



gaskin park, churchill

master plan report

by hansen partnership

in association with
meldrum architecture

september 2011

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1 introduction

In June 2010 Latrobe City Council appointed Hansen Partnership to prepare a Master Plan for Gaskin Park, Churchill. The aim of the project was to develop a detailed master plan identifying all opportunities for the creation and redevelopment of facilities at Gaskin Park to form a major sporting precinct and provide amenities to accommodate the local community.

The first stage of the project focused on gathering information relating to the existing conditions of the park and issues concerning its use, from the following sources;

- A review of background documents including the *Southern Towns Outdoor Recreation Plan*, the *Churchill Structure Plan*, Latrobe City Council's *Recreation and Leisure Strategy*, *Sporting Reserves, Pavilion and Grounds Use Policy* and other relevant documents.
- Initial site visits and the identification of physical attributes of the park and surrounding area; and
- Community consultation sessions which gathered information about the use and presence of the park. A total of seven consultation sessions were held; with members of Latrobe City Council and Council Officers, representatives from the different sporting clubs associated with the park (including the Senior Football / Netball Club, Junior Football Club, Tennis Club, Lawn Bowls Club, Cricket Club, Badminton Club and Baseball Club), Churchill and District Community Association and members of the general community.

In collaboration with Council and Meldrum Architecture, Hansen Partnership developed a number of options for the development of the reserve. These draft master plan options were presented to Council, stakeholders and the general community in a further consultation session, which was followed by a public exhibition period.

The feedback from the public exhibition period was reviewed and the final master plan was tailored to consolidate the three options and incorporate stakeholder feedback as required. Along with the Implementation Framework, this Master Plan will guide the future use and long term development of Gaskin Park, subject to funding opportunities. The recommendations contained within the plan are described in relation to a number of key actions and associated tasks, as outlined within this report.



2 background

2.1 site context

The study area, which is situated on the western edge of the Churchill Township, is indicated in the accompanying context diagram (Figure 5). The analysis of the relationship of Gaskin Park within the broader region identified a number of key influences, which are briefly described as follows.

- Churchill currently has a large provision of public open space that provides for a range of recreational and sporting pursuits, and the Master Plan seeks to consolidate the presence of Gaskin Park within this green ribbon of open space by developing it into a key regional sporting precinct, as identified in the Southern Towns Outdoor Recreation Plan (2009).
- Existing connections through to the surrounding sporting facilities and open spaces are to be strengthened, particularly to Andrews Park West which currently provides for the township's baseball and cricket communities, and Hazelwood South Reserve further to the north, which houses the soccer club.
- Gaskin Park is located on the western edge of the township and needs to cater for an anticipated increase in Churchill's population, servicing both the current and future population of the region.
- A future east-west link has been identified within the proposed Churchill Structure Plan through Gaskin Park to McDonald Way, connecting the reserve through to the town centre.
- Gaskin Park is located within walking distance of the majority of Churchill's existing residential neighbourhood, the town centre and a multitude of other open space areas. These are predominantly within a five to ten minute walking catchment of the park, therefore the opportunity to strengthen existing shared path connections and integrate new clear and accessible pedestrian and cycling paths is important in realising the vision of the overall Churchill Structure Plan. This envisages a walking trail around the reserve to pick up on broader linkages north to the Strzelecki Track and the National Park.
- Churchill has a number of educational institutions, the largest being Monash University to the east of town, and it has been indicated that many students from the campus are involved in sporting clubs that utilise facilities at Gaskin Park. There are also three primary schools within a ten minute walking distance of the reserve, which mean that it is an important neighbourhood community asset for school groups to use for events such as cross country and sports days, as well as the formal sporting clubs.



Figure 1: Andrews Park West oval



Figure 2: Residential development frontage



- Churchill Town Centre is presently undergoing a number of upgrades, including traffic improvements which will contribute to increased activity and encourage more people to visit and stay in Churchill. Along with improvements to east-west linkages across the town, this will contribute to presenting Churchill as a more accessible town and creating an inviting destination for sporting clubs and the regional community.
- There is a regional bus route that runs through Churchill; however this does not run directly by Gaskin Park. There is the opportunity for public transport links to be extended as residential development continues, and pedestrian linkages through to these transport corridors should be enhanced.
- Gaskin Park itself is essentially divided into two precincts. Gaskin Park South is primarily an area of remnant native vegetation, which is an important wildlife corridor that is to be preserved and potentially enhanced through a sensitively placed walking trail that links into Gaskin Park North. This area includes the existing Scouts Hall, and is often used for recreational pursuits including walking, horse riding and dirt bike riding. Gaskin Park North is a precinct of more formal sporting pursuits that comprises a number of different user groups and potential activities that require consolidation, and as such is the primary subject of this Master Plan.



