

LENNOX PARK

Master Plan Report

November 2025



Brighton
going places

PLAY
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Lennox Park Master Plan Report
Prepared for Brighton Council By Playstreet Pty Ltd

Playstreet and Brighton Council would like to give a special thanks to all who contributed and gave their ideas for this exciting project.



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DOCUMENT CONTROL

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EXECUTIVE SUMMARY

Following an extensive community consultation program, which engaged Brighton community members, Playstreet commenced a master planning process for the redevelopment of Lennox Park.

The master plan seeks to combine community aspirations for the park and analysis of the existing conditions to form a concept design that achieves a safe, engaging and contextually appropriate design for Lennox Park.

The following sections are detailed in the report:

Process & Place

A brief summary of the initial community consultation process undertaken in April-May 2025 is provided. Refer to Lennox Park + Tivoli Green Community Consultation Report (June 2025) for full details.

The site's context and existing features were established through a number of mapping exercises and site explorations. These investigations helped form the early spatial planning of the master plan design.

Design Approach

Three key design directions formed as a result of the community consultation process, there are summarised and their application to the master plan design is outlined.

Master Plan

The master plan for Lennox Park is presented with accompanying descriptions of designed elements and character imagery including:

- Materials Palette
- Play Equipment
- Planting Palette
- Facilities & Furniture

The master plan consists of staging plans so that the proposed works can be delivered over the short, medium and long term.

