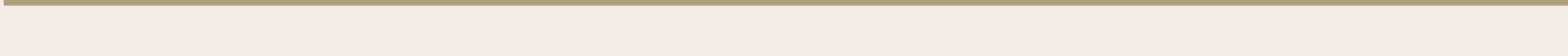


Open Space Precinct Plan

Graysharps Road, Hurstbridge

DRAFT FOR CONSULTATION

June 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	



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wetlands



Ben Frilay Oval





INTRODUCTION

Nillumbik Shire Council is developing 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 critical community assets such as the football, cricket and bowling clubs, a community hub, early years centres and the Hurst family graveyard. It also forms 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. These can be found in the 'Opportunities and Constraints' section of this document. 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. Following that a Discussion Paper was released and a series of deign workshops were held which has informed this draft Precinct Plan.

Background on the project, including identified opportunities and challenges as well as background analysis can be found in the Discussion Paper which is available for viewing via Councils 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. 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.

creekside vegetation



Hurstbridge Community Hub





- 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.

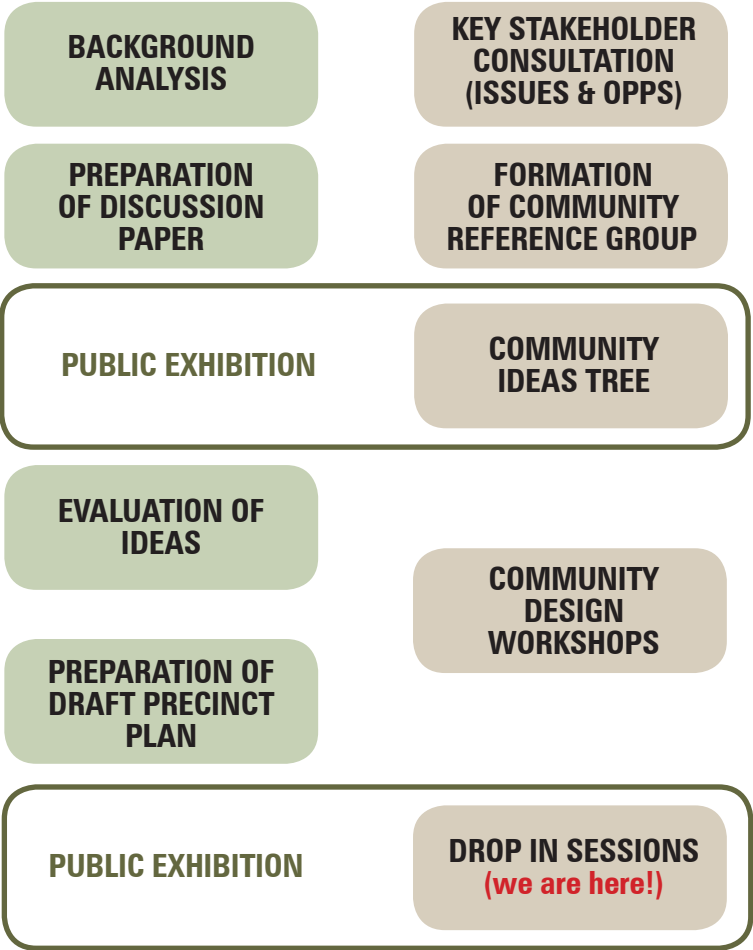
WHAT ARE THE PRECINCTS DEFINING CHARACTERISTICS?

- 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 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 workshoping 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 Whats Hot' exercise where attendees identified from a range of look and feel elements what they thought was 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
- 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 side of Lot 1
- Basketball / Netball 2 court stadium
- Waterplay
- Resurfacing of hardstand area (for multipurpose courts)
- Protection of creek corridor and retention of environmental values



GRAYSHARPS ROAD PRECINCT PLAN

SECONDARY IDEAS

USE THIS SHEET TO RECORD MY NOTES, THOUGHTS OR COMMENTS ABOUT HOW/WHEN/WHERE/WHO. THINK THESE SECONDARY ELEMENTS COULD BE INCORPORATED INTO THE PRESENTATION.

