

# Dru Point Master Plan



Kingborough



This document was prepared for the  
Kingborough Council by Jeavons  
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The Community Engagement Process  
and Report included in the Appendix was  
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# Executive Summary

## Aim

Kingborough aims to develop a Master Plan that will guide the Dru Point Bicentennial Park's development, planning, budgeting and funding for the next ten years, looking at the whole site in order to establish what is valued about the present facilities and what else needs to be added.

## Community Significance

A detailed community engagement and consultation programme was undertaken. This process and the site analysis revealed that Dru Point is significant for many reasons, including the following:

- Significant cultural heritage sites
- Significant areas of indigenous vegetation and wildlife habitat, especially for water birds
- Valued views and natural environment; attractive for picnics, outings, walking and cycling
- Significant site for dog walkers; includes a fenced dog agility area.
- Dru Point has a memorial garden to Missing Persons, and area of reflection and contemplation
- Playground - historically of regional significance; now tired and outmoded. One of the most used features of the site. Includes a young children's bike play area.
- Currently a TasWater sewerage treatment plant takes up a large portion of the site.
- There are two tennis courts on site. These are run down at present.

## Master Plan

The Master plan identified eleven activity zones across the site, one of which is Taswater land. Some of this land will be decommissioned in the very near future, and part of one pond will remain. The Master plan makes recommendations on the following topics, which are summarised below:

- Review the walking/bike and vehicle circulation and car parking across the site and the extent to which vehicles can access the site; Improve walking, cycling and dog walking tracks.
- Review all signs across the site and prepare a signs strategy.
- Ensure cultural heritage areas are protected, well managed and interpreted.
- Map the areas of significant indigenous flora and fauna and review and prepare the management plans for these areas, with monitoring and re-vegetation as required.
- Review which picnic areas can be easily accessed by car; select a palette of easily accessed, inclusive furniture and materials for these zones.
- Review the landscape treatment woodland picnic areas (foot/bike access only).
- Upgrade the children's play area, retaining the bike play area and adding a new nature play zone, and improved items for toddlers and older children. Ensure that a high level of accessible inclusive design is achieved.
- Define attractive areas of mown grass for events and ball games and overflow car parking.
- Upgrade the dog of leash areas; create a new dog swimming area and dog friendly picnic area.
- Review the cafe and feasibility of improved facilities and opening hours.
- Upgrade tennis courts and consider adding a new double basketball/netball court.
- Review the amenity parkland and improve tree planting, garden beds, and materials.
- Prepare a series of design guidelines documents to guide all future works for this site.

The full Master Plan process, drawings and report are described overleaf.

# SECTION 1

## Introduction

# Aims and Methodology

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## AIM

Kingborough aims to develop a Master Plan that will guide the Dru Point Bicentennial Park's development, planning, budgeting and funding for the next ten years, looking at the whole site in order to establish what is valued about the present facilities and what else needs to be added.

## METHODOLOGY

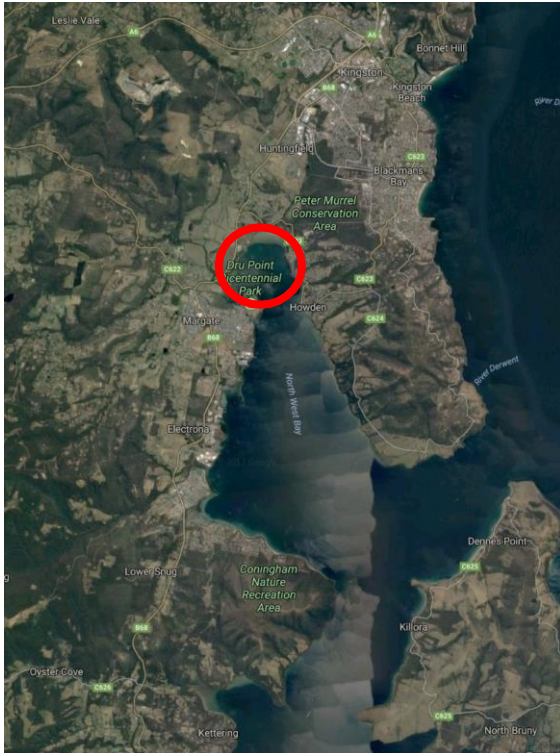
The Master Plan process that has been undertaken to date for this site is outlined below:

- Site visit and analysis
- Consultation and discussions with key Council officers to determine main issues
- Community engagement including;
  - face to face interviews
  - 17 on site interviews
  - online survey to broader community
  - engagement via Facebook and email.
- Site analysis report and summary of community engagement findings
- Presentation to Councillors
- Draft Master Plan and report establishing design objectives
- Internal Council review of draft Master Plan
- Council Officer approval to share with community
- Community engagement regarding draft Master Plan
- Final reviews/approval.