Figure 3: Gaskin Park recreational precinct



Figure 4: Gaskin Park entrance road

context

- legend
- overall study area boundary
 - masterplan site boundary
 - main roads
 - local roads
 - public bus route
 - existing pedestrian paths
 - 400m walking catchment
 - 800m walking catchment
 - public open space
 - water bodies
 - town centre
 - educational facilities
 - existing rural
 - native vegetation cover to south of site

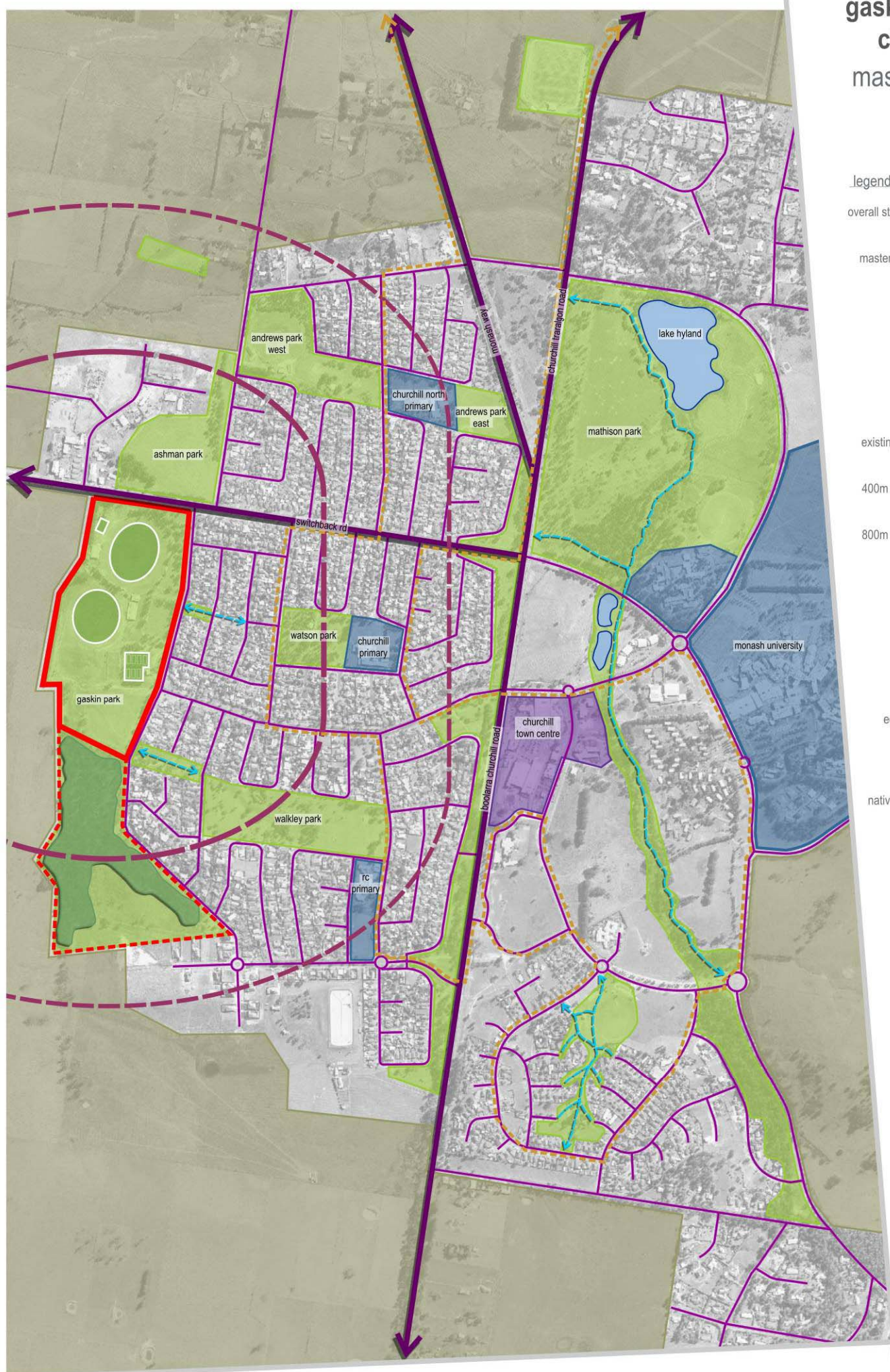
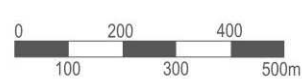


Figure 5



Project Ref: 10.089
 Dwg No.: LCD-001
 Scale: 1:10,000@A3
 Date: 13.07.10
 Revision: B

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2.2 land use

The northern end of Gaskin Park, which forms the Master Plan study area, covers an area of approximately 19 hectares. The reserve incorporates a number of formal sporting fields for recreational use, as well as a large informal area of undulating grassland to the south. The various recreational facilities are currently quite disconnected, and there is presently a lot of underutilised space between the designated sporting fields. The Master Plan will work to integrate all the different elements within the reserve and allow the surrounding parkland areas to function as an open space destination for the community.

The analysis of land use at Gaskin Park identified a number of key areas, described as follows, and identified in the accompanying land use analysis diagram (Figure 16).

2.2.1 adjacent land use

- Gaskin Park has an existing residential frontage to the east along Manning Drive, and access to the park from this large residential catchment should be clear and direct.
- As part of a generous open space network around Churchill, Gaskin Park's green connections extend north to Ashman Park and Andrews Park West and south through the areas of remnant native vegetation. The western boundary of the park is currently fronted by rural land.