Reservation of space for informal pathways

Public culture

Railway / Pedestrian crossings

Sizing

Walking trail / Sportswalk

Like part

Car Parking

Public Act

Excerpt along creek / Wildlife corridor

Space for Winter Festival stalls

SD Area / Pink Area

bird, person & eagle glider home

Book Reviews

Correlation deposit scheme

Environmental education signs etc.

Indigenous vegetation

1000

- 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

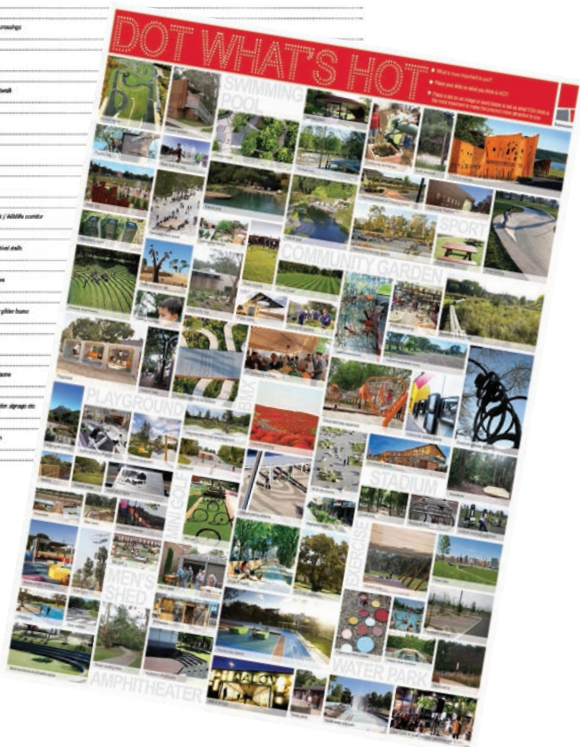
Other ideas were identified for consideration outside the scope of Precinct Plan, as follows:

- 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 TBC.
- Exercise Stations – better suited along 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 elements 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 vs retention as informal open space
- **Courts:** Two Court stadium only vs additional provision of two additional outdoor courts
- **Mens Shed:** New facility vs facility elsewhere in Hurstbridge
- **Nature based play space:** Only water based play near hub vs additional landscape based refurbishment of northern playground to link with surrounding bush

These options are to be tested with the broader community during public exhibition before the Precinct Plan is finalised. They are outlined further starting on Page 16.





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.
- Identification of the 'Options' which emerged through the community consultation phase, including the 'pros and cons' of these options.
- A materials and finishes palette.