# Site Context

Dru Point Bicentennial Park is located on the Esplanade at the eastern-most promontory of Margate, south of Hobart, Tasmania.



# Dru Point – Site Significance

This site is locally significant for many reasons that are briefly listed below.

Significant cultural heritage sites<sup>1</sup>

Significant areas of indigenous vegetation and wildlife habitat, especially for water birds

Valued views and natural environment; attractive for picnics, outings, walking and cycling

Significant site for dog walkers; includes a fenced dog agility area.

Dru Point has a memorial garden to Missing Persons, and area of reflection and contemplation

Playground - historically of regional significance; now tired and outmoded. One of the most used features of the site. Includes a young children's bike play area.

Currently a TasWater sewerage treatment plant takes up a large portion of the site.

There are two tennis courts on site. These are run down at present.



<sup>1</sup> Huys, Stuart 2011

Dru Point Reserve Aboriginal Heritage Management Plan  
A report to Kingborough Council



# Community Engagement

The full report on the community engagement process and outcomes is included in Appendix 1. Some important points are summarised as follows:

## Key Users of the site include:

- Dog Walkers (both on and off lead)
- BBQ and picnic user groups
- Parents and carers of young children and toddlers
- Recreational walkers
- Playground users
- Tennis players

The main areas include:

- The off-lead dog walking area within the fenced off section
- Children's/Toddler bike track (traffic light park)
- Enclosed children's playground
- Tennis courts
- External walking trail network
- BBQ areas/shelters
- General Use of the large open space areas for various purposes

## Areas for Improvement

The following were the main issues mentioned by the community as needing improvement:

- Smaller children's playground, including nature play, water play, a smaller slide and more sings
- Improved play equipment for older children/teenagers. Some suggestions include:
  - Flying fox, more climbing equipment, more swings, larger more interesting slides
- Children's toddler bike track facility
- BBQ shelters need more BBQ's away from the bush area with an improved booking system
- Trail connections in the future (Margate Rivulet Track and Howden)
- Enclosed dog off lead areas
- Tennis courts.

## What people would like at Dru Point if funds were available:

- Nature Play
- Café – improvements in the quality, layout (eat in options) and hours of the café
- Gym/fitness equipment
- More challenging play equipment for older children
- Shelters
- Swings
- Bicycle track/s
- Water play
- Sports facilities such as basketball/netball/AFL/cricket nets/softball and improved tennis

The full community engagement / consultation report is included in the Appendix

# Site analysis, issues and opportunities

The site analysis and community engagement process revealed a number of key issues for this site which needed to be addressed. These are summarised below. Refer to the Site Analysis plan at the end of this section.

## Treatment Ponds

### Issues

- Occupy a large portion of the site
- One pond to be decommissioned in the foreseeable future

### Opportunities

- This space can be used to create a new fenced wetland with indigenous vegetation and habitat



## Views

### Issues

- Beautiful views to coastline
- Some key viewing points cluttered

### Opportunities

- Identify and protect premium viewing points
- Enhance seating/viewing opportunities



## Habitat zones and Cultural Heritage

### Issues

- Key areas need to be protected

### Opportunities

- Protect key sensitive areas from disturbance from vehicles, dogs off lead
- Consider improvements to interpretation / information / viewing points / bird hides



## Generally run-down and disjointed Amenities

### Issues

- Toilets, playground, seats, picnic/BBQ facilities, signs, tennis courts, parking, garden beds, bollards
- Clutter of ad hoc additions over time
- Many facilities are not wheelchair accessible
- Guide future development by establishing palettes of materials and furniture across the site; ensure a selection of facilities are accessible

