



Open Space Precinct Plan

Graysharps Road, Hurstbridge

October 2018





Date	Version	Issue	For
04.06.2018	A	Preliminary Draft Precinct Plan	Initial client review - not for circulation
19.06.2018	B	Consultation draft Precinct Plan	For public testing of 'options'
24.10.18	C	Final draft	For client review
05.11.18	D	FINAL	-

EXECUTIVE SUMMARY

The Open Space Precinct Plan, Graysharps Road, Hurstbridge will provide the framework for the provision of active and passive recreational opportunities within this much loved part of Hurstbridge. The Precinct Plan is a visionary document which expresses the aspirations of the local and surrounding community to ensure there is a planned approach to any precinct improvements, and to also ensure the precinct retains its natural and informal open space. As such, implementation of the plan will require approximately 90% of external funding for the Precinct Plan to be realised.

Active and passive recreation opportunities are the vehicle to creating strong community connections, building networks and reducing social isolation. Access to these opportunities are vital for physical and mental health and to developing strong sporting clubs and strong communities.

Implementation of this Precinct Plan will need to take into consideration the following:

- Resourcing considerations, including the associated capital costs and the future, ongoing operational and maintenance costs
- Access to significant external funding from various bodies
- Current use of facilities and precinct elements
- Anticipated expected use of facilities and particular elements, including those outside this precinct which may impact use of this precinct
- The level of priority for specific elements as defined by the Hurstbridge and surrounding communities

The Open Space Precinct Plan, Graysharps Road, Hurstbridge was developed for an area within the Hurstbridge Township commonly referred to as the Graysharps Road Precinct. It contains important community assets such as the football, cricket and bowling clubs, two sports ovals, a basketball stadium, a community hub, early years centres, a playground and the Hurst family graveyard. It is also part of a highly valued public open space corridor, with Diamond Creek and surrounds providing habitat for diverse flora and fauna.

Extensive community input was sought to develop the Precinct Plan and to assist in determining the priorities of the Plan. A Discussion Paper was exhibited for community feedback, followed by an Ideas Tree for the community to write their ideas for the Precinct.

A Project Reference Group made up of ten community members, and chaired by local Ward Councillor, Cr Karen Egan, was established to guide the Open Space Precinct Plan project. This group developed criteria to assess the leaves placed on the Ideas Tree.

These ideas were consolidated and taken to Design Workshops for the community to design the precinct. The designs developed at these workshops were taken back to the Project Reference Group, where it was agreed that a number of elements had unanimous community support and some required further testing.

The testing of these ideas was completed through the Draft Open Space Precinct Plan, displayed for community feedback. Through this final round of community engagement, the community was asked questions about these elements, and also rank the other elements within the Precinct Plan to understand what the community believed to be the priorities for Implementation.

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wetlands



Ben Frilay Oval





INTRODUCTION

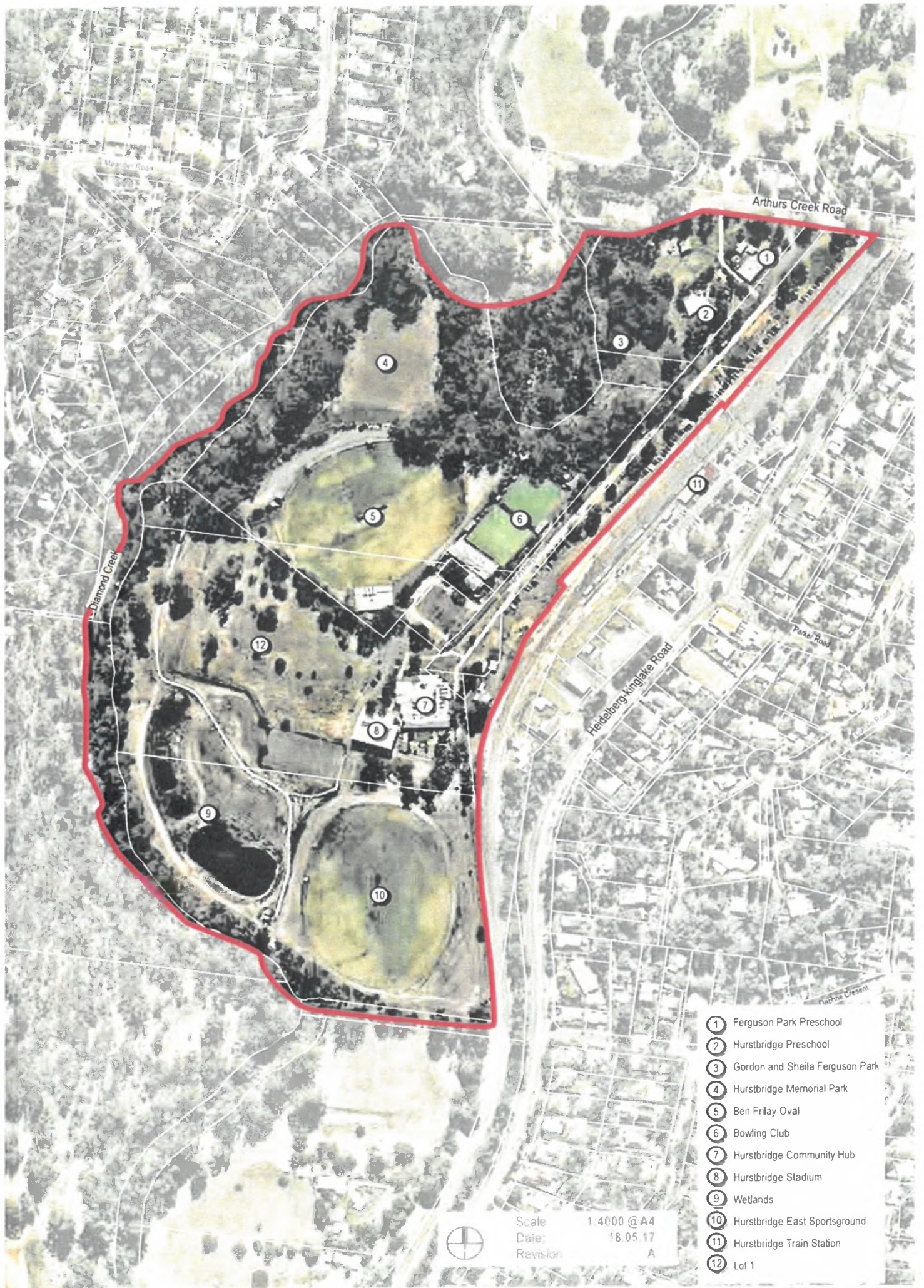
Nillumbik Shire Council has developed a Precinct Plan for an area of open space within the Hurstbridge Township commonly referred to as the Graysharps Road Precinct. This area is located between the town centre and Diamond Creek. It forms a critical part of the township's fabric, not only as a connective space but also through its contribution to the township's character and identity. It contains important community assets such as the football, cricket and bowling clubs, a community hub, early years centres and the Hurst family graveyard. It is also part of a highly valued public open space corridor, with Diamond Creek and surrounds providing habitat for diverse flora and fauna as well as flood risks.