KEY OBJECTIVES

IMPROVED PEDESTRIAN CONNECTIONS

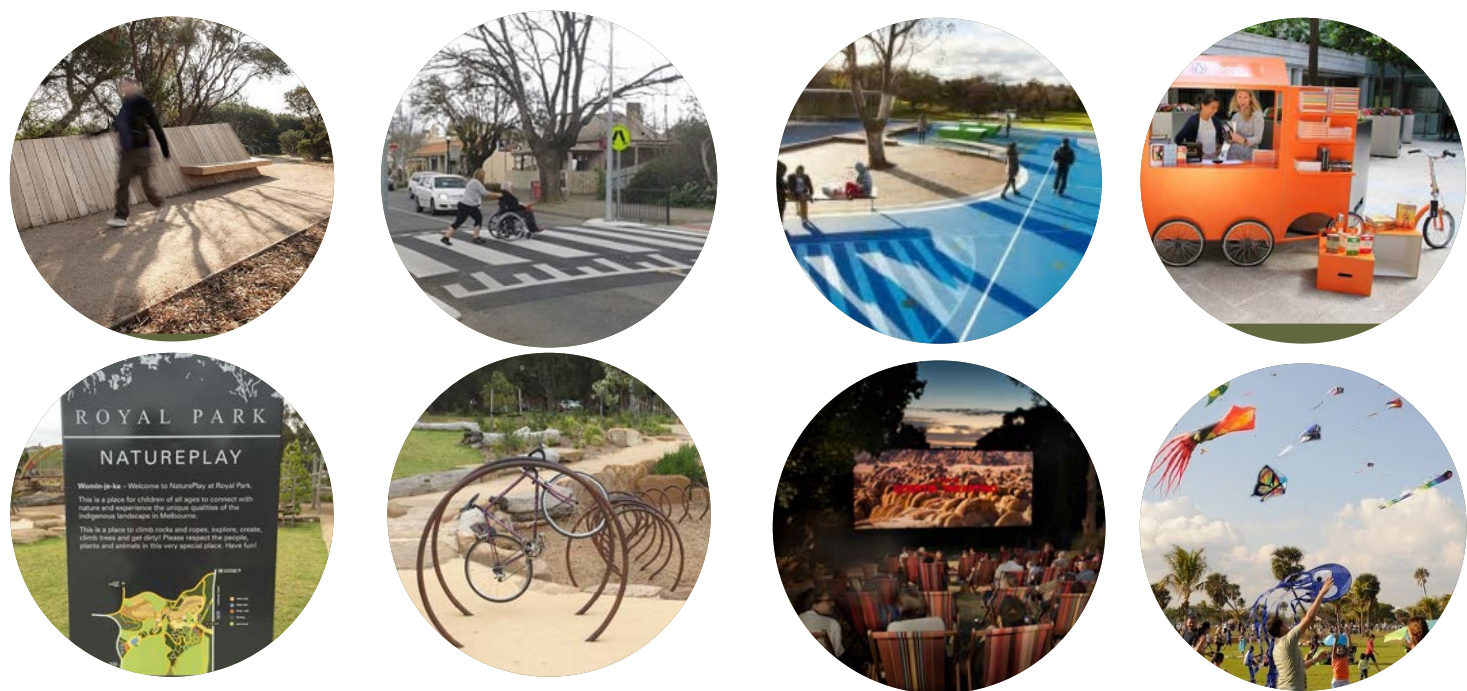
The Plan identifies a hierarchy of paths (shared, sealed, unsealed) designed to recognise the range of different pedestrian users within the area and ensure an appropriate balance between accessibility and the preservation of the Precinct’s character. Importantly, the Plan also sees changes which improve 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 a chance to reflect the significance of the Precincts location within the Diamond Creek environs through the incorporation of water based play. 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 range 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:

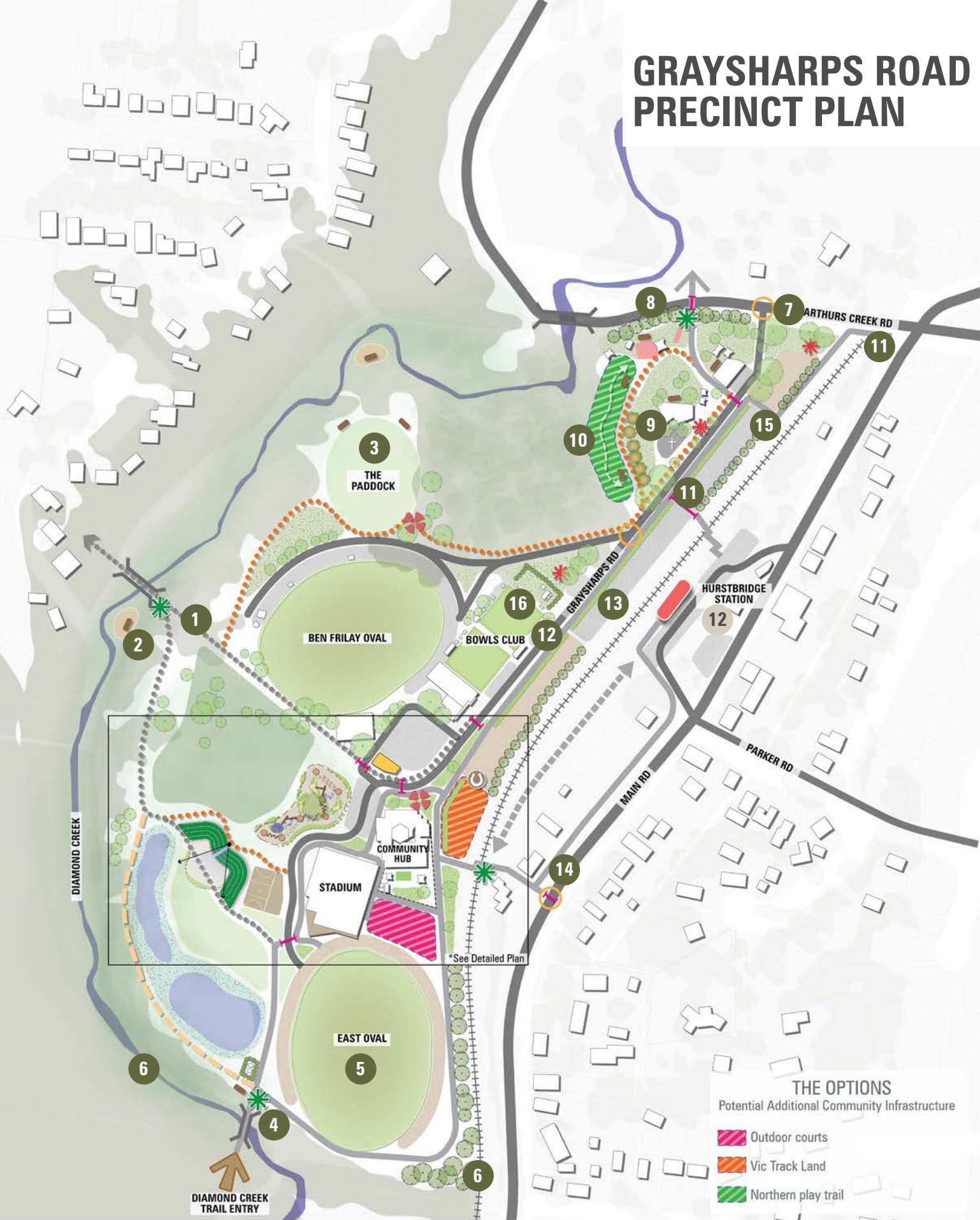
Despite its importance to the township, the Precinct has little presence at its key gateways. The Precinct Plan sees the creation of a small feature area where the Diamond Creek Trail enters the Precinct. Landscaping and / or sculptural features to mark the trail's arrival in Hurstbridge should also be contemplated in addition to wayfinding signage. To the north, a small new entry park, centred around Burkes 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



THE OPTIONS

Potential Additional Community Infrastructure

- Outdoor courts
- Vic Track Land
- Northern play trail

Legend

- | | | | |
|---|---|---|--|
| Informal open space | Pedestrian crossing | Continue rehabilitate/ restoration of creek corridor | 'Sit and stay' node |
| Unsealed car parking | Resolve informal path with Victrack | Existing tree | Seating |
| Sealed road | Intersection improvement | Heritage orchard | Existing playground |
| Sealed pedestrian path | Key precinct signage | Screening vegetation | Hurstbridge graves |
| Unsealed access track | Key entrance signage | Wetland planting | Horse hitching post |
| Existing unsealed maintenance track | Key heritage signage | | Key view opportunity |



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 Revision: B



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 DISCONTINUE INFORMAL CROSSINGS

Establish new landscape treatment to block informal southern rail crossing and install temporary bollards / fencing to allow vegetation to establish. Remove existing informal log crossings from within the creek corridor (assess use by pedestrians before confirming removal) and undertake bank stabilisation and revegetation work in key erosion areas.

7 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.

8 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.

9 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.

10 * OPTION: NORTHERN PLAY TRAIL

An option exists to provide a complementary nature based 'powerful owl' play trail along the drainage line south of the existing playground (see Options).

11 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.

12 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.

13 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.

14 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.