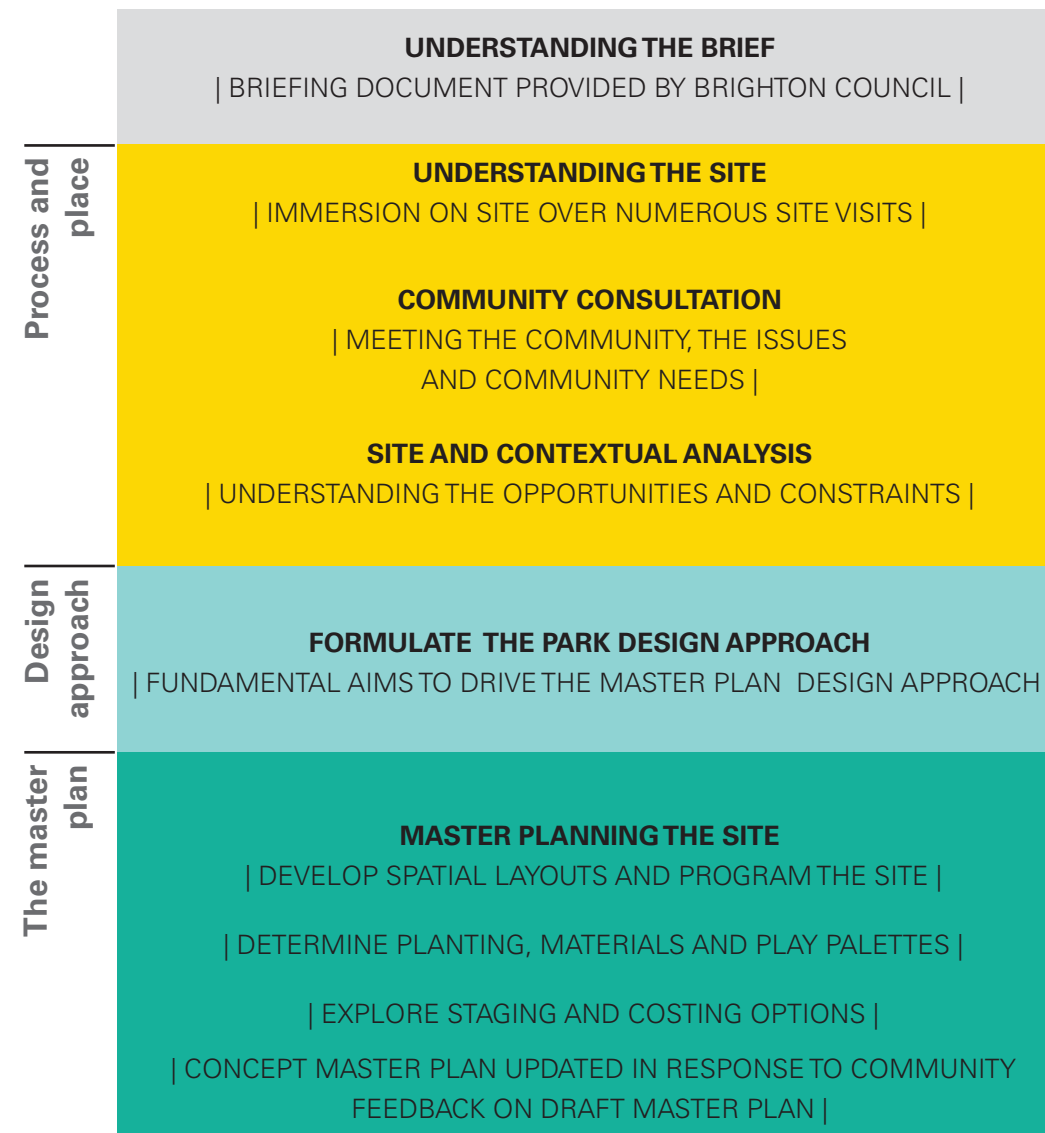
01

Process and place

1.1

Process and place

The Master Planning Process



Above image taken from community consultation event

1.2

Process and place

Community Consultation

Brighton Council engaged Playstreet to undertake community consultation on the redevelopment of Lennox Park. The purpose of the engagement was to listen and seek ideas from local residents, community groups and users about their aspirations for the site.

Brighton Council identified key stakeholders and user groups to target during the engagement period and worked closely with Playstreet to develop a tailored strategy and effective communication materials to reach them. This approach led to a diverse range of consultation activities.

The Lennox Park consultation generated strong community interest, with excellent participation both online and at the in-person co-design community day. Online surveys for each site were open from April 28-May 19, enabling broad community input while also focusing on feedback from key site users. Key issues from the consultation were improved public facilities and increasing all-ages play and activity opportunities within Lennox Park. These issues shaped three key design directions, which will be explained in the 'Design Approach' section of this document. (Refer Lennox Park + Tivoli Green Community Consultation Report (June 2025) for detailed consultation summary).

Across all groups consulted, several common priorities emerged:

IMPROVED FACILITIES + AMENITIES

Easy, all-abilities access to toilets and baby change facilities, along with the inclusion of barbecues, rubbish and recycling stations, drinking water fountains, shade, shelter, and seating, were identified as essential elements for any future upgrade. The idea of creating a flexible space for small events, food vans, and associated seating and shaded areas was also strongly supported. Suggestions also included sealing the driveway and carpark and improving connections to the foreshore trail.

IMPROVED RECREATION + PLAY OPPORTUNITIES

Numerous stakeholders and the community suggested that the playground was tired and that any new one had to cater for all age groups. Parents report that they have toddlers that need entertaining while their older kids ride bikes and play. The sports courts and oval were also said to be well loved.

ENHANCED ENVIRONMENT

The dog park is a highly valued feature of the site, along with the existing trees. Community feedback suggested planting additional gardens and trees. Concerns were raised about traffic speeds along Jetty Road, as visitors from other areas frequently access the dog park. Additionally, the gravel driveway was noted as being slippery and potentially unsafe.

PUBLIC REVIEW PERIOD AND FEEDBACK

The draft master plan was released for public comment via an online platform.

