PLANNING AND POLICY FRAMEWORK**

The following background documents were reviewed:

Vision 2050;

Brighton Council Strategic Plan 2019-2029;

Greening Brighton Strategy 2016-2021;

Climate Change and Resilience Strategy 2019;

Brighton Structure Plan 2018;

*1000 Voices* : the first 250;

Brighton Municipal Area Open Space Strategy 2012; and

Brighton Interim Planning Scheme 2015.

Table 2.1 provides a summary of the key points of relevance to the preparation of the Master Plan.

Document	Key Points	Relevance to Cris Fitzpatrick Park Master Plan
<b>Vision 2050</b>	In 2020, Brighton Council set out with the whole community to create a bold and optimistic plan for the future of Brighton Municipality over the next 30 years. It has a clear focus on the things that Council has the power to shape and influence. It identified six focus areas, one of which was 'A good life at every age' which outlined a commitment to supporting opportunities for recreation and leisure for everyone at every stage of life and creating child friendly environments including parks and playgrounds.	The Master Plan provides an aspirational plan for the future of the Park– a plan guided by the concerns and ideals of the community for a safer, well-connected and more activated place. These ideals are consistent with the vision that embraces Brighton being thriving, safe, progressive, equitable, accessible for all and sustainable.
<b>Brighton Council Strategic Plan 2019-2029</b>	Strengthening communities is a major goal along with the strategies to improve health and wellbeing, provide public facilities/amenities, support connected communities and build a resilient community and environmentally sustainable future.	Making the Park more desirable, safer and well-connected is consistent with the vision and strategies of the Strategic Plan.
<b>Greening Brighton Strategy 2016-2021</b>	The <i>Greening Brighton Strategy 2016 – 2021</i> has been developed to provide a coordinated strategic approach to increasing the number of trees in Brighton's streets, parks and private gardens. The first five years of the strategy has a strong focus on planting street trees to improve the main streets in Bridgewater, Gagebrook and Herdsman's Cove.	Tottenham Road is assessed as being a low priority street, but Council has recently installed trees within Cris Fitzpatrick Park parallel to the road. Over time these trees will add to the amenity, shade and shelter of the Park and street environs.
<b>Climate Change and Resilience Strategy 2019</b>	The Strategy draws from and builds upon current Council initiatives to create a unified approach to climate change and broader sustainability and resilience objectives. One of the identified opportunities for action is through structure plans/local area plans and master plans. Parks and reserves are one of the spheres of influence for Council action. For instance, one example would be for Council to pursue edible plantings within a park or reserve.	Cris Fitzpatrick Reserve provides an ideal opportunity to apply the climate change initiatives given the size of the open space and the synergy/success established with the Carrot 24 Garden project at Bond Place.
<b>Brighton Structure Plan 2018</b>	This report provides a strategic approach to how land is used and developed, to identify what services and facilities are needed to support the community, and to consider how the appearance and functioning of public places can be improved. It refers to continued improvement of open spaces as identified in the Brighton Municipal Area Open Space Strategy 2012.	No specific reference is made to Cris Fitzpatrick Park but the principles underpinning the Structure Plan and the <i>Brighton Municipal Area Open Space Strategy 2012</i> remain relevant to future planning for the Park.

Document	Key Points	Relevance to Cris Fitzpatrick Park Master Plan
<b>1000 Voices : the first 250</b>	This project recognises the value of the Bridgewater, Gagebrook and Herdsman's Cove joining together to create a healthy, happy and connected community where all children have the chance to grow up well and achieve their dreams. The community engagement identified 93% want education and learning, 76% safety, 70% personal wellbeing and 61% a connected community. The document indicates the desire of the community for safe outdoor play areas like parks, being crime free and safe to walk the streets without fear of motorbikes. It indicated that safety was the greatest obstacle preventing the community from achieving their dreams. It mentioned that there was little or no activities in the area.	The document provides an insight into the views of the local community and suggests that open spaces, such as Cris Fitzpatrick are part of the problem yet also part of the solution. The issues about safety and anti-social behaviour are similar to those expressed in the Safety Audit and community survey conducted for the Master Plan.
<b>Brighton Interim Planning Scheme 2015</b>	The park consists of two titles and includes an unused reserved road. The land is zoned Open Space under the <i>Brighton Interim Planning Scheme 2015</i> . The Park is covered by a number of overlays including for potential inundation, priority vegetation, bushfire prone and waterway protection. Figure 2.1 shows mapping of the flood prone land covering part of the Park.	The flood prone overlay provides a major limitation for the construction of any future buildings within the Park.
<b>Brighton Municipal Area Open Space Strategy 2012</b>	The Report identified Tottenham Park as the most highly developed open space in Gagebrook with multiple facilities. It indicated there are opportunities to enhance the role of the Park and strengthen its appeal at a municipal level (e.g. upgrading facilities, adding to the path/trail network, and introducing landscaping and tree planting). It noted that consideration should also be given to ensuring that facilities remain relevant to the local community and cater for a range of interests and ages. The report classified Cris Fitzpatrick Park as a Park within the overall open space system with generic purpose, function and amenities.	The open space framework outlined in the report remains consistent with the views received from the local community. It shows the opportunity to improve connections to the Jordon River and surrounding areas.

Table 2.1 Review of Documents



Figure 2.1 Flood Prone Land

## 2.2 EXISTING USE OF THE PARK

During August 2020 a survey was conducted with school children from Gagebrook Primary School during a 24 Carrot Garden community event held at Bond Place. Some 31 surveys were completed and indicated that:

87% of the students undertook recreational activities within Cris Fitzpatrick Park;

47% of the students visited the Park weekly;

20% did not visit the Park often;

17% visited monthly;

3% visited most days; and

64% feeling the Park was a safe place.

During October 2020 a household survey was completed by 133 local residents<sup>2</sup>. The survey findings indicated that:

82% of the respondents undertook recreational activities within Cris Fitzpatrick Park;

<sup>2</sup> 64% of the surveys were residents from Gagebrook, 9% lived in Herdsman's Cove and 26% elsewhere.



there was infrequent use of the Park with 10% never visiting, 33% not visiting often, and 29% visiting a few times a month as compared with 27% visiting a few times a week and 7% visiting on most days; and

53% of respondents did not consider the Park was a safe place.

This survey also asked what facilities the respondents used within the Park and the findings indicated:

64% used the play facilities;

52% used the footpaths;

43% used the picnic shelters;

42% used the car parking area;

38% used the bike education track; and

34% made use of the large open space area.

Respondents were asked to comment further on the safety aspect and the six highest responses were:

25% were concerned about the illegal use of the Park and paths by motorised trail bikes;

18% were intimidated and anti-social behaviour/"bogans";

15% considered the rubbish, broken glass and disposed syringes make the Park unsafe;

13% indicated there were no fences or barriers to Tottenham Road;

8% referred to vandalism was a safety problem ; and

7% said there was poor lighting within the Park.

## 2.3 TRENDS

This section provides a brief overview of the demographic, development and recreation trends that may influence the future use and demand for the Park and facilities.

### 2.3.1 Demographic Trends

Tasmania has the most regional and dispersed population of any state in Australia, with 58 per cent of the population living outside the greater capital city area.