This project commenced in early 2016 with an in-depth analysis of the existing conditions within the Precinct and initial identification of associated opportunities and constraints. This background work was then developed into a draft 'framework', tested with a range of key stakeholders through a series of workshops and walking tours in mid-2016. Background analysis including identified opportunities and challenges can be found in the Discussion Paper (2017) which is available for viewing via Council's website (<http://www.nillumbik.vic.gov.au/Planning-matters/Townships/Hurstbridge/Open-Space-Precinct-Graysharps-Road-Hurstbridge>).

The project originally excluded a central area south of Ben Frilay Oval known as Lot 1 which was, at the time, envisaged as accommodating a medium density cluster of housing. However, in November 2016, Council determined that this area should also be retained as open space and, as such, it now forms part of the study area.

The study area is shown on the aerial (Page 5) and is bounded by Arthurs Creek Road in the north, the railway line to the east, and Diamond Creek to the south and west.





- ① Ferguson Park Preschool
- ② Hurstbridge Preschool
- ③ Gordon and Sheila Ferguson Park
- ④ Hurstbridge Memorial Park
- ⑤ Ben Frilay Oval
- ⑥ Bowling Club
- ⑦ Hurstbridge Community Hub
- ⑧ Hurstbridge Stadium
- ⑨ Wetlands
- ⑩ Hurstbridge East Sportsground
- ⑪ Hurstbridge Train Station
- ⑫ Lot 1

Scale 1:4000 @ A4
 Date 18.05.17
 Revision A





BACKGROUND SUMMARY

The Discussion Paper which has been noted earlier (and is available via Council's website) provided a summary of key background information, but key features and items are also summarised in this section in order to provide some overarching context.

WHY IS COUNCIL PLANNING FOR THIS AREA?

- This Precinct used to include Hurstbridge High. Following its closure parts of the school have been 're-purposed' but not to any plan.
- Previous plans to use part of the Precinct referred to as 'Lot 1' for new housing (through the 'Liveable Nillumbik' project) met with community opposition.
- Council subsequently resolved to retain this area as Open Space and to plan for its future as open space.

WHAT ARE THE PRECINCTS DEFINING CHARACTERISTICS?

- The Diamond Creek corridor wraps around the western edge of the precinct, with a natural 'amphitheatre' of hills on the far side.
- The old school library has been converted into a new Community Hub incorporating a preschool, Maternal Child Health and community meeting rooms where a variety of programs are available. Other community buildings are located in the north.
- The Precinct contains a range of formal and informal recreation opportunities including the Football and Bowling Clubs and an indoor stadium.
- Large areas of commuter car parking owned by VicTrack adjoin the rail corridor.
- There are a number of important environmental areas within the precinct including the creek corridor, constructed wetlands and habitat for the Powerful Owl.

WHY IS THE PRECINCT IMPORTANT?

- The Precinct is a key 'connecting' area in Hurstbridge, connecting those who live west of the Diamond Creek to the town centre and train line.
- The range of community and recreation facilities mean this area is very important in lives of many Hurstbridge residents.
- The Precinct will also become the 'gateway' into or out of Hurstbridge for those using the Diamond Creek Trail.

HOW IS PLANNING FOR THIS AREA BEING UNDERTAKEN AND HOW CAN I INPUT?





CONSULTATION

The Discussion Paper was prepared in 2017 and placed on public exhibition for a period of four weeks. During this consultation period residents were encouraged to contribute their ideas for the precinct via leaves on an Ideas Tree.

Following a fantastic community response, Council, in conjunction with an appointed Community Reference Group assess the ideas which were provided. These ideas were summarised and consolidated into a list. This list was then assessed against a range of agreed criteria and broken down into 'Primary Elements' and 'Secondary Ideas'. Secondary Ideas were those which it was felt by the group could be integrated into the precinct without too much cost or without taking up significant space or which would be delivered in conjunction with Primary Elements - this included things like seating.