The feedback was generally very positive, with strong support for the overall vision. While most comments from both stakeholders and the community will be addressed during the next stage of design development, several key changes have been made to the draft master plan in response to stakeholder/ community input:

- Firstly, the removal of parking near the dog park raised concerns about managing dogs in proximity to the play space. To address this, an additional entrance has been proposed on the upper side of the dog park, featuring nearby parking and a direct pathway that separates dog access from the playground area.
- Secondly, extra screening and additional space have been incorporated on either side of the dog park to create a buffer between it and the play space.
- Finally, a small skate park has been added to the top of the site. The existing skate park area will be repurposed for the new basketball court, and a bike path around the perimeter of the play space will provide opportunities for learning to ride and casual bike use, activities that the current skate park is reportedly being used for.



Above images from community consultation activities

1.3

Process and place

Park Functions In The Area

Lennox Park occupies a central location within the growing Old Beach community. Aside from Childs Drive Park, there are few nearby parklands or play spaces available to residents. The vision for the park's upgrade is to create an inclusive space that caters to all age groups, offering a balanced

mix of active and passive recreation opportunities that support community health and well-being.



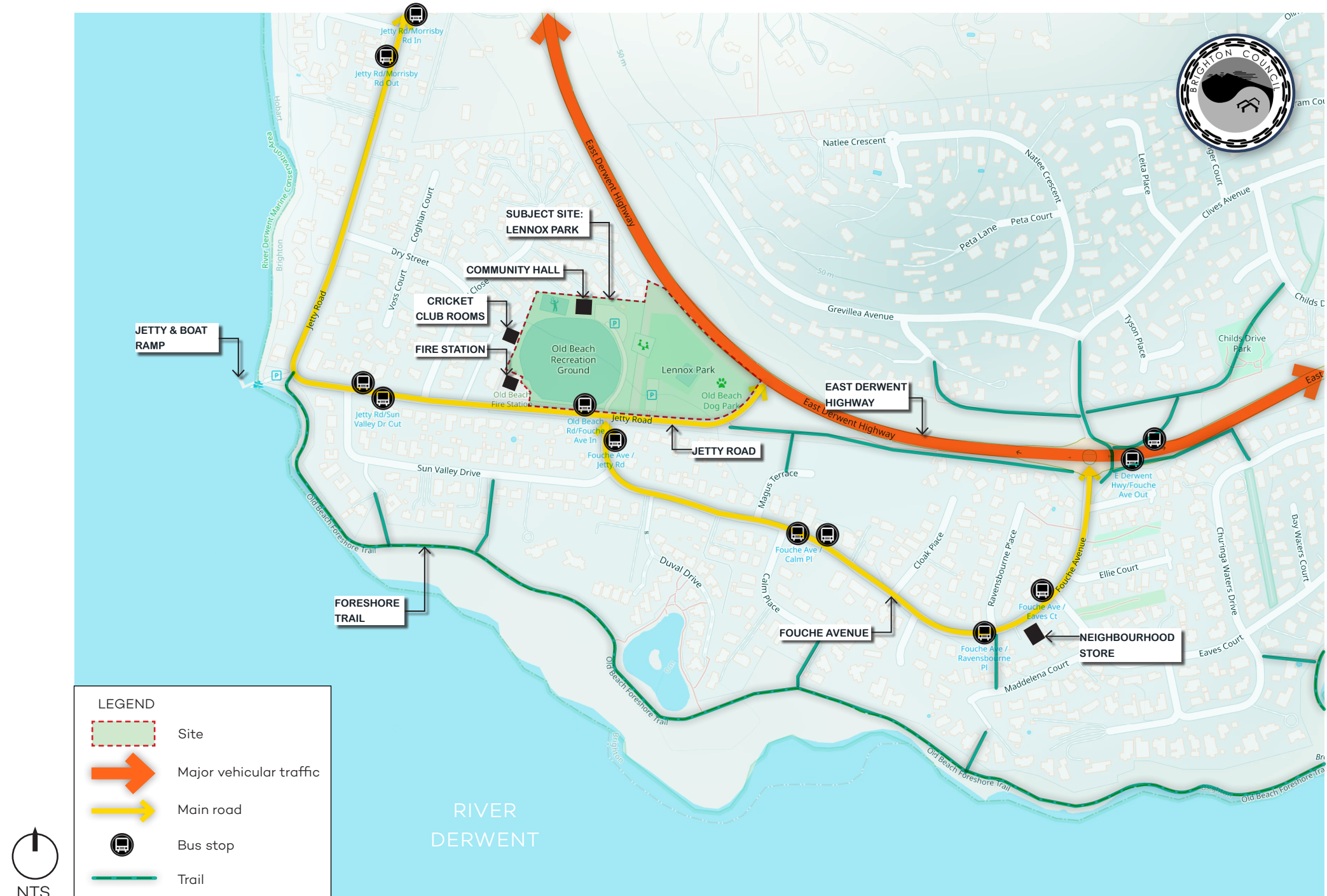
1.4

Process and place

Site Location

The site location and adjacencies are part of what makes Lennox Park a meeting point for many in Old Beach's community. The park is the most significant communal open space in the area, and provides scenic views across the Derwent Estuary towards Kunanyi/ Mount Wellington. It is well serviced by main roads, including the East Derwent Highway, Jetty Road and Fouche Avenue. These roads include bus routes and connect to the historic jetty and boat ramp and the Old Beach Foreshore Trail.

Surveys and workshops completed during community consultation indicate that local residents support improvements to the park's facilities and amenities, such as new toilets and BBQs, and improved recreation and play opportunities such as playground upgrades, with an emphasis on catering to all ages and abilities. Enhanced environmental treatments such as tree plantings and road surface upgrades are also supported. The redevelopment of the park is an opportunity to create a well connected, all-ages community destination for Old Beach, meeting the needs of the community now and into the future as the area develops.