The ABS estimated that Tasmania's total population grew by 5,791 persons (or 1.1 per cent), to 528,201 persons as at 30 June 2018, compared to the previous year. Tasmania's population, as a proportion of Australia's population, was 2.1 per cent as at 30 June 2018<sup>3</sup>.

Despite Tasmania experiencing its strongest rate of population growth in almost a decade, the population is projected to enter into decline by mid-century due to the ageing profile of the population. It is expected that Brighton will have a growing population based on sustainable growth given a very young population base, recent influx of new residents and high fertility rate. Research suggest a growth of 5,754 people between 2017 to 2042, being a 34% increase in the overall population which is higher than all other Local Government Areas in the State<sup>4</sup>.

This population growth projection is supported by other research that suggests that Brighton is expected to have a population of 22,489 following growth of 1.2% annually from 2019 to 2041, indicating a significant expansion in population base<sup>5</sup>.

Population growth estimates undertaken for the 2050 Vision is based around Brighton continuing to have one of Tasmania's fastest population growth with an expected population of 22,700 by 2042.

The suburb of Gagebrook and Brighton municipality have a much younger aged profile than Tasmania in the last Census 2106. Table 2.3 shows that Gagebrook has 38.3% of its population in the age group 0-19 years as compared with 30.6% for Brighton municipality and 23.7% for Tasmania.

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<sup>3</sup> ABS Regional Population Growth Cat No 3218.0

<sup>4</sup> Institute of Social Studies Regional, University of Tasmania 2018 Population Trends in Tasmania : Issues and Options

<sup>5</sup> DoTF (2019). *2019 Population Projections for Tasmania and its Local Government Areas*. Department of Treasury and Finance, Hobart.

Age Group	Gagebrook %	Brighton LGA %	Tasmania %
0-9 years	20.9	16.3	11.7
10-19 years	17.4	14.3	12.0
20-29 years	15.3	13.1	11.4
30-39 years	13.6	13.1	11.2
40-49 years	11.9	13.2	13.0
50-59 years	11.3	12.1	14.3
60-69 years	5.8	10.8	13.3
70-79 years	3.2	5.1	8.4
80+ years	0.6	2.0	4.7
Total	100%	100%	100%

**Table 2.3** Age Distribution Brighton Municipality (source ABS Census data)

The young age profile means that open spaces like Cris Fitzpatrick Park are potentially important assets for responding to the health, recreational and well-being needs of youth and families living in the surrounding areas. This need is particularly important when suburbs like Gagebrook and Herdsman's Cove also have limited access to private vehicles and public transport despite being located some distance from major commercial and community facilities.

### 2.3.3 Recreation Trends

There have been significant shifts in the way Australian's participate in recreation over the last 10-20 years. At a broad level, there has been a decrease in the participation of some traditional sports (e.g. football, cricket, tennis) and an increase in the popularity of informal recreation activities such as walking and bike riding. Alarming rates of obesity, particularly among children and young people, and widespread cardiovascular disease and diabetes have also increased in severity in recent years.

The following broad trends are typically evident across Tasmania:

- a continuing shift towards participation towards unstructured and informal recreation due in part, to the limited time and financial pressures;

increased pressure on traditional sports to continue given declining population and participation, despite having played a vital role in fostering community cohesion and social inclusion;

higher expectations for sport and recreation facilities that meet the requirements for accessibility, safety, environmental and building standards;

growing popularity and priority for trails that cater for informal activities including recreational walking, bike riding and trail running;

the need to cater better for special interest groups within the community including aged, youth and female recreational activities; and

continuing reliance on volunteers to support clubs and groups.

These trends are likely to mean:

development of facilities or upgrading of existing facilities will still need to have a multi-purpose use capacity while catering for various levels of use or competition;

building quality and user conditions (e.g. use of colour, materials, air conditioning, heating, quality amenities, lounge areas etc) are rising dramatically in response to building and health regulations, workplace safety standards, competition, wider user experiences, expectations regarding the standards of local provision, and the recognition that the standard of the use setting enhances the quality of the user experience and can influence the number of users;

the value of having well-designed and constructed play spaces and facilities that cater across age groups and genders;

the expectation (and the legal requirement) for improved building amenities and services, for user safety, parking, safety and security lighting, access, pathways, and signage;

new buildings are increasingly being designed with inherent use flexibility and the capacity to be changed and expanded as demands and needs grow;



a push towards greater consolidation and co-location of sport and recreation opportunities that entails the development of multi-component and multi-user venues rather than multiple, stand-alone facilities for each different sport and recreation activity;

the facilities will need to have the flexibility to offer a greater diversity of programs and/or changes the programs on offer as needs change so that more people are attracted to become engaged;

an opportunity to develop a greater focus on activities that promote healthy living and community wellbeing in addition to core sporting team programs;

an opportunity to develop a greater focus on activities that build social capital in the community; and

greater emphasis being placed on programming and program timetabling to optimise venue use and to offer a diverse array of activities to a wider cross-section of the community.

These recreation trends suggest the need for a strong rethink about the role and facilities that Cris Fitzpatrick offers to the community. This means revealing the possibilities for inclusive play, that enables people of different ages, cultures and abilities to come together in a safe, comfortable and delightful space. The master plan is a significant opportunity to boldly transform the Park into a hub of community activity in future years with connections outwards to link better with other areas.

## **2.4 COMMUNITY VIEWS**

The consultative process<sup>6</sup> for the Brighton Structure Plan indicated that one of the:

least liked things about living in Brighton was the lack of facilities and parks for children;

most favourite places in Brighton were the Parks;

least favourite places in Brighton were Parks that feel unsafe; and

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<sup>6</sup> Surveys were conducted across the municipality during February and March 2018 with 370 responses received.

common responses for making a good neighbourhood were spaces for community events and facilities and having high quality parks and public spaces.

The Safety Audit by Break the Silence Advocacy Group also highlighted many of the community views expressed when indicating that the Park:

was run down, not maintained, damaged and neglected;

Park is under-utilised by the community and many people feel unsafe;

the lack of good lighting that created entrapment spaces;

rubbish, graffiti and litter linked to anti-social behaviour; and

limited passive surveillance.

The community surveys held with primary school children (August 2020) and the wider community (October 2020) and were asked to select six improvements from 24 ideas to improve the Park. Attachment 1 shows the use of pictograms to help convey the ideas to improve the Park.

The findings from the August 2020 survey with primary school children (31 responses) indicated the most preferred ideas (ranked in importance) were:

1. Flying fox
2. Climbing play equipment
3. Water play feature
4. Obstacle course
5. Skate park and bmx jumps (equal)
6. Outdoor fitness/gym and picnic shelter/barbeques (equal).