Following ranking of the Primary elements, the top ranked, as well as some of the more popular, ideas were taken forward into the Design Workshop phase of this project.



DESIGN WORKSHOP

A series of Design Workshops were held on the 20th and 28th November 2017. These workshops involved a number of key phases. Bespoke materials allowed design attendees to spatially distribute those Primary Elements which their group believed were appropriate to integrate into the precinct.

Primary Elements they believed should not be integrated into the precinct were left off. Following group sessions the feedback from each group was relayed to the wider group and consolidated to establish consistent elements and areas where there were differing options either between or within groups.

An impressive consistency was established though this process, with areas where consensus identified to allow for further consideration by the Community Reference Group.

In addition to this work-shopping of the Primary Elements attendees also provided feedback on any thoughts they had on identified Secondary Elements.

The final component of the workshops was a 'Dot What's Hot' exercise where attendees identified from a range of 'look and feel' elements what they thought were a good fit for the precinct and what they felt would not be suitable. This was intended to inform the proposed materials and finishes for the precinct.

Elements / approaches that were most favoured by the community tended to be as follows:

- Natural materials
- Timber shelters and platforms
- Nature and water based play
- Flexible spaces
- Permeable and landscaped parking
- Small performance spaces



GRAYSHARPS ROAD OPEN SPACE PRECINCT PLAN

- Natural 'billabong' pools
- Subtle wayfinding
- Protection enhancement of native vegetation
- Meditative paths
- Bike facilities
- Boardwalks
- Grassed amphitheatre
- Trees & Bush character
- Better pedestrian facilities

Feedback from the sessions was summarised and taken to the Community Reference Group. Of the Primary Elements (or 'big ideas') the following were identified as having almost unanimous support from attendees:

- Amphitheatre in sloped side of Lot 1
- Basketball / Netball 2 court stadium
- Waterplay
- Resurfacing of hardstand area (for multipurpose courts)



GRAYSHARPS ROAD PRECINCT PLAN
SECONDARY IDEAS

Number of people who liked this idea

Like

Dislike

Like

Dislike

Like

Dislike

Like

Dislike

Like

Dislike

Like

Dislike

Like

Dislike



- Protection of creek corridor and retention of environmental values
- Open space
- Horse Yards – very small element, perhaps just a couple of yards or hitching posts at end of trail

Through the workshops some ideas which had been identified as Primary Elements were identified for integration as 'secondary elements'

- Community gardens – to be driven by community members rather than just 'decided', some potential to increase the heritage linked orchard near graves and increase integration of productive landscapes.
- Meeting spaces - to be integrated into new buildings or public spaces.

Other ideas were identified for consideration outside the scope of Precinct Plan, as follows:

- BMX – further discussion with BMX users to understand the parameters of what might be needed and to get some additional guidance on where this might be provided. Likely to be along trail or near skate park but to be confirmed.
- Exercise Stations – better suited along the proposed Diamond Creek Trail so should be considered as part of trail development.
- Library – to be considered separately, but integrated within hub (or small extension) if needed.

There were four main Options identified for testing (noting that the first Option was subsequently identified as too costly to take forward for meaningful testing with the community).

- **Lot 1 site:** Natural billabong style swimming pool and water play space vs retention as informal open space
- **Courts:** Two Court stadium only vs stadium plus provision of two additional outdoor courts
- **Mens Shed:** New facility vs facility elsewhere in Hurstbridge
- **Nature based play space:** Retention of existing playspace vs additional landscape based play trail leading from existing playground

These Options were tested with the broader community during a public exhibition period with 'drop in' sessions before this Precinct Plan was finalised. The Options as presented to the community and the subsequent response from the community are outlined on the following pages.

THE OPTIONS

OUTDOOR COURTS

OPTION A - ADDITIONAL OUTDOOR COURTS

While the expansion of the stadium to ensure it is both 'fit for purpose' and provides adequate facilities to meet demand has strong support, one option which needs further consideration is the potential for a further 2 outdoor courts to be provided to anticipate future needs and provide additional training facilities. The requirement for these courts to be roofed and ideally lit means that a location of the Lot 1 site where a high roof form would compromise views to the tree covered hills is not desirable. A location closer to the proposed stadium, where access to change facilities would also be available is proposed for consideration.

OPTION B - RETAIN EXISTING LANDSCAPE SETTING

The alternative use of this area is to retain it as informal open space, including retention of the existing canopy trees. Additional landscape planting could then be integrated to soften the stadium form when viewed from the proposed Diamond Creek Trail alignment. There are no other sites within the precinct considered suitable for additional courts so no alternative has been proposed.

OPPORTUNITIES

- Provides for a future-proofing of court spaces
- Minimises conflicts between netball and basketball over usage
- Open undercover spaces could be used by sports teams to train in inclement weather
- Open undercover spaces could be used by young children to ride bikes / scooters in inclement weather
- Change facilities to be delivered as part of the stadium redevelopment could be used for these courts