1.5

Process and place

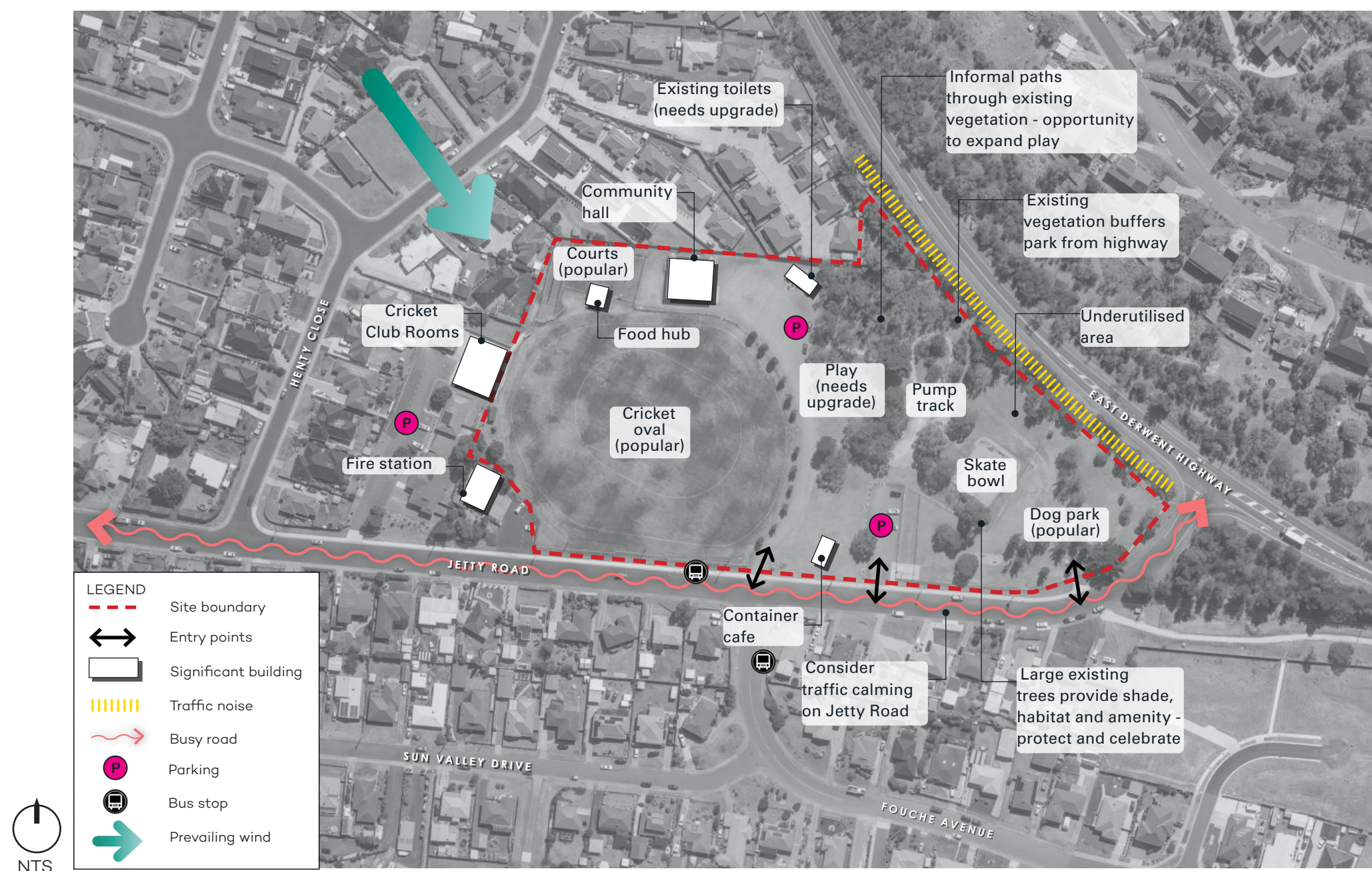
Site Analysis & Inventory

The site's context and existing features were established through a number of mapping exercises and site explorations. Key observations:

- Existing playspace is tired and not suited to all age groups - needs upgrade
- Existing vegetation behind playspace shows signs of informal use - this could be leveraged to increase play opportunities
- Traffic on Jetty Road poses risks to pedestrians and dog park users - consider calming traffic and providing pedestrian crossings
- Minimal shelter and facilities

- End of life skate facilities
- Underutilised space behind skate bowl
- Minimal seating
- Toilet block requires upgrade
- Pump track needs improvement

The master plan will seek to upgrade end of life facilities and increase use efficiency of the park layout. The plan will capitalise on well established patterns of use, such as informal paths and the popular dog park, while valuing site qualities such as large existing trees.



02

Design Approach

2.1

Design Approach

Design Directions

Following the community consultation process, three themes were identified as key to the community's aspirations for Lennox Park. These describe both designed elements, such as play equipment, and experiential qualities such as enhanced environment. The following design directions have been carefully integrated into the draft master plan.

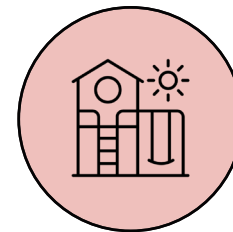


IMPROVED FACILITIES & AMENITIES

Easy, all-abilities access to toilets and baby change facilities, along with the inclusion of more barbecues, rubbish and recycling stations, drinking water fountains, shade, shelter, and seating, were identified as essential elements for any future upgrade. The idea of creating a flexible space for small events, food vans, and associated seating and shaded areas was also strongly supported. Suggestions also included sealing the driveway and carpark and improving connections to the foreshore path.

Key recommendations:

- Upgrade Toilets
- Free BBQ and provide events space



IMPROVED RECREATION + PLAY OPPORTUNITIES

Numerous stakeholders and the community suggested that the playground was tired and that any new one had to cater for all age groups. Parents report that they have toddlers that need entertaining while their older kids ride bikes and play. The sports courts and ovals were also said to be well loved.

