

QUARRY HILLS REGIONAL PARKLAND LANDSCAPE MASTER PLAN



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Information in this document is accurate as of the current date.

INTRODUCTION

Quarry Hills Regional Parkland is located in the growth corridor between Epping, South Morang, Wollert and Mernda. The current parkland includes a Council managed open space area of approximately 220 hectares. The ultimate footprint of the parkland will be approximately 1100 hectares.

The future area of Quarry Hills Regional Park will be approximately 2.25% of the municipality.

The park accommodates a diverse range of ecological communities, remnant vegetation, wildlife habitats, cultural heritage features and geological attributes. The site affords distant views across Melbourne's northern suburbs, the CBD and hinterland and provides the local community with nature based passive and active recreational opportunities.

The Quarry Hills is rich in Aboriginal cultural heritage, with the parklands used as an east-west and north south movement corridor. High points, including the Granite Hills and their surrounds, have been found to contain significant cultural artefact scatters, including tools, scar trees and white and red ceremonial ochre. More recently, the park has also played an important part in the early European settlement of the area, with the foothills still used for agricultural purposes.



Photo 1: View south west from Granite Hills Park towards city skyline

A strategic master plan for the site was developed and endorsed by Council in 2010. The master plan provides strategic direction for future urban growth adjacent to the Quarry Hills Regional Parkland and established guiding principles for the future design and management of the park as it evolves.

The landscape master plan aims to guide implementation of the master plan including the staged development of new recreational facilities and management of environmental and cultural heritage values.

Key objectives include:

- Improving public access into the park, including provision of all ability access where possible.
- Increase local public use of the park.
- Increase the regional role of the park.
- Staged establishment of new local and regional visitor areas.
- Protection and enhancement of existing park biodiversity and cultural heritage values.
- Minimising park operational and land management costs.