### Opportunities



## Conflicts between different activity types

### Issues

- Eg vehicles / walking / dogs / cycling
  - Habitat / cultural heritage areas and other activities
- Vehicle access/circulation/parking:
- Contributes to site degradation in significant areas
  - Possible conflict with potential for more extensive cycling routes
  - Some users need access via car to picnic areas
  - Car parking – location, size and surfacing to be resolved



### Opportunities

- Clarify functional zones to:
- Reflect and protect the key strengths of each area
  - Establish effective circulation/links/relationships between them to minimise conflicts and improve access
- Consider:
- Limiting extent of vehicle circulation
  - Reviewing location and configuration of some car parks





## Picnic / BBQ Facilities / Toilets

### Issues

- Booking system presents problems to some users
- Crowding at busy times
- Some not accessible via paths (dotted around grass)
- Wind protection
- Some toilets not accessible to people with physical disabilities

### Opportunities

- Review location, functionality, accessibility and materials palette of toilets, BBQ and picnic facilities
- Review Booking System



## Playground

### Issues

- Current equipment lacks sufficient play value; needs more challenge for older children and better design for young children
- Dull and disjointed
- Lack of nature play and integration with site and shelters

Major upgrade to play space:

### Opportunities

- Add more interactive nature play
- Address younger children's needs and more challenging play for older children
- Retain the high level of access and inclusion as an important design principle



## Walking

### Issues

- Popular activity
- Lacks opportunities for loops and circuits
- Lack of connection to external routes to Margate

### Opportunities

- Enhance internal walking circuits
- Separate from vehicle routes
- Future connections to external destinations



## Cycling

### Issues

- Limited opportunities for loops, circuits and more interest/challenge for older children/teenagers
- Connections into wider neighbourhood poor
- Toddler bike track very popular

### Opportunities

Consider:

- Reorganising cycling routes within the park to provide circuits separated from cars
- Other bike challenges
- Continue to work on connections back to Margate rivulet trail





## Dog Walking

### Issues

- Popular activity
- Off lead contained within fence area
- Dog agility area popular

### Opportunities

- Consider enhancements to dog agility area
- Continue to separate off lead dogs from vulnerable users and wildlife



## Sports Facilities

### Issues

- Tennis courts run down
- Demand for basketball / netball in addition

### Opportunities

- Review / upgrade tennis courts in the light of other local provision
- Consider adding basketball facilities



## Kiosk

### Issues

- Opening times unreliable
- Varied quality and range of services

### Opportunities

- Research demand and potential viability of more effective café/kiosk
- Review quality, services, layout (eat in options) and hours of the kiosk



## Palette of Materials / Signs / Styles

### Issues

- Jumble of different materials in ad hoc locations
- Signs need to be review; some unnecessary and could be removed



### Opportunities

- Rationalise signs
- Create a more cohesive palette of materials, signs, furniture, fences across the site



## Planting and Gardens

### Issues

- Garden beds and planting
- Disparate materials and palette



### Opportunities

- Review location of garden beds and planting rationale
- Review styles and materials for edging and beds



## Other Issues

### Issues

- Open sports field / events space
- Drainage
- Maintenance capabilities
- Recreation Vehicle parking

### Opportunities

- Retain open areas for events and games
- Improve site drainage and maintenance
- The issues of overnight parking for recreation vehicle on this site was reviewed for this site by no suitable location available



Refer overleaf for Site Analysis Plan.





# SECTION 2

## Master Plan, Actions and Recommendations



# Activity Zones Plan

The plan overleaf shows proposed the extent, nature and purpose of eleven different Activity Zone types across the Dru Point site. The zone determines the design and management goals for each. Ten of the Zones are briefly identified and illustrated below. The eleventh is the "no-access" zone managed by TasWater. In addition, the site requires planning and management of car parking and circulation/access, which affect all of these zones.

Natural and  
Cultural  
Heritage Area



Dog off leash  
zone



Natural  
Heritage Area



Play Areas  
including bike  
play



Picnic Areas  
Easily  
Accessed by  
Car



Café



Woodland  
Picnic areas  
(foot and bike  
access only)



Sports and  
Hard Courts



Mown grass  
for events,  
games or  
overflow  
activities



Laws, Gardens  
and Amenity  
Parkland









## MASTER PLAN OBJECTIVES & RECOMMENDATIONS

New Zealand's 150th Anniversary Park is a significant opportunity for the Council to develop a park that will be enjoyed by generations to come. The park will be developed in a way that respects the natural and cultural heritage of the area, while providing a high quality recreational space for the community.