2.2.2 active sporting fields

Gaskin Park comprises a number of active playing fields that are used by various sporting groups within the community that have seasonal hire agreements that are negotiated directly with Council. These users are identified in the Southern Towns Outdoor Recreation Plan (2009) and are discussed below.

A number of other members of the local community have indicated that they currently or potentially could make use of the recreational facilities in the reserve. It is also important to consider the Churchill Leisure Centre, which has facilities located adjacent to Monash University and has been significantly upgraded. The sharing of uses between these facilities would allow for quality recreational pursuits for all users and ensure that facilities within Churchill are not being duplicated and thus underutilised.



sporting ovals

The reserve includes two ovals; Gaskin 1 is the main oval to the north which is generally used for senior football only and Gaskin 2 to the south which is used for C grade football and junior cricket.

- The main oval, Gaskin 1, is heavily used during the week for training as well as for weekend football matches, due to being the only space with adequate lighting in the reserve for such purposes. The oval had improved in recent times, with good grass cover and drainage, however the high amount of traffic puts the surface under a great deal of pressure, and we understand that it has fallen below standard as a result of this high use and deterioration caused by drainage issues during wet weather. The cricket pitch has recently been removed from the oval and drainage issues will look to be rectified by connecting infrastructure in the centre of the ground.
- We understand that there has been minimal improvement to ground lighting for a long time, and is now below accredited standard. For the installation of new lighting, Council have noted that power infrastructure will need to be upgraded, therefore the expense of this exercise requires careful planning. The football club has indicated that if lighting was to be provided for Gaskin 2, the oval would be able to be used for training purposes, which would assist in taking the pressure off the surface of Gaskin 1.
- The southern oval, Gaskin 2, is currently not irrigated and has poor drainage which results in an uneven and often muddy surface for the junior football and cricket teams to play on. The Junior Football Club has also identified that there is drainage infrastructure to the north of the oval behind the goals that needs to be removed, as it presents a hazard for those using the ground.
- The consideration of a well designed and installed irrigation system could possibly be extended to service both ovals to provide a high turf quality on both.
- We understand that the cricket club only uses the Gaskin 2 oval for games on a Saturday, as training and change room facilities are located at Andrews Park West. For them to be able to continue to utilise the ground however, they do require a safe, flat surface on Gaskin 2 that has adequate drainage and preferably irrigation. The current process for covering the cricket pitch during the football season causes levelling issues, so a better option for this should be considered.
- A review of other facilities associated with the use of the ovals, such as the condition of goal posts and the lack of a scoreboard and siren on Gaskin 2, is also to be investigated.



Figure 6: Gaskin 1 main oval



Figure 7: Gaskin 2 southern oval



netball court

- Gaskin Park currently has one netball court, which is located in the north western corner of the reserve. Drainage is currently an issue on the existing court, and it does not comply with Netball Victoria mandated minimum requirements for 'run off' area, which is an important consideration in any improvement works.
- There is also the future need for a second court, which would allow additional teams to play and offer a safe warm up area for all players.



Figure 8: Netball court

tennis courts

- Gaskin Park is the home of the Churchill Tennis Club, which is located to the south east of the reserve. The club has seven acrylic tennis courts in use, which is considered by the club as sufficient through October – March when they get the most activity; with junior competition on the weekends, some night competition during the week, use by schools on sports days and regular recreational use by the tennis community.
- Three of the courts in use are provided with lighting. The installation of lighting on the remaining four active courts is required to enable the expansion of night competition, and repairs to the fence around the courts are necessary.
- As well as improvements to the courts, Latrobe City Council's Tennis Facilities Plan (2008) identifies a number of upgrades required to the existing club rooms. It has been identified that disability access and toilets are required and sewerage problems and lack of an outdoor tap needs to be addressed.
- The existing gravel car park causes issues with congestion and stones scattering onto the courts, and the sealing and formalisation of this car park would be beneficial.
- Shade and shelter for spectators around the courts is lacking, and the introduction of some vegetation around this area would improve the amenity of the area.
- The tennis club has suggested that it would be beneficial to perform a risk assessment on their facilities to ensure they meet Tennis Victoria guidelines.
- Latrobe City Council's Tennis Facilities Plan also includes the decommission of the four disused courts, which is discussed below.



Figure 9: Active tennis courts



Figure 10: Tennis clubrooms



2.2.3 disused sporting fields

inactive tennis courts

- Four asphalt tennis courts are located down the embankment to the west of the active courts, which have are fenced off and disused, as they are not suitable for play due the dilapidated surface quality, most likely a result of the reactive clay soils on site. The tennis community have indicated that the existing seven courts available for use are sufficient for their needs, and if the four courts were to be removed and not replaced this would not be an issue.



Figure 11: Inactive tennis courts

cricket nets

- There are some underutilised cricket nets located in the far north east corner of the reserve that are in poor condition. We understand that the cricket community is happy for them to be removed, as the main cricket practice facilities are located at Andrews Park West.

hockey field

- The hockey field along the Manning Road frontage is in poor condition and is thus disused for the game. The development of a regional synthetic hockey facility at Monash University in April 2011 has provided the opportunity for usage by the hockey club.
- The soccer club casually uses the hockey ground to train on, however there is the potential for them to shift their activity to another space within the reserve, and their main facilities are located at Hazelwood South Reserve.
- Due to the hockey club's relocation, the leftover field creates a suitable, high profile position for the potential new bowls club, as discussed below.