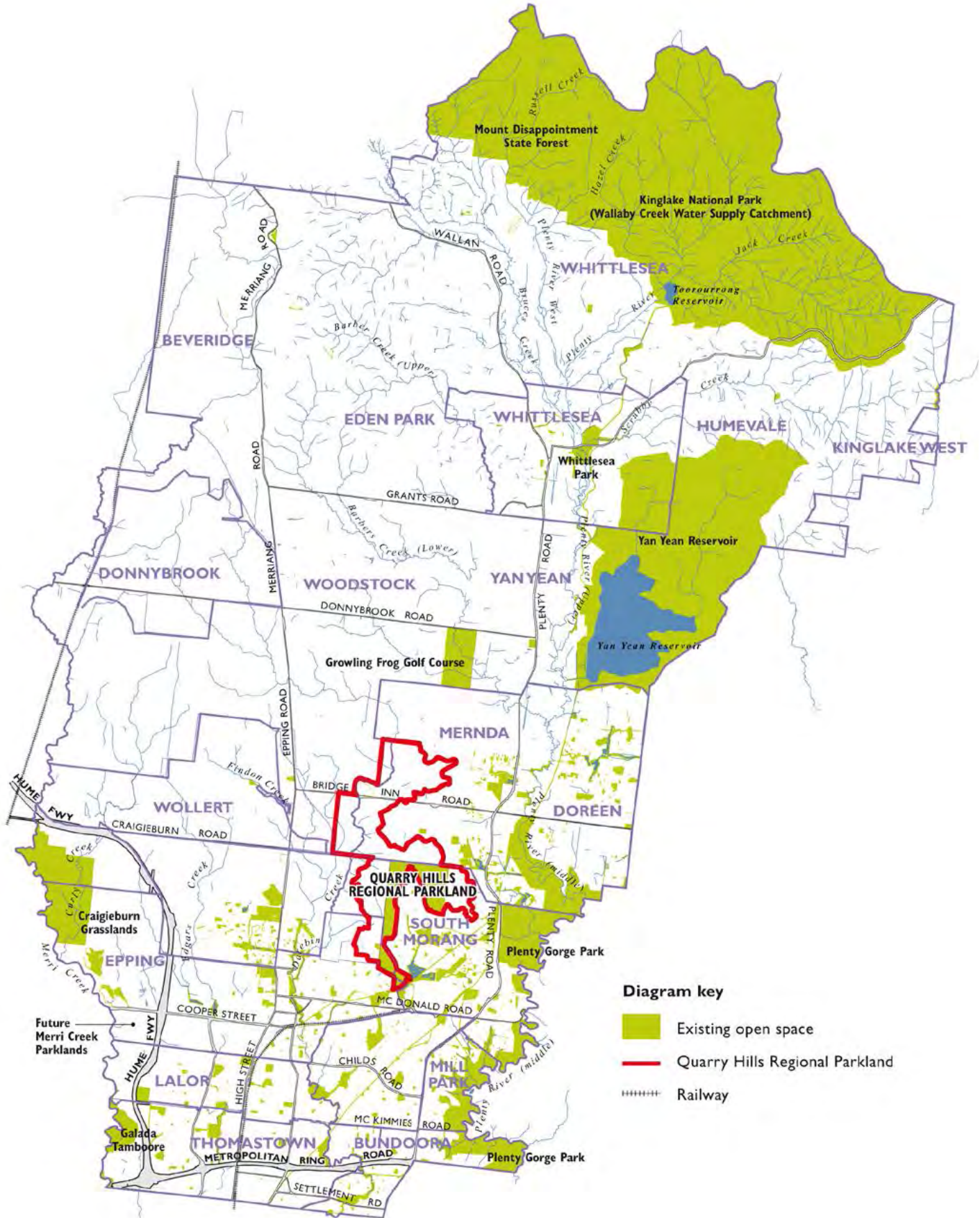


Fig.1 City of Whittlesea Context Plan

FUTURE PARKLAND DEVELOPMENT

The future Quarry Hills Regional Parkland is located between the three major growth areas in South Morang, Epping, Wollert and Mernda and provides visual relief and character in the relatively flat basalt plains. The land is located within the Rural Conservation Zone and is subject to a Significant Landscape Overlay.

The future expansion of the Quarry Hills Regional Parkland in conjunction with the Darebin Creek corridor will provide the major regional recreational and environmental feature of these growth areas. The park will protect key biodiversity, cultural and landscape values providing a logical end to urban development within this growth corridor of the municipality.

The existing Council managed parkland area of 220 hectares will expand significantly over the next five years. Development will commence on the eastern park interface between McArthurs Road and Hunters Road over as far as Plenty Road. The western interface between the existing park boundary, Darebin Creek and Bindts Road will also be developed and Council already has signed agreements in place with all of these landowners. Refer Figure 3.

Over the next ten years, it is expected that the south western urban area will be developed in accordance with the provisions of the Quarry Hills PSP with transfer of the parkland area to occur shortly thereafter. This equates to approximately 180 hectares of parkland being transferred into public ownership. The handover of remaining parkland in the northern, north western and north eastern sections is likely to occur sporadically over the next 5-10 years and beyond.

The handover process has varied with each agreement however ultimately, landowners are required to hand the land over in a weed free state, and in some cases, provide an access road into the parkland for maintenance and emergency vehicles.

