

Vision

The Civic Drive precinct provides a diverse range of activities for local residents and visitors of all ages. The site provides high quality and attractive facilities ranging from local level parkland to regional level trails, arts/culture and sporting opportunities, while not being overdeveloped. The road and path network facilitates safe and easy movement around and through the site.

Design principles

Following the extensive research and consultation process, design principles were developed to inform the masterplan design.

A mixed scale of use development: ranging from local parkland to the sub-municipal, municipal and regional provision of arts/cultural services through Diamond Valley Library and sporting opportunities at DVSFC.

- Ease of access:** for people of all ages and abilities.
- Improved pedestrian movement and safety:** through separation of vehicular and pedestrian/cycle traffic where possible.
- Optimum opportunity for casual social use:** through the creation of settings that make the parklands attractive for informal activities.
- Quality:** good quality facilities to attract use and minimise ongoing maintenance requirements.
- Diversity:** offer a range of opportunities for people of different ages and interests.
- Difference:** create a mix of settings and experiences that are unique.
- Capacity for staging:** sections of the masterplan could be delivered in stages if required.
- Community engagement:** matching quality facilities with quality programs and services.

- Balanced landscaping:** revegetate the precinct with indigenous species and use selected exotic species for shade and seasonal visual impact to create a unique space.
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The masterplan

The masterplan provides a framework and recommended design for future development of the Civic Drive precinct parklands, aiming to optimise the site's strengths and overcome its challenges, and deliver a site that can provide a diversity of recreational opportunities to the local and wider community.

A comprehensive background report has been developed. This report informs the Masterplan for Community Facilities Upgrade Draft Executive Summary. This background report is available on Council's website at www.nillumbik.vic.gov.au/civicdrive

Implementation

The implementation of the Civic Drive Precinct Development - Community Facilities Upgrade Masterplan will incorporate redevelopment of the northern and southern community spaces, all pathways, picnic and play areas, the new hardcourt, the multi-use informal sports area, plus seating and plantings.

An indicative allocation of \$700,000 has been made for the implementation of this masterplan in Council's major projects plan 2017-2018.

Works associated with the DVSFC such as modifications to the Civic Circuit roadway, creation of the DVSFC forecourt and enhancement of the existing north-eastern lawn area will be considered as part of the proposed DVSFC Masterplan.

Costs

Indicative costs have been prepared for the implementation of the masterplan.

Type of works	Cost (ex GST)
Earthworks	\$ 30,000
Demolition: concrete, structures	\$ 23,000
Pedestrian circulation	\$180,000
Plantings/landscaping	\$223,000
Southern multi-use area	\$ 56,000
Hard court area	\$ 93,000
Play and fitness	\$120,000
Picnic, gathering spaces	\$ 69,000
Total (ex GST)	\$794,000

These indicative costs will be refined through a detailed design process. Exclusions not covered in the costs include project planning, civil works for example: stormwater drainage, design contingencies, consultant fees, permit or other statutory fees, and signage.

Conclusion

The masterplan as proposed can transform the Civic Drive precinct into a space that offers new and attractive settings and opportunities for a range of activities including walking, picnics, social activities, informal sports and community events. The features of the masterplan will provide a well-linked, diverse and interactive space for the local community and visitors alike.

Civic Drive Precinct Development Community Facilities Upgrade Masterplan

Executive Summary



Introduction

This masterplan will guide the upgrade of open space and the development of new community recreation facilities in the Civic Drive precinct. The Civic Drive precinct consists of 6.5 hectares of Council land located at Civic Drive, Greensborough.

Nestled behind the Greensborough Bypass, the precinct includes the Nillumbik Shire Council offices, Diamond Valley Library, Diamond Valley Sports and Fitness Centre (DVSFC), an outdoor performance area and a number of undeveloped open spaces. The Civic Drive Precinct – Concept Development Plan, adopted in 2011, recommends approximately one hectare of this land be sold and developed into 26 residential lots. The Concept Development Plan also recommends substantial upgrade of community facilities in the eastern part of the precinct which is the focus of this masterplan. This masterplan constitutes the fifth of six projects involved in implementing the Civic Drive Precinct – Concept Development Plan. This masterplan has refined the initial ideas and concepts from the Civic Centre Community Reference Group from 2011 and through extensive research, consultation and site analysis, developed a more detailed vision for the site.



