



2016 KALPARRIN GARDENS

MASTERPLAN REPORT

A photograph of a park area. In the foreground, there is a grassy field with some tall, dry grasses on the right. A wooden bench is positioned on the grass. To the left, a paved path leads towards a large, leafy tree. In the background, a pond is visible, surrounded by more trees and a fence. The sky is bright and clear.

**"It's good to have this
quiet, natural space so
close to the centre of
Greensborough"**

Contents

1

Introduction

3

2

Existing conditions

6

3

Issues and opportunities

8

4

Community consultation

12

5

Initial Design Response

16

6

Masterplan

18

7

Precincts

22

7.1

Sports Precinct

23

7.2

Western Woodland

24

7.3

Garden Precinct

25

7.4

Lake Precinct

26

7.5

Plenty River Corridor

27

7.6

Central Activity Area

28

7.7

General Landscape Improvements

31

7.8

Furniture palette and surface finishes

32

7.9

Signage

34

8

Staging

36

version	title	date	issuer	changes
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-	Kalparrin Gardens Masterplan report	14.11.16	GV	FINAL

1 Introduction

Hansen Partnership has been engaged by Banyule City Council to prepare a Masterplan for the overall development of Kalparrin Gardens Reserve and the Plenty River corridor in Yando Street, Greensborough, as a 'Long Stay Destination Park'.

This masterplan report provides direction for proposed improvements to Kalparrin Gardens and documents the journey taken from inception to completion.

Context

Kalparrin Gardens is a large parcel of public open space in Banyule's central north. It is one of a series of important community parks, which together form a significant linear parkland, within the Plenty River corridor. Also included in this series of parks are Partingtons Flat Reserve, Greensborough Park, Whatmough Park, Yando Street River Reserve and Plenty River Drive Reserve. All these reserves are connected via the Plenty River Trail and together they perform an important regional function.

The 'Banyule community' is a community for the future. We recognise the diverse demographics of the area - with new, young families; and increasing numbers of seniors and people with limited abilities. We also recognise the increase in cultural diversity. The location of Kalparrin Gardens has an interesting dynamic as it offers a strong, environmental relationship with the Plenty River corridor, whilst having the potential to grow and expand from the revitalised urban hub of Greensborough.

The City of Banyule adopted its Public Open Space Plan in July 2016. The primary purpose of the Plan is to guide Council's planning and decision making in relation to public open space over the coming 15 years, 2016 to 2031. The plan is expected to play a vital role in ensuring that high quality public open space is provided in adequate quantities to ensure that current and future Banyule residents will be able to continue to enjoy a highly liveable community, despite the likelihood of significantly reduced amounts of private open space, due to projected increases in residential density in many parts of Banyule.

The overall guiding principle of the strategy is "community health and wellbeing." Research throughout the world recognises the significant health benefits regular exposure to natural phenomena such as trees, plants and grass brings to humans. Visiting public open space is often the only regular opportunity many city dwellers have to experience such natural phenomena. In addition, public open space provides opportunities for passive and active recreation. Banyule's strategy also recognises the importance play, natural environment and landscapes has in the health and wellbeing of the community generally, as well as in the physical, social and psychological development.

The masterplan is a high-level, long-term document which outlines the vision for Kalparrin Gardens and sets out objectives, strategies and guidelines to achieve this vision. It will enable public open space to be developed in line with a well considered plan which has broad community support.

This park will follow in the footsteps of the recent, new and exciting regional parks upgrades within the broader City of Banyule.

Project Goals

The vision for Kalparrin Gardens demonstrated in this Master Plan Report outlines improvements to the look and function of the reserve. In particular this report addresses key initiatives for the improvement of the public realm to develop the park as a family friendly 'Long Stay Destination Park'.

Key project goals include:

- Develop Kalparrin Gardens as a place where people go to relax, exercise, play, have fun and meet with others;
- Improve connectivity in and around the reserve and strengthen the links to the local path network and the Greensborough town centre;
- Make Kalparrin Gardens an attractive, accessible and enjoyable place to visit and spend time in;
- Retain and protect the natural beauty of the reserve and promote the protection and the respect for the environment, including native birds and animals;
- Maximise the use and community benefit of Kalparrin Lake and associated water treatment infrastructure;
- Celebrate the existing landscape, in particular the undulating topography, Plenty River corridor and the Kalparrin Lake

Project Site

1. Kalparrin Gardens Reserve

Kalparrin Gardens Reserve is a large parcel of public open space in Banyule's central north. In 2013 it had undergone a major rejuvenation. It is the only major recreation reserve within Banyule that contains a significant body of still water. It therefore provides an ideal location to create a major destination park for the municipality and the wider region.

The reserve provides a range of facilities and activities for the community including a tennis club, a fenced children's playground, a barbecue shelter and picnic facilities, a skate-park and various walking trails. The park is popular with 'dog-walkers' and currently has as a 'dog off-leash' policy.

The boundary at its eastern end adjoins the Kalparrin Early Childhood Intervention Centre, which provides services to support children with additional needs. The Greensborough railway line forms the park's southern boundary. It also forms a significant barrier between the Gardens and the Greensborough Central Activity Area. A pedestrian overpass located in the south-west corner of the site, crosses the railway line connecting Pinehills Drive with William Street. The western boundary along Pinehills Drive is interrupted by a private property in the north-west corner of the site. The southern boundary is formed by Yando Street.

2. Plenty River Corridor

The Plenty River corridor lies on the north east side of Yando Street. Remnant farm fences, telegraph lines and river crossings point to the early site occupants. Coupled with high quality remnant native vegetation and riparian zone, the corridor offers significant environmental and heritage value and is currently under utilised.

The Plenty River forms the eastern boundary of the project site while residential housing forms the western and northern boundary. The site is accessed only from Yando Street in the south. No connections link across the river to the Plenty River trail. The southern end of the site consists of a deep gully forming the outflow from the 'Yando Street Drain'. It has suffered from significant gully and surface erosion. Tree planting and other control measures are ongoing in an effort to curb this erosion. The northern end of the corridor narrows to a strip of land backing on to residences. A future connection to trails to the north could be explored, but does not form part of the current Masterplan.



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2 Existing conditions

- ① Kalparrin early childhood intervention centre
- ② Whatmough Park
- ③ Oval
- ④ Plenty River
- ⑤ Plenty River Trail
- ⑥ Bridge over Plenty River
- ⑦ Railway
- ⑧ Greensborough Station
- ⑨ Pedestrian crossing over railway
- ⑩ Skatepark
- ⑪ St-Mary's Tennis Club
- ⑫ Shelter and bbq facilities
- ⑬ Fenced playground
- ⑭ Toilet facilities
- ⑮ Litter trap
- ⑯ Wetland
- ⑰ Kalparrin Lake
- ⑱ Council depot site

Kalparrin Gardens Masterplan

Site Analysis

legend

kalparrin gardens reserve	
yando street river reserve	
key vista's	
pedestrian path	
pedestrian desire line	
Plenty River trail	
entrance points	
build form	
carpark	
skatepark	
tennis courts	
playground	
shade sail	
railway	
existing trees	
existing wetland	
existing riparian area	
open water/lake	
grassed area	
contours	

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3 Issues and Opportunities

The following opportunities, challenges and issues were identified in the background stages of this project. These reflect the key issues that emerged from site visits and investigation, and consultation with key stakeholders and members of the local community. These issues were important in setting the direction for the Masterplan.

Issues

The following presents a summary of issues and challenges which should be addressed.

- Problems with speeding and 'hoon driving' in Yando Street. The bend in Yando Street combined with the topography of the site promotes excessive speeding.



- There are limited parking facilities along Yando Street. If we are to attract more people to the area there will be need for more parking spaces.



- Unclear crossing points for pedestrian and cyclists creates pockets of pedestrian and vehicular conflict.



- Unclear connection with Plenty River Trail which is well used by the community. Yando Street separates the Plenty River corridor from Kalparrin Gardens Reserve.