Figure 12: Hockey field

rugby field

- The rugby field towards the south west corner of the reserve is also disused. The master plan therefore provides a suitable opportunity to investigate the potential future use of this area, including the possible development of new playing areas and providing better access and surveillance to this part of the reserve.



Figure 13: Disused rugby field



2.2.4 buildings

gaskin park stadium

- Gaskin Park Stadium includes a number of indoor rooms that are currently used for a multitude of events by local sporting clubs and the general community. Our project team includes Meldrum Architecture, who is on board to carry out a review of the existing facilities in the reserve and address any issues and look at the possibility of creating a new built facility.
- The Stadium comprises a number of indoor courts for the basketball, badminton and carpet bowls communities and is also used casually by the soccer club during winter. The soccer club have suggested that the stadium could be used as a more formal indoor training facility for both Australian Rules football and soccer.



Figure 14: Gaskin Park Stadium

existing change rooms

- The existing change rooms for the Senior Football Club are a considerable distance from the social club rooms and needs of umpires and players are currently not being met. The facilities require a number of improvements, particularly additional rooms for umpires as well as separate areas for female umpires.
- The netball club has expressed the need for a refurbishment of existing facilities or possible new change rooms, as they are currently of a low standard and have no toilet or shower facilities and lack disabled access.

football club social rooms

- The recently constructed social rooms are currently being used for many events, and have a strong sense of ownership as they have been constructed with the football club's own funding. The club hosts a variety of social events; however the facility is generally for the use of the senior football club only. There is no sharing of facilities between the senior club and the junior football club, therefore the junior club is lacking a space of their own for meetings and the display of trophies and club memorabilia.
- It has been identified that the septic tank for the social rooms is not coping with the high level of usage at the present time, particularly with the usage of the function rooms continuing to increase.



Figure 15: Football Club social rooms



potential new building

- In order for Gaskin Park to enhance its presence as a sporting destination, the clubs have indicated the need to upgrade their existing facilities, which provides the opportunity to potentially consolidate a number of uses within the reserve into a possible new building. The idea would be that this could accommodate various members of the sporting community, as well as allowing them to have their own space as required.
- Meldrum Architecture has undertaken a review of the existing buildings and this project may provide the catalyst for the development of a new signature building within the park to give the reserve itself and Churchill a greater identity, particularly as the surrounding residential community continues to grow. A suitable site for a new central pavilion within the park is possibly between the two ovals so that it is accessible for all users and brings both sides of the reserve together.
- It is suggested that a number of different clubs should be encouraged to consolidate into one building. The importance of such a facility in bringing the different clubs together is paramount to developing a safe, integrated and vibrant community precinct.
- Sustainable implementations within buildings such as solar lighting and panels and water harvesting and tanks should be carefully considered as they can be funded by schemes such as Sustainability Victoria.

2.2.5 potential future uses

Following on from the Latrobe Recreation and Leisure Strategy, the development of the Master Plan provides the opportunity to investigate the feasibility of establishing new sports fields that possibly accommodate for a number of different recreational uses. The Southern Towns Outdoor Recreation Plan notes that *'Gaskin Park Churchill is ideally located and adequately sized to provide the opportunity to develop a sporting precinct to meet the higher level sporting needs of the southern towns. There is the opportunity to create high quality facilities at Gaskin Park to accommodate lawn bowls, junior and senior football, tennis, cricket, baseball and badminton.'*

bowls club

- The Churchill Bowls Club, as well as the broader community, have identified that a priority within the development of Gaskin Park is to develop a lawn bowls facility in the reserve to provide for the recreational and social needs of a range of ages.
- The Bowls Club envisage that the construction of the facility would be a staged development, ultimately including two synthetic greens of 40m x 40m with eight rinks on each, with associated clubrooms, lighting, seating, fencing and landscaping.
- As well as providing recreational pursuits, the club would have the potential to host some future social events to take pressure off the existing football club social rooms.



public facilities

The incorporation and expansion of a number of publicly accessible facilities is important in facilitating the transformation of Gaskin Park into a high amenity precinct that provides a comfortable and pleasant environment for spectators and the general community.

- The existing public toilets are not in good condition, and new ones need to be incorporated into the redevelopment in a safe and easily accessible location available to the public at all times.
- There is the opportunity to create a passive recreational area for spectators and families that incorporates picnic facilities and barbeques within a parkland setting. This would include shelter and seating, which the community has indicated would be well-used, as well as a new playground facility, which would be particularly beneficial for families of players with young children who currently have no safe designated area to play on game days.
- It is important that there are affordable options within the reserve for participation in unstructured recreational activities to encourage people of different ages, particularly youths, to walk and use the reserve beyond organised team sports and spectating.
- The provision of shade is an important consideration within the Master Plan, in the form of vegetation, picnic shelters and a possible new grandstand structure with associated lighting and improved canteen facilities. The reserve is well placed to continue to hold large events such as music festivals, Relay for Life events and the Churchill Festival, and the redevelopment provides the opportunity to create a more inviting and accommodating environment for such occasions to take place.

land use

legend

master plan site boundary	
open space	
active playing fields	
disused playing fields	
surrounding public open space	
existing residential	
existing rural	
existing buildings	
sealed surfaces	
unsealed surfaces	
car parking areas	
high cyclone fencing	
low fencing	



Figure 16



Project Ref: 10.089
Dwg No.: LCD-002
Scale: 1:2000@A3
Date: 17.01.11
Revision: C

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2.3 access and movement

The analysis of access and movement within and around Gaskin Park identified a number of key areas, described as follows, and identified in the accompanying access and movement analysis diagram (Figure 24).