Current conditions

Figure 1 shows the masterplan area. The key components of the existing site are:

- Open, grassed community spaces in the north-east and north-west.
 - The north-western space slopes to the east and provides an informal seating area surrounding the older-style amphitheatre/community building on the south-eastern corner. This area is bordered by landscaped native trees and shrub plantings.
 - The north-eastern space is flat and has not been developed to meet any particular use.
- A southern grassed, community space sloping to the south and east. This land has not been developed for any specific purpose although it is occasionally used for over-flow car parking. A stormwater catchment/raingarden has recently been developed on the eastern boundary.
- A large central car park serving the Nillumbik Shire Council offices, Diamond Valley Library and the DVSFC.
- An internal road loop, Civic Circuit, which services DVSFC, the Council offices (and ancilliary parking) and the library directly, while also giving access to the main car park from both the east and west.
- Footpaths along roadways and linked to an overpass across the Greensborough Bypass.
- Storage sheds and a Council-owned house in the south-eastern corner of the parklands.

Development of the masterplan

This masterplan is the culmination of a broad range of research, assessment and consultation. The following steps were undertaken during its development:

- An assessment of the characteristics, constraints and opportunities of the Civic Drive precinct.
- A detailed program of consultation with local residents, Civic Drive precinct user groups/organisations and other associated professionals, and Council officers.
- A review and evaluation of relevant Council policies.
- An assessment of the characteristics of the community living around the Civic Drive precinct and the main users of the site.
- A review and assessment of the open space opportunities provided by other reserves in the area.
- A review of open space provision trends and of recent development case studies.
- Preparation of a set of design principles to guide the masterplan strategies.
- Preparation of a design brief, optional design “models” and a final recommended design, together with capital costings, indicative operational costs and a set of recommended priorities for action.



Southern community space

- The southern community space will feature flat open lawn areas defined by perimeter woodlands and connected by an integrated path network featuring seating beneath trees.
- The largest, western section will support more active, informal recreation pursuits including ball play such as kick to kick and informal small-sided soccer.
 - The central space will be an ‘intergenerational’ space with a range of surfaces, textures and features encouraging informal play. The space will be complemented by planting, seating, bicycle parking and drinking fountains.
 - The south-eastern area will remain as an informal lawn area overlooking the wetlands.



New, innovative play opportunities should be pursued for people of all abilities.



DVSFC forecourt (improvements to be considered as part of the DVSFC Masterplan 2016/2017)

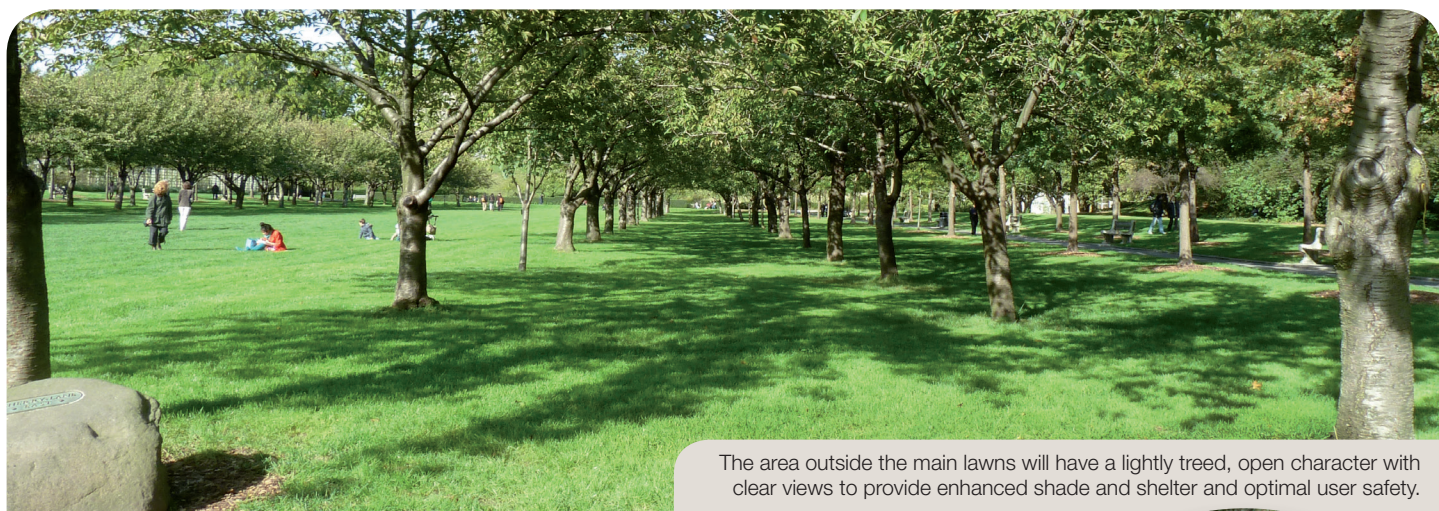
- The entry to the DVSFC could be upgraded and expanded to create a broad forecourt and plaza area for centre users, parkland users and passing community members.
- It could provide attractive seating, shade and social areas featuring:
 - textured, coloured paved areas
 - planting
 - gathering and seating spaces
 - improved accessibility