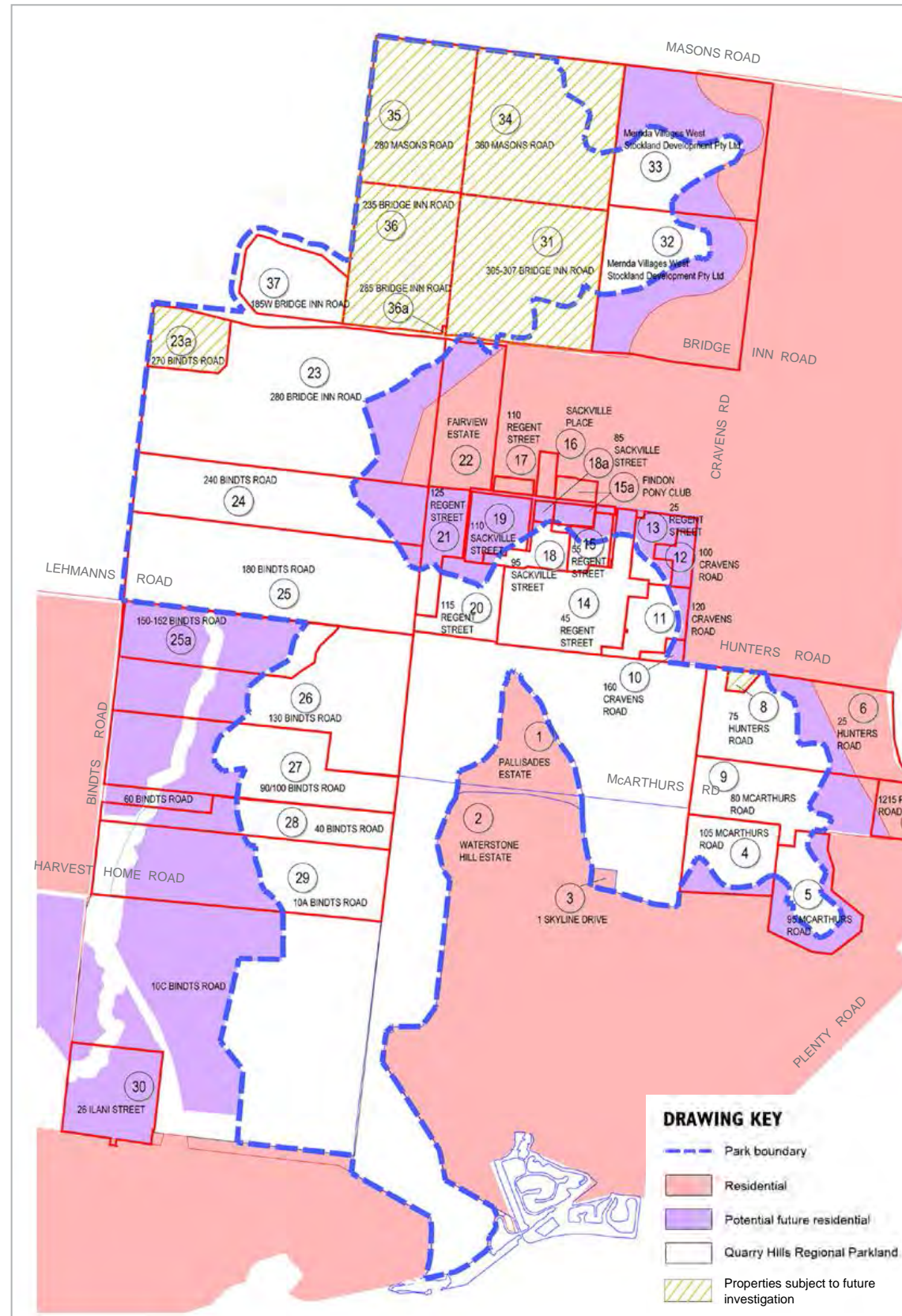


Fig.2 Residential Development.
For further detail refer Draft Park Inventory & Property Handover, pg 22.