2.3.1 access points

- The main entry to Gaskin Park is currently from the east along Manning Drive. It has been noted that the configuration here requires upgrading to enhance traffic flow at busy times and to improve public safety, through potentially separating pedestrian movement from traffic, and boosting entrance and street lighting.
- This main entrance provides direct access through to the entry point to the main football oval, which is a ticketed entry on match days and is currently the only accessible gate into this northern section of the reserve, leading to congestion on these occasions.
- There is a locked gate along Switchback Road, which we understand was originally intended to be the main entrance for the football oval, however there has not been any access through here for a long time.
- There are two other vehicular access points off Manning Drive that provide entry to different segregated areas of the park. The Master Plan will consider the internal circulation within Gaskin Park and existing and proposed linkages to the surrounding neighbourhood to identify the most suitable locations for future major and minor entrances to encourage smoother traffic flow.
- The Master Plan will also need to consider the proposed road connection through the park from the future development to the west to connect into McDonald Way.



Figure 17: Manning Drive entrance



Figure 18: Locked northern entrance

2.3.2 vehicular access and car parking

- The main area of sealed asphalt surface for vehicular access is through the main entrance point of Manning Drive and around the northern football oval. As well as catering for vehicular access around the oval perimeter and across to the social club rooms, the capacity to fit the cars around the ground three deep on this surface makes it an ideal venue for large football games, especially if it is wet, as car spectating is part of country football culture.



Figure 19: Main car park



- This large asphalt expanse is also used for sporting practice activities, especially during winter, which takes the pressure off the oval surface. While still accommodating this, there is the opportunity to break up some of this area with planting and shade trees for spectator amenity.
- There is further sealed vehicular access and car parking around the existing club rooms and around half of the second oval. The clear sealed areas around the clubrooms are required for ambulances and emergency vehicles which need to be retained, and evacuation procedures must be accounted for.
- We understand that junior and senior football games are not scheduled together, so traffic is not on both ovals at the same time. However, for large matches, there is often overflow car parking in an ad hoc manner around the junior oval, which can create congestion and block access.
- Much of the access road around the southern oval is unsealed, and this requires improvement in order to prevent cars getting bogged.
- The existing gravel car parking areas need to be better maintained and the potential sealing of the tennis club car park should be considered to prevent stones scattering onto the courts. The formalisation of this car park would be beneficial to allow more cars to park here, as parking for competition on Saturdays flows behind the club rooms to the south and creates congestion.



Figure 20: Sealed asphalt road around main oval



Figure 21: Unsealed surface around south oval

2.3.3 pedestrian

- There is currently a limited designated pedestrian network around the reserve, which means that circulation for pedestrians and cyclists, in particular children, can be quite hazardous. The Master Plan will look to separate pedestrian circulation and create a clear shared path network that connects the different zones within the reserve and enhances linkages to open space areas beyond the park.
- We understand that many members of the community use the park for passive recreational use, particularly dog walking, and there is evidence of activities such as horse riding and dirt bike riding around the southern end of the park. A trail network with better drainage, surfacing and directional signage would therefore create a higher amenity environment for a variety of users.



Figure 22: Embankment west of tennis courts



- Future designated pedestrian linkages should pick up on major spectator points across the reserve to enhance views across the ovals and other sporting fields. This should particularly consider higher viewing points across the reserve, such as the embankment to the west of the active tennis courts, where there is currently inconvenient pedestrian access through from the quite isolated tennis club rooms.
- Surrounding connectivity of open space areas to the parklands to the north and existing shared paths off Manning Drive to the east create an opportunity to further integrate Gaskin Park into the wider Churchill community. There is presently no clear walking track through the bushland to the south around the existing Scouts Hall through to the park, which is an existing area of high environmental quality which should be enhanced with carefully located shared trails through to Gaskin Park.

2.3.4 safety

- The upgrade of Gaskin Park calls for the implementation of security measures along new paths and buildings, including the consideration of improved and additional lighting and traffic management measures.
- It has been indicated from users of the reserve that the unsealed surfaces within it are difficult to negotiate, particularly for users with disabilities and the elderly. The Master Plan should consider the provision of DDA (Disability Discrimination Act 1992) compliant paths, signage, ramped building access, disabled toilets and car parking.

2.3.5 fencing

- Gaskin Park is currently fenced along the western boundary of the site and around the main football oval, which segregates the different zones of the reserve. The fencing is required around Gaskin 1 for revenue on match days, but the layout and type should be reviewed and the potential for further access gates for pedestrians between the two ovals should be investigated.
- Outside of the football season the whole reserve is accessible to the public, and entrances into the area should be made clear with wider and more carefully located gates to make people aware that it is a public facility. Potential feature entrance signage to assist visitors to the reserve could be included to indicate entrances and key locations.