Key recommendations:

- Replace playspace with a range of play opportunities to suit all ages, including the elderly
- Properly surfaced, full size basketball court
- Retain oval for the purpose of cricket or other
- Nature play + water pump channel
- Separation from ball sports and play



ENHANCED ENVIRONMENT

The dog park is a highly valued feature of the site, along with the existing trees. Community feedback suggested planting additional gardens and trees to enhance and extend this natural, welcoming atmosphere. Concerns were raised about traffic speeds along Jetty Road, as visitors from other areas frequently access the dog park. Additionally, the gravel driveway was noted as being slippery and potentially unsafe.

Key recommendations:

- Seal gravel driveway
- More gardens and tree plantings

03

The master plan

3.1

The master plan

Concept Master Plan

Presented across the following pages is a master plan for Lennox Park that aims to provide a range of play, recreation and amenities that were advocated for by the Brighton community. The site's existing conditions and current patterns of use have been considered in the proposed design. For example, the plan seeks to work around the highly valued large existing trees, while replacing end of life facilities and unlocking under-used areas of the park through thoughtful layout improvements. The report will outline materials, planting, equipment and facilities which form the character and identity of the redevelopment.

Legend

1 Community Gathering & Events

Building on the success of the Espresso Café Container, a new central space is proposed to encourage gathering, relaxation, and community connection. This area would provide informal seating and opportunities to enjoy small events such as live music, outdoor cinema, and pop-up activities. To help shield the space from prevailing winds, a building is proposed along the road edge. This could include sheltered seating, upgraded toilet facilities with baby change amenities, and potential for additional community infrastructure.

2 Play for All Ages

A diverse range of play and recreation spaces designed to engage all ages — from early childhood through to older adults. The design includes a fenced toddler zone featuring sensory and nature-based play, alongside more adventurous equipment such as swings, slides, forts, climbing structures, and spinners for older children. For adults and seniors, there are opportunities for both physical and cognitive engagement through thoughtfully integrated elements that promote active and passive recreation. The play spaces wrap around a central gathering area, allowing parents and carers to easily supervise children of different ages while remaining connected to the heart of the park. A bike track loops around the park's perimeter, doubling as a walking and running trail, with offshoots designed for jumps and BMX-style riding. Something for everyone!

3 Sports Courts

Create a vibrant mix of multi-use outdoor courts to support a range of sports, including basketball, pickleball, and tennis. Consider incorporating a dedicated Hot Shots tennis court with a durable steel net to minimise maintenance and prevent vandalism. By working with the existing site levels, the courts can be arranged at varied heights, creating natural terracing between them. These stepped areas can double as informal bleachers, offering built-in seating, shaded zones, and great vantage points for spectators to enjoy the action.

4 Dog Park

Redesign the dog park area to bring the play spaces closer to the park's entrance, enhancing accessibility and visibility. Introduce engaging features for dogs such as tunnels and jumps to encourage active play. Incorporate garden beds and designate areas under trees with gravel to reduce dirt and mud, creating a cleaner and more enjoyable environment for both dogs and their owners.

5 Community Garden

A small community garden could be worked into the central space, either a standard type one or a smaller version depending on community appetite.



3.2

The master plan

Materials Approach

The materials at Lennox Park will be selected for robustness, durability, cost and ease of maintenance. The existing natural parkland feel will be extended through careful selection of material finishes and colours. Using local materials represents an opportunity to further express a sense of place.

Indicative material palette



Exposed aggregate concrete



Cement stabilised granitic sand



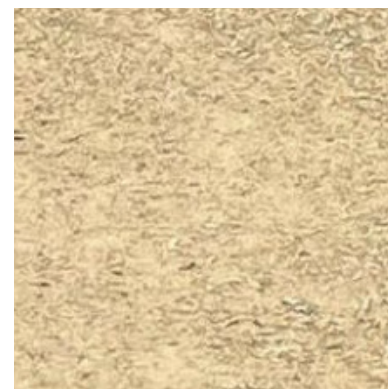
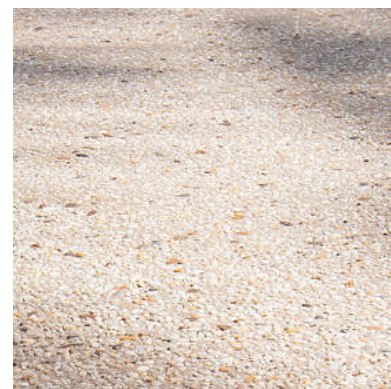
Local stone