- Provide a high quality recreational space for the community.
- Respect the natural and cultural heritage of the area.
- Provide a park that will be enjoyed by generations to come.

### Circulation & Picnic Areas

The park will be developed in a way that respects the natural and cultural heritage of the area, while providing a high quality recreational space for the community. The park will be developed in a way that respects the natural and cultural heritage of the area, while providing a high quality recreational space for the community.

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### Cultural Heritage

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### Play Areas

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### Water Features

The park will be developed in a way that respects the natural and cultural heritage of the area, while providing a high quality recreational space for the community. The park will be developed in a way that respects the natural and cultural heritage of the area, while providing a high quality recreational space for the community.

### Landscaping

The park will be developed in a way that respects the natural and cultural heritage of the area, while providing a high quality recreational space for the community. The park will be developed in a way that respects the natural and cultural heritage of the area, while providing a high quality recreational space for the community.

### Lighting

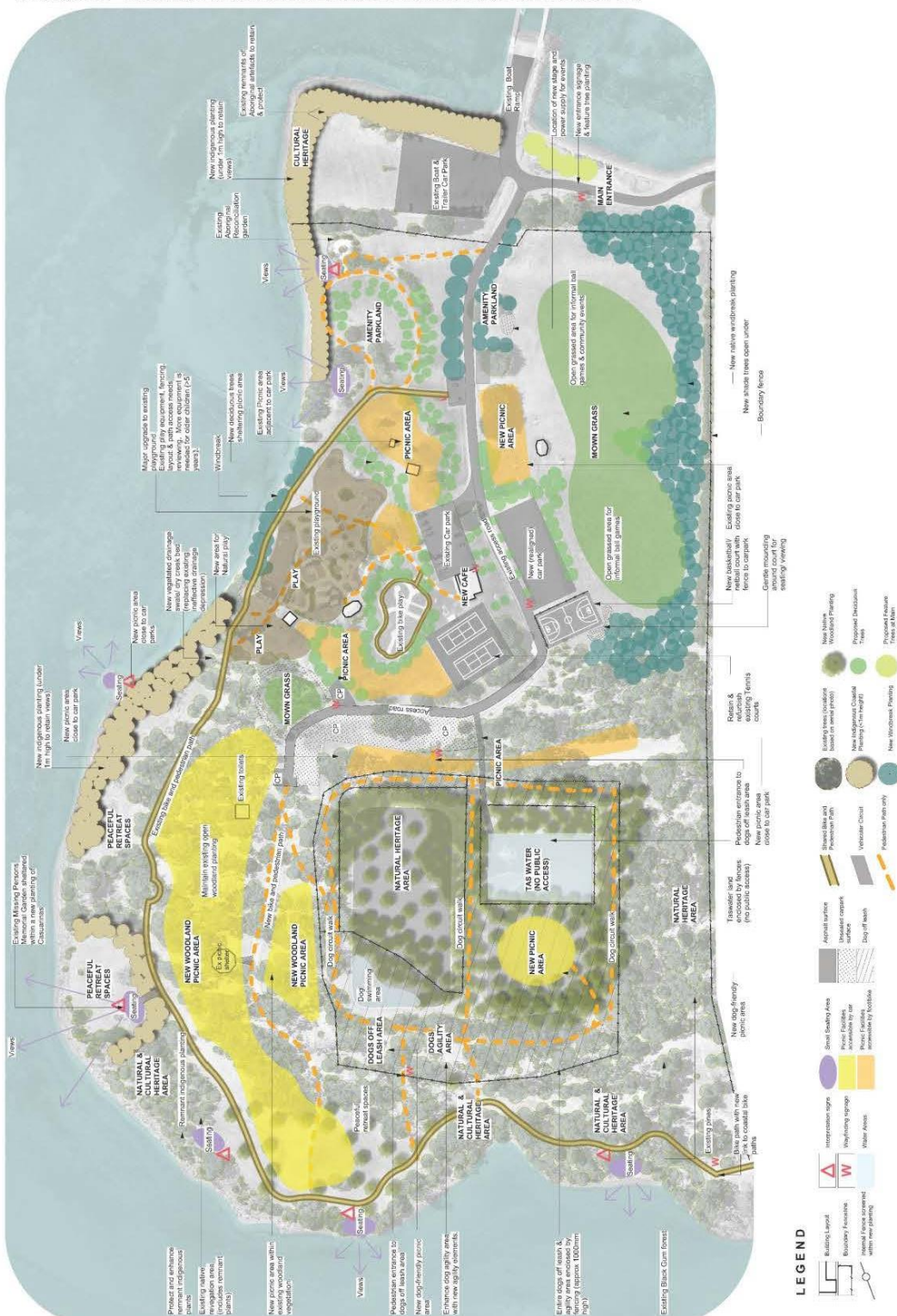
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### Accessibility