The findings from the October community survey (133 responses) indicated the most preferred ideas (ranked in importance) were:

1. Water play feature and picnic shelter /barbeques (equal)
2. Lighting
3. Seating

4. Outdoor fitness/gym
5. Swings
6. Obstacle course

In addition the survey asked respondents to indicate other facilities or improvements that they would like to see in the Park. The number of responses to each idea are shown below:

open up and clean the public toilets (10)

fence or add barriers between the Park and Tottenham Road to make it safer for children to use the Park (8)

add security cameras into the Park (6)

better maintenance, fix rubbish/ control trail bikes and anti-social behaviour (4)

add more facilities and activities into the Park (4)

have a graffiti wall (3)

have an art/event space (3)

more shaded and sheltered areas (3)

more barbeques (3)

install a disc golf course (2)

provide a dog area and water bowls (2)

have a proper skate park (2)

better lighting (2)





## **SECTION 3**

### **SITE MASTER PLAN**

#### **3.1 FUTURE DIRECTIONS**

Future directions for the Park were identified based on background research, site investigations, Council and community consultations that were undertaken during the preparation of the Cris Fitzpatrick Park Master Plan. The future directions were:

1. The Master Plan should recognise the Park as having the potential to become a valuable asset to improve social, health and well-being in the community.
2. The ad hoc development and existing provision of Park offers limited quality, diversity and appeal to the local community. Some fundamental barriers and issues need to be addressed to improve community access, use, safety and enjoyment of the Park and its facilities.
3. The success of the 24 Carrot Garden at Bond Place demonstrates the capacity to gain strong support within the local community and shared responsibility for the care and management of such assets.
4. The Master Plan requires a bold rethink about the layout of the Park so as better encourage active lifestyles, life skills development and creative learning activities.
5. The Master Plan must be realistic and achievable within the resources available to Council and community for implementing works and improvements – the aspirational vision for the Park is to be supported by a staged program to attract funding and allow implementation based on priorities.

#### **3.2 VISION AND GUIDING PRINCIPLES**

##### **3.2.1 Vision**

The preparation of the master plan recognises this is an opportunity within 'once in a decade' to transform the Park into a hub for community activity, enjoyment and learning that the local community desire. It seeks to address the major shortcomings of the Park and to deliver facilities, spaces and opportunities more aligned to the future as expressed in *Vision 2050*.

The Park is spacious, central to residents, connected to the wider area and relatively level, factors which provide a great foundation to create an activated open space. This would encourage opportunities for inclusive play, that enables people of different ages, cultures and abilities to come together in a safe, comfortable and delightful space.

The vision for Cris Fitzpatrick Park is :

To provide an attractive park that will encourage active lifestyles, life skills development and creative learning activities. A park that is safe and offers enjoyable experiences for the local community to love and be proud of.

### 3.2.2 Guiding Principles

These are a set of broad principles, which help guide decisions and planning over the long-term and aid in the realisation of the vision.

These principles are, in part, based on the recreational policy principles adopted by the Active Australia Program, but have been revised and expanded to acknowledge the needs of the local community:

**Fairness, Equality and Access** – Council will actively seek equality of access to open space, sport, leisure and recreation opportunities regardless of age, sex, mobility, ethnicity or economic capacity by providing extra help for those for whom access is more difficult (e.g. for reason of language or mobility barriers); encouraging the development of user-friendly and high standard access infrastructure (including roads, footpaths, bike ways); ensuring equitable pricing policies, and favouring initiatives that improve access.

**Life-Long Involvement** – Council is committed to ensuring that all members of the community have the opportunity for life-long involvement in sport, leisure and recreation through participation and education programs; improvement of access and services and exposing people to new or different leisure and recreation opportunities.

**Quality of Experience and Safety** – Council believes that the resident and visitor community have the right to expect a high standard of recreation opportunities based on identified community needs. Council recognises the value of experiential qualities of recreation (including environment and setting); and the need to ensure that facilities, programs and services are provided in accordance with community need, contemporary standards and practices for health, risk and public safety.

**Continual Improvement** – Council is committed to reviewing and continually upgrading its provision of sport and recreational facilities, programs and services, and to improving the operational capacity of Council in relation to the provision of these services, and to facilitate initiatives in the community and commercial sectors, which improve open space and recreation opportunities.

**Sustainability** – Council believes in ensuring the sustainability of open space and recreation opportunities by providing facilities programs and services which meet identified needs in the community; by strengthening the ability of Council and the community to develop, operate and maintain them, and by avoiding, remedying or mitigating any lasting impacts upon the natural environment and quality of life of residents.

**Multiple-Use and Efficiency** – Council believes in multi-use and efficiency in the provision of sporting and recreation opportunities. Efficiency is measured in terms of the costs incurred in the running of programs, maintenance, improvement or replacement of facilities against the benefits to the whole community in terms of recreation opportunity. Preference will be given to initiatives which avoid the duplication of facilities, which are designed to support and encourage multi-use and which help to achieve a coordinated and holistic approach to sport and recreation.

**Diversity of Opportunities** – Council will support the provision of a range of opportunities for both passive and active recreation; in response to community needs; in a number of locations; at all levels of skill and competence and which cater for needs at the local, municipal and regional levels. Council will encourage the development of new opportunities for recreation in the municipality.

**Partnerships/Shared Responsibility** – Council will pursue opportunities for joint development of facilities with other providers (e.g. schools, Parks and Wildlife Service, Forestry Tasmania, private business, not-for-profit agencies), encourage shared management regimes with clubs and community groups and inter-agency and inter-government cooperation; and will assist those who assist the community (e.g. volunteers and community based groups).

**Making a Whole-of-Council Commitment** – Council believes in a cooperative, whole-of-Council commitment to meeting the foregoing principles and to improving opportunities for recreation for all members of the community.

**Organisational Capacity** – Council will develop the organisational and financial capacity to actively, plan, manage and assist with the delivery of facilities, programs and services that enhance the opportunities for the community to benefit from engaging in recreational activities.

Whilst the principles outlined above express accepted community values to some degree (i.e. fairness, sustainability, life-long involvement) they have the potential to be used as guides for making decisions about recreation priorities in the future. If a proposal can satisfy all of these principles then this should indicate to the Council that the proposal is worthy of proceeding to more detailed investigation and assessment. If the proposal fails on several of these principles, then it suggests that the benefits to the community may not be sufficient to warrant Council support or resource investment.

### **3.2.3 Policies**

The following policies have been identified as practical tools to assist the Council and community with management of Cris Fitzpatrick Park with respect to the vision and principles. The policies are:

1. Cris Fitzpatrick Park will be managed as a community park providing for a range of recreational and community needs.
2. Council will have overall responsibility for the management of the Park but involve, communicate and consider the views of key stakeholders and the wider community.
3. Priority will be given to the health, risk and public safety of users and the general community at the Park.
4. Integrated co-location and sharing of recreation facilities and use of spaces within the Park will be fostered.
5. The development of new facilities will be based on identified need and be appropriate to meet the standard, level of use and community expectations.
6. The Council will assess that what is being provided is regularly reviewed and revised in keeping with changing community needs.
7. The Park will have strong and safe connections with the surrounding residential areas.
8. Recreation and community events will be encouraged within the Park where there will be no adverse impact on the existing use, condition of the facilities and surrounding uses.

9. The opportunities for securing partnership/shared responsibility for development and management of facilities will be pursued.

10. All decisions regarding development and use of the Park should be consistent with Council's adopted policies, regulations and By-laws.

