

JULY 2018 | BULLETIN 3

OPEN SPACE PRECINCT PLAN

Graysharps Road, Hurstbridge



The Draft Open Space Precinct Plan, Graysharps Road, Hurstbridge has been endorsed to display for community feedback.

Have your say...

Here is your chance to provide Council with your feedback.

The Draft Precinct Plan has been developed after consolidating the precinct maps that were designed by community members at interactive workshops. It demonstrates the community's ideas and the elements they believe should be included in the Precinct.

Feedback is being sought on some of the elements, to ensure we have correctly captured the needs of the community and to allow the community to influence which elements should be prioritised in the Implementation Plan.

- Enhance and expand the range of community activities around and within the Hurstbridge Community Hub.
- Improve the key entries to the Precinct, particularly to the north and south.
- Provide an improved network of pedestrian connections which are safe, aesthetically appealing and support the future Diamond Creek Trail.
- Improve the functionality of both the east oval and indoor stadium and provide safe access and appropriate facilities to support their ongoing use.
- Consolidate and more efficiently use car parking areas to cater for increasing demand while reducing the visual dominance of car parking within the Precinct.

WHAT ARE THE KEY CONCEPTS OF THE PRECINCT PLAN?

- Landscaping improvements, including buffers, new canopy plantings and continued rehabilitation works.
- Better presentation to the new Diamond Creek Trail entry and connections to the town centre.
- Reconfiguration of the area surrounding Burke's Tree at the Precinct entry to improve presentation, safety and protection of the tree.
- New water based play area and 'natural' amphitheatre on the 'Lot 1' site.
- New pedestrian paths and crossings, as well as road safety improvements.

WHAT IS IN THE PRECINCT?

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

WHY IS COUNCIL PLANNING FOR THIS AREA?

- Previous plans to use part of the Precinct referred to as 'Lot 1' for new housing (through the 'Liveable Nillumbik' project) were met with community opposition.
- Council subsequently resolved to retain this area as Open Space and to plan for its future as open space.
- 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 future Diamond Creek Trail.

WHAT ARE THE PRECINCT PLAN OBJECTIVES?

The Plan seeks to reflect and support the area's identity and character, which is of critical importance to the community. The Plan seeks not to fundamentally change the space, but to enhance and build on its already valued characteristics. It also seeks to:

- Respect and protect the important natural values of the creek corridor and adjoining land.

PRECINCT PLAN ELEMENTS

A full map of the Draft Precinct Plan can be found on pages 4-5, it contains the following elements:

- 1 Establishment of a clear east/west path connection**
Between the existing bridge and the station (around the oval) and to the Hurstbridge Community Hub along the northern boundary of the Precinct. The path around the oval should be constructed from natural materials.
- 2 Establish a viewing deck and seating**
An opportunity for a 'sit and stay' 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 simple structure in keeping with the surrounding landscape.
- 3 Enhance 'the paddock' and 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 and introduce a 'low impact' picnic area at the entrance to the paddock space (e.g. tables and rubbish bin but no barbecue 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 future Diamond Creek Trail. Screen existing infrastructure units at the Diamond Creek Trail entry and establish a 'sit and 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 pedestrian usage 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 Family Cemetery and provide clearer access to informational signage. Extend the planting of heritage fruit trees along the western boundary of the cemetery to celebrate the history of the area. 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 on page 7).
- 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 40km/h 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 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 schoolmaster's house.

GRAYSHARPS ROAD PRECINCT PLAN



PRECINCT PLAN DETAILS



PRECINCT PLAN DETAIL ‘ELEMENTS’

- 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 Hurstbridge 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 Precinct 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 hard stand 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 multipurpose 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 Hurstbridge 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** **Hurstbridge Community Hub gateway**

A new focal point planting bed and Hub ‘gateway’ signage should be established. Advocate for 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 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.
- 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).