The park will be developed in a way that respects the natural and cultural heritage of the area, while providing a high quality recreational space for the community. The park will be developed in a way that respects the natural and cultural heritage of the area, while providing a high quality recreational space for the community.

### Management

The park will be developed in a way that respects the natural and cultural heritage of the area, while providing a high quality recreational space for the community. The park will be developed in a way that respects the natural and cultural heritage of the area, while providing a high quality recreational space for the community.



Kingborough

DRU POINT BICENTENNIAL  
PARK MASTER PLAN

DESIGN RECOMMENDATIONS  
MP02



Date 06/02/2018 Scale 1:1000

## Summary, Actions and Recommendations for each Activity Zone

This report aimed to research the key issues affecting Dru Point, consult the community, and provide a high-level Master Plan to guide future directions for all works affecting this site. This is not a design document, and more detailed planning and design work will need to be carried out in all of the Key Zones in order to implement the Plan. The actions below describe the next steps that will be required.

RECOMMENDATIONS		
Action No.	Recommended Action	Standard design reference document required
<b>1</b>	<b>CARPARKING AND CIRCULATION/ACCESS</b>	
1.1	Commission a licensed land surveyor to prepare an accurate site survey (contour and feature plan) of the site including the location	
1.2	Prepare an overall drainage strategy for the whole site	
1.3	Refine the circulation plan for the whole site, considering proposed changes to vehicle access within the site and identifying a hierarchy of road, tracks and carparks for different purposes including: <ul style="list-style-type: none"> <li>• Sealed roads and car parks</li> <li>• Unsealed car parks</li> <li>• Unsealed roads for walking, cycling/maintenance access</li> <li>• Bush tracks for walking and bikes</li> <li>• Sealed paths through parkland and around public facilities</li> <li>• Overflow car parking on grass</li> </ul>	
1.4	Continue to work on pedestrian/cycling trail connections back to Margate rivulet trail.	
1.5	Prepare a series of design details for edge details/fences bollards aimed at limiting vehicle movement while maintaining an appropriate visual theme for each zone.	Design Palette and Details for Activity Zones
<b>2</b>	<b>SIGNS</b>	
2.1	Prepare a signage strategy for the whole site. This strategy should: <ul style="list-style-type: none"> <li>• Review the need for signs across the whole site; issues of wayfinding and interpretation/information and the purposes and placement of signs</li> <li>• Prepare a graphic design package determining styles, materials, colours and graphic themes that are consistent across the site but may differ depending upon their purpose and their Zone.</li> </ul>	Signs Strategy