### **3.3 SITE MASTER PLAN**

Maps 3.1 and 3.2 present the Cris Fitzpatrick Park Master Plan. The plans are underpinned by the following six key design elements:

make it safe;

activate playful spaces;

create diverse open spaces;

enhance vibrant community life;

be well connected; and

lift the amenity.

#### **3.3.1 Make it Safe**

The local community indicated that the Park was not safe and deterred many people from using the open space and facilities. This concern was linked to the large openness of the Park, lack of fencing, lack of lighting, illegal and largely uncontrolled trail bike use on the paths, the poor condition of existing facilities, rubbish and the presence of anti-social behaviour.

The Master Plan provides a range of opportunities to improve safety including:

the desire to reduce vehicle speed on Tottenham Road to 40km/hour with suggested safe pedestrian crossing points and widening of the footpath;

installing advanced street trees along Tottenham Road which reduces the perceived width of the street (but allowing passive surveillance under the canopy) and helps slow traffic speed;

installing a fence around the 'developed' play and community space;

installing lighting throughout the 'developed' play and community space of the Park including the parking areas, paths and proposed buildings/structures;

installing security cameras at key facility locations to help deter anti-social behaviour;

having better defined entry points into the Park;

adopting a more organic network of internal paths which encourages slower pedestrian movement and improved passive surveillance by users; and

providing a future trail link within East Derwent Highway road reserve to provide more direct and convenient access for some users and reduce the need for through movement on the internal paths within the Park.

The most important step is to build widespread community ownership for the proposed improvements to Cris Fitzpatrick Park, as this has proven to be a successful 'model' with the 24 Carrot Garden at Bond Place.

### **3.3.2 Activate Playful Spaces**

The current play facilities are dated and not conducive to activating greater community use. They are basic in design, offer similar experiences to many other play spaces with 'off-the-shelf' play equipment, do not cater for a range of age groups, do not invite imaginative play nor cater well for the needs of parents or carers accompanying children.

The Master Plan provides the opportunity to change the sense of play within the Park. The Plan shows:

a cohesive, centralised play space that offers a range of both structured and unstructured play activities for all ages and abilities, with integrated facilities such as level paths, seating, lighting, shade and barbecue facilities for parents and carers;

a safe and inviting play space that encourages repeat visitation from the wider community;

a bespoke play space that is underpinned by nature play principles, including the high-level concept of the play space as a series of rivers and creek lines, with interactive water play features, interspersed by a sandy shore;



KEY

- 1
- Fenced play area, with learn to ride bike track, fitness path and community pavilion structure. Refer inset plan overleaf
- 2
- Provide safe crossing points at key locations along Tottenham Road (wombat crossing or similar)
- 3
- Plant avenue of street trees along length of pavement to Cris Fitzpatrick Park (CFP). Retain existing trees where possible. Street trees to have open, spreading form, and clear understorey, to allow for passive surveillance into parkland. Install pedestrian scale lighting in between street tree planting, so both pavement and boundary of parkland is well lit. Consider widening pavement to 2400mm wide to allow for shared pavement (low speed bikes and pedestrians)
- 4
- Concrete shared path network. Path network to retain existing links to Laurence Pl and Tottenham Rd, while creating new links to shared pathway (proposed) running parallel to East Derwent Highway, and new link to former Cove Hill Soccer Ground. Path network to be well lit, and have bench seating at regular intervals
- 5
- Formalise shared pathway that runs parallel with East Derwent Hwy. Option for path to be either concrete or compacted gravel surface. Create linkages into CFP at both Laurence Place and Bond Place ends. Refer Map 3.3 for overview of future pedestrian linkages
- 6
- Informal 'kick about' green. Cricket wickets to centre of green, with AFL goal posts facing up slope
- 7
- Park shelter with picnic table setting under
- 8
- Hard paved outdoor youth facility, with multi-purpose goal unit (basketball hoop integrated with soccer goal), and netball hoop. New skate park facility to sit along side ball game area, Park shelter with youth 'hang-out' seating between court and skate area. Relocated 'Rage Cage' multi sport area. Fence, with gated entry, on Tottenham Rd frontage to prevent balls from flying out onto road. Area to be well lit, with potential to run lights on automated timer system
- 9
- Entry points off Tottenham road, with signage, lighting, and exposed aggregate concrete path
- 10
- Replace current dirt jumps with gravel pump track circuit. Design of pump track to be challenging enough to satisfy skill level of more advanced riders, whilst allowing riders with less skill to ride the track. Pump track to be linked to skate park area and path network
- 11
- Planted buffer to East Derwent Hwy. Planting to feature native trees, with open clear understorey or low native grasses
- 12
- Future community development site
- 13
- Rehabilitate existing drainage swale with native, wetland plantings as WSUD feature. Consider locating walking path alongside drainage swale (subject to land ownership), to link to future subdivision
- 14
- Consider new pedestrian link to Plymouth Road, and Gagebrook Primary School. Refer Map 3.3 for overview of future pedestrian linkages