- Lack of ground cover has resulted in extensive surface erosion to the existing gardens. During heavy rain events, significant amounts of sediment enters the water retention basin and lake.



- The lake is a popular for dumping old or stolen cars. A driveway near the north east corner provides easy lake access.



- The rubbish trap near the Yando Street Drain inlet often generates unpleasant odours (usually resulting from rotting rubbish). Although additional



maintenance could remedy this problem, Council views the odour as an important tool for educating local residents and school children about the negative effects of littering.

- Duck feeding near the playground has resulted in significant river bank erosion. The resulting loss of vegetation creates a muddy and slippery embankment that is potentially dangerous to small children.



- Feeding the ducks is a problem that requires ongoing management. Additional information signs may assist in education visitors about the impacts of feeding native wildlife.



- The existing playground is a popular spot for local residents and is heavily used.



- The educational signs along the wetlands and retention basin are prone to vandalism and graffiti.

- There is no barrier between the reserve and the railway. People walk alongside the tracks and regularly cross them to connect to Hailes St.



- High pole lighting does not support a comfortable pedestrian scale environment. The reserve is flooded by light at night which has a negative impact for the native wildlife and contributes to light pollution.



- The existing paths are often not accessible for wheelchairs and/or prams, have uneven surfaces and inconsistent pavement treatment



- Steep slopes and a lack of vegetation coverage has resulted in extensive surface erosion, resulting in denuded slopes and a barren environment.

- The reserve suffers from a general lack of shade and shelter.



- The current skate-park location and adjacent gravel carpark attracts undesirable behaviour due to the lack of surveillance.



- The existing toilet facilities are well frequented. However they require renovations to bring them up to currently accepted standards.



- The pit lid adjacent to the toilet block that serves the Yando Street storm water drain regularly dislodges and surcharges during heavy rain events.

- The toilet facilities do not cater for people with disabilities.



- Some users are concerned by the lack of a fence or similar barrier to the lake and wetlands.



- The 'dog off-leash' policy in the reserve can cause conflict with other users, in particular, families with young children.



Opportunities

The following opportunities were considered as key to the master planning process for Kalparrin Gardens.

- The rejuvenation of the lake and wetlands in Kalparrin Gardens ensures the reserve has its own water supply as well as providing an important educational tool. The water can be used to irrigate the reserve.
- Water and the natural environment can be used as an overall theme through the design of Kalparrin Gardens.
- The undulating topography of the site differentiates it from other parks in the community, and is an opportunity to provide activities and uses that benefit from the undulating landscape
- Natural topography provides opportunities for views to the adjacent Plenty River corridor, a key landscape character component of Greensborough.
- Improve the appearance of the reserve with a consistent and attractive furniture range.
- Improve the appearance of the reserve with consistent paving treatments that balance looks, safety (eg. slip resistance on slopes) and functionality.
- Improve the ability for people to find destinations within the reserve through a consistent signage and wayfinding initiatives.
- Improve the physical condition, safety, amenity and connectivity to existing parking spaces, public amenities and community facilities.
- Retain established trees as in good condition and use these to form the skeletal structure for the future re-vegetation initiatives.
- Retain the existing popular playground and barbecue shelter located near the reserves western boundary. Update the shelter, furniture and adjacent playground.
- Introduce high quality trails, exercise equipment and dedicated training areas to encourage exercising in the park, both by individual visitors and by sporting and personal training groups.
- Introduce integrated art into the park, using local artists to better instil a sense of local ownership and identity.
- Provide opportunities for street art projects to provide a greater a sense of pride and community ownership, in particular by local youth.
- The Yando Street reserve provides space for the development of a safer and more attractive streetscape environment, including potential additional car parking, additional street tree planting and traffic calming measures. These may include realigned corners, raised platform crossings and sections of narrowed roadway.
- A shared pedestrian cycle path through the reserve could provide an important link to the Plenty River Trail, and could form part of a larger circuit trail within the Greensborough region.
- The existing grade separation near the Hailes Street and Jessop Street intersection provides an opportunity for a new pedestrian link to the residential areas south of the existing railway line.
- Create a central activity core. This could form the focus for activities and events in the park, targeting a wide range of ages and interests.



4 Community Consultation

Hansen Partnership and representatives from Banyule City Council held a one-on-one discussion with the local community at Watermark, Greensborough on Saturday 19 March from 9-12 am. An additional consultation was held with the Skate-park users on Tuesday 3 May at the Locality Skate Shop in Greensborough.

A survey questionnaire was available via the Banyule city Council's website to determine issues and opportunities of Kalparrin Gardens.

Responses

A total of 72 survey responses were received which is considered a good amount. This shows that the community are very interested in the site and the project process.

This information was collated and is summarised over the following pages.

Survey Questions

The following questions were asked.

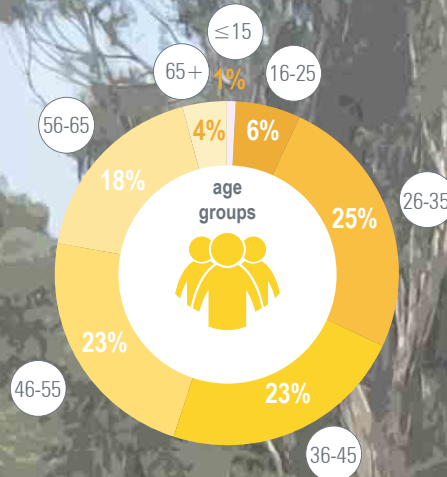
- Q1** How familiar are you with Kalparrin Gardens?
- Q2** How far do you live from Kalparrin Gardens?
- Q3** How often do you use Kalparrin Gardens?
- Q4** How do you normally travel to Kalparrin Gardens?
- Q5** With whom would you normally visit Kalparrin Gardens?
- Q6** What is the main reason why you visit Kalparrin Gardens?
- Q7** What facilities do you most often use at Kalparrin Gardens?
- Q8** What other facilities do you use at Kalparrin Gardens?
- Q9** In general, how would you describe the existing facilities at Kalparrin Gardens?
- Q10** Of the following facilities and services which are the most important in relation to Kalparrin Gardens?
- Q11** Of the following issues, which do you consider the most important in relation to Kalparrin Gardens?
- Q12** What do you like most about Kalparrin Gardens?
- Q13** What do you like least about Kalparrin Gardens?
- Q14** Are there facilities, attractions or events currently missing which you would like to see in Kalparrin Gardens?
- Q15** Is there anything else you would like to tell us about Kalparrin Gardens that will assist us in preparing the masterplan?
- Q17** Are you male or female?
- Q17** What is your age group?

knows
kalparrin
gardens and
visits often

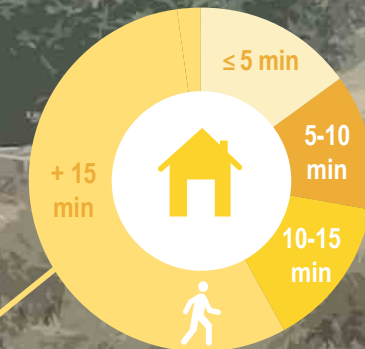
71%

the majority
of repondents
visit with
other family
members

70% of
visitors
travel by
car



kalparrin
gardens is
used by a wide
rage of user
groups



over half of
users live more
than 15 minutes
walking away

Usage

In considering how they used Kalparrin Gardens, the local community noted the following:

- The main reasons of visiting (well over 50%) were:
 - to take young family relatives to the park,
 - to use the park's facilities (eg. tennis courts, skate park or playground).
 - to exercise, and
 - to walk the dog
- The tennis courts and walking tracks were the most used facilities, followed by the playground and the lake.
- The grassed areas are in poor condition due to a lack of irrigation and rainwater runoff causing erosion.
- The skate park is regularly used and is popular amongst young people.
- The playground is used regularly and is conveniently located near the toilet facilities. Some complaints were raised about the outdated and 'boring' play equipment, it could use an upgrade.