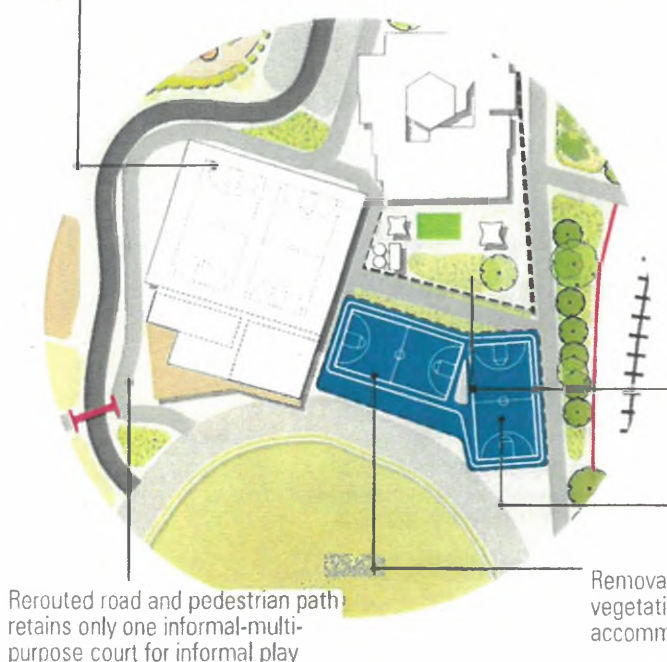
ISSUES

- Canopy tree removal would be required if courts were provided to the east of the stadium
- Memorial stone would need to be relocated
- Excavation will be required to ensure that at-grade surfaces are achieved
- Area is flood affected which may increase maintenance costs, and drainage would need to be carefully managed
- Available space to the west would require potentially awkward configuration to incorporate two full sized courts
- If additional courts are integrated in the undercroft design of the building will need to be very careful to ensure safety issues are considered in line with CEPTED principles
- Presentation to the south would need to be carefully considered given gateway location and visual prominence from the main road. Additional roofing and / or undercroft configuration may negatively impact this
- Existing childcare centre may feel enclosed or crowded as a result of new roof structures to the immediate south

COMMUNITY RESPONSE

- Strong community support for additional netball courts within the precinct
- Little support for development of courts in this area, particularly given the need for canopy tree removal
- Subsequent funding of resurfacing of two existing outdoor courts a preferred alternative

New stadium including change facilities with frontage to East Oval, requiring removal of old cricket nets



Proximity to child care centre means interface would need to be carefully considered

Additional outdoor courts may need to have a roof and be lit for maximised usage

Removal of existing canopy vegetation would be needed to accommodate courts



VICTRACK LAND

OPTION A - INVESTIGATE LEASING OF VICTRACK LAND FOR THE MEN'S SHED

With an expansion of the stadium, existing issues with the size of the current Men's Shed will be exacerbated and a new 'home' required. This Option would see the development of a new shed facility on land leased from VicTrack. This would retain the connections to the other activities occurring within the precinct's 'activity node' but allow for greater space. A landscaped edge is proposed adjoining the railway crossing and a new building could be situated within this. An informal plaza space to the north would allow for larger projects and for future integration of other community uses in the future. This location would also allow the integration of a 'bicycle workshop' which could build on the precinct's location at the end of the Diamond Creek Trail as well as promoting inter-generational activities.

OPTION B - INVESTIGATE OTHER SITES IN HURSTBRIDGE OUTSIDE OF THE PRECINCT.

There are a number of other sites within Hurstbridge which have been suggested as being suitable to accommodate the Men's Shed and further investigations as to which of these sites would be most suitable is the alternative. The site where the Shed was proposed would retain the landscaped edge but accommodate further overflow car parking behind this landscaped 'edge'

OPPORTUNITIES

- Retains the Men's Shed as part of the community cluster and allows for attendees to remain connected to other community activities
- Potential for synergies with the proposed community bike hub
- Activates a poorly defined area
- Provide opportunities for improved landscape and other outcomes at a key point in the precinct, as well as the opening up of sightlines
- Improves passive surveillance of the southern crossing point and rear of the community hub
- Could be designed to allow for potential long term integration of other community uses

ISSUES

- Land would need to be leased off VicTrack
- Would need to consider nearby gas outlet
- Services such as electricity and water may not be currently available

COMMUNITY RESPONSE

- Support for continued investigations and liaison to establish options which could then be considered further once details are known

New bicycle hub with integrated lockers and workshop



New Men's Shed in updated facility with buffer from community hub

Forecourt for Men's Shed allowing spill-out space with seating and shelter

Flexible space for potential future use e.g. community garden

Landscaping to provide buffer from community centre and to not enclose the pedestrian path with additional built form

NORTHERN PLAY TRAIL

OPTION A - FOCUS ON WATER BASED NATURAL PLAY AREA ONLY

As identified, the location of the precinct, nestled in the curves of the Diamond Creek, lends itself to a water based play focus. Option A would see resources directed to ensuring this facility, proposed adjoining the community hub, is of the highest standard with the existing northern playspace remaining as it is, noting recent upgrades to equipment

OPTION B - ADDITIONAL 'POWERFUL OWL' PLAY TRAIL

The other option would be to undertake further works to this northern area. The focus would not be on the delivery of new play equipment but on the introduction of a landscaped trail, with sensory plantings and exploratory play elements leading children along a path. This children's corridor would be parallel to the existing trail to the west of the Hurst graves and could have a strong focus on environmental education, for example, the integration of elements like a kids bird hide, and references to the Powerful Owl who reside in the area.