Figure 23: Fencing around main oval

access & movement

legend

- master plan site boundary 
- existing buildings 
- sealed surfaces 
- unsealed surfaces 
- car parking areas 
- high cyclone fencing 
- low fencing 
- local roads 
- vehicular access 
- pedestrian access 
- vehicular access points 
- main oval ticketed access points 
- locked access points 

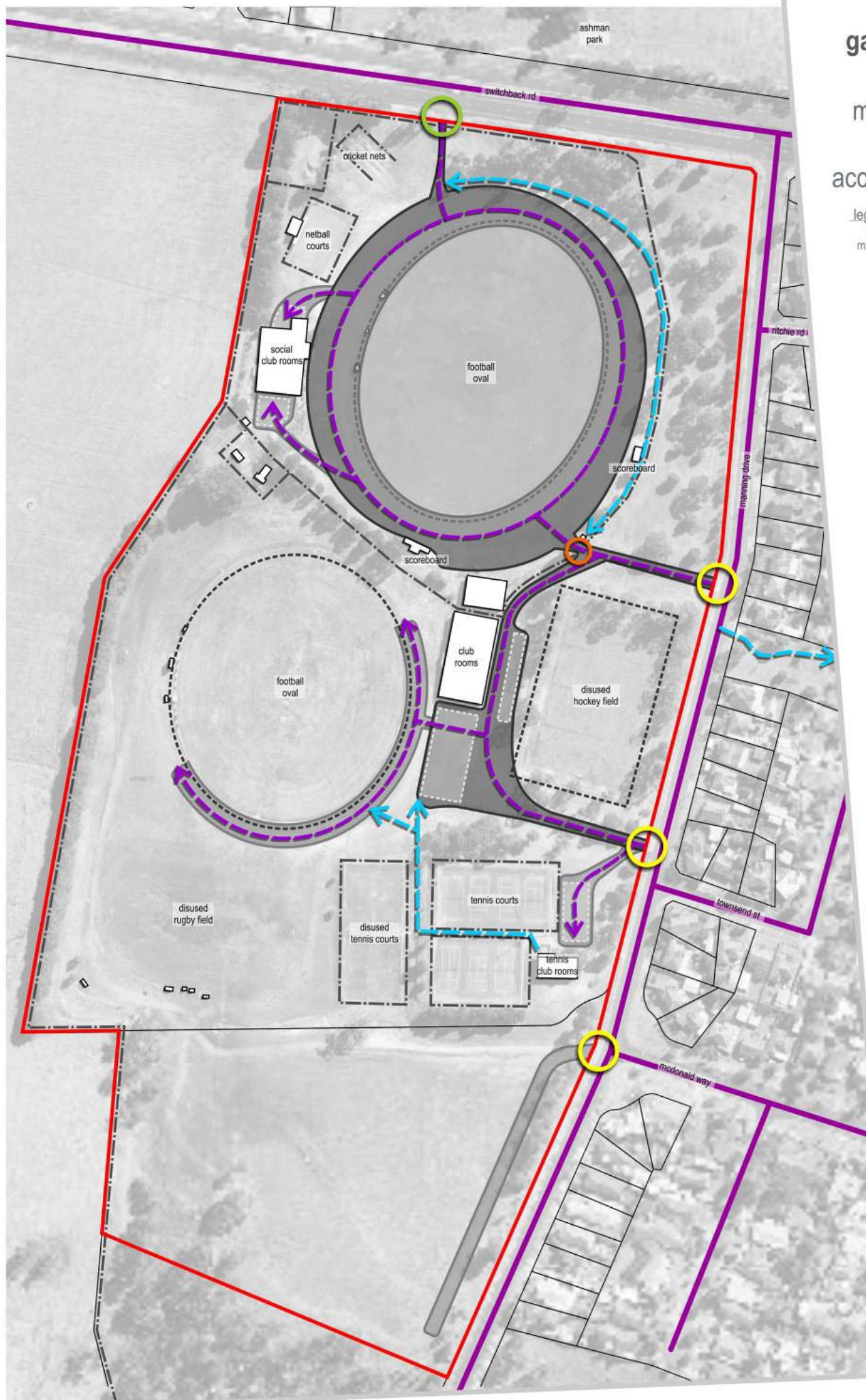
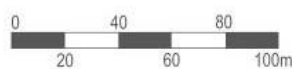


Figure 24:



Project Ref: 10.089
Dwg No.: LCD-003
Scale: 1:2000@A3
Date: 04.08.10
Revision: B

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2.4 landscape and environment

The analysis of landscape and environment at Gaskin Park identified a number of key areas, described as follows, and identified in the accompanying landscape and environment analysis diagram (Figure 29).

2.4.1 open space

- The adjacent areas of open space, including Ashman Park and Andrews Park West to the north, and the bushland area to the south create a landscape setting for Gaskin Park that is connected to the broader open space network.
- The rural land to the west of the reserve which is separated from the park through fencing and screening vegetation presents a boundary to the reserve.

