



CC Hood Reserve Masterplan Revision

Draft Masterplan Report

Prepared for City of Mitcham by
JPE Design Studio

22126 - CC Hood Reserve
Masterplan Revision
21.02.23
Draft Masterplan Report

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Background

Introduction

JPE Design Studio with the City of Mitcham are undertaking a new Masterplan for CC Hood Reserve. The masterplan is to consider opportunities in the spatial arrangement of the whole reserve. Key considerations and elements to be included within the design are the following:

- Main purpose of exercise is to enhance CC Hood Reserve an already appreciated reserve by the local community
- Consider of zoning of reserve
- Retain existing loop path, but improve connectivity and accessibility
- Overall stormwater strategy - i.e. issues with adjacent residencies & dog park. Incorporate stormwater features into the landscape and improve greening in dry areas of the reserve.
- Urban heat reductions: consider the increase of passive irrigation strategies and locations within the reserve to reduce urban heat island effect
- Overall tree strategy (including audit) - many large, beautiful trees
- Retain existing dog park as large dog park (consider upgrade of existing dog park, primarily surface materiality & drainage) – NOTE: oval and dog park are primarily for dog walkers
- Consider location for new small dog park
- Retain amenity including BBQ's, fitness equipment, shelters & toilets
- Consider improved site entries (allow for new accessible entrances from Panorama drive, Tafquin St and Lawn St)
- Consider new location for new playground. Consider mix of natureplay and proprietary play elements in playspace - need mix of elements. Opportunity to incorporate WSUD within design e.g. inlets, creek, soakage pits, mounding. Consider inclusive play.
- Consider creek regeneration and natureplay opportunities as well as creek crossings and nature walks
- Consider location for family picnic area / hub
- Consider types of activities for teenagers (10 to 16 years old) e.g. terraced seating near oval, pump track etc.
- Consider public art, opportunity to engage with Aboriginal artist
- Prioritise access and inclusivity
- Sustainable strategies for lighting and more secure spaces
- Opportunity for community events space
- Consider parking



Background

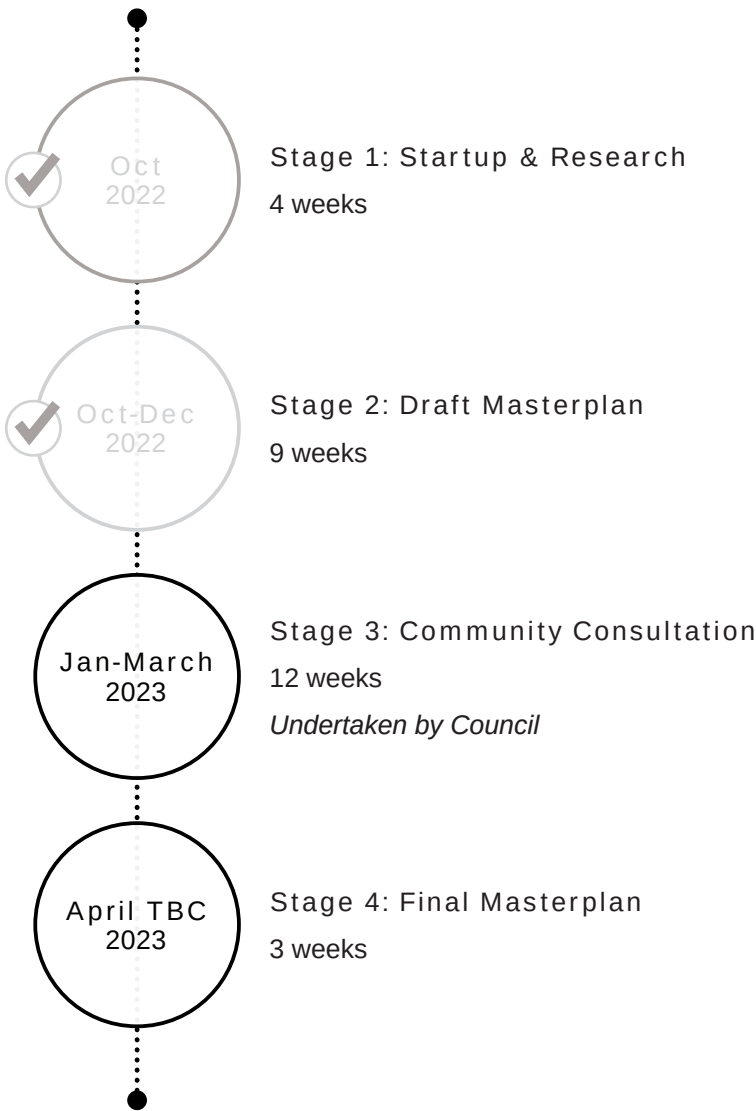
We understand that the previous Masterplan for CC Hood Reserve was undertaken in 2010 (image overleaf). In 2022, City of Mitcham Council received a pledge from the State Government of \$1M for an upgrade / improvements to CC Hood Reserve. As part of the upgrade process, Council undertook community consultation from February-June 2022 on the previous 2010 Masterplan to confirm with the community whether the masterplan still reflected the communities values and opinions. Following this, JPE Design Studio have been engaged to prepare an updated draft Masterplan for further community consultation, with the final Masterplan expected to be completed in March 2023.



The Dogs of CC Hood Reserve

Project Process

The following timeline illustrates the process undertaken:



Previous 2010 CC Hood Reserve Masterplan

Previous Consultation

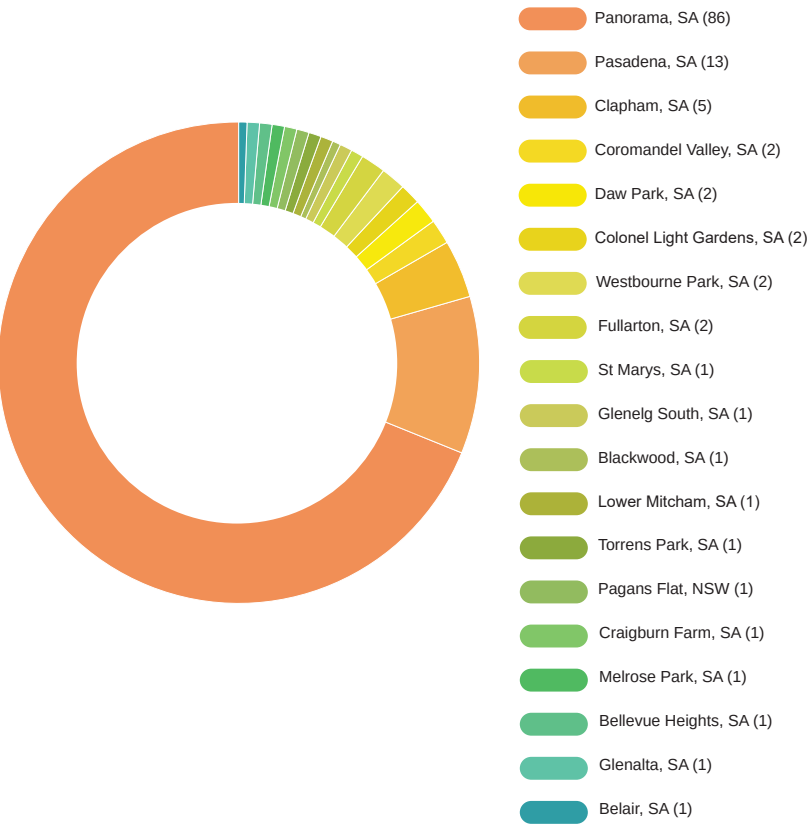
Council undertook Community consultation via an online survey from February June 2022, and a Stakeholder Workshop with Council in early October 2022.