Favourite features

The local community noted their favourite features of Kalparrin Gardens as:

- It is walking distance to Greensborough central activity area.
- The lake and creek improvements have created a nice green environment
- It is a peaceful and relaxing space
- The natural vegetation and wildlife



5 Initial Design Response

Following the identification of the issues and opportunities shown previously, a broad Initial Design Response Plan has been prepared and is shown opposite.

The design responses illustrated in this plan provide principles and the vision for the following more detailed master plan.

This general plan is the first step in identifying key design considerations for further resolution in more detailed design phases. It illustrates the vision behind the Masterplan.

It is acknowledged that there are many design issues of a finer detail for Kalparrin Gardens to what is presented in the following plan. This plan should be considered as the initial 'broad-strokes' and foundation of more detailed design considerations, which will be further resolved through the detailed design of the stages of this project.

Input from the Project Steering Committee and External Reference Group contributed to the preparation of this Masterplan.

The Masterplan includes the following key design responses:

1. Engage with the existing natural landscape and celebrate the unique undulating topography of the site.
2. Improve and maintain the natural landscape, in particular increase the number of trees across the site;
3. Improve the Yando Street road configuration, safety and legibility.
4. Provide a main loop paths that will link all activities. Provide additional secondary paths to provide better connectivity through the site, supplemented by discovery trails that allow visitors to explore and engage with the landscape.
5. Enhance the amenity by creating a central 'hub' and provide associated activities to create a place to encourage visitors to prolong their stay.
6. Introduce nature play and water play opportunities, building on the recurring themes of nature and water employed throughout the reserve.
7. Provide connectivity and access to the site for pedestrians and cyclists through improved links to the Plenty River Corridor, Hailes Street and Greensborough Plaza.

8. Retain existing trees as the backbone of future open woodland planting.
9. Improve the tree canopy to provide additional shade and shelter for visitors.
10. Improve the separation between the railway corridor and the reserve through a well landscaped solution (including a fence).
11. Improve signage and wayfinding both to and within the reserve.
12. Consider areas of steep slope as a key safety constraint for road, parking and footpath design.
13. Improve physical and visual links between Kalparrin Gardens reserve and Plenty River Corridor.
14. Improve general paving condition, with consideration of the accessibility for all.
15. Improve parking layout and functioning, while adding avenue trees to Yando Street to assist in reducing antisocial behaviour and speeding.
16. Relocate the skate-park closer to the central 'hub' to provide better passive surveillance and integration with the remainder of the reserve.
17. Investigate opportunities for integrated public art. Public art may also be used for 'landmark' features to further entice visitation.

*Celebrate
the unique
undulating
topography*



*Integrate
Public Art*



*Provide better
connectivity to the
Plenty River
Corridor*



*Improve
signage
and
wayfinding*



*Retain
existing
trees as
the backbone
for future open
woodland planting*



KALPARRIN GARDENS MASTERPLAN

concept ideas

legend

lower priority trail	
existing trails	
main loop	
secondary paths	
multipurpose trails	
proposed pedestrian crossings	
existing buildings	
pavilion with bbq facilities	
lookout	
bushland area	
reforestation areas	

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6 Masterplan

Access and circulation

Enhance access to and from the site for all users

Currently access to and from the site for vehicle, pedestrians and cyclists is along Yando Street.

The survey results have shown us that more than 70% of the current users travel to the site by car. By improving pedestrian and bicycle connections to the train station, Greensborough shopping precinct as well as the Plenty River Trail we encourage visitors to choose a different mode of transportation.

Key to this is introducing a shared paths to improve cyclists connections through the site and providing a connection to the Plenty River Trail.

In addition, lobbying for improved signage and access from the broader area will also be important, as well as the introduction of facilities such as bike parking in the central hub area.

The railway presents a real physical barrier between the site and the Greensborough Activity Centre. Currently there are reports of people walking along the tracks and crossing them where they see fit, this poses a real issue. To improve access a second railway crossing is proposed. The crossing will be a level crossing with automatic gates to control pedestrian access.

Reduce speeding in Yando street

One of the local residents' key concerns was antisocial driver behaviour and speeding in Yando Street.

The Masterplan recommends introducing a range of traffic calming measurements to slow down traffic as well as improve pedestrian and cyclist safety. Initiatives include narrowing the road carriageway, adopt 'raised platform' pedestrian crossings, sharpen bends and increase signage.

The parking areas along Yando Street are broken up in smaller areas by adding garden beds and street trees in between. This reduces the space now used for "hoon" driving. Introducing an avenue of trees will also contribute to traffic calming.

Additional carpark facilities as the activity on site increases

Kalparrin Gardens currently has 2 main carpark areas: one off Pinehills Drive and one fronting Yando Street. As additional uses are activated on site, there will be a corresponding demand for more car parking. The Masterplan has identified suitable locations along Yando Street for additional car parking. The existing carparking is upgraded and additional spaces are provided on both sides of Yando Street, where possible maintaining the existing levels.

Additionally there is space for an overflow carpark on the council dump site. This area is reasonably flat and could easily be transformed into a carpark. Because of its position in the Plenty River Corridor this carpark will have a green appearance.

A reinforced grass surface, and associated screening vegetation including new tree planting, will ensure it blends in with its surroundings.

To prevent people from using this as a permanent carpark the site will be secured by a gate, controlled by Council.

Improve the flow of pedestrian movement through the site

In addition to improvements in access to the site, the Masterplan also proposes adjustments to the flow of pedestrian movement within the site.

There is no clear hierarchy with the existing footpaths in Kalparrin Gardens. In the Masterplan the new paths are categorised based on their use. Each category has specific attributes such as use, material and width.

1 Main loop trail

All the major activities are accessible via the main loop trail.

The loop trail is a 3m wide shared path with a concrete surface and will cater to people of all abilities. The main loop promotes pedestrian and bicycle access to the different precincts of Kalparrin Gardens. The loop also facilitates circulation from Pinehills Drive through the site to Kalparrin Avenue and further to Greensborough Plaza or the Plenty River Trail.

2 Secondary Trails

The secondary trails are focused on pedestrian use and will consist of 1.5m wide paved footpaths. They provide better connectivity between the different precincts and activities within the site, improving the pedestrian flow.

3 Nature & Heritage Trail

The nature and heritage trail will take you through the old pastures in the Plenty River Corridor. User will be able to enjoy a bushwalk past remnant heritage elements such as old fencing, a telegraph pole, the old river crossing used by Cobb & Co, etc. The trail will highlight the rich history and natural significance of this area with information sign educating the visitors. It will open up the site so people can walk through it and experience this beautiful natural site.

The trail will be a 1.5m gravel footpath accessible for pedestrians.