15 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

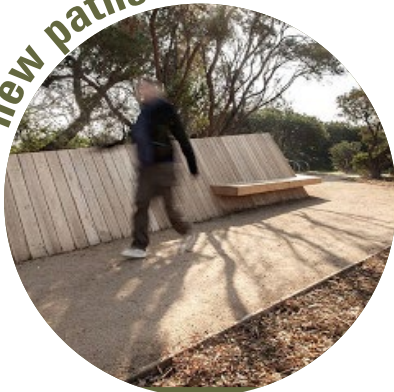
16 RESOLVED BOWLING CLUB INTERFACE

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 WATER BASED NATURAL PLAY AREA

A water based natural play area, designed to mimic the surrounding natural creek environment. Provides opportunities for environmental education and also play opportunities in close proximity to the Community Hub. This should be strongly integrated with landscape elements and be designed with limited depths to avoid the need for fencing.

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 western court of the existing hard stand 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 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 * OPTION: OUTDOOR COURTS

An option exists to provide two outdoor courts in addition to the stadium expansion adjacent to the proposed new stadium (see following page for details).

G 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.

H 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.

I * OPTION: VICTRACK LAND

An option exists to investigate opportunities to lease land from VicTrack to retain the existing Men's Shed within the precinct (see following page for details).

J 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.

K 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.

L 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.

M 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.

N 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.



THE OPTIONS

OUTDOOR COURTS

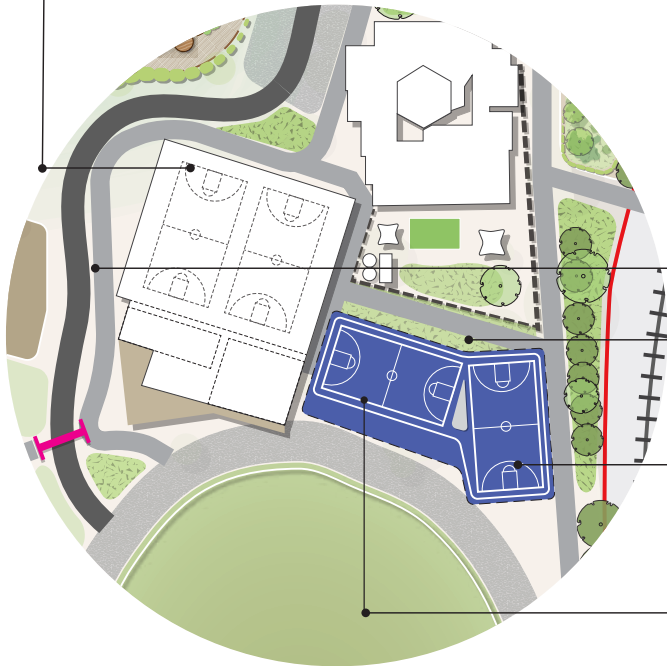
OPTION A - ADDITIONAL OUTDOOR COURTS

The expansion of the stadium to ensure it is ‘fit for purpose’ is already being pursued by Council. However, the potential for a further two outdoor courts to be provided alongside this expansion is an ‘option’ on which Council is seeking feedback. To optimise usage, these courts counts would need to be roofed, and ideally lit. This means that a location on 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 new change facilities within the stadium building would be available is identified for consideration by the community.

OPTION B - EXPANDED STADIUM IN 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.

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



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

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 Mens Shed will be exacerbated and a new 'home' required. This Option is to initiate discussions with VicTrack regarding the leasing of this area to accommodate a new shed facility. This would retain the valued connections to the other activities occurring in and around the Community Hub but allow for better facilities and more space. A landscaped edge is proposed adjoining the railway crossing and a new building could be situated within this. An informal spaces to the north and south could allow for larger projects and for future integration of other community uses in the future.

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. Further investigations as to which of these sites would be most suitable is the alternative to the Victrack land which the community is being asked to provide feedback on. Advocacy for the landscaping of the site where the Shed was proposed should still be pursued to ensure presentation at the rail crossing 'gateway' is improved.