There were 125 respondents to the online survey, with most of respondents (84%) nearby residents. Key outcomes from the online consultation are summarised as follows:

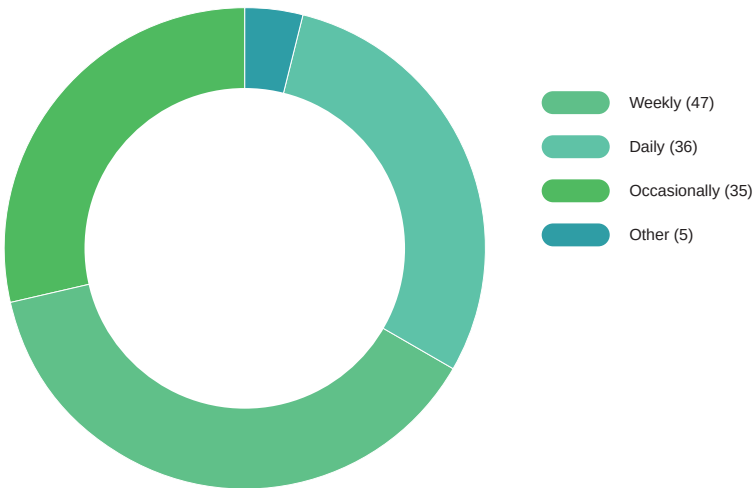
- The majority of visitors visit CC Hood Reserve **weekly (38.2%)** or **daily (29.3%)**.
- The main reason for visiting CC Hood Reserve is for **a nature walk (36%)** or the **dog park (31.2%)**.
- **Open space** and the **varied natural environment** was most valued by the majority of respondents and together they accounted for over 50% of re-sponses. Exercise and use of the dog park were well represented too.
- Repondents wanted improvements in the following: **playground** (with an expectation of play equipment for all ages), the **dog park** (grass areas, less mud, small dog area) and **sport equipment** for all ages. Most notably bike tracks, pump tracks, basketball/netball courts (full and half sized) featured highly.
- The zones respondents were most interested in were: **nature zone (73)**, followed by **dog walking zone (66)**, followed by **recreational zone (children between 5-10 years)**.
- The majority **did not support organised sports at the oval (59.3%)**.
- The majority **supported a space for community events (68%)**.
- Priorities for improved accessibility included: **improved paths (38%)**, fol-lowed equally by **play equipment (24%)** and **parking (24%)**.

Online Survey

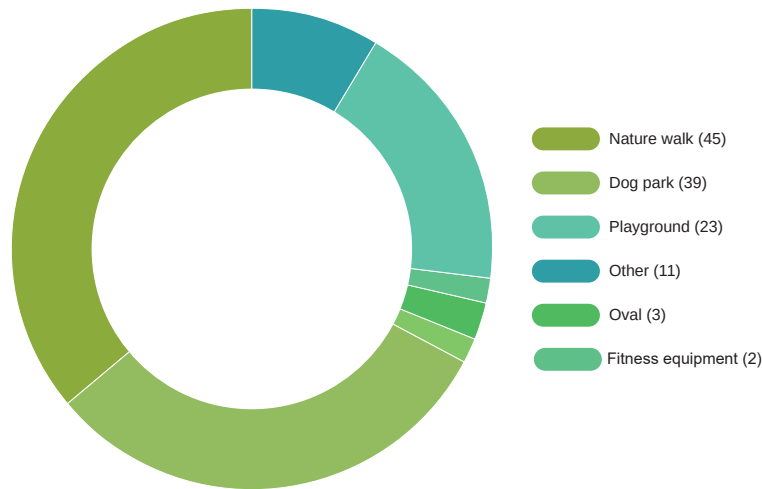
Question 04 - Suburb



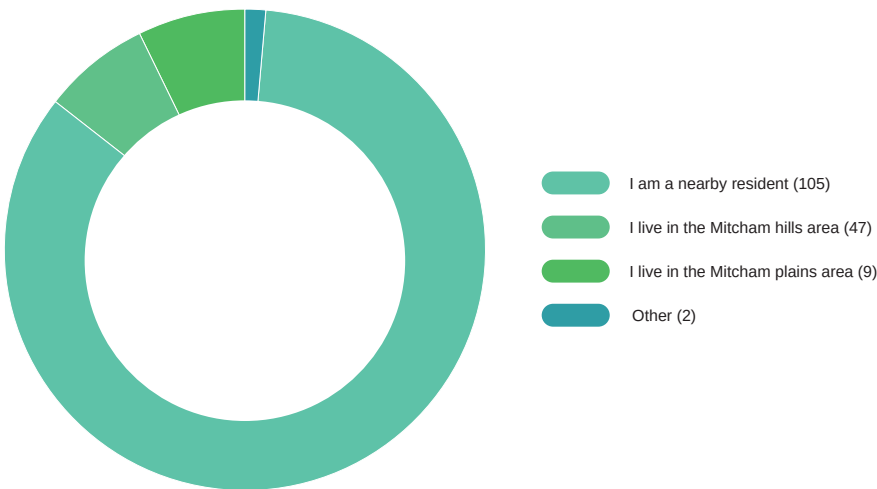
Question 05 - How frequently do you visit CC Hood Reserve?



Question 06 - What is the main reason for you visiting CC Hood Reserve?

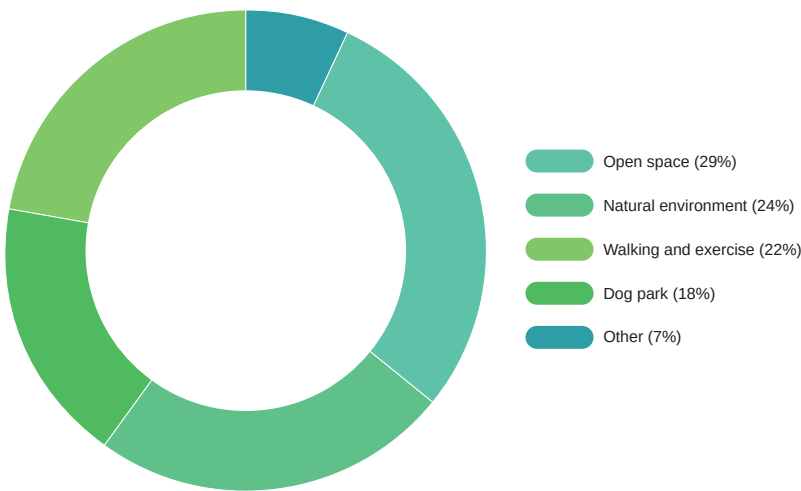


Question 07 - What is your main connection with CC Hood Reserve?