Existing playground retained and integrated with new landscape works to create a more holistic nature based play space



- Informal open space retained with sheltered facilities, seating and BBQ
- Informal play based trail integrated with bushland leading to key nodes of interaction such as bird hides or giant 'owl nests'
- Hurst graves, with additional orchard plantings
- Informal climb-able objects such as rocks, logs, informing the interactive course

OPPORTUNITIES

- Provides a meaningful 'nature based' play experience to complement existing formal play equipment
- Allows for new plantings to support the playspace to be integrated with invasive plant and weed removal as well as re-vegetation works
- Integration of environmental education close to an important habitat area
- Allows for rehabilitation through integration of the existing drainage line.
- Activates a relatively neglected area within the precinct
- Could provide a complementary function to the more 'constructed' play space allowing for meaningful 'exploratory' play which may suit an older age group

ISSUES

- Precinct already has play spaces and second area may not be required
- Area is flood affected which may increase maintenance costs
- Potential impacts on habitat would need to be considered
- Risk management would need to be considered given natural space (i.e. snakes)

COMMUNITY RESPONSE

- Support for additional nature based play in the area
- Some concern around impacts on the Powerful Owl and identification of the need to ensure any design is based on sensitive interventions which complement rather than conflict with the habitat values of the area



THE PRECINCT PLAN

The Open Space Precinct Plan illustrated over the following pages seeks to achieve a number of key objectives. These objectives have been identified following input from the community in terms of the issues and opportunities present in the precinct.

These objectives can be summarised as follows:

- To provide an improved network of pedestrian connections which are safe, pleasant and which support the future Diamond Creek Trail.
- To improve the functionality of both the East Oval and Indoor Stadium and provide safe access and appropriate facilities to support their on-going use.
- To enhance and expand the ranges of community activity around and within the Community Hub.
- To consolidate and more efficiently use car parking areas to cater for increasing demand while reducing the visual dominance of car parking within the precinct.
- To improve the key entries to the precinct, particularly to the north and south.
- To respect and protect the important natural values of the creek corridor and adjoining land.

Perhaps most importantly, and relevant to all other identified key objectives, the Plan seeks to reflect and support the township's identity and character which is of critical importance to the community. The Plan seeks not to fundamentally change the place, but to enhance and build on its already valued characteristics.

The sensitivity of the landscape setting mean that the design of pedestrian paths and other incremental changes to the public realm have the potential to impact on the Precinct's character and the 'feel' of the broader township. The extension of the Diamond Creek Trail and the 'gateway' function this bestows on the Precinct add greater weight to this. Recent development such as the community hub have been appropriately sensitive to this character and should serve as a model for further investment in both the public and private spaces of the Graysharps Road Precinct.

The Precinct Plan identifies a number of separate actions which are intended to not only support those key aspirations but also to address many of the issues identified through analysis and consultation, as well as to implement many of the great ideas shared with the project team by the community.

The overarching Precinct Plan, alongside specific directions is shown on the following pages, with the core activity area centred around the community hub following that. The spatial plans are also supported by a selection of preferred materials and other finishes, intended to ensure a cohesive public realm evolves over time within the Precinct.

The following pages contain the following:

- Identification of key project objectives. These are the 'priorities' for the precinct.
- An overarching Precinct Plan for the whole area, including details.
- A focus area (around the community hub), including details.
- A materials and finishes palette.

KEY OBJECTIVES

IMPROVED PEDESTRIAN CONNECTIONS

The Plan identifies a hierarchy of paths (shared, sealed, unsealed) designed to recognise the range of different pedestrian users within the area and ensure an appropriate balance between accessibility and the preservation of the Precinct's character. Importantly, the Plan also sees changes which improve the functionality and amenity of many existing areas. The lack of a safe connection to the southern parts of the Precinct and the potential for an east / west link to the western bridge are identified but perhaps the priority in this area is improving access from the east, utilising the southern rail crossing. This is currently very uninviting and there is no footpath or road crossing proximate to the crossing on Hurstbridge – Kinglake Road. Access from the south where the proposed Diamond Creek Trail will enter the Precinct and continue on to the main street will also need to be improved.

EAST OVAL AND STADIUM IMPROVEMENTS:

The Precinct Plan establishes a term future for this space as an integral part of the township's recreational assets. In seeking to avoid the establishment of bulky new building forms, the preferred location for expanded court spaces within the Precinct is to the south of the existing courts. This offers a number of benefits; it activates a currently blank façade and improves the presentation of the Precinct to the southern entry point, as well as better accessibility. Importantly it also provides an opportunity for the integration of change facilities and public toilets to support more intensive use of the East Oval.

EXPANDED COMMUNITY CLUSTER:

The Community Hub that has been established within the Precinct is a high quality asset and, as awareness and use of this resource grows, there are opportunities to expand community activities beyond the existing building footprint. Opportunities to use the existing landform at the edge of Lot 1 to incorporate a 'natural' amphitheatre are highlighted, as is expansion of available court space and retention of existing informal areas for dog walking and socialising. Establishing a community bike workshop as part of the Precinct's on-going evolution will also provide a link to cycle activity anticipated to increase over the coming years, as well as establishing a resource to facilitate social interaction across a broader cross section of the Hurstbridge community.





CAR PARKING CONSOLIDATION:

The Precinct Plan identifies a number of changes to existing car parking arrangements to facilitate more efficient use of spaces, and to expand the number of spaces available during key times. The plan identifies opportunities to discuss with VicTrack the use of land to the north and south of commuter car parking areas to accommodate additional parking for community uses. It also identifies the reconfiguration of the old high school parking area to better utilise this space, including the introduction of a one-way access road and drop-off zone to allow for more efficient access to the footy club.

The unsealed commuter car parking is identified as undergoing significant improvements. This relates not only to the presentation, which is important given its strong influence on the appearance at key entry points, but also to the safety of movement and the efficiency of the use of this very large area within the Precinct. This will require advocacy on Council behalf given the land is owned by VicTrack and managed by Transport for Victoria.