THE OPTIONS

Outdoor courts

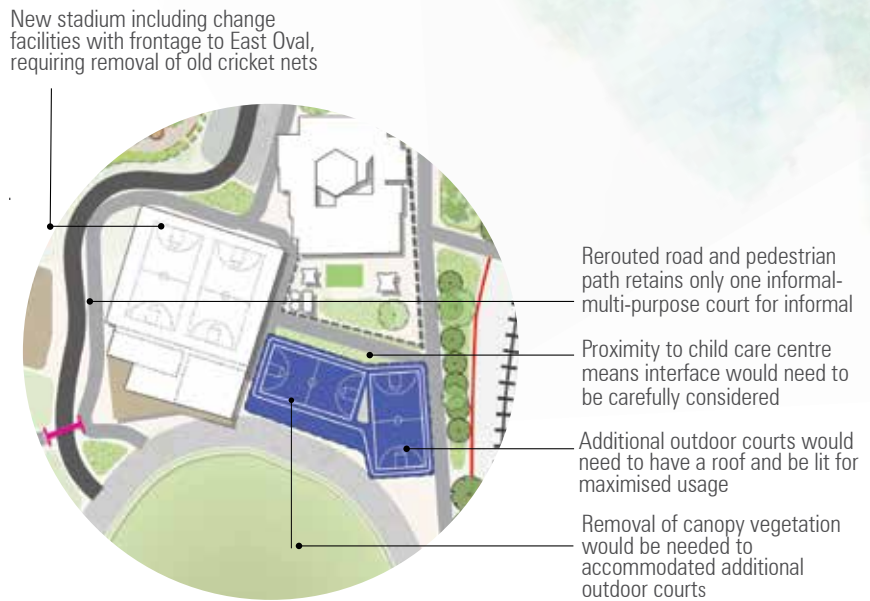
- OPTION A**

Additional outdoor courts

Expansion of the existing Hurstbridge Basketball Stadium has gained strong community support. There is also the potential for two additional outdoor courts to meet the growing demand for extra training facilities. The courts would ideally be open and under cover with lighting for evening training. Having the location close to the stadium would also provide access to change facilities.
- OPTION B**

Retain existing landscape

Alternatively, the area could be used as open space. This would include retaining the existing tree canopy with additional landscaping. No other sites within the precinct are considered suitable for additional courts, no alternative has been proposed.



- OPPORTUNITIES**

 - Future-proofing court spaces
 - Reduce over usage
 - Ability for teams to train in all weather conditions
 - Undercover spaces could be used for other outdoor play
 - Close proximity to change facilities

- ISSUES**

 - Tree removal required for outdoor courts
 - Relocation of memorial stone
 - Excavation required to ensure at-grade surfaces
 - Drainage management to reduce potential flooding
 - Potential for configuration issues to accommodate courts
 - Safety considerations if courts are integrated in the undercroft design of the building
 - Aesthetic considerations due to visual prominence from the main road
 - Existing childcare centre may feel enclosed or crowded as a result of new roof structures

VicTrack land

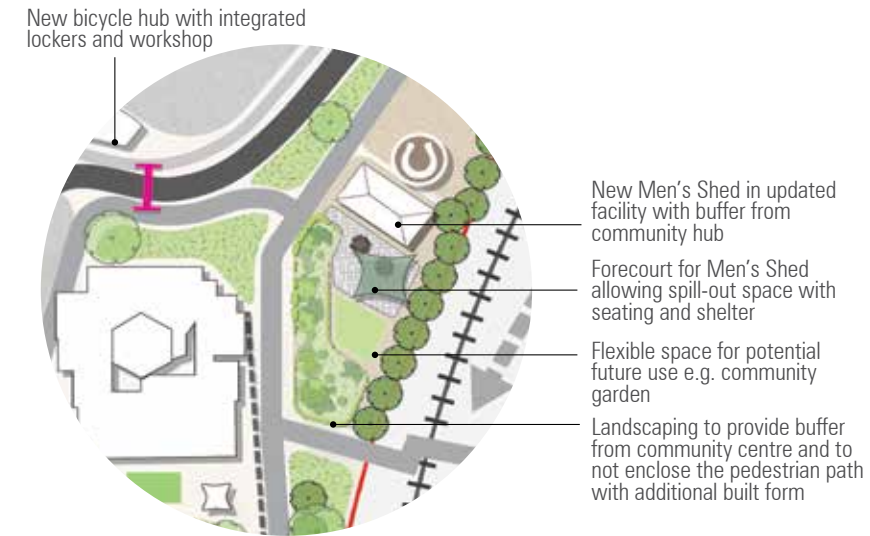
- OPTION A**

Lease VicTrack land for Men’s Shed

With an expansion of the stadium, the existing Men’s Shed would require a new location with the potential of leasing VicTrack land. This option enables connection to activities in the precinct as well as increased space. Landscaping proposed to adjoin the railway crossing and new facility and an informal plaza space for future community uses. A ‘bike workshop’ is also proposed to promote inter-generational activities and utilise the close proximity to the Diamond Creek Trail as well as promoting.
- OPTION B**

Investigate other sites in Hurstbridge

A number of sites within Hurstbridge could be suitable to accommodate the Men’s Shed, which would require further investigation.