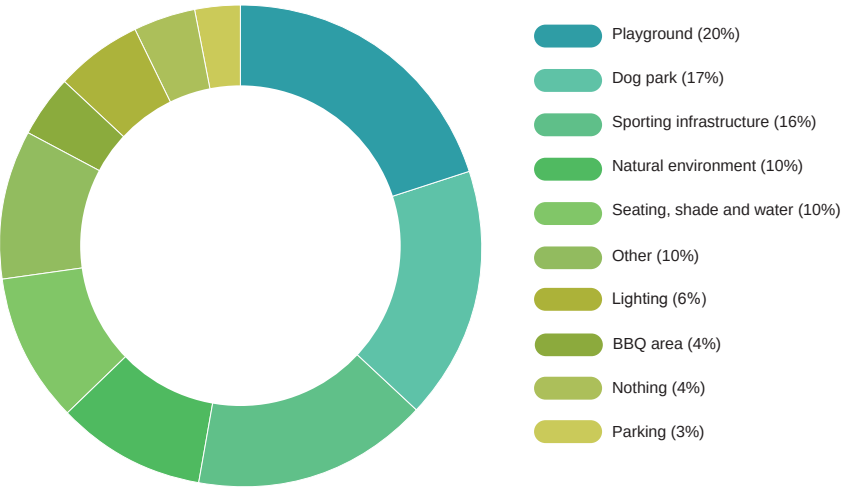


Online Survey

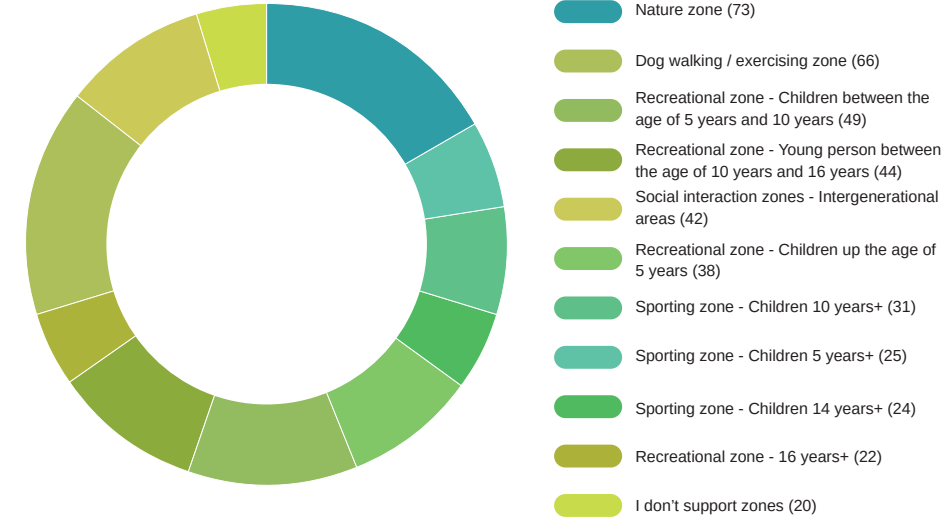
Question 08 - What do you most value about the Reserve?



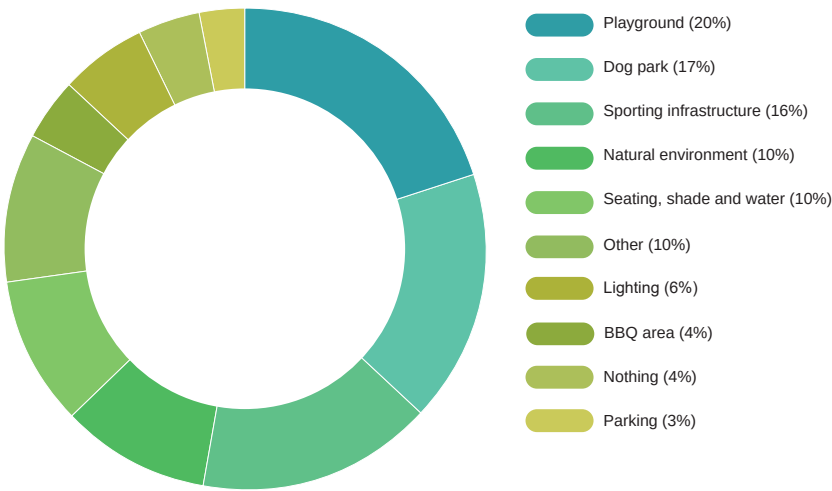
Question 09 - What type of improvement would you most like to add to the reserve?



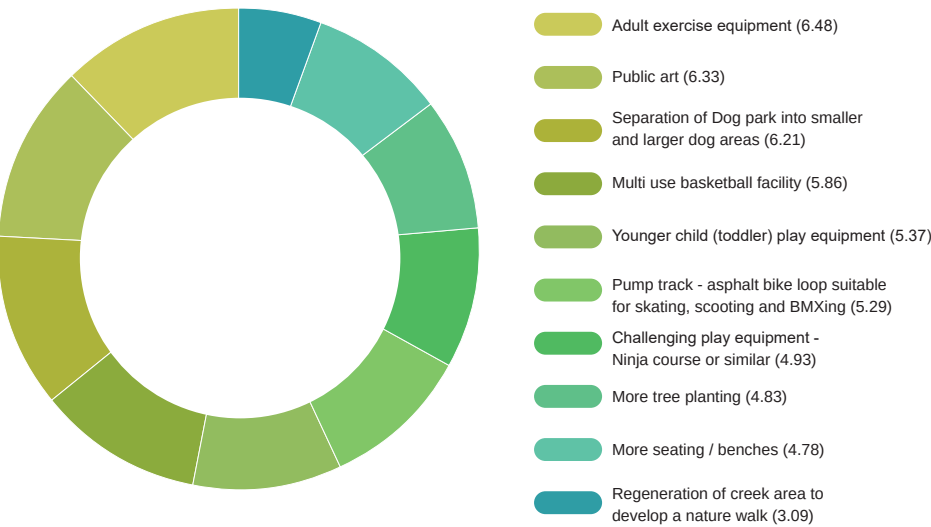
Question 10 - Some large reserves are often separated into zones to indicate where different types of activities take place. What zones would you like to see at CC Hood Reserve? (Please choose the zones you would most support)



Question 11 - Are there additional zones we should consider? (please specify)



Question 12 - Please list the below Reserve features in order of preference (from 1-10)

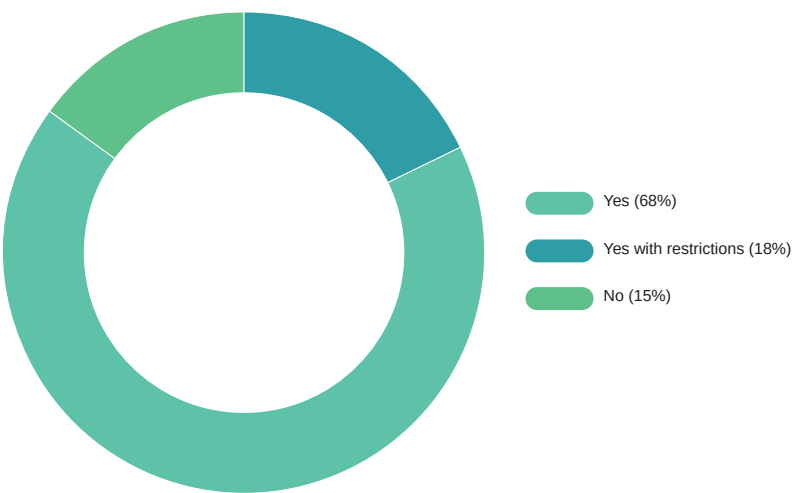


Question 13 - Would you like to see organised sports at the Oval?