4 Discovery Trails

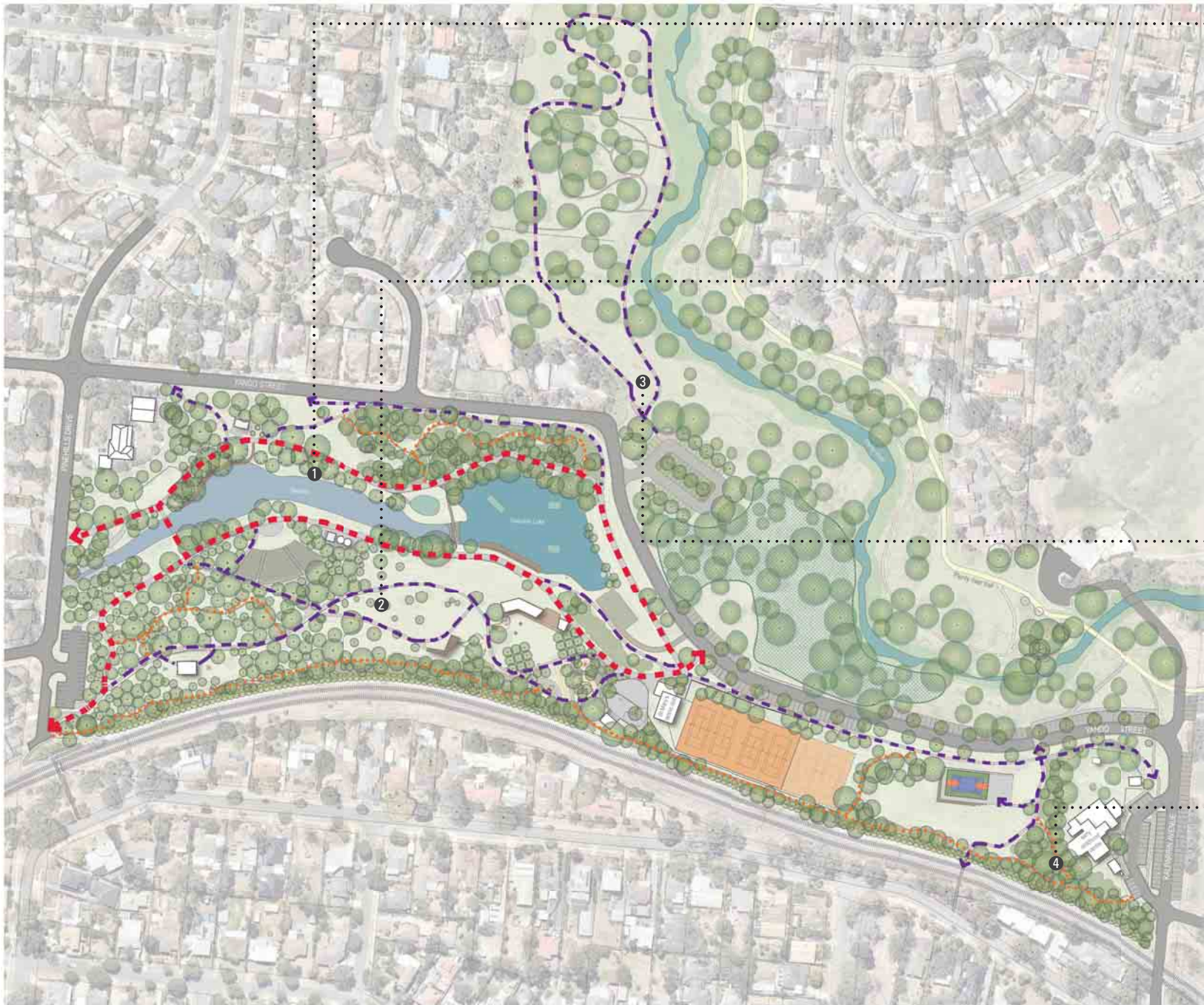
These 0.8m wide gravel trails will provide visitors with the opportunity to extend your bushwalking experience in Kalparrin Gardens and the Plenty River Corridor. These trails are the ideal places to introduce geo-caching activities as well as trail runs and scavenger hunts.



Example of reinforced grass carpark at Melbourne Cricket Ground



Existing railway crossing



● Main Loop Trail

Width: 3.0m

User: pedestrians and cyclists (shared path)

Material: concrete



● Secondary paths

Width: 1.5m

User: pedestrians

Material: concrete



● Nature & Heritage trail

Width: 1.5m

Use: bushwalking

Material: gravel



● Discovery trails

Width: 0.8m

Use: walking and exploring

Material: gravel



Landscape and environment

Enhance and expand landscape planting in strategic locations across the site

The natural environment of Kalparrin Gardens is a key attractor for many visitors. Yet there is considerable dissatisfaction with respect to the poor quality of much of the existing landscape, in particular, eroded slopes and lack of ground cover. Targeted planting will greatly assist in reducing the surface erosion and protecting the Gardens from further ground cover loss. In addition, it can be used to screen buildings or highlight valued views, it can provide a sense of separation or enclosure in large areas, it can reinforce boundaries and it can increase the enjoyment of a space. There are tremendous opportunities to effectively use new landscaping to enhance Kalparrin Gardens. This new landscape will also be used to provide boundary planting as a natural buffer and barrier along the railway, enhance the 'garden' quality of many of the key areas, in particular around the existing north west playground area, and to provide additional seasonal and sensual quality to the Gardens.

Enhance local biodiversity

The Kalparrin Gardens form an important link to the Plenty River Corridor providing opportunity to enhance the habitat provision for local fauna. In designing the new landscape, consideration should be given to enhancing the local biodiversity. Wherever practicable, indigenous species should be used in planting regimes and careful consideration should be given to catering to a wide variety of species used by the local fauna.

Introducing seating to enable visitors greater opportunity to socialise and engage with the landscape

While the new barbecue shelter and picnic area plays a vital role in allowing people to socialise on site, there are also opportunities to broaden the availability of informal social interaction and enjoyment through the introduction of additional seating throughout the site. Wherever possible, activities should encourage interaction with the existing landscape, either through capturing its natural qualities in targeted uses (e.g. fishing lessons or nature play) or through enhancing the educative qualities of the landscape through improved interpretive signage and opportunities for on-site education including school activities.

Using the available water for irrigation

The Kalparrin Lake provides a source of high quality treated water suitable for irrigation purposes. Greater use should be made of the lake in irrigating the gardens, in particular, lawns and heavily used areas, to ensure the quality of landscape is maintained, in particular during dry seasons.

Identity and vision

Enhance and expand the nature education

The existing education focus is the storm water treatment system. Whilst an essential part of the education agenda, we believe further opportunities exist in broader education around local flora and fauna, regional geology and landscape, climate, the water cycle and similar issues. Opportunities for on-site education should be enhanced through on-site classroom talks – at the skate-park or amphitheatre, and through improved interpretive signage around the Gardens.

Integrate art elements

Integrating art into the landscape provide an excellent opportunity to engage local residents with the Gardens, as well as providing opportunity for local artists and craftspeople to showcase their work to the local community. Artwork should be contextually derived, responding to the local site and environment and contributing to a local narrative. Rather than adopting a 'plonk art' approach – where art is clearly seen as an afterthought, the Kalparrin artwork should be considered a component of the design approach with a local artist integrated into the design team. There may also be opportunities for the artist to use space on site during the creation of their artwork, further adding to the interest and attraction of the Gardens.

Water and nature as a theme

Water is central to Kalparrin Gardens, both through the storm-water treatment infrastructure, but also through Kalparrin Lake. The lake forms a focal point for the Gardens, and can provide opportunity for additional uses beyond its existing use. Recreation uses (fishing, model sail boats) will need to be sensitively managed to ensure minimal disruption to the important role of the floating islands as nesting sites for native bird species. The use of water, and its importance will be further enhanced on the site with a water play area, where children engage with water moving through the natural terrain of the Gardens.



Creating an identity by integrating public art



Protect the natural environment in the Plenty River Corridor



Opportunity for landscape improvements to incorporate play elements



Retain and enhance existing vegetation



Improve experience by incorporate landscaping and signage



Celebrate the water on site with a water play area

legend

paths:

- 01 main loop, 3m wide paved path
- 02 secondary paths, 1.5m wide path
- 03 nature & heritage trail, 1.5m wide path
- 04 discovery trails, 1m wide path
- 05 new railway crossing

sports precinct:

- 06 multisport court
- 07 outdoor exercise stations
- 08 multipurpose open space (hockey, yoga, etc.)
- 09 existing tennis courts
- 10 new courts expansion area

central activity centre:

- 11 new public amenities
- 12 skate plaza
- 13 nature playground
- 14 pavilion with bog facilities & community rooms underneath
- 15 waterplay with pebble creek, fountains and sandplay
- 16 picnic area
- 17 giant slides
- 18 lookout
- 19 floodrisk area

revegetation area:

- 20 grassed amphitheatre
- 21 open forest and native grass woodland
- 22 revegetate existing bog picnic area and landscaping

garden precinct:

- 23 exotic garden area
- 24 boardwalk to water edge
- 25 existing playground
- 26 upgrade existing toilet facilities
- 27 new picnic shelter

lake precinct:

- 28 informal crossing
- 29 boardwalk to water edge (fishing, water activities, etc.)
- 30 extra nesting islands

plenty river corridor:

- 31 start nature & heritage trail
- 32 heritage features (a old fence, telegraph pole, etc.)
- 33 green overflow carpark, access for events only
- 34 riparian corridor, restoration & erosion control
- 35 traffic calming in Yando street
- 36 extra carpark in Yando street
- 37 bus drop off bay at entrance

symbols

- entry marker
- old telegraph pole
- directional signage
- wayfinding signage
- educational signage
- safety fence along railway line
- new gate and bollards
- possible future connections to Plenty River Trail and Greenborough Bypass Path

Existing furniture will be updated and new furniture and drink fountains (with dog bowls) provided in appropriate locations.