2.4.2 vegetation

- Existing vegetation on the site is primarily in the form of native canopy vegetation around the edge of the reserve, particularly to the north east, which is in good condition and is to be retained to present the landscape character of the park to the streetscape. The location of further areas of native canopy trees should be considered across the park to provide shade for spectators; however it needs to be ensured that views to the sporting fields are not interrupted.
- There is an exotic hedge along the western boundary of the site which screens Gaskin Park from the adjacent rural area.
- The remnant native vegetation on the southern side of Gaskin Park creates a bushland interface to the reserve as well as a wildlife corridor that connects through to the reserve. The impact of any development of the habitats of local wildlife is an important consideration within the Master Plan.



Figure 25: Bushland area around Scouts Hall



Figure 26: Native canopy vegetation

2.4.3 views

- Areas for spectating around the reserve should be enhanced to create safe and high amenity spaces that facilitate clear view lines to the sporting fields and surveillance across the park. Existing view points are located at high points across the site, including those from the social rooms across the main oval and the view across the southern oval from the existing club rooms. The embankment to the west of the active tennis courts also provides a well located viewing platform, which with the removal of the disused tennis courts, could become a key spectating location.



- Major access points to Gaskin Park should also be located to take full advantage of important views and present the reserve to the community and visitors in a clear and aesthetically appealing manner.

2.4.4 drainage

- There are a number of areas within the reserve that currently have flooding issues after wet weather, particularly along the drainage line along the western edge of the reserve, where we understand that cars can get bogged when parking around the southern oval.
- The reactive clay soils across the site have previously caused structural issues in the area as well as flooding in certain zones. The ground quality is an important consideration for any proposed structures and landscaping treatments, and geotechnical advice will be drawn upon as required.
- The main oval is currently irrigated, and due to the recent removal of the cricket pitch, drainage should be connected across the ground to improve the overall system. The second oval is not irrigated, and the consideration of extending the system to include this surface could allow for a higher quality turf across both ovals.
- There is the opportunity within the Master Plan for the implementation of water sensitive urban design (WSUD) practices, which could include:
 - Minor modification of existing overland flow paths as swales that take advantage of the natural drainage lines from south to north and from the existing embankments.
 - Rain gardens at the lower end of flow paths and around sealed car parking areas.
 - Stormwater harvesting to provide a source of recycled water by capturing runoff from the roofs of existing and proposed buildings, new sealed roads and car parking.



Figure 27: View from tennis club embankment



Figure 28: Drainage line along western boundary

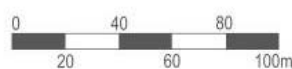
landscape & environment

legend

- master plan site boundary 
- existing buildings 
- open space 
- active playing fields 
- disused playing fields 
- surrounding public open space 
- existing rural 
- native vegetation 
- exotic vegetation 
- street trees 
- views 
- drainage lines 
- embankments 
- local high points 
- local low points 
- pedestrian access 



Figure 29



Project Ref: 10.089
Dwg No.: LCD-004
Scale: 1:2000@A3
Date: 04.08.10
Revision: B

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3 master plan recommendations

The following recommendations are illustrated in the accompanying master plan diagram.

3.1 gaskin 1 oval

- Upgrade existing lighting around the ground to bring it up to accredited standard and allow its usage as a training ground at night to continue.

3.2 gaskin 2 oval

- Shift the oval further towards the south, retaining its north-south, to allow for the expansion of the community hub between the two ovals.
- Review the layout of shelters, fencing and spectator seating around the oval to accommodate the ground's revised position.
- Improve the quality of the turf and drainage of the oval in the new layout of the field.
- Provide new lighting around the ground to allow the oval to be used for training purposes. This will assist in taking the pressure off the surface of Gaskin 1.

3.3 netball courts

- Construct two new asphalt netball courts between the two ovals to integrate them with the other sporting clubs and provide direct access to the new change facilities.
- The construction of the new courts will rectify existing draining issues and provide associated shelters, spectator seating and lighting. The two courts will allow additional teams to play at once and offer extended warm up areas for players.
- Retain existing netball court for potential future sealed parking area.

3.4 tennis club

- Install lighting to the four northern courts which are not currently provided with it, to enable the expansion of night competition and training.
- Upgrade the existing tennis clubrooms, including improved disabled access and toilet facilities.
- Provide additional spectator amenities around the courts, including new seating and picnic shelters and security lighting.
- Build a new rebound wall to the south of the existing clubrooms, to provide a practice area as well as activation of this side of the reserve.



3.5 bowls club

- Construct a bowling green east of the existing Gaskin Stadium, with adequate space to the north to allow for the future addition of a second green. This position will provide bowlers with direct access to Gaskin Stadium and the new change rooms.

3.6 upgraded community pavilion

- Retain the existing Gaskin Stadium and construct a new building directly to the north to provide improved male and female change facilities for players and umpires, public toilets, first aid facilities and a canteen. This extension will provide for a central pavilion which services both ovals, the netball courts, the bowls club and spectators.
- Enhance the new building and create a comfortable and vibrant community precinct through the introduction of a new paved plaza area between the two ovals, which provides for a covered space on either side, as well as additional lighting, seating, shade and landscaping treatments.

3.7 picnic area

- Create a new picnic and playground area between the two ovals which incorporates barbeques, shelters and seating. The new playground will provide a family-friendly, safe space for young children to play on busy game days away from access roads and close to community facilities.