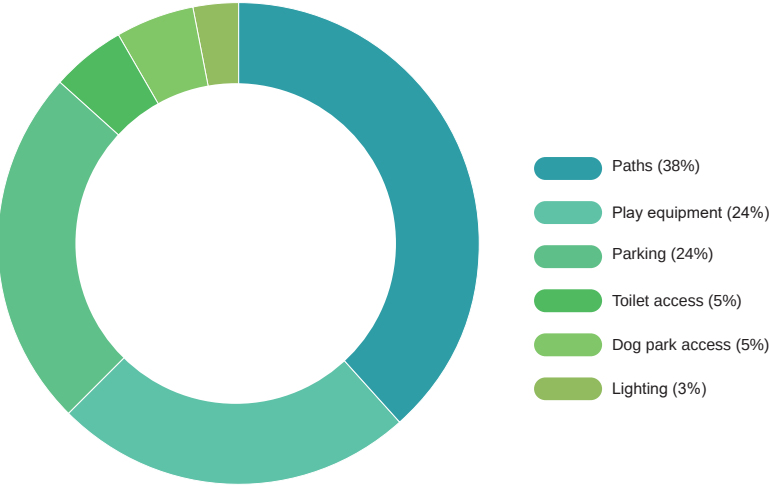


Online Survey

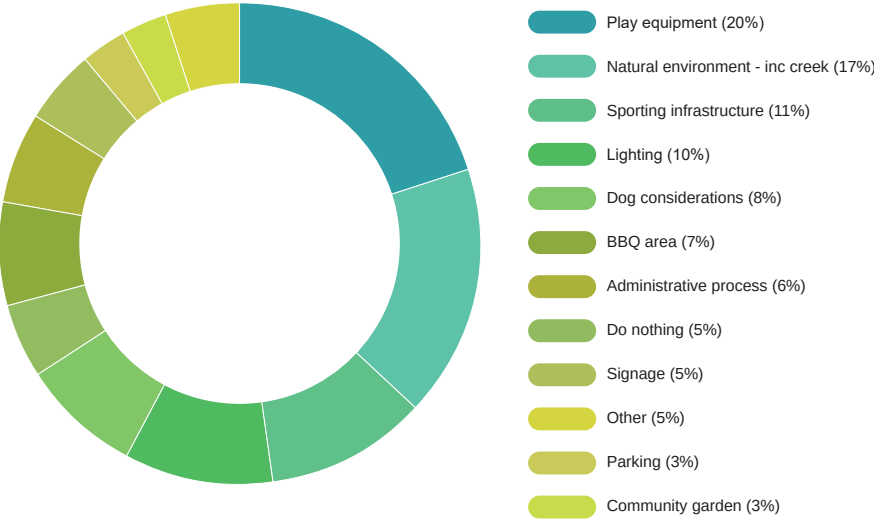
Question 14 - What are your thoughts on developing a space for community events at the Reserve? This could be a pop-up concert, a Christmas festival, a cinema in the park, for instance. Share your thoughts!



Question 15 - Accessibility is especially important to us. Do you have suggestions on how we could make the Reserve more inclusive?



Question 16 - Do you have any final thoughts about the draft masterplan? Is there anything you would like us to consider?



Stakeholder Workshop

Council undertook Community consultation via an online survey from May - June 2022, and an internal stakeholder workshop with Council in early December 2022. The key outcomes from the consultation are summarised as follows:

1 – What do you like about CC Hood Reserve?

- Walking path – loop
- Trees
- Dog Park
- Gym equipment
- Toilet
- Large open space (nature / size)
- Parking
- Not too busy
- Accessible (different entries)
- BBQ shelter
- Oval

2 – What you do not like about CC Hood Reserve?

- Lack of connectivity
- Too dry – limited shade
- No structure to tree planting
- Playground location and size
- Dog park surface
- Lack of signage
- Creek area – need to be cleaned
- No lighting
- Bin locations
- Drainage
- Trees and shrubs look messy
- Assets disconnected
- Furniture is old / lack of furniture
- No biodiversity
- Lots of degraded areas

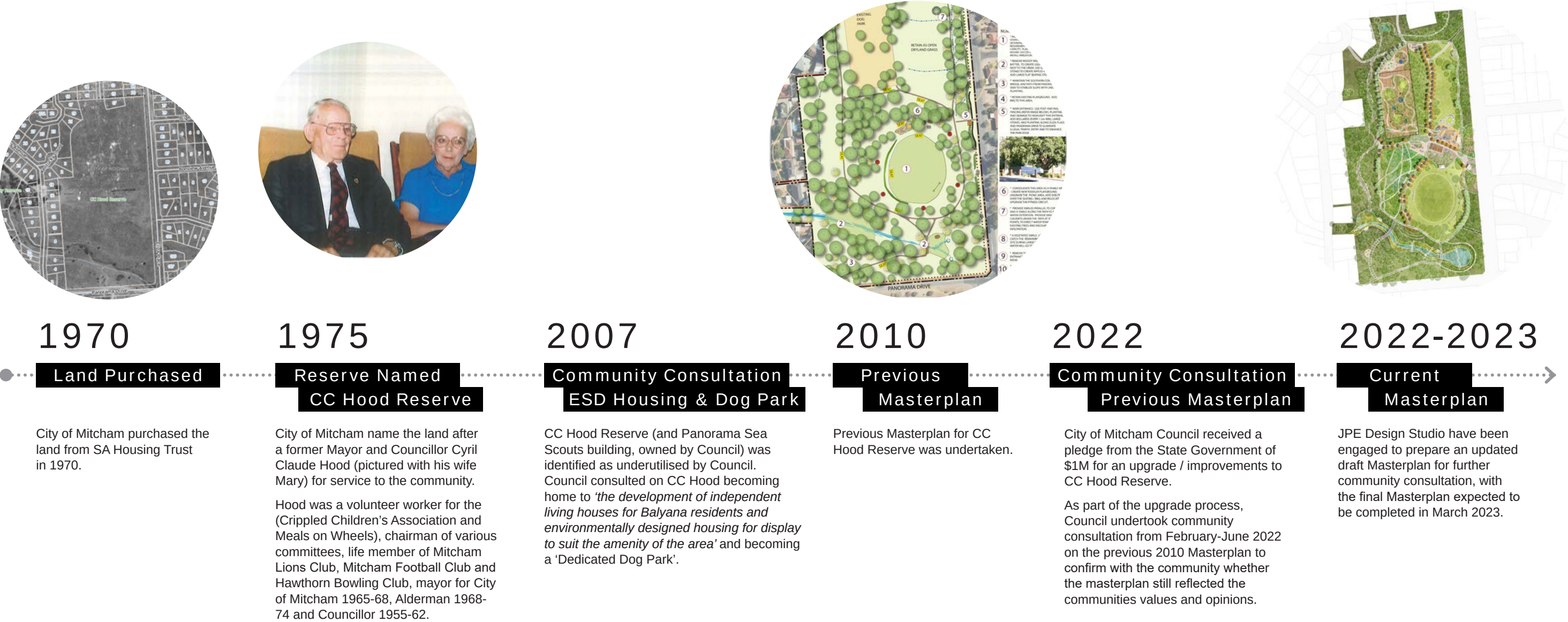
3 – What is missing?

- Plan and objective
- Connectivity
- Signage
- Activities
- Lighting
- Playground
- Amenities
- Event space (infrastructure for events, amphitheatre)
- Art
- Indigenous planting with sign trails
- Power for events

4 - Where to start?

- Strategy / collect data / plan for next years
- Existing dog park surface
- Build new dog park for small dogs
- Resolve some of stormwater issues
- Irrigate existing open space across dog park
- Change playground location
- Uplift Reserve (uplifting trees, cleaning shrubs, cut branches, take dead trees from site)
- Signs around walking trail
- Better signs around reserve – maybe history of reserve
- Power for community events

History



Spatial Comparison

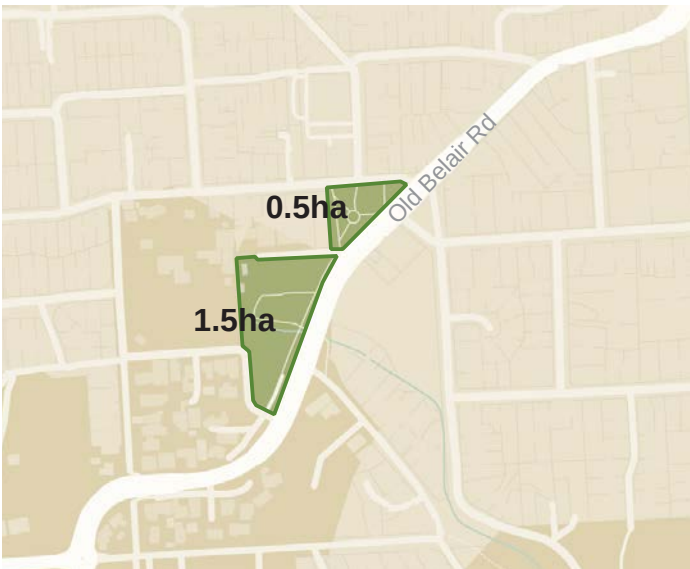
As part of the draft masterplan phase, a comparison was undertaken on the indicative size of similar reserves and parks within the City of Mitcham.