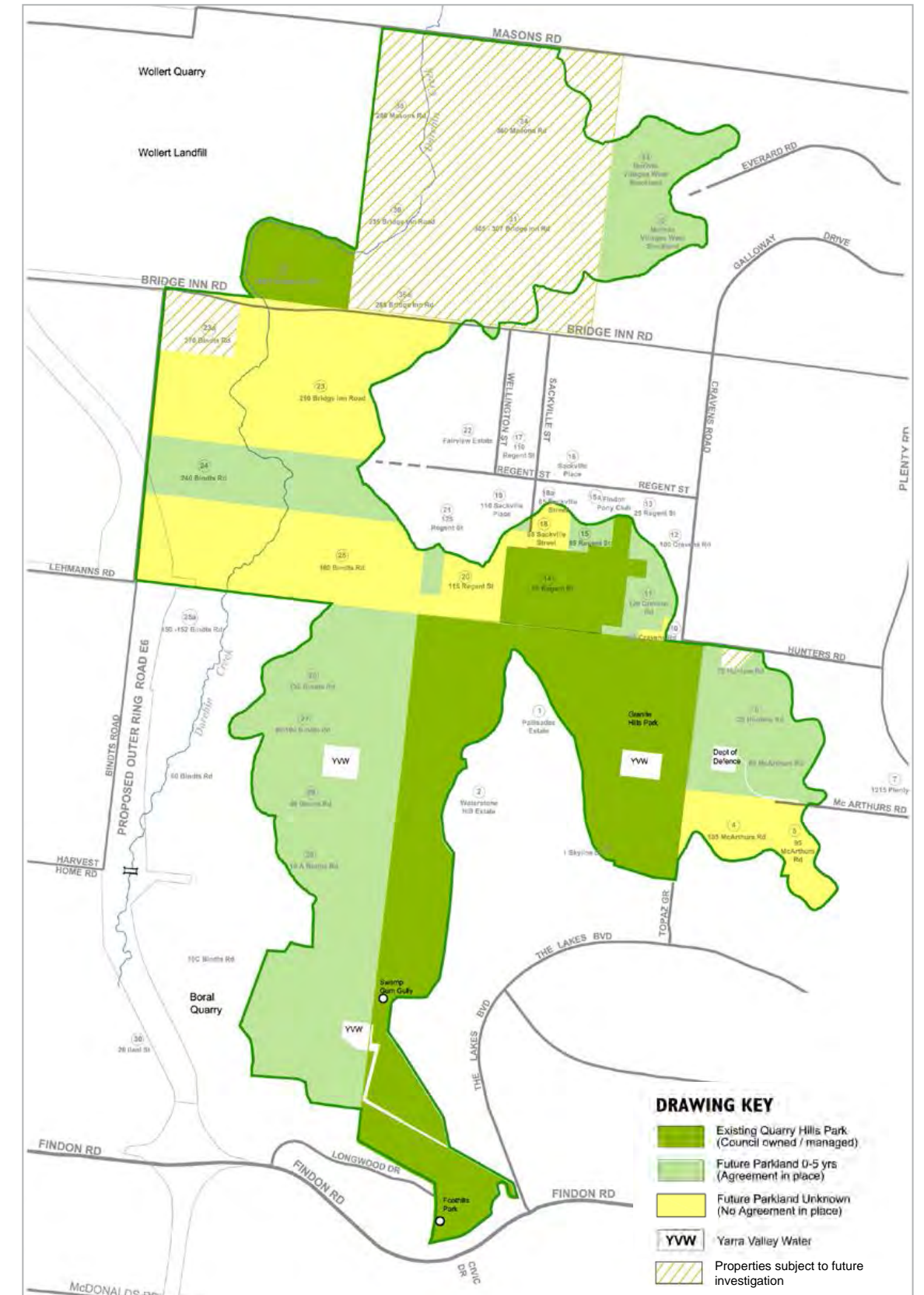


Fig.3 Future Open Space.
For larger version of the plan, refer to Appendices.

ENVIRONMENTAL VALUES

The Quarry Hills Regional Parkland is located on the boundary of two bio-regions: Victorian Volcanic Plains and the Central Victorian Uplands.

Before European settlement the study area and surrounding areas would have supported an array of vegetation communities including: *Plains Grassy Woodland, Grassy Woodland, Valley Grassy Forest, Granitic Hills Woodland and Plains Grassy Wetland*. Most of this vegetation has now been cleared, with remnants of these communities still persisting in small and fragmented areas.

Grassy Woodland remnants on the summit and slopes of Quarry Hills support the highest flora and fauna values in the study area. Manna Gum, Yellow Box and Drooping Sheoak provide good habitat for a number of fauna species, some of which are State and Nationally significant. A number of indigenous understorey species of the former intact vegetation communities persist.



Photo 2: View from Granite Hills Park looking south west towards Melbourne city skyline

The remainder of the parkland area (hills to the north and most of the plains) supports predominantly introduced vegetation and has relatively low flora and fauna values. Small patches of Plains Grassy Woodland persist in some areas that are less intensively grazed. However, the understorey usually contains only a few native species (e.g. Wallaby-grasses and Spear-grasses and Blue Devil).

Downstream of Masons Road, Darebin Creek flows through the area of the future expanded Quarry Hills Regional Park. The greater part of Darebin Creek is severely degraded and requires significant weed control. It will be important that an open space corridor of adequate width is provided

on both sides of the waterway to protect and improve the waterway values, and also integrate recreational use and access that does not conflict or compromise the environmental and cultural values of the waterway. These requirements are to be guided by the *Darebin Creek Management Plan (June 2007 – Updated August 2014)*

Large, old River Red Gums are scattered throughout and provide important resources for fauna species. Red Gums are protected under *City of Whittlesea’s River Red Gum Protection Policy. Clause 22.10 in the Whittlesea Planning Scheme*.



Photo 3: View south into future parkland from Bridge Inn Road

Council has been engaged in significant weed control and revegetation works in the areas under their management. These works aim to reinstate the pre-1750 vegetation of the area and will significantly enhance the unique biodiversity values of the park.

For further information Refer *Quarry Hills and Darebin Creek Regional Parklands - Urban Growth Area Integration Flora and Fauna Overview Report*, Ecology Australia, April 2005.