IMPROVED GATEWAY PRESENTATION:

Despite its importance to the township, the Precinct has little presence at its key gateways. The Precinct Plan sees the creation of a small feature area where the Diamond Creek Trail enters the Precinct. Landscaping and / or sculptural features to mark the trails arrival in Hurstbridge should also be contemplated in addition to wayfinding signage. To the north, a small new entry park, centred around Burke's Tree, will provide a clearer entry and a visual cue to the Precinct's importance in the township's history and identity. A re-configured access road allows for safer movement into the precinct and new gateway signage assist with wayfinding. Poorly presented tenancies also 'block' the southern rail crossing from the remainder of the Precinct and the plan sees this area transformed, with a focus on landscape interventions.

ENVIRONMENTAL REHABILITATION AND INTEGRATION

There is not only additional scope for rehabilitation of the creekline, continuing the significant work already undertaken by community members, but also to set in place a structure which seeks to direct access to key points to reduce the current levels of erosion. Key to this may be the identification of a series of key sites for more managed access to the creek corridor, where contemplation and appreciation of the corridor can be maximised. In addition, the integration of further opportunities for the precinct to contribute to environmental education outcomes is also highlighted.



GRAYSHARPS ROAD PRECINCT PLAN



Legend

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| <ul style="list-style-type: none"> Informal open space Unsealed car parking Sealed road Sealed shared path Sealed pedestrian path Unsealed access track Existing unsealed maintenance track | <ul style="list-style-type: none"> Pedestrian crossing Resolve informal path with VicTrack Intersection improvement Key precinct signage Key entrance signage Key heritage signage Investigate VicTrack lease options | <ul style="list-style-type: none"> Continue rehabilitate/restoration of creek corridor Existing tree Heritage orchard Screening vegetation Wetland planting | <ul style="list-style-type: none"> 'Sit and stay' node Seating Existing playground Hurstbridge graves Horse hitching post Key view opportunity | <ul style="list-style-type: none"> Train corridor Hurstbridge Station Diamond Creek Existing wetland |
|---|---|---|--|--|



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 Draw No: UDD-091
 Date: 15/06/2011
 Scale: A1
 Date: 24.10.10
 Author: C

PRECINCT PLAN 'ELEMENTS'

1 ESTABLISHMENT OF A CLEAR EAST / WEST PATH

Establish a clear and accessible east / west path connection between the existing bridge and the station (around the oval) and to the community hub (along the northern boundary of Lot 1. The path around the oval should be constructed from natural materials.

2 ESTABLISH A VIEWING DECK AND SEATING

Establish a 'sit & stay' opportunity to the south of the existing pedestrian bridge, orientated to allow views south along the creek corridor from new seating areas. This should be a very simple structure in keeping with the surrounding landscape.

3 ENHANCE 'THE PADDOCK' & CREATE A CONTEMPLATIVE SPACE

Retain informal and low key nature of the 'Paddock' space and encourage the continuation of wetland planting and re-vegetation around oval discharge area. Retain vehicular barriers at entry to paddock space but introduce a 'low impact' picnic area at the entrance to the paddock space (i.e. tables and bin but no BBQ facilities or shelter). Consider establishing a memorial meditation walk around the perimeter of the space comprising round flat stones set in the ground. Establish new planting to better define spaces between the Ben Frilay Oval and the paddock space. Recognise gathering space at the northern edge of the paddock space and install additional seating.

4 NEW DIAMOND CREEK TRAIL ENTRY

Acknowledge a new southern bridge crossing will be implemented as part of the extension of the Diamond Creek Trail. Screen existing infrastructure units at the Diamond Creek Trail entry and establish a 'sit & stay' opportunity at the creek edge. This should be constructed on natural materials and be modest in scale. Appropriate signage and associated paths should also be delivered.

5 IMPROVED USE OF EAST OVAL

Recognise the important role of the East Oval in supporting a diverse range of sporting groups and establish defined, but unsealed, car parking area around the oval.

6 IMPROVED SAFETY AND PRESENTATION AT NORTHERN PRECINCT ENTRY

Establish a small park at the precinct entry to prevent informal vehicular movement and to create a 'space' to recognise Burke's Tree. Undertake intersection upgrades to improve safety of turning vehicles and pedestrian crossing. This should include realignment of the road to create a right squared intersection and the installation of a raised table treatment to highlight the intersection to drivers on Arthurs Creek Road. Upgrades should not impact on Burke's Tree which will be included within the new park. Adjustments to the location of the water pump to road alignment will improve functionality.

7 SEPARATION OF PLAYGROUND AND ROAD

Establish a vegetation buffer between Arthurs Creek Road and the existing playground and formalise some on street parallel parking to provide access to the playground.

8 CELEBRATION OF HERITAGE AND HISTORY

Recognise the Hurst graves and provide clearer access to informational signage. Extend the planting of heritage fruit trees along the western boundary of the graveyard to celebrate the area's history. Encourage the long term maintenance of these trees to ensure the productive use.

9 NORTHERN PLAY TRAIL

Establish a complementary nature based 'powerful owl' play trail along the drainage line south of the existing playground. This 'play trail' should include minimal structural elements, with a focus on plantings to drive the design. Education about the Powerful Owl should be fully integrated and any design must consider as a priority the minimisation of impacts on this habitat, and the opportunities for improvements to the weed management and drainage line in this area.

10 IMPROVED PEDESTRIAN PATHS

Establish formal pedestrian connections into car parking areas and to crossing points at key locations. Extend the existing path along Graysharps Road to connect to the town centre via Arthurs Creek Road.