CC Hood Reserve



Pasadena reserve // Barcroft St
Playground



Mitcham Reserve // Sutton Gardens



Colonel Light Gardens Football Club //
Mortlock Park Playground

Context

CC Hood Reserve is located in Panorama within the City of Mitcham, approximately 9km south of Adelaide CBD via Goodwood Road. The reserve is very large in size, at 7.1 hectares. CC Hood reserve is bordered by Eliza Place to the east; Panorama Drive to the south; and residential properties backing onto the reserve to the north and west. The reserve is well connected to multiple nearby reserves and parks and is in close proximity to Pasadena Foodland and Centennial Park Cemetery.



Site

The primary entry to CC Hood Reserve is via Eliza Place to the east, with secondary access points via Eliza Place, Lawn Street, Tafquin Street and Panorama Drive.

- ➔ Primary pedestrian entry
- ➡ Secondary pedestrian entry
- ✳ Bus stop



Site Development

CC Hood was previously a completely cleared site, with no tree planting whatsoever. City of Mitcham has utilised CC Hood Reserve as an assett for tree planting, as part of their tree planting targets - refer below.



1949



today



02

Site Analysis

Existing Character

The reserve is a large, and includes a well-used dog park, playground, loop path, dense tree planting in parts, open lawn, shelters, public toilet, BBQ facilities and fitness equipment. The reserve is bisected by a creek which cuts through the southern portion of the site.

open lawn



native planting & large shade trees



native planting & large shade trees



natureplay opportunities



furniture



bitumen loop path



public toilets



playground



fenced dog park



creek

Existing Site Arrangement

The reserve is home to City of Mitcham's only dog park which is well-used by local residents. The reserve is densely planted with trees in places and also includes shelters, public toilet, loop path, BBQ facilities, open lawn, fitness equipment and a playground. The reserve also includes a creek. The reserve is currently not irrigated.



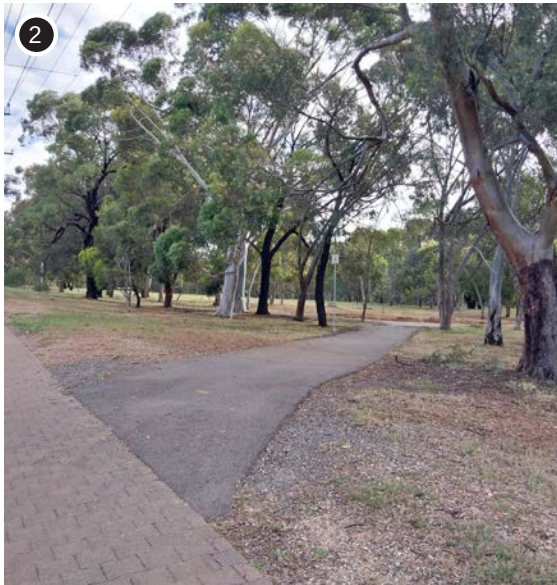
- Legend
- Primary pedestrian entry
 - Secondary pedestrian entry
 - Main loop path
 - Bus stop

Existing Entries

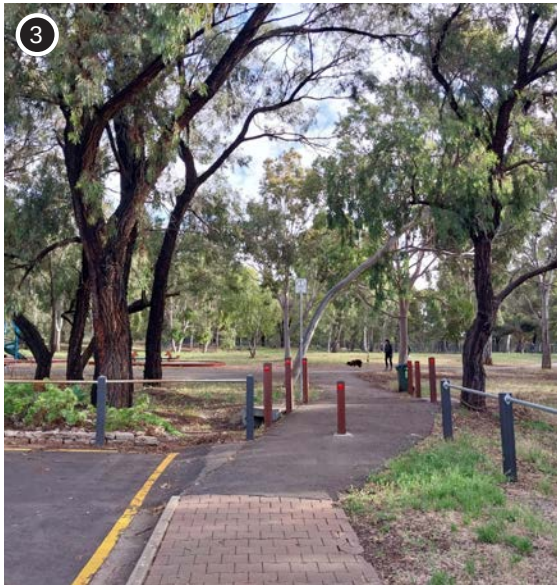
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Entry 01 - Primary entry (Eliza Pl)



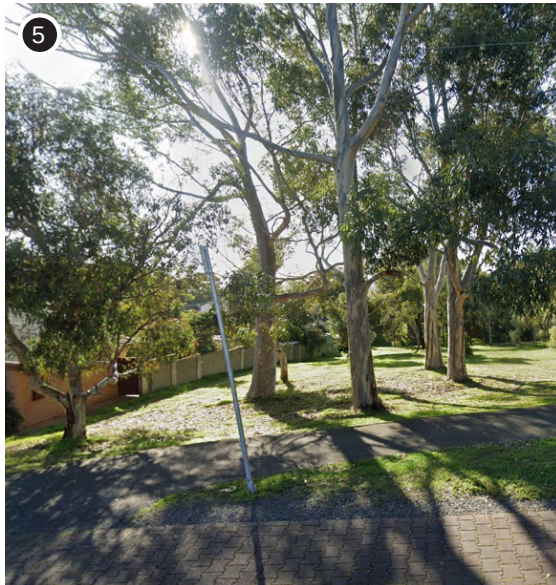
Entry 02 - Secondary entry (Eliza Pl)



Entry 03 - Secondary entry (Lawn St)



Entry 04 - Secondary entry (Tafquin St)



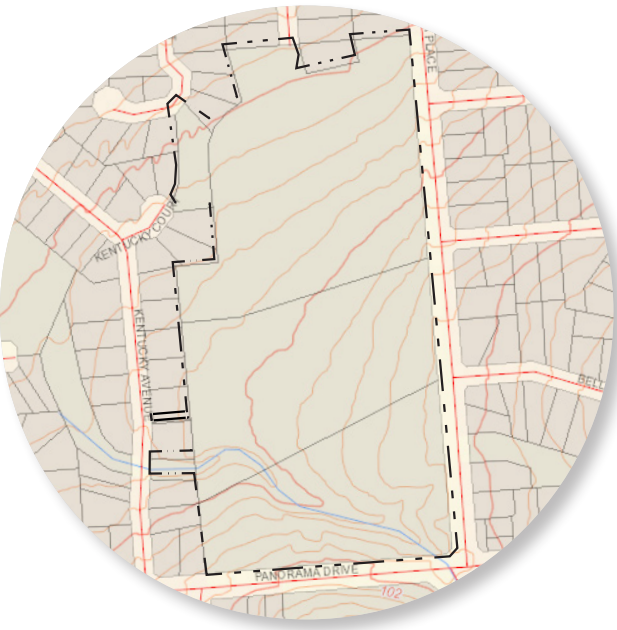
Entry 05 - Secondary entry (Panorama Dr)



Existing Topography

The reserve is surrounded by steep topography and is also bisected by a creek which cuts through the southern portion of the site.