Bush mulch and infill planting



Grassed areas



3.3

The master plan

Planting Approach

To complement the existing vegetation character of Lennox Park and keep maintenance requirements minimal, new tree and understorey plantings will draw from a hardy native and indigenous palette. Species have been chosen from the Brighton Council Recommended Tree and Plant Species List in the *Greening Brighton Strategy 2024 -2033*, as well as the indigenous species found within the site EVC (DAS) *Eucalyptus amygdalina* forest and woodland on sandstone.

Final species selection will be in conjunction with Brighton Council.

Trees



Understorey



3.4

The master plan

Play Elements

Guidelines

- Provide opportunities for physical activity that are engaging and challenging with opportunities for all ages and abilities
- Incorporate a mix of traditional play equipment with nature based play
- Allow for flexibility of play and creativity
- Ensure play areas have good surveillance and are situated in safe areas

Adventure Play + Pump Track

- Unlocks underutilised area around existing vegetation
- Dedicated pump track
- Caters to older kids and teenagers

All Ages Play

- Equipment-based (eg. swings, slide, climbing tower, water pump)
- Includes equipment for all ages and abilities
- Exercise and fitness equipment
- Basketball hoop
- Nature play and sensory elements



3.5

The master plan

Facilities & Furniture

Guidelines

- Provide a range of amenities & facilities that make Lennox Park a comfortable and secure space for a variety of users to spend time in
- Utilise robust and durable materials and furniture
- External lighting adheres to ecological lighting best practice principles to reduce impacts of artificial light on wildlife

Seating

- A simple, durable seating palette will provide seating for park users at various activity nodes throughout the park
- Formal seating elements around high use areas will be complemented by informal seating elements, such as rocks and logs, in lower use and more informal areas

Toilets

- Replacement of the toilet facilities at Lennox Park is a critical element in establishing a space that the community feels comfortable spending time in
- The toilets to be relocated closer to Jetty Road to support an increased range of community programming opportunities such as food truck events, as well as cater to the new playground location and the existing container cafe

BBQ Area & Firepit

- Shelter and BBQ facilities with picnic tables and bins allow the community to spend more time in the park and support small gatherings, eg. for children's birthday parties
- A communal firepit provides opportunities for community social events and extends park use into the evening and into the colder weather, maximising use
- Firepit situated in a prominent and visible location on Jetty Road ensures passive surveillance



3.6

The master plan

Staging Approach

As a mechanism to achieve the proposed redevelopment of Lennox Park, a staging plan has been developed so that works can be delivered as funding becomes available.

The concept is separated into two stages: Stage 1 representing short term works to be completed as soon as possible, and Stage 2 representing works to be completed within the next 10 years upon a new cricket oval and clubrooms being developed at an alternative site.

A small commercial precinct in corner of oval with associated car parking coming in from Jetty Rd. Local grocer, cafe and supporting retail as an example. Oval to be redesigned as parkland retaining full size junior soccer pitch in the centre. Seating nooks and BBQ spaces around edges with a loop trail connecting around the open green space and into the adjacent parkland.



Short to medium term



10+ years



3.7

Implementation Strategy

1.) Reconfigure dog park
To allow for new playground

2. Play for all ages
Southern section retaining existing skate park and retaining small existing car park

3. Play for all ages
Northern section removing skate park

4. Community gathering and events
Includes new toilet and shelter

5. Community garden and skate nodes

6. Court refurbishment

7. New sports courts

8. Entry road, car park and civil works

9. Minor intersection works

10. Minor intersection works

11. Dirt BMX/ pump track



3.8 The master plan 10+ Years - Massing Diagrams