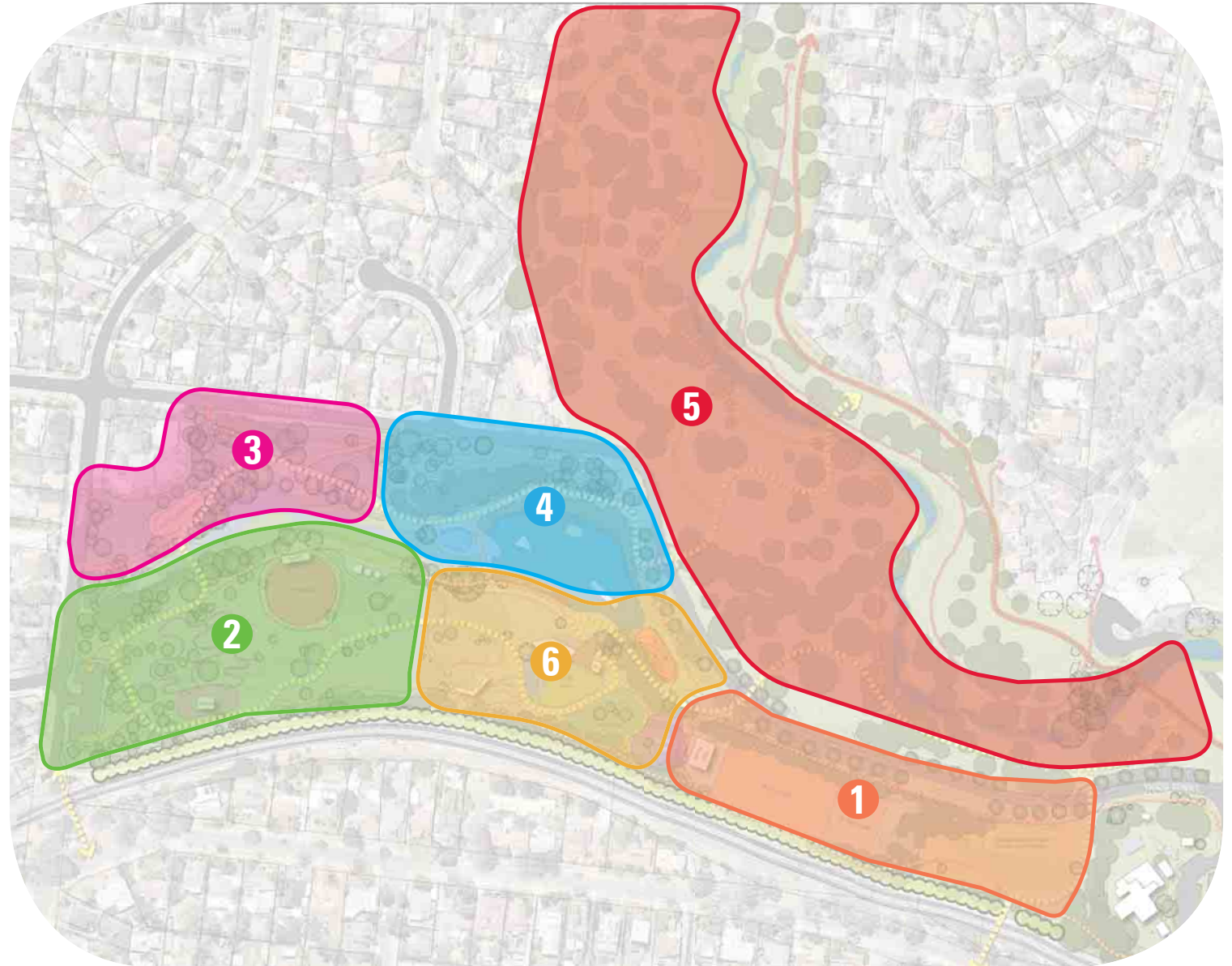
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7 Precincts

The Masterplan has been broken into the following precincts:

- ❶ Sport precinct
- ❷ Western woodland
- ❸ Garden precinct
- ❹ Lake precinct
- ❺ Plenty River Corridor
- ❻ Central activity area



7.1 Sport Precinct

Design initiatives

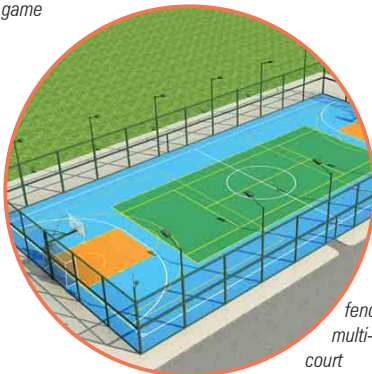
1. Incorporate a fenced off multi-sport court which will serve the community. People will have the opportunity to rent this space and gain access via a pin pad and access code. This enables small sport groups or friends to book a tennis/basketball/futsal/netball court and play a friendly game. This facility will complement the existing sport facilities in the area and offer additional exercise opportunities in the community.
2. Introduce outdoor exercise equipment that can be used by the community and sport groups during training. The survey stated that people would use the facilities if they were available.
3. Incorporate a relative flat open multi-function area. This area can be used for an array of activities such as outdoor fitness or bootcamp classes and workshops and also offers a space to organise a small event.
4. Provide an additional railway crossing to link Kalparrin Gardens and the Plenty River Corridor with the old heritage cemetery and Greensborough Central Activity area.
5. Provide space for the St-Mary's tennis club to expand with two additional courts.
6. Possibility to integrate terraced seating and a shelter at the eastern end of the tennis courts to provide better amenities for the growing tennis community.



terraced
seating
to watch
the
game



outdoor
exercise
equipment



fenced
multi-sport
court



7.2 Western woodland

Design initiatives

1. Enhance the natural beauty of the site by revegetating the slopes to achieve an open eucalypt woodland. Planting will be undertaken in cooperation with Banyule City Council Parks department.
2. Renovate the existing barbecue shelter and picnic area to create a new venue in an open woodland setting.
3. Implement a large grassed amphitheatre facing the wetland. This amphitheatre can be used to host an array of different events such as movies in the park, small concerts, carols or theatre performances.
4. Provide a range of discovery trails through the forest. These supplement the main trails and would be suited for activities including geocaching or orienteering and trail running.
5. Install seating at select locations along the paths to provide resting points and opportunities for people to sit and enjoy the surrounds.
6. Improve the lake edge landscaping with additional vegetation, including screening plants to the existing pump house.
7. Provide a wide share pedestrian and bicycle bike path, that forms a main loop around the lake, and provides direct access for pedestrians and cyclists from the Pinehills drive carpark and western entrance.
8. Improve the connection to the existing pedestrian overpass at the end of Pinehills drive.