Broader site context



Existing Trees



Existing Services



Earth berms used to direct stormwater

- Legend
- Water + Sewerage
 - Electrical / ETSA
 - Gas



SWOT Analysis

Sitewide strategies include:

- Area zoning
- Stormwater strategy
- Tree strategy
- Improved entries (DDA)
- Improved amenity

Strengths

- Existing trees
- Existing loop path
- Existing dog park
- Large open space (nature / size)
- Amenity - toilets / fitness equipment shelters
- Large open space
- Accessible
- Not too busy / local reserve

Weaknesses

- Lack of connectivity between zones
- Too dry – limited shade
- No structure to tree planting
- Trees and shrubs look messy
- Playground location and size
- Dog park surface
- Lack of signage
- Creek area – needs to be cleaned
- No lighting
- Bin locations
- Drainage
- Furniture is old / lack of furniture
- No biodiversity
- Lots of degraded areas

Opportunities

- Improved site connectivity, zoning & legibility
- Improved reserve identity e.g. public art & wayfinding
- New dog park
- New playground & natureplay opportunities
- Youth play - e.g. Pump track
- New family zone
- New creek crossing / bridge & creek regeneration
- Improved stormwater & integrated WSUD
- Opportunity for events
- Improved amenity e.g. Lighting, bins, shelters, etc.
- Improved tree heirarchy & legibility
- Existing accessibility & parking
- Integrate sustainability

Threats

- Size of reserve is expensive - consider staging
- Limited reserve infrastructure (e.g. irrigation)
- Budget requirements & tight timelines
- Existing stormwater issues

SWOT Analysis





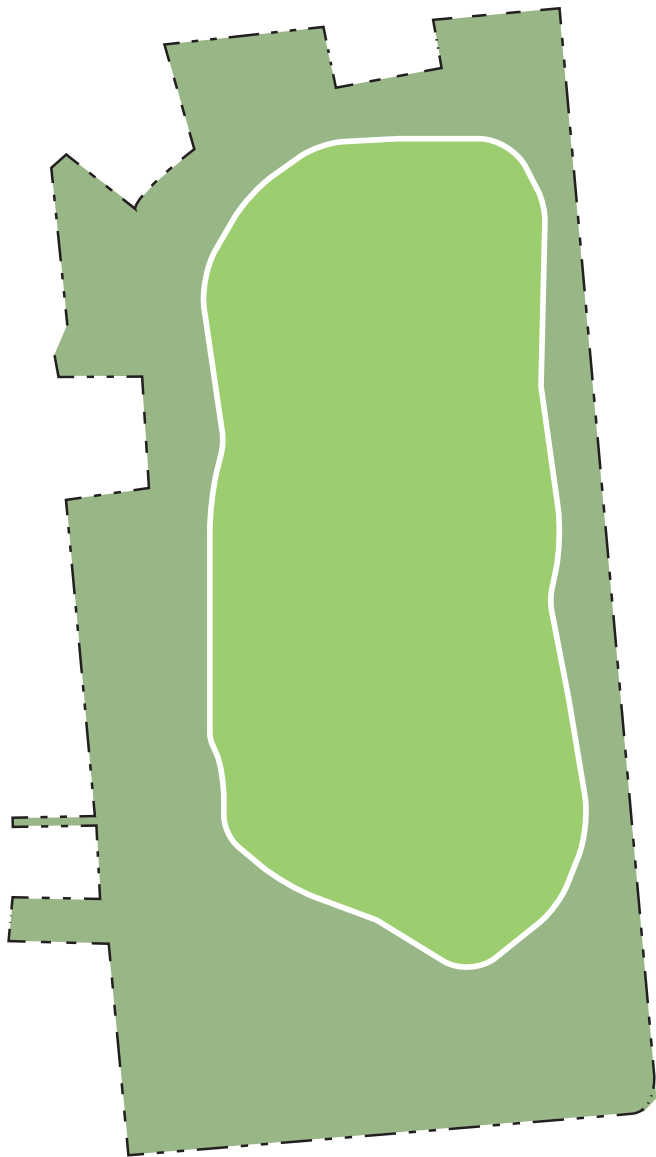
03

Draft Masterplan

Vision

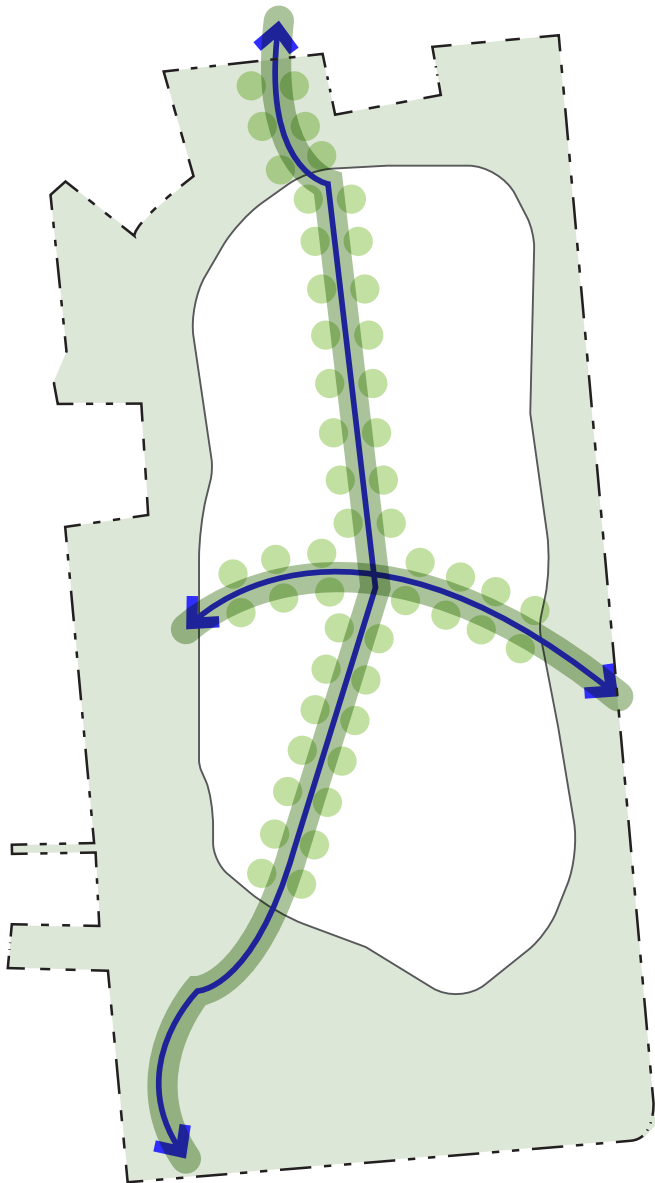
Our vision for CC Hood is to create a welcoming and inclusive space that is focused on preserving the natural beauty of the reserve and provide a vibrant place for recreation that is accessible and enjoyable for people of all ages and abilities.