- OPPORTUNITIES**

 - Men’s Shed remains connected to community activities
 - Potential synergy with the proposed community bike workshop
 - Activates a poorly defined area
 - Opportunities for improved landscape and opens up sightlines
 - Improves passive surveillance
 - Potential long term integration of other community uses

- ISSUES**

 - Land would need to be leased from VicTrack
 - Consider nearby gas outlet
 - Electricity and water may not be available

THE OPTIONS (cont.)

Northern play trail

OPTION A

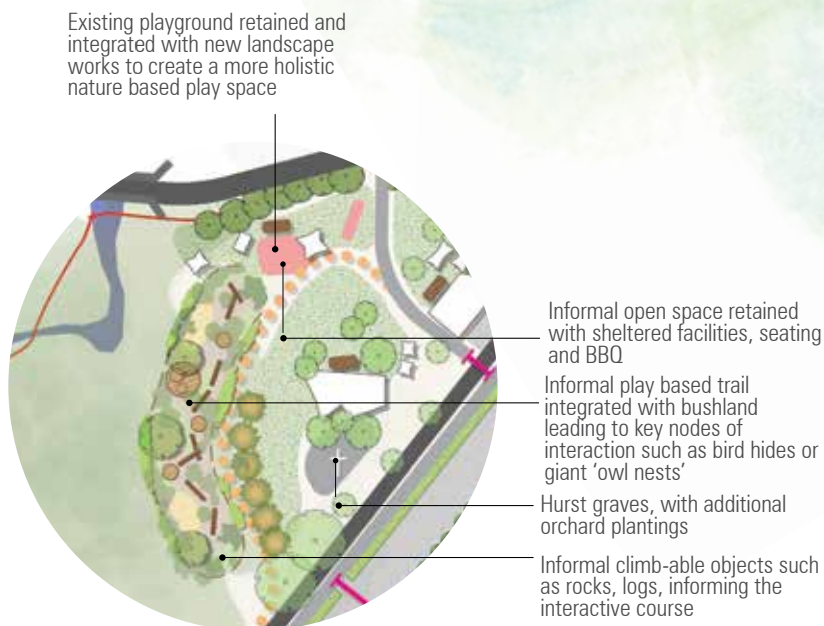
Water based play area

The precinct lends itself to water based play activities due to its proximity to the Diamond Creek. Resources would be directed to ensuring this space is of a high standard. The existing northern play space would remain as is.

OPTION B

Additional 'Powerful Owl' play trail

Undertake further works to introduce a landscaped trail, with sensory plantings and exploratory play elements. This children's corridor could focus on environmental education with references to the Powerful Owl who reside in the area.



OPPORTUNITIES

- Meaningful nature based play experience which complements existing play equipment
- Additional landscaping, weed removal and revegetation to revitalise a largely neglected space
- Environmental education in an important habitat area
- Rehabilitation of existing drainage line
- Complementary to the existing play space and close to the childcare centre

ISSUES

- Nature based play space already proposed next to the Hub
- Increased maintenance to due flood affected area
- Potential impacts on habitat
- Risk management considerations such as snakes

PRECINCT PLAN DETAILS (cont.)

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 Improved 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 Reconfigured car park

Reconfigure the car parking area adjacent to Ben Friley 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 Hurstbridge Community Hub and indoor stadium should also be reconfigured to improve efficiency.

Come to one of these drop-in sessions

Monday 16 July 6.30pm
Hurstbridge Community Hub

Saturday 21 July 10.30am
Hurstbridge Community Hub

Thursday 26 July 11.30am
Hurstbridge Community Hub

FOR MORE INFORMATION

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