- grassed area suitable for outdoor training and activity
- wayfinding and directional information.

Note: any changes or improvements made to the DVSFC forecourt will be subject to a separate planning process through the DVSFC Masterplan. The components and concepts have been considered as part of the Civic Drive Precinct Masterplan to ensure compatibility and improved integration.



Attractive building facades and a mix of seating areas serve to lengthen the stay of visits, provide for more social interaction and become destinations in their own right.



The area outside the main lawns will have a lightly treed, open character with clear views to provide enhanced shade and shelter and optimal user safety.

Northern community space

The northern community space will be characterised by an open informal woodland, defining an open sloping lawn area suited for large gatherings as well as informal recreation and play.

- The most prominent focal space will be a multi-use hardcourt on the location of the existing under-used outdoor performance space. The existing building will be removed to make way for the hard-court space which would provide for a range of informal sports and exercise activities. The area will also provide for temporary staging, power and backdrops associated with festivals or events such as the local Carols by Candlelight.
- The woodland will feature clusters of tall, clear-trunked native trees with an open canopy. A range of 'nature-based' play opportunities will be set within this space.
- There will be potential to vary the 'woodland' character through the use of exotic, perhaps deciduous trees, to highlight a range of focal or gathering spaces. These spaces will include barbecue and seating areas, exercise stations and play spaces.
- The northern community space will be connected by an integrated network of paths for walking and jogging.



Attractive picnic shelters will meet the needs of many interests and ages.

Access, circulation and parking

- Vehicle circulation into and around the precinct is not proposed to change. Subject to the DVSFC Masterplan it will be proposed to remove some parking adjacent to the DVSFC, install calming measures and raised pavement linking the DVSFC and the northern parkland to greatly enhance access.
- Linkage between the southern and northern community spaces will be enhanced by installation of a raised pavement connecting the two areas.
- Pathways will be established around, between and within all sections of the open space. These will also link to adjoining existing facilities and recreational trails adjacent to the precinct.



Trails and fitness stations attract high levels of use.



Figure 1: Current site conditions

Site assessment

The site assessment explored current assets as well as issues and opportunities associated with access and circulation, and character and amenity. The site assessment found:

- the precinct has some significant access issues, with the car park dividing the two main open spaces and the existing path system not providing adequate connections into and through the open space itself
- opportunities for improved pathways, connections to trails and pedestrian crossings to maximise usage opportunities and accessibility
- opportunities to improve the character and amenity of the site by developing and implementing a planting plan to define the space
- opportunities to retain grassed areas to provide for a wide range of informal uses.

Community engagement

The community engagement process included local residents and user groups. The consultation identified a number of needs and aspirations associated with the site, including:

- avoiding overdevelopment of the site
- improving access and linkages
- providing for local social and casual uses
- the need to balance local community needs with the sub-regional and municipal level needs associated with the Diamond Valley Library, DVSFC and Council offices.

Demographics analysis

Demographic data of the area was analysed to gain a sense of the community's needs. The assessment found the following:

- the age distribution of the community suggests the site should aim to provide for young people, family social activities and active pursuits by older residents
- the high proportion of stand-alone housing indicates that the open space should offer opportunities not available in private open space
- the local community is relatively small and well established with small growth projected as part of the subdivision at Civic Drive.

Open space trends

A number of trends in recreation and open space provision were considered in forming the masterplan, including:

- creating opportunities for interactive use
- ensuring the precinct is part of a system of opportunities
- ensuring the space is flexible
- development of programs to activate open space
- providing quality facilities and services
- providing unique experiences
- accessibility and universal design.

The masterplan