Masterplan Principles



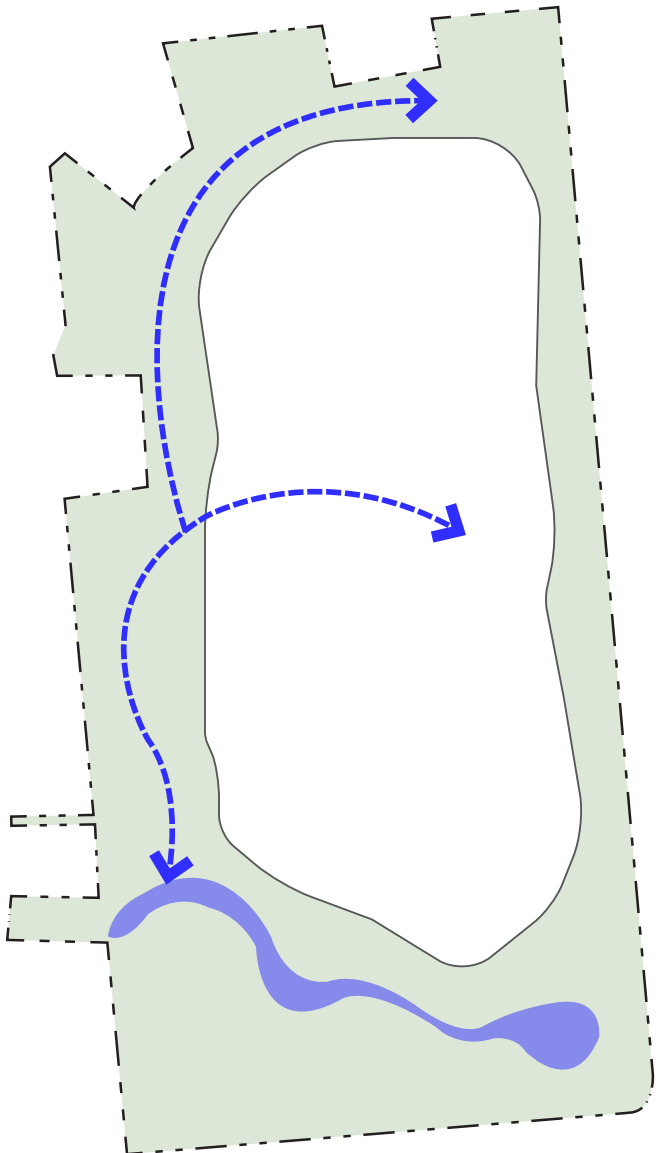
re-wild edges + formalised / cultivated centre

- retain as much native vegetation as possible
- supplement with understorey planting
- remediate creek zones
- eradicate weeds



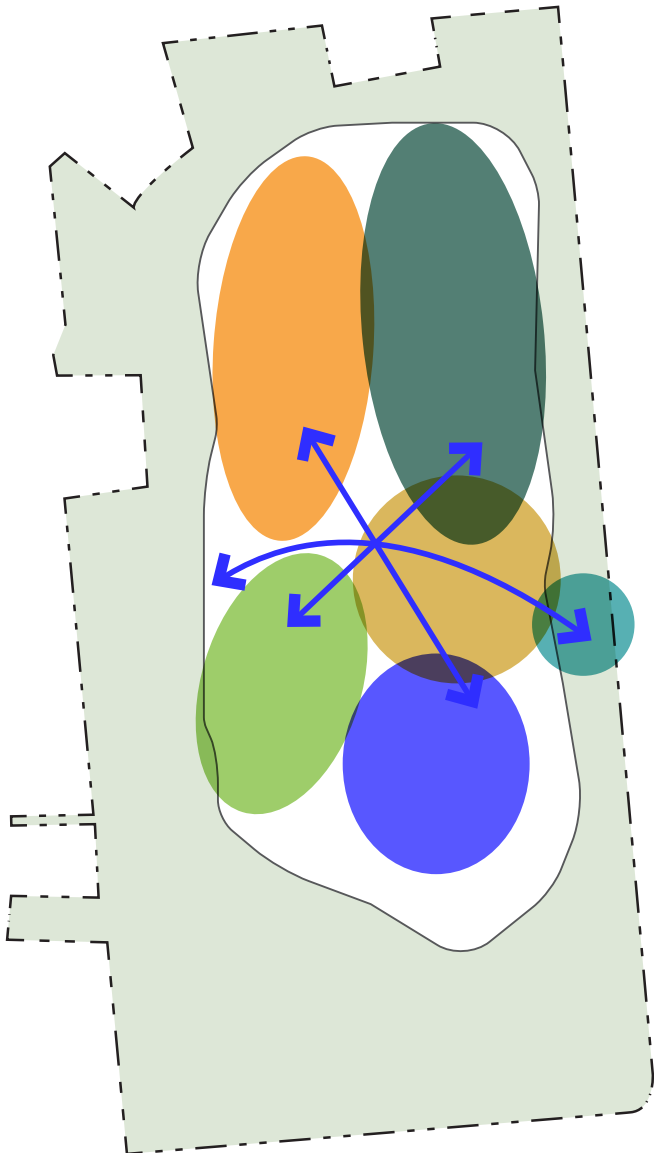
improved connectivity & movement heirarchy

- create two new central connecting paths
- line central paths with deciduous shade trees
- existing loop path retained
- secondary entries retained



creek + dry creek

- renmediate and revegetate existing creek
- new dry creek following topography to act as stormwater tool



distinct zones of activity

- create distinct zones separated by paths for the different uses of the reserve

Draft Masterplan

- 1 Improved & widened main entry
- 2 New entry planting
- 3 Existing bitumen loop path retained with new linemarking / distance markers
- 4 New central tree avenues (deciduous shade trees) with permeable paving & lighting
- 5 Central pavilion with picnic tables, BBQ's & garden beds
- 6 New nature playground & junior pump track / small wheel bike loop
- 7 New small dog park. Existing big dog park resurfaced with mulch / sand / small synthetic turf mounds / agility equipment / permeable loop path
- 8 Open lawn area, new terrace seating (potential for 'pop up' movie screen for community events)
- 9 Family picnic area & new shade trees
- 10 New tree maintenance strategy & new native understorey planting
- 11 Existing raingarden revegetated
- 12 Native biodiversity bush garden with informal paths
- 13 Creek remediation - weeds removed & revegetated
- 14 Informal path
- 15 Viewing deck & terraced gabion walls
- 16 Stepping stone crossings & natureplay nodes
- 17 Upgraded boardwalk crossing
- 18 Dry creek to connect creek, northern portion of reserve, dog park & playspace
- 19 New picnic tables
- 20 New bench seating
- 21 Primary vehicle / service access path
- 22 Secondary vehicle / service access path
- 23 Potential future opportunity: terraced steps to provide link to new bridge and park
- 24 Potential future opportunity: new bridge to cross over the creek
- 25 Potential future opportunity: fitness equipment relocated with new shade trees

LEGEND	
 Existing trees	 Avenue trees (deciduous)
 Understorey planting	 Proposed shelter
 Existing shelter	 Unit paving (permeable)
 Existing loop path	 Irrigated lawn
 Major sealed path	 Sensory / bush garden
 Internal unsealed path	 Entry planting
 Proposed trees	 Pinechip softfall