discovery trails through open forest can be used for trail running

renovate existing bbq and picnic shelter



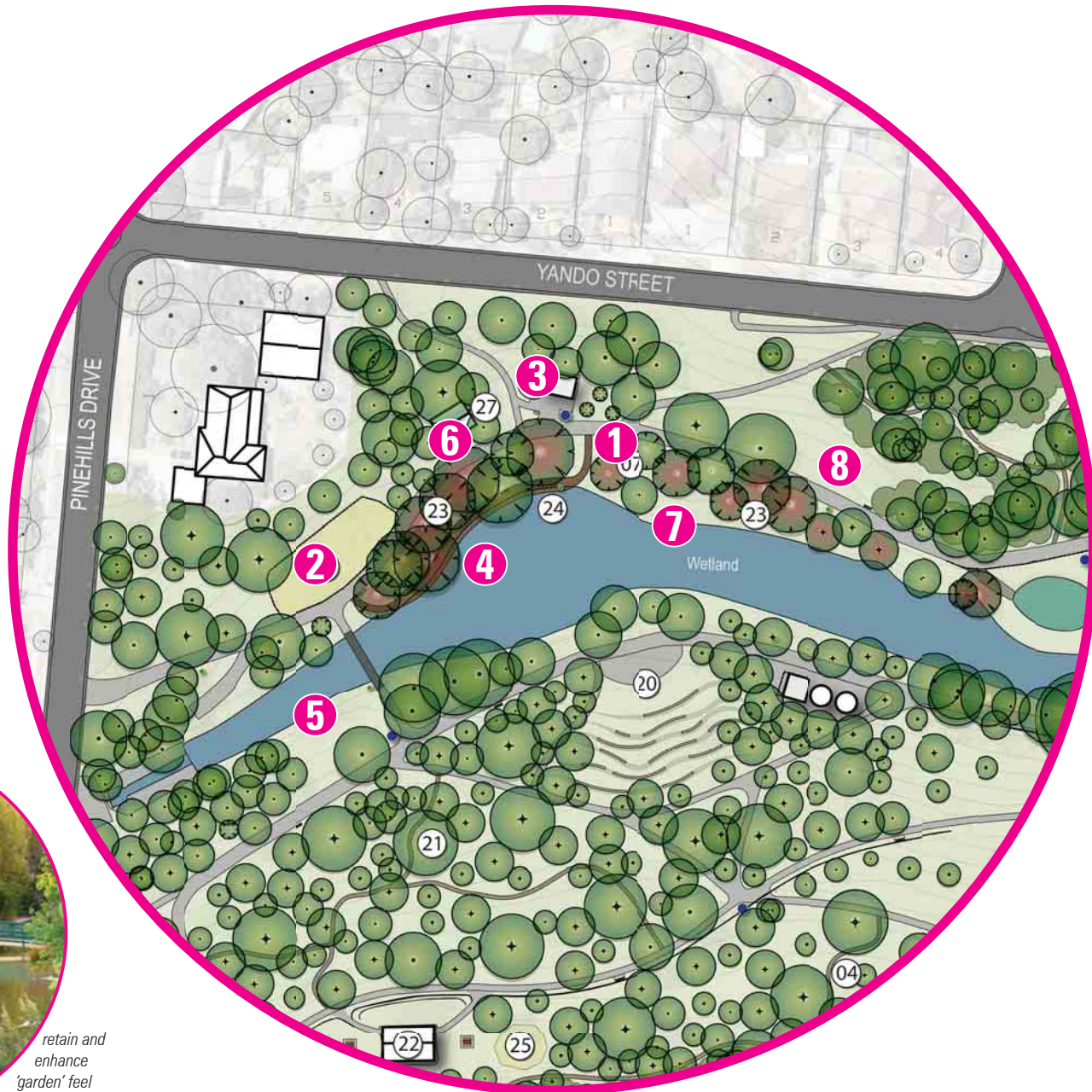
grassed amphitheatre



7.3 Garden Precinct

Design initiatives

1. Retain and enhance the exotic planting palette in this area reinforcing its 'garden' atmosphere.
2. Renew and expand the existing and well used fenced playground.
3. Retain the existing public toilets. Upgrade toilet facilities in line with council's public amenities strategy.
4. Provide a boardwalk to the wetlands edge to facilitate safe and secure stream bank access.
5. Restore and replant the existing stream edge with new riparian plants.
6. Construct a new picnic / barbecue shelter between the playground and toilet block.
7. Enhancing the wetland education by maintaining and upgrading the existing signs.
8. Rebuild the main path to provide a shared pedestrian and bicycle path that loops around the lake.



7.4 Lake Precinct

Design initiatives

1. Enhance the biodiversity and natural environment of the lake by introducing additional nesting islands. This will increase the native bird life in Kalparrin Gardens and further contribute to the storm water treatment project.
2. Provide a hard edge to the lake so people can come closer to the water and organise different activities. The hard edge will enable people to fish or use model sailboats on the lake.
3. The existing rock wall it currently used as an informal crossing point. In order to enhance pedestrian flow through the site this informal crossing will be designed in a manner that won't hinder water flow in the event of a flood. A crossing comprising large stepping stones would enable people to walk across when water levels are low. During high flow events the path would be inundated. Discussions with Melbourne Water will be needed to formalise this crossing and to ensure it will not impact on the function of the storm water harvesting project.
4. Additional tree planting to the northern slopes.
5. Integration of an area for food trucks. This will be an reinforced grass area where food trucks can park temporarily during events or on designated dates. The area had a separate reinforced grass entry way off Yando Street to prevent conflict with pedestrian traffic when accessing the site. The design for the food truck parking area will ensure that overland flows from the pond are not impeded.



extra
nesting
islands



stepping
stone
crossing



foodtruck
area



7.5 Plenty River Corridor

Design initiatives

1. Encourage visitors to access the site via an 'informal' Nature & Heritage trail. The trail meanders through the site highlighting its natural beauty and heritage elements.
2. Enhance the visitors experience by educating them about the cultural and natural heritage of the site through signs along the trail.
3. Possible opportunity for a future connection with the Metropolitan Ring Road Trail further north.
4. A 'green' overflow car parking area - used only for popular special events.
5. Acknowledging the importance of the existing fauna and flora of the Plenty River Corridor by protecting and repairing the riparian corridor. Echidnas, wombats, kangaroos, wallabies and other native wildlife frequent this area. The Masterplan does not encourage access and pedestrian paths in this area in order to reduce the likelihood of erosion to the river banks, and to enhance the success off re-planting efforts by local community groups.
6. Expand the existing car parking areas along Yando Street



provide
a 'green'
overflow
carpark



enable
pedestrian
access to explore the site



protect
existing
wildlife

7.6 Central Activity Area

Design initiatives

The Central Activity Area forms the new community hub of Kalparrin Gardens. It is the place to meet, the place to go with family and friends for an enjoyable afternoon of activities and recreation. Designed with all ages in mind, the Central Activity Area consists of the following components:

Central Pavilion and Picnic Area;

Nature Play area;

Water Play area;

Skate Plaza; and

Lookout Tower

Central Pavilion & picnic area

1. Locate a well designed pavilion on the northern end of the picnic area that is also able to be used as an informal hub for occasional events. Utilise the lower level provides an opportunity for community club facilities/ storage or other functions.
2. Provide barbecues, picnic tables, drinking fountains and bins in the shelter area.
3. Space is provided for small cart vendors - such as coffee carts and ice cream sellers
4. An open decked area adjacent to the shelter provides views over the lake, and space for outdoor tables.
5. Provide a centrally located small events and picnic area utilising the existing flat area south of the pavilion.
6. Provide a new path that loops around the picnic area, providing access for both pedestrians and cyclists. Both ends of this path will connect to the main loop trail around the lake.
7. Install bike parking along the path close to the pavilion. Locate a bike repair stand for use by visitors adjacent to the bicycle parking.
8. Install exercise stations along the loop path for those who want a more active park experience.
9. Provide new public toilets in a new extension to the tennis club building, easily accessible by a path from the Picnic Pavilion.