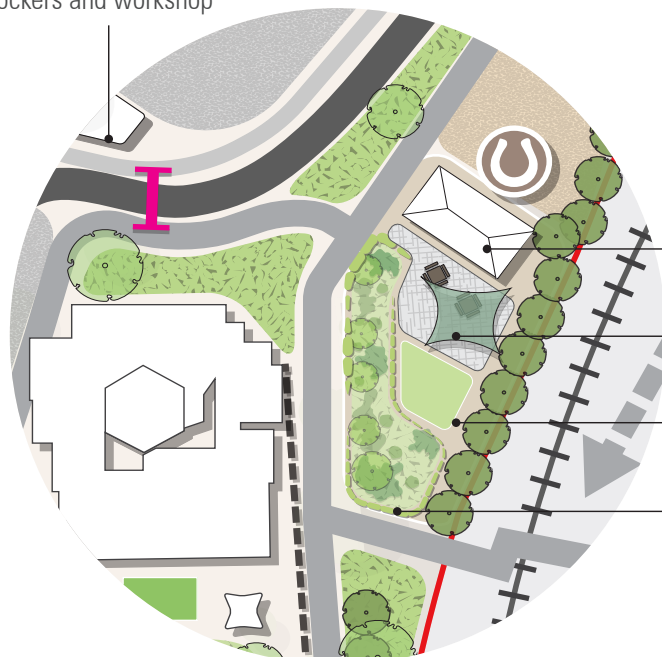
OPPORTUNITIES

- Retains the Mens 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

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

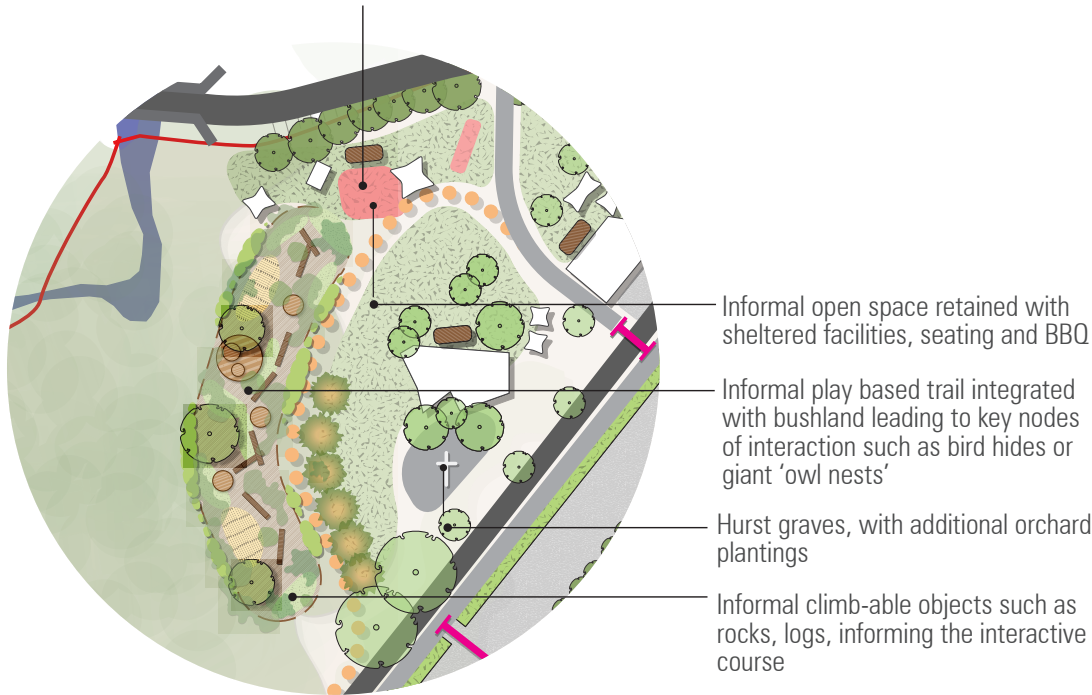
OPTION A - FOCUS ON WATER BASED NATURAL PLAY AREA ONLY

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 on which feedback is being sought would be to undertake further works to this northern play 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 along an existing drainage line to the west of the Hurst graves and could have a strong focus on environmental education. This could include, for example, the integration of elements like a kids bird hide, and references to the Powerful Owl which reside in the area.

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



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 close to the hub allowing for meaningful 'exploratory' play which may suit an older age group

ISSUES

- Nature based play space already proposed next to hub 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)

MATERIALS & FINISHES PALETTE