RECOMMENDATIONS, Cont.		
Action No.	Recommended Action	Standard design reference document required
<b>3</b>	<b>CULTURAL HERITAGE AREAS</b>	
	Review the Aboriginal Heritage Management Plan for the site and ensure that sensitive sites are protected from further damage. All works on site to be monitored and carefully supervised by appropriate cultural representatives	
3.1	Liaise with local aboriginal representative groups regarding further interpretations on the site where appropriate.	
3.2	Protect and enhance other monuments and memorials on the site.	
3.3	Consider redesigning signs (such as the Missing Persons Memorial Garden sign) with a new design consistent with a new approach to signages and wayfinding across the whole site.	Signs Strategy
3.4	All new built elements and any revegetation to be consistent with palette for the natural and cultural heritage zones.	Design Palette and Details for Each Activity Zone Vegetation palette/species List for each Zone
<b>4</b>	<b>NATURAL HERITAGE AREA</b>	
4.1	Map the areas of significant indigenous flora and fauna and review and prepare the Management Plans for these areas.	Management plan for indigenous vegetation
4.2	Reinstate/ repair/revegetate areas in significant natural heritage zones, including those areas where vehicle access is no longer permitted and where soil de-compaction and revegetation works will be required.	Vegetation palette/species List for revegetation within natural/cultural heritage areas
4.3	Continue to monitor the health of flora and fauna and take appropriate action for further protection where necessary.	Management plan for indigenous vegetation
4.4	All new built elements and any revegetation to be consistent with palette for the natural and cultural heritage zones	Design Palette and details for each activity zone  Vegetation palette/species List for each Zone



RECOMMENDATIONS, Cont.		
Action No.	Recommended Action	Standard design reference document required
<b>5</b>	<b>PICNIC AREAS EASILY ACCESSED BY CAR</b>	
5.1	<p>Design/select a standard suite of furniture and other design elements (seats, benches, seats and tables, BBQ's, shelters, lights, bollards, fences and drink fountains that will be used in future across this whole Activity Zone.</p> <p>The selection should be attractive, robust and durable; able to be repaired /replaced locally and easily; and furniture must provide a good choice of accessible/inclusive settings designed for use by the elderly and people using mobility aids including wheelchairs.</p> <p>Furniture should be direct-bury into a concrete base so that there are no ground level bars or fittings to prevent easy access to seats. At least half of the seats should have backs and armrests.</p> <p>A standard paved/concrete pad needs to be designed for each such facility, and these items need to be connected to the path system.</p>	Design Palette and details for each activity zone
<b>6</b>	<b>WOODLAND PICNIC AREAS (FOOT / BIKE ACCESS ONLY)</b>	
6.1	<p>Design/select a suite of facilities (seats, tables, shelters) that will be consistently used in the Woodland Picnic Areas that have a different character from the Amenity Parkland Zone.</p> <p>These might be slightly more rustic in character and utilise robust local materials. These should still provide a choice of facilities that can be accessible and usable by people using mobility aids (connected by a universally accessible path).</p> <p>Fences, Bollards or boulders utilised to contain the movement of people, dogs or vehicles in the Woodland and Cultural/ Natural Heritage zones should be designed as a suite alongside the furniture and facilities to provide an integrated character.</p>	Design Palette and details for each activity zone
6.2	Selectively replant where required.	Vegetation palette/species List for each Zone.

RECOMMENDATIONS, Cont.		
Action No.	Recommended Action	Standard design reference document required
<b>7</b>	<b>CHILDREN'S PLAY AREAS, INCLUDING BIKES</b>	
7.1	The play space has numerous design problems and does not meet the needs of users. The following actions are recommended:	
7.2	Commission site survey (contour/ feature plan).	
7.3	Review the safety and condition audit of all existing equipment and play elements.	
7.4	Consult further with key stakeholders including access co-ordinator and local users.	
7.5	<p>Prepare a new play space concept design that retains the valuable play elements, the sculptures, as much planting as possible, shade and other assets where feasible. Include improved provision in the design for all ages and abilities; for example- some more challenging climbing for older children and a feature element for all ages/abilities such as a long double flying fox; and some new elements for young children.</p> <p>Incorporate a new nature play zone to the west and modify the western edge of the existing playground so that the areas connect well. This new area could ideally include a natural intermittent creek/drainage swale, bridges, sand, rocks and boulders, bush cubbies, logs and loose materials, (sand, pebbles, twigs, leaves, flowers etc.) for creative/sensory /social interactive play. These can largely be designed to be accessible and inclusive. Retain the high level of access and inclusion.</p>	<p>Design Palette and details for each activity zone (including fences)</p> <p>Signs Strategy</p>
<b>8</b>	<b>MOWN GRASS FOR EVENTS, GAMES OR OVERFLOW ACTIVITIES</b>	
8.1	Define the areas designated for informal ball games, events and overflow parking and other similar activities.	
8.2	Grade the surfaces to ensure drainage is effective and the surface is free of potholes, obstacles and fit for purpose.	
8.3	Repair/reinstate and maintain the grass surface.	
8.4	Prepare soil and plant windbreaks and shade trees along the southern boundaries and between areas.	Vegetation palette/ species List for Zones
8.5	Consider designing a new stage with a power supply to cater for events and celebrations	Design Palette and details for each activity zone