PUMP TRACK



SKATE PARK



HARD PAVED BALL COURT



SEATING / SHELTERS / BBQ / BING



OPEN GREEN / KICK ABOUT



FENCING



LIGHTING

CRIS FITZPATRICK PARK MASTER PLAN

MAP 3.1 PARK MASTER PLAN  
PREPARED FOR BRIGHTON COUNCIL



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FEB 2021

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KEY

- 1
- 1200mm high fencing to perimeter of developed play and community space (extent shown by orange dashed line). Fencing to be ARC metal fencing or similar (see precedent image on Map 3.1) to allow for transparency into area, whilst deterring dirt bikes and other unwanted user groups from accessing space
- 2
- Entry gates, with childproof locks. Park signage to be located at each entry point, along with feature lighting. Opportunity to integrate public art work into gates as an entry feature
- 3
- Reconfigure existing car park, with new bitumen surface, wheel stops, lighting, street trees and WSUD garden bed, sealed pedestrian paths, DDA parking, and entry threshold into gated play area. Traffic flow through car park single direction
- 4
- Public toilet with DDA facility, lighting, and external security cameras. Toilet facility located outside of fence to serve user groups not wanting to access gated area
- 5
- New parking area, with bitumen surface, wheel stops, lighting, street trees and WSUD garden bed, sealed pedestrian paths, DDA parking, and entry threshold into gated play area. Traffic flow through car park single direction
- 6
- Location for indoor / outdoor community pavilion structure, with facilities such as community pizza oven. Opportunity to link built space to community garden area, and work in collaboration with 24 Carrot to help deliver community events such as cooking days and the like. Pavilion to be well lit and under camera surveillance
- 7
- Public toilets with DDA and baby change facility integrated into pavilion structure. Toilets to face onto car park area for passive surveillance. Toilets to be well lit and have external security cameras
- 8
- Extend community orchard planting from Bond Place area into parkland. Work with 24 Carrot Program to help determine suitable species and future management plans for area
- 9
- Discuss with 24 Carrot potential to remove fencing from Bond Place area, to create better flow into parkland area, and create a stronger relationship between the two sites
- 10
- Entry nodes into CFP, with feature signage, seating, lighting and rubbish bins. Exposed aggregate concrete finish
- 11
- Open air DDA barbecue facility with picnic tables. Open grass area for free play adjacent to picnic tables
- 12
- Play tower with mulch underlay. Tower to cater to range of age groups, and incorporate varying levels of risk
- 13
- Group swing feature, with nest swing and all abilities seat. Mulch underlay
- 14
- Water play feature, with robust pump design and trough. Water to discharge into natural 'creek bed'. Blue toned soft fall surface under, interspersed with large boulders to replicate a 'river mouth' setting
- 15
- Creek bed through 'Sandy Shore' nature play area. Creek bed to feature large rocks and natural forms; opportunities to collect and dam water along length of creek bed via series of retaining weirs
- 16
- 'Sandy Shore' nature play area, with coarse, granulated sand surfacing (note not a sand pit feature), and log play features. Opportunity to introduce indigenous theme to play ground, in both play equipment and planting scheme to area. Planting may include 'bush tucker' / sensory section to supplement community garden area. Sandy shore play area to feature seating to perimeter of space
- 17
- 'Open River' play area at end of creek bed. Blue toned soft fall surface, with imagination play items such as canoe, or carved aquatic themed animals. Opportunity to overlay indigenous theme
- 18
- Dual flying fox with mulch or coarse sand underlay. Timber seating platforms near flying fox take off area to allow for a youth / family 'hang-out' zone
- 19
- Dry creek bed with wetland planting to collect possible overflow water from existing drainage line. Plants to collect and filter water, so playground is protected from possible water run off. Creek bed to be lined with boulders set in place
- 20
- Planted buffer zone between Tottenham Rd and fenced play area. Garden bed to feature wetland planting to help mitigate possible overland flooding effects. Plant species to be low grasses, interspersed with open canopy street trees, to allow for passive surveillance in and out of park area. Pedestrian scale lighting located in garden bed area, to light both footpath along Tottenham Rd, and park area
- 21
- Planted buffer zone between parkland and highway reserve behind. Garden bed to feature native trees with open canopy, and low native grass species, to allow for passive surveillance both in and out of park
- 22
- Open grass areas for free play, such as informal ball games, picnics etc
- 23
- Looped learn to ride bike track, coloured concrete finish. Dynamic design, with track weaving around garden beds. Multiple intersection points, and different route options to help build handling skills
- 24
- Looped fitness path incorporating existing concrete pathway, with pedestrian scale lighting, and multi seating points along length of path. Fitness path can be access from existing or proposed car park area. Path to be general purpose concrete finish, with coloured concrete at key intersection points, and timber 'bridges' across dry creek bed / water play area
- 25
- Outdoor fitness equipment / obstacle course adjacent to fitness path. Fitness equipment to be robust in design, and accommodate multi-generational user groups
- 26
- Picnic shelter with table setting under



CRIS FITZPATRICK PARK MASTER PLAN

MAP 3.2 DETAILED FENCED PLAY AND COMMUNITY AREA PLAN  
PREPARED FOR BRIGHTON COUNCIL



Date FEB 2021  
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nature play items that encourage imagination play, and develop fine motor skills such as balance and grasp;

nature play items that offer possible indigenous themes, to be developed in collaboration with community members;

a climbing tower suitable for a wide range of age groups, which allows children to experiment with different levels of controlled risk and reward; and

a dual flying fox, with nearby 'hang-out seating (dual lines allow two users to 'race' each other along the cable way, which helps to develop socialisation and negotiation skills).

### **3.3.3 Create Diverse Open Spaces**

The community indicated that the Park feels like a large area that is unsafe and unloved. The Master Plan shows the capacity to break the Park into smaller open spaces catering for a diversity of activities. This includes:

extending the edible landscape from the 24 Carrot Garden at Bond Place into the Park with fruit trees, garden beds and a path linked to a future community pavilion structure;

a range of various small open spaces embracing nature play, water play, adventure, fitness circuit, bike education and urban play design features;

the more defined open sports area with a cricket pitch and football goal posts to invite informal outdoor play;

activated youth space with basketball/netball court, skatepark and bike pump track; and

open spaces throughout the Park for informal play and relaxation with amenity arising from tree planting and other landscaping features.

This allows the Park to be used by many different people for a range of social and recreational activities rather one large open space that has historically failed to cater for these needs.

The organic flow of the internal paths reinforces the sense of diversity and different spaces within the Park. The paths lead and connect people to different spaces to allow people to enjoy and stay longer. The more direct footpaths cater for commuter walking continue to connect with Tottenham Road and the East Derwent Highway road reserve.

### 3.3.4 Support Vibrant Community Life

Currently the Park is not recognised by many residents as being a safe or a vibrant place for community use and activities.

The Master Plan indicates the opportunities for:

- 24 Carrot Garden to grow into the Park at times, so that the Park become a larger stage for activity and learning;

- a diverse range of playful activities within a fenced and safer environs;

- provision for picnic shelters and barbecues at various locations;

- a pavilion structure which fosters indoor and outdoor activities including a community kitchen/pizza oven;

- re-design of the car park layout to make it more attractive, safer and to allow for easy access to the Park facilities;

- relocating the toilets closer to the car park in the long term to allow ease of access and greater passive surveillance;

- an internal path network that invites people to take time to explore the Park, become more aware of the diverse play and open spaces and to encourage greater passive surveillance; and

- create some open grassed spaces that allow for hosting community events and gatherings.

### 3.3.5 Be well Connected

Maps 3.1 and 3.2 show the proposed paths within the Park including the key entry points. The internal paths have been designed to help create more defined spaces within the Park and greater free-flowing movement between the spaces, especially connectivity to different play spaces.

Map 3.3 shows the potential to improve the accessibility and connectivity of the Park within the Gagebrook and Herdsmans Cove. It indicates that the foundations for a good path network are mostly already in place but there is scope to improve some connections e.g. along the East Derwent Highway, to Tivoli Green residential estate and Guilford Crescent.

Gates have been shown at the key entry points into the major play space to help achieve the community desire for fences to improve the overall safety of

Key:

- ① Maintain land for environmental values
- ② Retain and manage as urban forest
- ③ Retain as public open space for sporting and community recreational use
- ④ Retain and manage as urban forest
- ⑤ Consider future path in highway corridor
- ⑥ Link to Guilford Crescent
- ⑦ Links to Tivoli Green residential estate

- Existing Paths
- Proposed New Paths



Map 3.3  
**Proposed Path Connections to Surrounding Areas**

users. The layout of paths and gates will help to deter illegal use of paths by motorised trail bikes, however this will need to be supported by the placement of security cameras, greater/regular Tas Police surveillance and clear channels for community reporting inappropriate activities. The proposed improvements to the Park over time should also create greater passive surveillance by having more people using the Park for more time.

### **3.3.6 Lift the Amenity**

The community indicated that the Park is currently unattractive, untidy and uninspiring for encouraging greater community use.

The Master Plan shows a number of opportunities to improve the overall amenity of the Park including:

- introducing better lighting around the main entry points and community facilities;

- installing street trees along Tottenham Road;

- purposeful placement of trees within the Park to provide shelter, shade and attractive settings to encourage community recreational use and activities;

- creating smaller grassed areas that provide individual spaces for family and individuals to use;

- introducing a more edible landscape, predominately using fruit trees close to 24 Carrot Garden;

- having some larger grassed open spaces for more group and active sports;

- providing some mass plantings on sloping land which has limited recreational value; and

- installing some edge or border plantings to help define the boundaries of the Park.