new pavilion with decking, bbq facilities and views over Kalparrin lake



new pavilion viewed from the lake



opportunity to provide wifi access at the central hub



relax and have a coffee in the park



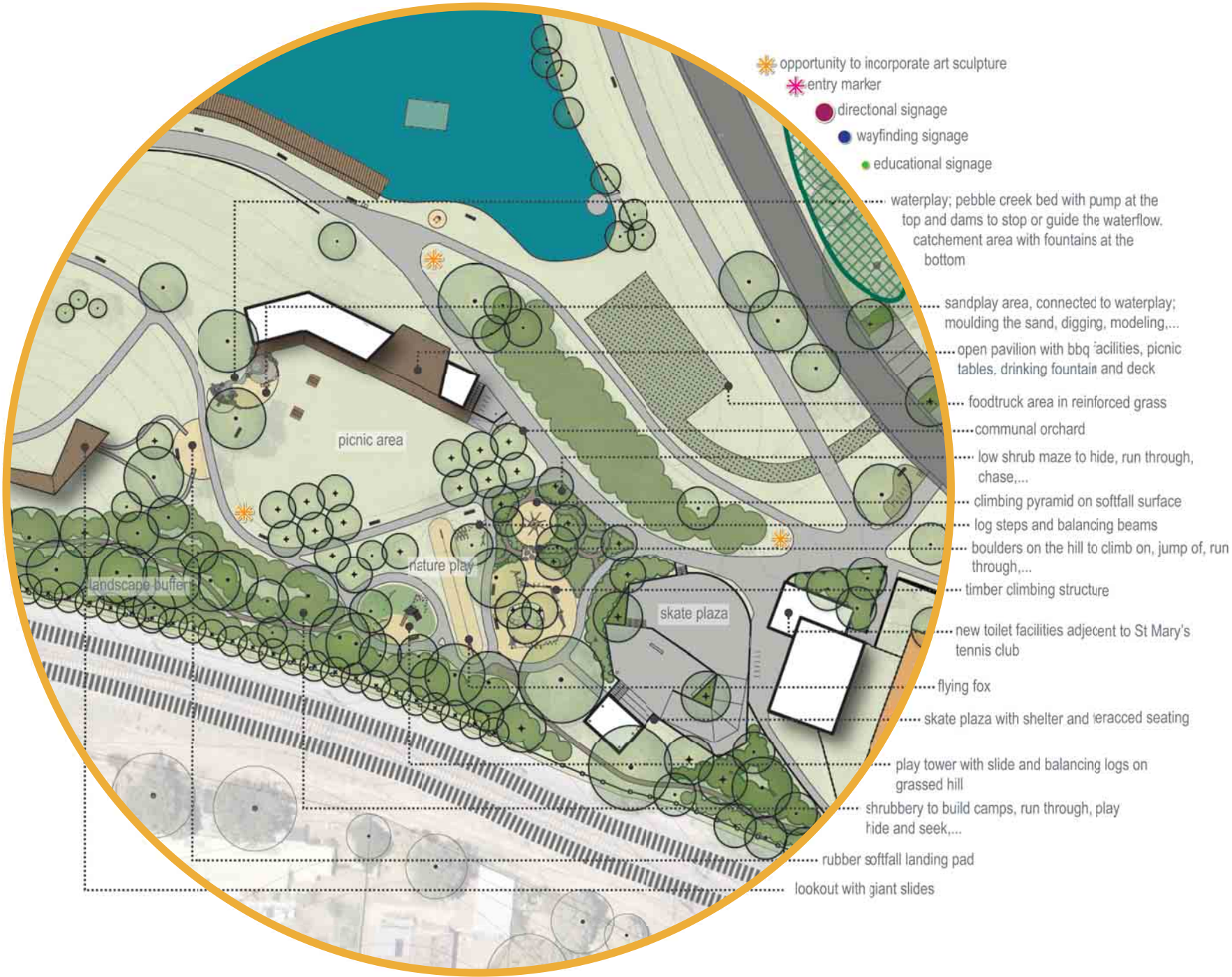
large flat grassed area for informal picnics small events



bicycle repair station with tools and air pump



smaller exercise stations along the main loop trail



Nature Play Area

1. Locate a nature play area on the gentle slope adjacent to the picnic ground where it is easily observed by visitors.
2. Provide nature play activities in the nature play area. These include jumping logs and boulders, a short flying fox, ropes and diggers and other features that provide exciting play activities for young children in a bushland setting.
3. Provide seats, bins and drinking fountains around the nature play area.

Water Play Area

1. Locate a water play area in the shallow valley that borders the picnic area to the west.
2. Incorporate water play features: dams, pumps, weirs, stream beds and sandy beaches, etc. in an environment that is conducive to children's play activities.
3. Provide 'ephemeral' water feature - a playful installation that responds to rain events in the park. This may consist of an integrated art component to the play area.
4. Provide seats and drinking fountains around the water play area.

Skate Plaza

1. Locate a new 'Skate Plaza' on the sloping hillside facing the tennis clubhouse.
2. The Skate Plaza will be an urban space designed to accommodate skateboarders and similar activities but in a space that welcomes other visitors.
3. The Plaza will consist of concrete seats, ramps and other skateable elements in conjunction with tiered seating, steps and access paths, where people can sit, watch and enjoy the activities occurring around them.
4. The Plaza will form an informal amphitheatre facing the rear wall of the Tennis Club. This will be a suitable location for outdoor teaching, guest talks and other similar activities.
5. Bins and drinking fountains will be provided around the Skate Plaza.

Lookout Tower

1. Locate a new lookout tower above the picnic area, with a viewing platform providing panoramic views across Kalparrin Gardens and the Plenty River Corridor.
2. Provide a winding access path to the base of the tower. Custom built stairs will provide access to people of all ages to the lookout tower.
3. Slides extending from the lookout platform to the path area adjacent to the picnic area provide an exciting alternative for children to descend the tower. The slides are another fun attraction to the park, and complement the other play initiatives located around the central activity area. The base of the slides will land in a dedicated sandy landing zone where easy access is provided to the loop path or the access trail back to the tower.



waterplay area with creek bed and dams to control the water flow



opportunity to integrate feature water sculpture to enhance water theme in the park



new urban space designed to accommodate skateboarders and similar activities.



an exiting new nature play area



lookout tower providing panoramic views across the Plenty River Corridor

7.7 General Landscape Improvements

The Masterplan includes numerous landscape initiatives that apply across Kalparrin Gardens, and aren't related to any specific precinct. These include the following:

- General Landscape Improvements
- Replacement of existing bollards, seats, gates and existing gravel paths throughout the gardens.
- Pruning and weeding, removal of unwanted vegetation, rubbish and general cleanup.
- Removal of the tall light towers throughout the park.
- Upgrading of the services to the park: Phone, Electricity, Data, Water.
- Providing irrigation infrastructure to the new planted woodlands and picnic areas

Signage Strategy

Implement a signage strategy to assist with information and wayfinding throughout the gardens.

Integrated Art Strategy

Develop an Integrated Art strategy to role out during the course of implementing the masterplan. The integrated art strategy will focus on input from local artists and will target features where the artist has a integral role in the design outcome (as opposed to 'plonk art' that is often contextually questionable!)

Railway line works

The Masterplan includes initiatives that contribute to a safer environment for visitors to Kalparrin Gardens. Of key importance is the railway line, regularly used by local residents as a short cut to access the site, and prone to young children wandering unexpectedly onto the line. The Masterplan includes the following initiatives:

- Provide a continuous fence along the railway line extending its entire frontage of Kalparrin Gardens.
- Provide a landscape buffer zone, to screen the fence and the railway line from view from the gardens (with the exception of the Skate Plaza)
- Provide a new controlled pedestrian crossing point to the railway line, linking Kalparrin Gardens with Hailes and Jessop Streets to the south.
- Provide a new pedestrian path that runs parallel to the railway line, extending from the Kalparrin Early Intervention Centre to the Pinehills Drive overpass.



replacement of
existing paths
through
the park



upgrade
existing
furniture,
bollards and signage



provide
irrigation
infrastructure
to woodland
and picnic
area



provide
landscape
buffer and
continous
fence along railway
corridor

7.8 Furniture palette and surface finishes

timber slats + stainless steel

Kalparrin Gardens lacks consistency in its furniture palette. There is a lack of visual branding and defining identity. The masterplan suggests an integrated signage and uniform branding strategy for Kalparrin Gardens, which includes the creation of a visual logo, colour palette and a furniture range featuring Australian hardwood timber and stainless steel components.