3.8 vehicular access

- Retain the existing reserve entrances off Manning Drive into the reserve, which provide access to different car parking areas within the reserve and through to the ticketed gate of the Gaskin1 Oval.
- Provide a new central asphalt car park area to the south and east of Gaskin Park Stadium to work with the layout of the new bowls facilities and access road.
- Create a new entry point to the south of the reserve, incorporating the proposed east-west connection through to McDonald Way, which was identified within the Churchill Structure Plan.
- Retain the majority of the asphalt car parking around the main oval to allow the reserve to continue to cater for large football games, however restrict vehicular circulation to the south to allow for a safe pedestrian zone north of the proposed new pavilion.
- Review the provision of asphalt parking around the Gaskin 2 oval to suit the revised layout, ensuring a secure surface for cars to park on.
- Provide a new formalised sealed car park for the tennis club, to prevent stones scattering onto the courts and allow a greater number of parking bays.
- Establish an open grassed area to the south west of Gaskin 1 which can cater for overflow parking in the event of a large crowd, following the removal of the disused cricket nets.
- Establish a sealed car park to the south of the football social rooms to cater for members as well as a service area that provides access to a new storage shed.



- Replace the existing cyclone fence around the reserve with palisade fencing and new gates to maintain restricted access to Gaskin 1 on game days and pedestrian access between the ovals.

3.9 pedestrian access

- Create a clear sealed shared path network that connects the different zones within the reserve and links through to open space areas beyond the park, including Ashman Park to the north and Walkley Park to the east of Manning Drive.
- Construct pedestrian pathways to pick up on major spectator points across the reserve to enhance views across the ovals and other sporting fields.
- Introduce gravel shared paths to the south of the reserve to provide linkages through to the bushland area to provide sensitive access through this area of high environmental value.
- Implement lighting along paths to provide increased safety and activation of the precinct at night.

3.10 landscape

- Retain existing native canopy vegetation around the edge of the reserve, particularly to the north east of the reserve, which presents the landscape character of the park to the streetscape.
- Introduce new areas of canopy vegetation around the reserve to provide shade and amenity for spectators. New planting species selection should look at spreading native forms around open spaces and introduce tall canopy trees to frame views, whilst still allow spectating to continue.
- Establish avenues of tall canopy trees along roads to define key access routes and frame ovals.
- Introduce tree planting within car parking areas within the reserve to break up hard surfaces and provide shade for visitors. There is also the potential to incorporate areas of native grasses and rain gardens around proposed car parking areas to provide a potential stormwater harvesting source.
- Retain the open lawn area on the south side of the reserve, which is highly utilised for passive recreational use, including activities such as dog walking and organised school events.
- Protect the remnant native vegetation on the southern side of Gaskin Park, which creates a bushland interface to the reserve as well as a wildlife corridor that connects through to the broader open space network.
- Ensure that new areas of lawn and turf on sporting fields use drought resistant and hard wearing grass species that allow for reduced water use and high impact use.



4 conclusion

The key recommendations that have been outlined within this report incorporate both short term and long term strategic directions for Gaskin Park and the surrounding Churchill region, that consider the issues of land use, access and movement and landscape and environment to create a connected and attractive precinct that functions as a recreational destination as well as a local parkland for all users of the local and broader community.

The enhanced layout of the different spaces within Gaskin Park will allow for better and safer pedestrian and vehicular access within the reserve and out to adjacent open spaces and neighbourhoods as well as reserves further afield, including Andrews Park West and the Hazelwood South Reserve. The Master Plan addresses the strategic planning directions for the region which promotes residential development in surrounding areas and the introduction of a new east-west road linkage through to the town centre to cater for the current and future population of Churchill.

The document provides a framework for the implementation of the recommendations over time as funding becomes available from within Council or from external sources, and the accompanying implementation schedule identifies the priorities for development within the reserve as well as realistic timeframes and cost implications. These opportunities will enhance Gaskin Park so that it continues to provide for various recreational and community pursuits for a wide range of the population, creating an integrated and accessible destination within the township and broader Latrobe region.



Figure 30: Gaskin Park Manning Drive frontage

gaskin park churchill

master plan

legend

- 0.25m interval contours
- existing native trees
- existing exotic trees to be removed subsequent to adjacent development
- existing planter beds
- proposed canopy trees
- proposed avenue trees
- proposed groundcover
- grassed open space
- grass sporting fields
- synthetic sporting fields
- asphalt paving
- pedestrian crossings
- concrete paving
- feature paving
- pedestrian grade granitic gravel
- soft fall mulch
- adjacent residential
- adjacent rural
- adjacent industrial
- surrounding public open space
- existing buildings
- proposed buildings
- building awning / covered walkway
- timber benches
- aluminium spectator benches
- bicycle racks
- shelter with picnic tables, bbq, bins & drinking fountains
- 1800mm high boundary fencing
- 200mm high concrete traffic barrier
- existing timber retaining walls
- existing sports lighting
- proposed sports lighting
- general area lighting
- removable shade structures

Project Ref: 2010089
 Draw No.: LCD-101
 Scale: 1:750@A02
 Date: 15.09.11
 Revision: G