### 3.4 UTILISING THE CURRENT PARK FACILITIES

The Master Plan has been prepared with consideration to the life, value and condition of current facilities and assets located within the Park. It shows the potential to:

- retain the car park near the centre of the Park;

- retain the current toilets in the present location until funding in the long term allows for upgrading of the facilities and being better located to improve accessibility, safety and amenity;

- retain the street tree plantings;

- retain the relatively new concrete footpath through the centre of the Park;

- retain the rage cage until such time that it could be relocated to the youth activity space at the northern end of the Park in the long term and the current site redeveloped as a community pavilion structure for events with a community pizza oven and other social gathering facilities;

- retain most of the play facilities as located (other than relocating a few to allow for the proposed flying fox play structure) until funding in the long term allows for completion of the aspirational plan for play; and

- encouraging car parking along Tottenham Road until funding in the long term allows for a new car park to service the activity associated with the development of the proposed community pavilion structure.

The bike education track would be replaced by the proposed new play facilities and flying fox play structure during Stage 1 of the project. Discussions with Bicycle Network Tasmania indicated they do not use the track and run the learn to ride programs at the local schools (e.g. Gagebrook Primary School). The Master Plan shows the opportunity to have a better designed path layout to be more engaging for learn to ride in the second stage of the project.



## **SECTION 4**

### **ACTION PLAN**

#### **4.1 USE OF THE MASTER PLAN**

##### **4.1.1 Management Responsibility**

The Brighton Council is responsible for the overall management of Cris Fitzpatrick Park. Council may seek advice and direction from the community and any key stakeholders regarding future development, use and management of the Park.

##### **4.1.2 Using the Master Plan**

The Cris Fitzpatrick Park Master Plan provides a guide to help with the future planning, development and management of the Park. It should not be seen as a 'fixed' Plan but rather an aspirational plan to guide priorities and decision making.

Having an agreed Master Plan will enable Council to:

- assess any proposals for use, development and/or key management decisions;

- formulate a long-term budget to upgrade and improve the Park and facilities;

- seek resource and funding assistance to instigate the recommended actions; and

- consult with key stakeholders and the community about the future planning, development and management of the Park.

#### **ASSESS PROPOSALS**

The Master Plan will help assess whether the proposed development or management action will impact, either positively or negatively, on the achievement of the other recommended actions for the Park.

Council should ensure that any proposed development or major management action does not conflict with the long term vision, principles and guiding policies for the Park. A thorough appraisal with community consultation should take place if any proposed development and/or major management action provides scope for conflict with the long term vision and guiding principles for the Park or achievement of the other recommended actions.

#### LONG TERM BUDGET STRATEGY

The Master Plan allows the Council to prepare a long term budget strategy for the upgrading of facilities and improving the management of the Park. This will be primarily based around securing support funding from the Federal and State Governments.

Whilst funds need to be distributed across many Council functions, the Park is an important asset for the municipality and consistent investment of resources over a long time frame will provide a range of environmental, economic and social benefits to the community beyond the dollar value involved. Investment will also reinforce the potential of the Park to better cater for a range of recreational, social and health needs within the community.

The long term budget could involve the preparation of a 5 or 10 Year Work Plans.

#### FUNDING ASSISTANCE

The Master Plan can be used as a vehicle to support submissions for funding assistance under programs managed by the Commonwealth and State Governments. As the Master Plan covers a wide range of interests – recreation, community open space, education, health, access etc – there will be opportunities to use the Master Plan to target a range of potentially available funding sources.

The Master Plan may also be used as a guide for engaging and guiding the support of community and Service Clubs for improving facilities for the community.

#### CONSULTATION

The Master Plan can become a useful mechanism for communicating with the community in the development and management of the Park. In particular, community members can provide advice as to the priorities for action and what aspects of the Plan may need to alter during any review process.

The draft Master Plan was exhibited for public comment during April 2021. Seven comments were received from the local community – four supporting the Plan, two indicating concern with possible vandalism of the proposed facilities and one referring to the preference to use solar lights within the Park. No alterations were made to the draft Final Plan other than to acknowledge the above feedback comments received.

It is recommended that Council undertake 'minor' internal reviews of the Master Plan every second year.

A 'major' review of the Master Plan should occur every 10 years, with significant involvement of the local community and other stakeholders.

## **4.2 ACTION PLAN**

The Action Plan sets out recommended actions and staging of works for the Park over the next 10 years. It identifies priority projects to be commenced and completed within the short term, medium term and then the roll-out of proposed works over the long term based on securing funding.

There is no certainty that works can be started or completed within the proposed timeframe. However the Action Plan does provides guidance as to what may be the priorities for seeking funding support over the next 10 years. In many cases additional planning, design and approvals are required first-up before a recommendation can be implemented.

Further, whilst an action may have priority within this Master Plan, it is recognised that Council has other priorities within the municipality that may necessitate actions be delayed.

### **4.2.1 Stage 1 – Implementation**

Map 4.1 and Table 4.1 provide an Action Plan assuming Council may achieve funding support to allow a works budget in the order of \$400,000.

The southern part of the Park is considered to be a major priority to transform the character, accessibility and use of the Park for the benefit of the wider community. It is expected that implementation of Stage 1 works would lead to strong community support for developing and managing the northern part of the Park.

High priority has been given to those works that address the major concerns of the community – limited public safety, poor quality of facilities and unattractiveness to use the Park. The proposed works are shown in Map 4.1 and would include installing the:

fence and entry gates around the perimeter of the play precinct;

dual flying fox play structure;

activated play spaces and pathways (e.g. sandy shore nature play area, creek bed with water play elements);

pedestrian lighting at key points within the Stage 1 play precinct; and

shade trees within the play precinct.

This stage retains the existing concrete path, rage cage and play equipment (other than relocating two pieces of play equipment for the flying fox), existing toilets and picnic shelters.

Rec. No	Recommendation	Responsibility
1	Council to review, refine and endorse the Cris Fitzpatrick Park Master Plan with feedback from local community comment on the draft plans	Council
2	Seek cost estimates for the proposed works and prepare a funding strategy to seek funding support for Stage 1 under available grants or other arrangements with the State and Federal Governments.	Council
3	Undertake investigations and any detailed design for selected works within the Project Plan: <ul style="list-style-type: none"> <li>detailed design selected play spaces, paths and the dual flying fox play structure</li> <li>investigation into selection of suitable trees and fencing</li> <li>investigation into lighting options for the pedestrian paths and play spaces</li> </ul>	Council to undertake detailed design or engage professional consultants
4	Proceed to lodge DA for approval and construction of selected new works	Council
5	Internal review of the Master Plan (end of two years)	Council

Table 4.1 Stage 1 Action Plan

#### 4.2.2 Stage 2 - Implementation

Map 4.2 and Table 4.2 provide an Action Plan assuming Council will seek further funding support to allow completion of the play precinct and proposed community facilities.

High priority has been given to completion of the play and community precinct.

This stage would relocate the rage cage and significantly upgrade the play equipment, toilets and picnic shelters in line with the vision of the master plan.