11 IMPROVED SAFETY OF GRAYSHARPS ROAD

Establish additional traffic calming measures along Graysharps Road and implement a 40kmh speed limit. Establish pedestrian 'wombat' crossings at key points across Graysharps Road.

12 IMPROVED CAR PARKING AREAS

Advocate for the implementation of a consistent all weather surface treatment to car parking areas, including the identification of car spaces to ensure efficient use of the area. If possible through negotiations with VicTrack, areas should be set aside for community parking at the northern end (to cater for early years parking) and at the southern end (to cater for overflow sport or community users). These areas could be delineated from commuter car parking areas through colour changes in surface treatments.

13 NEW PEDESTRIAN CROSSINGS

Establish a new pedestrian crossing on the Heidelberg-Kinglake Road to provide safe pedestrian access from the south east of Hurstbridge to the precinct. Establish a footpath along the western side of Hurstbridge-Kinglake Road to the town centre. Liaise with Victrack / PTV to resolve the safety of the existing 'goat track' to the station.

14 IMPROVED RAIL INTERFACES

Advocate for the establishment of a landscape screen along rail line fencing at the precinct entry and the establishment of a strong corridor of vegetation between car parking areas and pedestrian path along Graysharps Road

15 RESOLVED BOWLING CLUB INTERFACE

Formalise some on-street car parking immediately east of the bowling club and integrate additional vegetation along this edge. Establish garden beds at bowling club entrance and in front of schoolmasters house.

PRECINCT PLAN DETAIL



bike workshop



new paths



bigger mens shed



better carparking



nature-based play



integrated artworks

PRECINCT PLAN DETAIL 'ELEMENTS'

A RETAIN OPEN GRASSED INFORMAL AREA

The 'Lot 1' site previously proposed for development will be retained as an informal area of grassed open space, allowing for informal activities to occur. This might include dog walking, community events, informal socialising or exercise. No new structures are proposed for this area, which serves as an 'intermediary' spacer between the natural creek corridor and the activity centred around the Community Hub and Football Club.

B NEW 'NATURAL' AMPHITHEATRE

Provide a natural 'amphitheatre' on the sloped edge of the Lot 1 site, orientated towards the surrounding hills. This should comprise shallow grassed steps orientated towards the current flat grassed area to the north of the wetland.

C PARTIALLY RETAIN HARDSTAND AREA

Resurface the two western courts of the existing hardstand area (which has an existing hoop) for use as an informal multi-purpose court space and retain as much of this at-grade area as possible. This will allow use for community netball groups. This flat area can provide a multi-purpose flexible community space, to be programmed based on community aspirations. This space should not be developed with any permanent structures or fencing but could, for example, host a food or coffee van during a performance at the amphitheatre.

D STADIUM EXPANSION

The expansion of the existing stadium to accommodate two full size and 'fit for purpose' courts. Removal of obsolete cricket nets and integration of multi-user change rooms which can also service East Oval users, including publicly accessible toilets. Ensure that active frontage is provided to the East Oval as part of any expansion of the basketball stadium. The design, and in particular, the materials and finishes, of this new facility should have regard to the sensitivity of the landscape setting and its prominent location, particularly when viewed from the Diamond Creek Trail 'gateway'.

E BETTER NORTH / SOUTH CONNECTIONS

The stadium expansion will require the re-routing of the existing vehicular access road, which offers opportunities to also establish a separated path. This clear north / south shared path provides a connection from the Community Hub to the East Oval and Diamond Creek Trail entry, complementing the alternative eastern link to the town centre.

F COMMUNITY HUB GATEWAY

A new 'focal point' planting bed and hub 'gateway' signage should be established. Encourage the removal of all high fencing in the area between the hub gateway and the southern rail crossing to open up this space. Integrate informal garden beds adjacent to path to southern rail crossing on both sides of the track. Establish low scale planting between community hub fencing and pedestrian path.

G ENHANCED PEDESTRIAN RAIL CROSSING

Formalise the pedestrian connection through to Heidelberg-Kinglake Road as an extension of the sealed pedestrian path within the precinct. Liaise with owners of existing paling fences on eastern side of rail line to improve their presentation, consider integration of low level planting and lighting, and encourage the community to develop plans for their decoration.

H VICTRACK LAND

Continue to investigate potential opportunities to lease land from VicTrack to retain the existing Men's Shed within the precinct.

I HORSE HITCHING AREA

At the southern end of the car parking area, an area to allow for the loading / unloading of horses accessing the Diamond Creek Trail should be provided. Associated water troughs etc could also be investigated if services available.

J COMMUNITY BIKE WORKSHOP

Integrate a bike storage locker and community based bike workshop to recognise the precincts location at the end of the Diamond Creek Trail. Ideally, the location of this facility should have a visual connection to the Trail.

K IMPROVE RAIL CORRIDOR INTERFACE

Establish additional canopy tree planting between East Oval and the rail corridor and encourage relocation of shipping container once other storage becomes available for sporting groups through the stadium redevelopment.

L RECONFIGURE CAR PARK

Reconfigure the car parking area adjacent to Ben Frilay Oval to improve functionality and create more car parking spaces, including drop-off spaces and storage for community vehicles. This should be accessed via a one way system to maximise efficiency, and include a drop-off zone in front of the football clubhouse. As part of (A) and (B), car parking associated with the community hub and indoor stadium should also be reconfigured to improve efficiency.