Zones

Zone 1

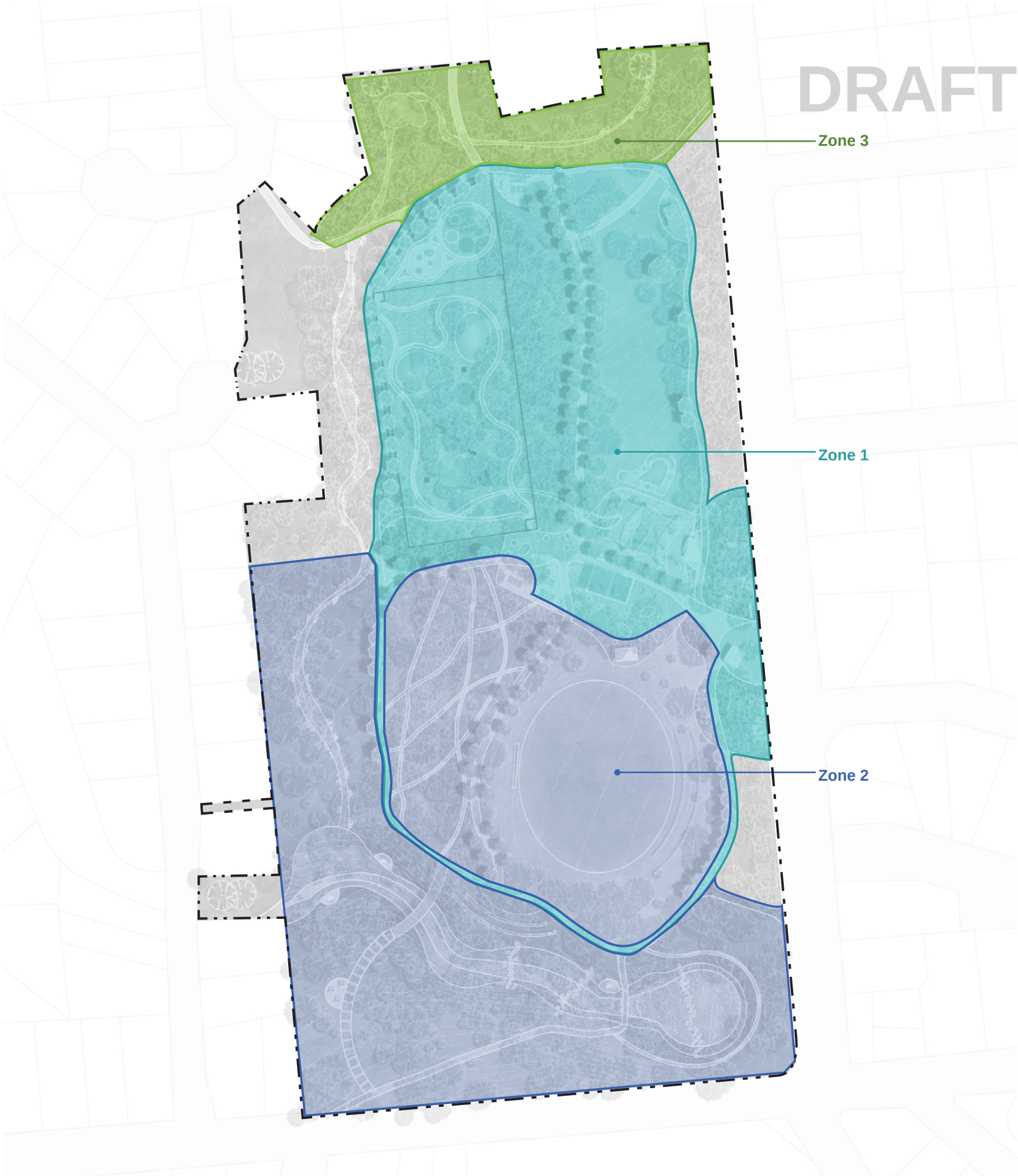
- Main entry on Eliza Place improved & widened
- New irrigated entry planting, bike racks, paving & signage
- New linemarking to existing bitumen loop path (distance markers)
- New small dog park to north of big dog park
- Existing big dog park resurfaced with mulch / tactile surfaces.
- Large open space (to be irrigated) for family BBQ's - shelters, shade trees, picnic tables
- Central feature pavilion with picnic tables, BBQ's & table tennis tables
- Junior pump track
- New playground (mixed proprietary and natureplay equipment)
- New central E/W and N/S avenues with deciduous shade trees & lighting
- Dry creek to connect dog park & playspace
- Sitewide: Tree maintenance strategy & new native understorey planting

Zone 2

- Creek remediation with informal path - weeds removed & revegetated
- Secondary vehicle / service access path on Eliza Place
- Open lawn area (to be irrigated) new terrace seating (potential for 'pop up' movie screen for community events)
- New central N/S avenues with deciduous shade trees & lighting
- Sensory / native bush garden with informal paths (trees retained)
- Dry creek to connect creek
- Viewing deck & terraced gabion walls
- Existing bridge x1 & new bridge x1
- New picnic tables and nature play equipment (cubby)

Zone 3

- Primary vehicle / service access path on Eliza Place
- Upgraded entry path connecting to Lawn St
- Dry creek (rain garden retained)
- New bench seating nodes
- Future fitness node

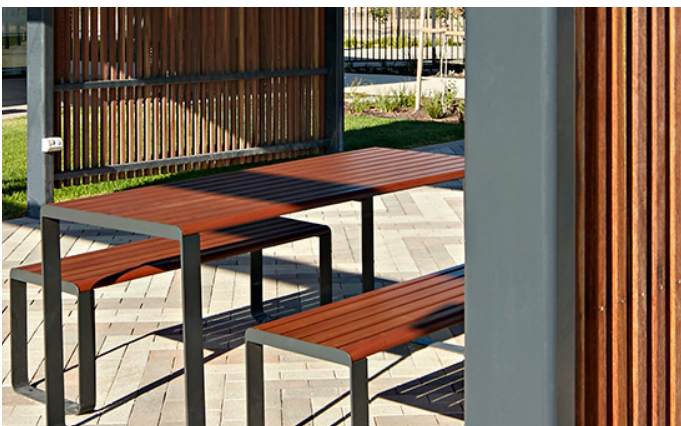


Proposed Character

nature inspired play



central hub



dog park



Proposed Character

creek naturalisation / re-wilding / dry creek (future)



open lawn & terrace seating & events



public art + First Nations input



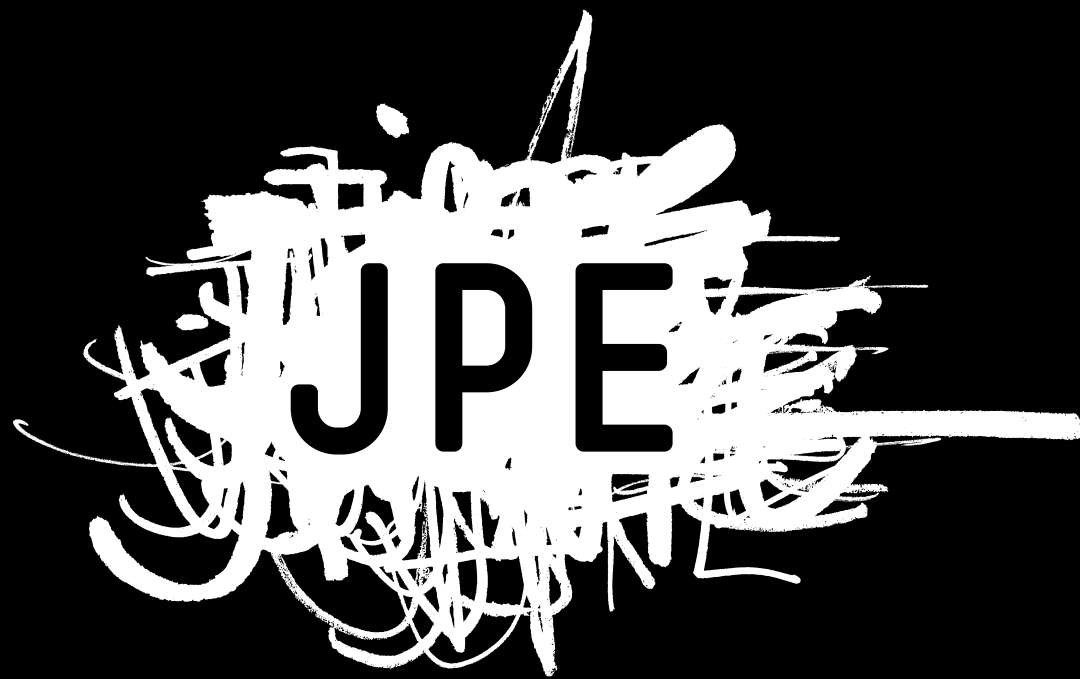
Proposed Character

upgraded bridges & statement landscape steps



deciduous tree avenues / walking path





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