Queensland Spotted Gum has been chosen as a preferred material for it's consistent red colour that complements Kalparrin Gardens natural theme. Prefabricated timber street furniture should also be durable and vandal proof. This will increase longevity and reduce maintenance.

The following examples illustrate examples of such furniture.



Queensland
Spotted
Gum

bollards



- ① **Commercial Systems Australia** Urbania Bollard *SB 2101*.
- ② **Commercial Systems Australia** Wharf Bollard *SB 2250*
- ③ **Outdoor Structures** Pioneer Post with custom logo

bin surrounds



- ① **Commercial Systems Australia** - Manhattan Bin Enclosure
- ② **Commercial Systems Australia** - Timber Bin Enclosure 120L

Note: Install the above new rubbish bin types as required to accompany other streetscape improvements and to gradually replace existing bins.

drinking fountain



- ① **Commercial Systems Australia** - Te Ari Drinking Fountain

seating



- ① **Commercial Systems Australia** - Vertical Slat Seat with Arms *TM 4300*
- ② **Furphy Foundry** - Chaise Lounge Seat
- ③ **Furphy Foundry** - Metro Picnic Set

pathways

The existing footpath surfaces throughout Kalparrin Gardens are in generally poor stage of repair and have suffered considerably from movement, differential settlement and cracking. The masterplan recommends replacement of these paths with new durable paths that are more resilient to movement, less prone to cracking and require less maintenance.

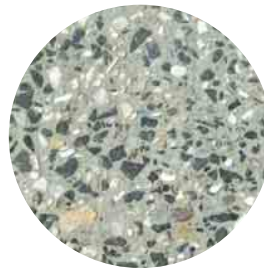
Due to the undulating nature of the terrain, greater consideration needs to be given to path gradients, slip resistance and universal access.

The following examples illustrate recommended footpath surface finishes that are hard wearing, attractive, functional and provide high levels of slip resistance. On some steeper paths, the 'exposed aggregate' finish applied to the concrete removes the surface layer revealing the attractive aggregate stones embedded in the material. This exposed surface is also coarse providing additional traction and grip.

Footpath finishes



- ① Primary Shared Path - Concrete with broomed finish
- ② Secondary Path - Concrete with exposed aggregate finish



- ③ Secondary Path - Cement stabilised gravel finish
- ④ Discovery trail - Compacted gravel finish



Timber decking finish



- ① Waterfront timber decking
- ② Raised platform and terrace areas timber decking

Green Overflow Parking



- ③ Permeable gravel driveways
- ④ Grass paver car parking bays

tactile indicators



- ① Ensure that the Australian Standards for the installation of tactile ground surface indicators are implemented with footpath works. Colours that complement the proposed footpaths, while providing suitable contrast, or stainless steel studs are recommended.

7.9 Signage

directional, wayfinding & information

The existing cluttered signage in and around Kalparrin Gardens adversely impacts both its appearance and functionality. There is a need for consistent wayfinding and directional signage, to further assist local visitation.

directional

Directional signs primarily direct vehicle traffic to parking areas, destinations and other spaces that can be accessed with a motor vehicle. As such, most directional signs will be located along Yando Street and at corners of intersections.

The range of directional signs should be clear and simple to read from a distance so that drivers can locate and understand the directional cues with enough time to make a decision and follow a chosen route. Signs and boards with multiple directional cues should maintain consistent text size and font, clear arrows and logos to minimise confusion.

wayfinding

Wayfinding signage helps pedestrians find their direction and locate particular facilities and places in relation to their current location. As such, most wayfinding signs will be located along footpaths.

Wayfinding signs may be used to highlight new or existing features before they are experienced. This will help create further interest in these key areas or features.

information

Information signage gives the visitors more information about certain heritage elements or the local fauna and flora. Information signs will be located at these elements adding to the visitor experience.

The palette of wayfinding and information signs should be simple, bold and tie in with the Kalparrin Gardens furniture palette of timber and stainless steel. As these signs are aimed at the pedestrian, the content of the signs does not necessarily need to be legible from far away. However, the signs should be recognisable and easily located by visitors.





8 Staging

The Masterplan for Kalparrin Gardens will be delivered over 5 stages. Each stage could be delivered over one, two or three years. Each stage builds on the initiatives undertaken in the previous stage to ensure a logical evolution of the park. Similar each stage is designed with a similar budget in mind, enabling the adoption of a recurrent budget amount over a number of years to complete the Masterplan.

The Stages including the following key initiatives.

Stage 1

- Continuation of restoration work to Plenty River valley riparian corridor.
- Develop a new signage, information and wayfinding plan for Kalparrin Gardens, and implement the first component.
- Install the new shared trail along the north side of the lake and creek.

Stage 2

- Commence with general landscape improvements across the site - replacement of bollards and gates, removal of existing light towers, refurbishment of gravel paths, landscape cleanup and rubbish removal.
- Build the new Pavilion and adjacent picnic area, including loop path, bicycle repair station and furniture.
- Build the new public toilets adjacent to the existing tennis club.
- Build the new shared path along the south side of the lake and creek to complete the loop, and connect it to the existing trail network.
- Begin planting out the new Western Woodland.
- Build new secondary paths and trails to the Gardens south of the lake and creek.
- Continue to implement the signage, information and wayfinding plan.
- Implement the first component of an integrated art strategy.
- Continue with the restoration work along the Plenty River corridor.

Stage 3

- Continue with general landscape improvements across the site - pruning of trees, upgrading services, installing new irrigation.
- Provide new secondary paths and replacement landscape to the sloped areas north of the lake.
- Construct the new trail network to the area north of Yando Street.
- Create the new water play and nature play areas in the Central Activity Area.
- Build the new Skate Plaza.
- Undertake railway works, including fence, landscape screen and new pedestrian crossing. Build new path parallel to the railway line. Consultation with Vic Track and negotiating any potential works and responsibilities will need to be undertaken.
- Continue with planting out the new Western Woodland.
- Continue to implement the signage, information and wayfinding plan.
- Implement the second component of the integrated art strategy.
- Continue with the restoration work along the Plenty river corridor.

Stage 4

- Continue with general landscape improvements across the site including repairs to existing lawns, top dressing and weed removal, upgrading existing garden beds, repairing retaining walls.
- Undertake works to the lake including cleaning it out, repairs to lake edge, new floating islands and new crossing at western entrance.
- Construct new board walk along south side of lake.
- Construct new food truck parking area with new gated access drive.
- Remove existing skate park and build new multi-use court area with associated seating, fitness stations and access paths.
- Install fitness and exercise stations along main shared path and in central activities area.
- Install plug and play infrastructure to temporary events space.
- Build new amphitheatre in Western Woodland area including new access paths, seating and stage area.
- Continue to implement the signage, information and wayfinding plan.
- Implement the third component of the integrated art strategy.
- Continue with the restoration work along the Plenty River corridor.

Stage 5

- Continue with general landscape improvements across the site as required.
- Build the lookout tower with associated paths, slides and access paths.
- Rebuild the Garden Precinct playground.
- Renovate the existing Garden Precinct toilet block.
- Construct a new picnic/barbecue shelter near the Garden Precinct toilet block.
- Restore the stream edge and build a new boardwalk along the stream embankment.
- Renovate the existing picnic/barbecue pavilion in the Western Woodland including adjacent play area.
- Finalise the implementation of the signage, information and wayfinding plan.
- Implement the fourth and final component of the integrated art strategy.
- Continue with the restoration work along the Plenty river corridor.
- Design development Yando Street works.





prepared by hansen partnership Pty Ltd

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