M IMPROVE SOUTHERN OVAL INTERFACE

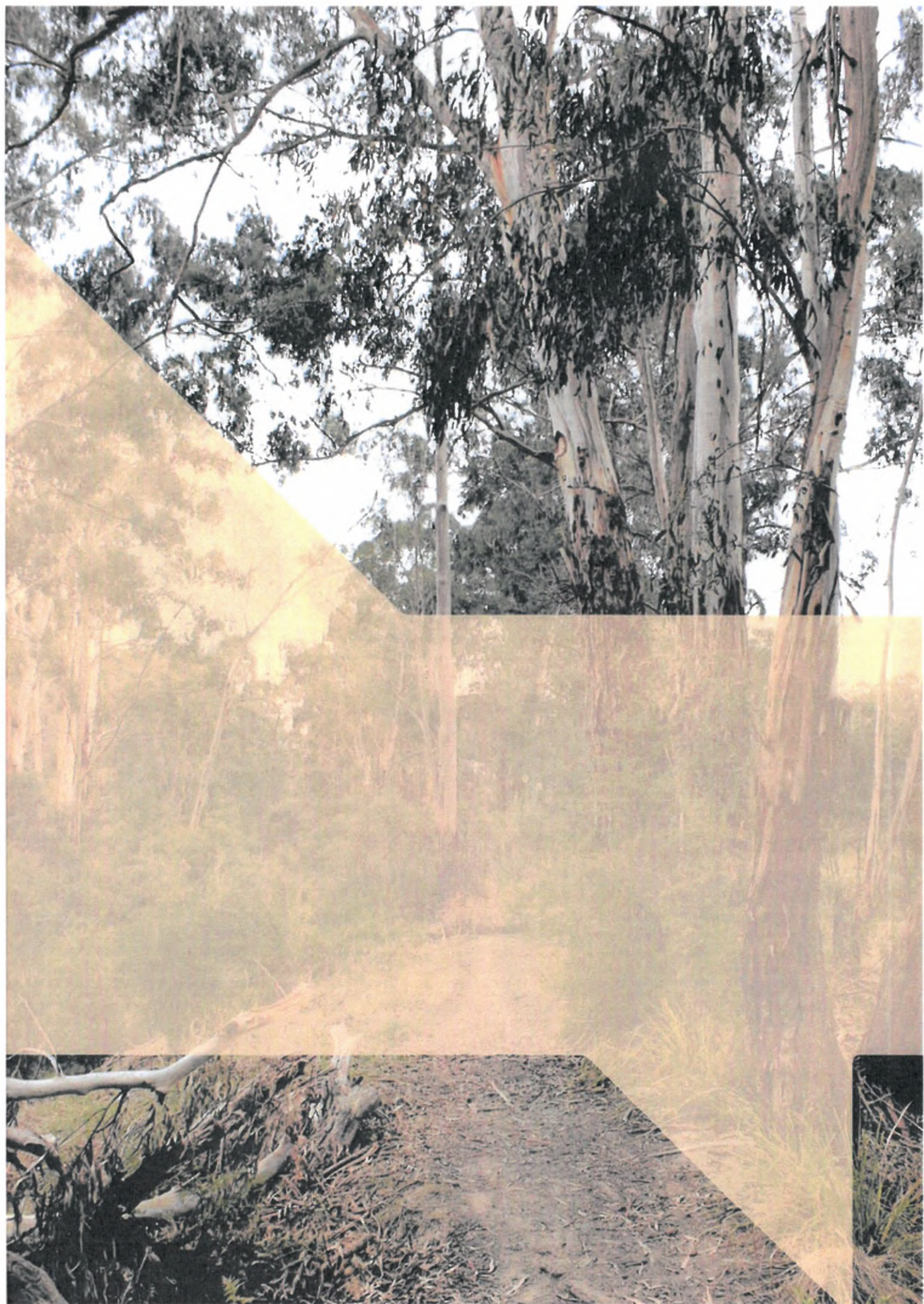
Retain fencing to rear of Ben Frilay Oval building but integrate vegetation screening and gate to provide direct access from East Oval until such time as dedicated facilities area provided at that oval. Encourage planting and other improvements to 'soften' this interface. Encourage the removal of other high fencing around the oval except where required behind goals.





MATERIALS & FINISHES PALETTE





Attachment 2 – Draft Cost Plan

Open Space Precinct Plan, Graysharps Road Hurstbridge

Indicative Cost Plan for Draft Precinct Plan

Option for Precinct	Estimated Capital Cost
Amphitheatre Space on slope of Lot 1 site. Shallow grassed steps toward flat grassed area to the north east of the wetland.	\$195,000
Extension/Redevelopment of Basketball Stadium to two compliant sized courts, change rooms and kiosk – which will also service the Hurstbridge East Sportsground.	\$6,500,000
Small water based natural play zone to mimic the natural creek environment, providing environment education and play opportunities in close proximity to the Hurstbridge Community Hub	\$2,000,000 - \$3,000,000
Additional netball courts to east side of the new stadium. This would allow the netball club to train and play locally whilst minimising scheduling conflicts with basketball.	\$1,200,000
New Men's Shed in new location to be leased from VicTrack, including connection to services such as water and electricity. A site that is currently leased out by VicTrack is known to be almost at the end of its lease. This site is between the Hurstbridge Community Hub and Hurstbridge train line.	\$600,000
Integrated cycle hub located between the Hurstbridge Community Hub carpark and the Football Club car park. This would integrate a bike storage locker and community based bicycle workshop, which would connect the end of the extended Diamond Creek Trail.	\$235,000
Nature playground integrated into the existing playground behind the pre-schools. This could form part of a landscaped trail, with sensory and exploratory play elements. Integration of environmental education signage and upgrades to the adjoining Hurst Grave site.	\$325,000