Key:

- 1 1200mm high fencing to perimeter of developed play and community space (extent shown by orange dashed line). Fencing to be ARC metal fencing or similar to allow for transparency into area, whilst deterring dirt bikes and other unwanted user groups from accessing space
- 2 Entry gates, with childproof locks. Park signage to be located at each entry point, along with feature lighting. Opportunity to integrate public art work into gates as an entry feature
- 3 Retain existing toilet facilities for Stage 1.
- 4 Retain existing picnic shelters and adjoining pathways for Stage 1
- 5 Retain parts of existing play equipment located on dark grey softfall. Adjust positioning of play equipment that interfere with the placement of flying fox.
- 6 Dual flying fox with mulch or coarse sand underlay. Timber seating platforms near flying fox take off area to allow for a youth / family 'hang-out' zone
- 7 Retain recently installed concrete pathway.
- 8 New play space area with small picnic shelter and seating, 'sandy shore' nature play area, creek bed with water play elements, group swing feature and play tower.
- 9 Retain existing 'Rage Cage' multi sport court.
- 10 Retain option of on street parallel parking.
- 11 Plant avenue of street trees along length of pavement to Cris Fitzpatrick Park (CFP). Retain existing trees where possible. Street trees to have open, spreading form, and clear understorey, to allow for passive surveillance into parkland. Install pedestrian scale lighting in between street tree planting, so both pavement and boundary of parkland is well lit. Consider widening pavement to 2400mm wide to allow for shared pavement (low speed bikes and pedestrians)
- 12 Extend community orchard planting from Bond Place area into parkland. Work with 24 Carrot Program to help determine suitable species and future management plans for area.
- 13 Discuss with 24 Carrot potential to remove fencing from Bond Place area, to create better flow into parkland area, and create a stronger relationship between the two sites.



# CRIS FITZPATRICK PARK MASTER PLAN

MAP 4.1 PARK MASTER PLAN STAGE 1 - YEARS 1-2  
PREPARED FOR BRIGHTON COUNCIL



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Key:

- 1 Relocate 'Rage Cage' to future upgraded skatepark and ball court area.
- 2 Start constructing connections for the path network for Cris Fitzpatrick Park and surrounding areas.
- 3 Demolish existing toilets and build new toilet/public amenity facilities next to existing carpark.
- 4 Complete works for the fenced playground area including Looped learn to ride bike track, coloured concrete finish. Dynamic design, with track weaving around garden beds, open grass areas for free play and relocate existing shelters to locations show.
- 5 Complete any works left out in stage one for the play area including play equipment, surfaces and seating.
- 6 Use existing concrete surface left from removal of 'Rage Cage' and construct new indoor / outdoor community pavilion structure, with facilities such as community pizza oven, public toilets with DDA and baby change facilities. Pavilion to be well lit and under camera surveillance. Opportunity to link built space to community garden area, and work in collaboration with 24 Carrot to help deliver community events such as cooking days and the like. Toilets to be well lit and have external security cameras
- 7 Retain open green space for future carpark.
- 8 Entry nodes into CFP, with feature signage, seating, lighting and rubbish bins. Exposed aggregate concrete finish



CRIS FITZPATRICK PARK MASTER PLAN

MAP 4.2 PARK MASTER PLAN STAGE 2 - YEARS 3-5  
PREPARED FOR BRIGHTON COUNCIL





Rec. No	Recommendation	Responsibility
1	Seek cost estimates for the proposed works and prepare a funding strategy to seek funding support under available grants or other arrangements with the State and Federal Governments.	Council
2	Undertake investigations and any detailed design for selected works within the Project Plan: <ul style="list-style-type: none"> <li>community pavilion and community facilities with the relocation of the rage cage to the northern end of the Park with other youth facilities</li> <li>new toilet and public amenity facilities next to the existing car park</li> <li>proposed looped learn to ride track and other play spaces</li> <li>entry nodes, signage and bins</li> <li>lighting of the pedestrian paths and facilities</li> <li>seating and lighting</li> <li>planting of shade trees</li> </ul>	Council to undertake detailed design or engage professional consultants
3	<ul style="list-style-type: none"> <li>Proceed to lodge DA for approval and construction of selected new works</li> </ul>	Council
4	Internal review of the Master Plan (end of 5 years)	Council

Table 4.2 Stage 2 Action Plan

#### 4.2.2 Stage 3 - Implementation

Map 4.3 and Table 4.3 show the proposed works for implementation within the long term.

High priority has been given to upgrading the Park outside of the play precinct. The key works are:

complete the path network within the Park;

replace the current dirt jumps with a gravel pump park;

create the hard paved outdoor youth facility adjacent to the relocated rage cage;

informal kick-about green

tree plantings; and

potential for new off-street car park to service the Park and community pavilion events.

Rec. No.	Recommendation	Responsibility
1	Seek cost estimates for the proposed works and prepare a funding strategy to seek funding support under available grants or other arrangements with the State and Federal Governments.	Council
2	Undertake investigations and any detailed design for selected works within the Project Plan: <ul style="list-style-type: none"> <li>• construct the new paths to help create the open spaces in the northern part of the Park</li> <li>• install the proposed new multi-use sports court, skatepark, bike pump park and shelter to service these facilities</li> <li>• install new path within the East Derwent Highway reserve and connections to Tivoli Green and Guilford Crescent</li> <li>• complete street tree plantings along Tottenham Road</li> <li>• assess need for proposed new off-street car park</li> </ul>	Council
3	<ul style="list-style-type: none"> <li>• Proceed to lodge DA for approval and construction of selected new works</li> </ul>	Council
4	Major review of the Master Plan completed within 10 years	Council,

Table 4.3 Proposed Stage 3 Action Plan



Key:

- ① Replace current dirt jumps with gravel pump track circuit. Design of pump track to be challenging enough to satisfy skill level of more advanced riders, whilst allowing riders with less skill to ride the track. Pump track to be linked to skate park area and path network
- ② Complete path network for whole of Cris Fitzpatrick Park.
- ③ Hard paved outdoor youth facility, with multi-purpose goal unit (basketball hoop integrated with soccer goal), and netball hoop to sit next to relocated 'Rage Cage'. New skate park facility and ball game area. Park shelter with youth 'hang-out' seating between court and skate area. Fence, with gated entry, on Tottenham Rd frontage to prevent balls from flying out onto road. Area to be well lit, with potential to run lights on automated timer system.
- ④ Informal 'kick about' green. Cricket wickets to centre of green, with AFL goal posts facing up slope
- ⑤ Increase tree plantings around Western side of site to provide shading along path network.
- ⑥ Complete any works left out in stage two for fenced play area.
- ⑦ Explore potential need for new off street parking area, with bitumen surface, wheel stops, lighting, street trees and WSUD garden bed, sealed pedestrian paths, DDA parking, and entry threshold into gated play area. Traffic flow through car park single direction



CRIS FITZPATRICK PARK MASTER PLAN

MAP 4.3 PARK MASTER PLAN STAGE 3 - YEARS 6-10  
PREPARED FOR BRIGHTON COUNCIL







### 4.3 FUNDING

The funding for the recommended works will need to be targetted and sourced from a range of potential areas. This includes:

Council to identify its capacity for contributing funding to match or assist the implementation of the project over the next 5 and 10 years;

Council, user groups and event organisers to lobby the State and Federal Government parliamentarians for special funding assistance in the lead-up to future elections, especially those members representing the Lyons electorate;

identifying and seeking funding assistance for the implementation of project stages through possible grant initiatives such as:

- the National Stronger Regions Fund initiative which aims to boost social and economic development in Australia's regions by funding priority infrastructure projects in local communities (<http://investment.infrastructure.gov.au/funding/NSRF>),
- the Building Better Regions Fund which aims to fund projects outside of the major capital cities;
- the Stronger Communities Program which aims to fund small capital projects that deliver social benefit (support of Federal Member of Parliament required for the project),
- individual sporting clubs to consider opportunities for fund raising support from the Australian Sports Foundation involving opportunities such as tax deduction for donations, deductible gift recipient and Fundraising4Sport-F4S;

Sport and Recreation Major Grants or Sport and Recreation Minor Grants administered by Communities, Sport and Recreation for projects consistent with the vision and implementation of the Master Plan

([http://www.dpac.tas.gov.au/divisions/csr/sportrec/funding\\_opportunities/major\\_grants](http://www.dpac.tas.gov.au/divisions/csr/sportrec/funding_opportunities/major_grants));

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individual clubs to work with their State peak bodies to seek funding under the State Grants Program administered by Communities, Sport and Recreation; and

club and community-based fund-raising campaigns (although many Clubs are small and have limited capacity to raise funds beyond meeting operational needs).

**ATTACHMENT 1**  
**LOCAL COMMUNITY SURVEY**



# Cris Fitzpatrick Park

## Local Community Survey

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A master plan is being prepared for Council to improve the 'look and feel' of the park. This includes access to and within the park, its facilities, amenity and safety.

Please tick a box and add some words. Your thoughts will help us with the plan.

**1. Where do you live?** ☐ Gagebrook ☐ Herdsmans Cove ☐ Elsewhere

**2. Do you visit or undertake recreational activities in the Cris Fitzpatrick Park?**

☐ NO ☐ YES

**3. How often do you visit the park?**

☐ Most days ☐ Few times a week ☐ Few times a month ☐ Not often ☐ Never

**4. Do you consider the park to be a safe place to visit?**

☐ YES ☐ NO What makes the place feel unsafe for you?

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**5. Which of the existing facilities in the park do you use?**

Tick the boxes that best indicate your use of the facilities.

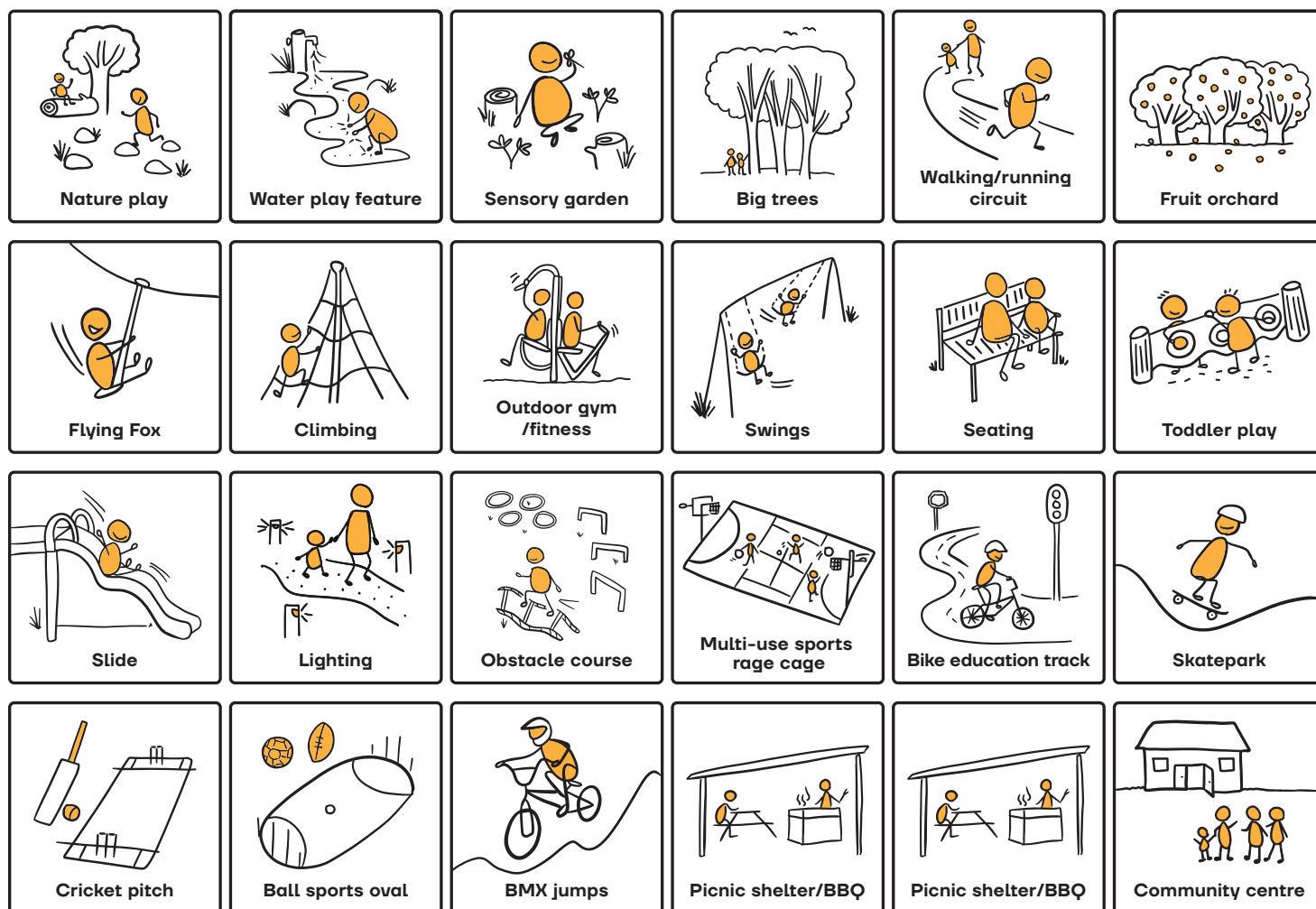
- ☐ None of the facilities
- ☐ footpaths
- ☐ larger open spaces (grassed areas)
- ☐ small skate park
- ☐ bike education track
- ☐ toilets
- ☐ car park
- ☐ cricket pitch
- ☐ multi-use court (rage cage)
- ☐ play equipment (swings, small fort, slides)
- ☐ picnic shelters



## 6. Which of the following improvements would you like to see in the park?

Choose six (6) improvements that you would like to see happen. Number 1 being most important to you. Place the numbers within the box.

Example:



## 7. Are there other facilities or improvements you would like to see in the park?

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Thank you for your time and ideas. You can drop your survey form into the box at the Laona Store on Tottenham Road, Gagebrook Community Centre on Lamprill Circle or to the Brighton Council Offices on Tivoli Road within the next 2 weeks.