RECOMMENDATIONS, Cont.		
Action No.	Recommended Action	Standard design reference document required
<b>9</b>	<b>DOG OFF LEASH ZONE</b>	
9.1	Fence off any new areas for dogs off leash as per the Master Plan.	Design Palette and Details for Each Activity Zone (include fences)
9.2	Review the dog agility equipment and renew/replace in collaboration with dog walkers.	
9.3	Create new Woodland zone picnic area inside off leash area.	Design Palette and Details for Each Activity Zone
9.4	Create a new dog swimming area when TasWater land becomes available. This would be a fenced off section of a larger new wetland; see Tas Water section below	
<b>10</b>	<b>TASWATER (NO ACCESS) ZONE</b>	
10.1	One treatment pond to be decommissioned in the foreseeable future One pond will remain, with no access by the public to this fenced-off site.	
	This space can be used to create a new fenced wetland with indigenous vegetation and habitat Dogs will not be allowed off-leash in this area.	Dog Management Plan for Dru Point Vegetation palette/species List for each Zone.
<b>11</b>	<b>CAFÉ</b>	
11.1	Research the demand and feasibility of a new cafe building with different leasehold arrangements, and how this could be financially viable and meet the needs of park users. Review quality/services/ layout options/ hours of the kiosk.	
11.2	If feasible, commission a design that enables cafe users to view the play space, tennis courts and picnic areas.	Design Palette and Details for Each Activity Zone

RECOMMENDATIONS, Cont.		
Action No.	Recommended Action	Standard design reference document required
<b>12</b>	<b>SPORTS AND HARD COURTS</b>	
12.1	Repair and upgrade the tennis courts in consultation with tennis club users.	
12.2	Prepare a design for a new double Basketball /Netball Court, along with associated earthworks/viewing mounds, full height fences to roads and car parks and tree shade at a suitable distance from the courts to prevent hazardous limb drop and litter.	Design Palette and Details for Each Activity Zone  Vegetation palette/ species List for Zones
<b>13</b>	<b>LAWNS, GARDENS AND AMENITY PARKLAND</b>	
13.1	Review the layout and design of all areas of amenity parkland to ensure that paths provide suitable access to key areas, viewing points, retreat spaces. Review location and design of garden beds.	Vegetation palette/ species List for Zones

## RECOMMENDATIONS

### LIST OF STANDARD DESIGN REFERENCE DOCUMENTS REQUIRED

It is recommended that the following documents be prepared for Dru Point:

#### **A DESIGN PALETTE AND DETAILS FOR EACH ACTIVITY ZONE**

Prepare a long-term palette of materials to provide consistent and attractive spaces. The palette needs to address:

- Paving and path details
- Garden bed edging
- Surface drains along paths
- Shade and amenity trees (can include exotic and deciduous trees)
- Memorials
- Seats tables and furniture for each Zone
- Shelters and wind protection
- Fencing types for each zone and purpose
- Bollards and edging to car parks

#### **B PLANTING PALETTE / SPECIES LIST**

Prepare a long term planting palette / species list to provide consistent and attractive spaces. The palette needs to address the different purposes and settings for types of planting, related to each Activity Zone

#### **C SIGNS STRATEGY**

Prepare a long-term strategy/design guide for Signs including for:

- Information/interpretation
- Wayfinding
- Memorials
- Safety/security
- Other as required

#### **D MANAGEMENT AND MAINTENANCE**

Prepare a new management plan for different activity zones commensurate with the management objectives and intensity of use for each Zone.

Prepare a set of inspection and maintenance schedules and procedures for each zone, such as:

- Emergency responses to vandalism or unexpected damage
- Regular playground inspections
- Cleaning and hygiene activities
- Mowing, horticultural and bushland management
- Paths, roads and sports surface, and
- Periodic property inspections, maintenance and repairs