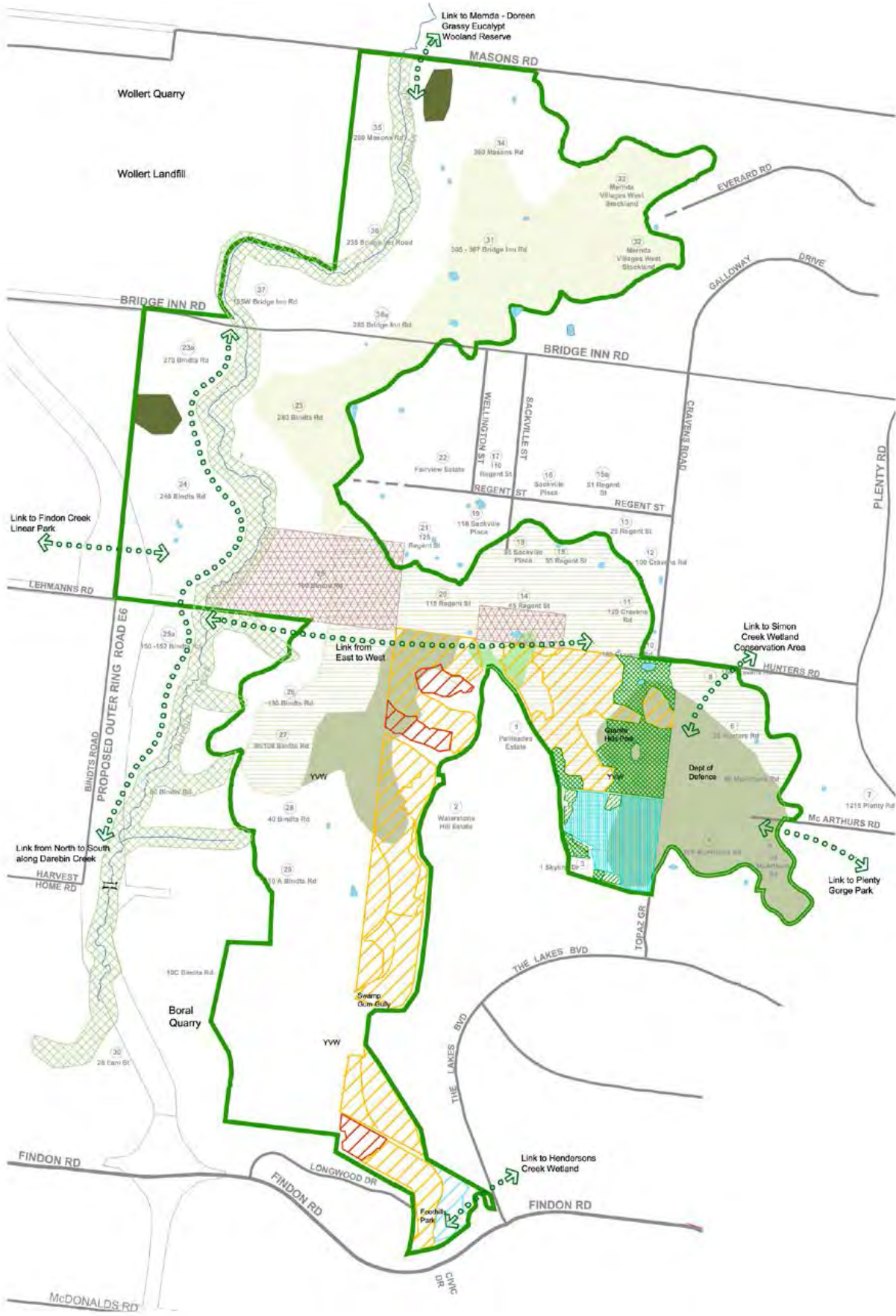


Fig.4 Environmental Values. For larger version of the plan, refer to Appendices.

EXISTING PARK FACILITIES AND USE

The reliance on multiple individual developers for the establishment of the park and delays in timing and handover for different stages have made coordination of design and management of new open space at Quarry Hills Regional Parkland difficult. Existing facilities include:

Foothills Park is a small local open space accessed via a steep unsealed path from Longwood Drive and Findon Road with picnic and BBQ facilities orientated to take advantage of views towards Hendersons Creek Wetland. There is no public car parking on the site and the convoluted road network used to access the site make further development of this area difficult.

Swamp Gully Car park provides the only existing public parking within the reserve. Accessed from Gravier Way the car park is located at the base of a steep escarpment and provides restricted public access into the park. The car park has poor passive surveillance and the steep topography, lack of all ability access and convoluted road network used to access the site make further development of this site difficult.



Topaz Grove currently provides unsealed walking access up a steep slope and into the Granite Hills section of the parkland. There is also an unsealed path link around to Lionsgate Park with connections through to Hendersons Creek Linear Park. There are no drinking fountains or toilet facilities in the park.

Eagle Lookout located high above the Swamp Gully Car park, provides expansive views east. Landing Shelter and Soaring Shelter are silhouetted on the horizon and provide elevated views west.

These lookout points are accessed via a steep unsealed walking track along the western ridgeline.



The Municipal wide open space survey completed in August 2013 found that only 2% of the 630 respondents have visited Quarry Hills Regional Parkland.

Reasons respondents visited open space at Quarry Hills included:

- Views and vistas
- Walking
- Dog walking
- Exercising
- Fitness
- Access – close to home
- Birdlife – watching
- Cycling
- Natural character – bushland environment
- Open space – peaceful/quiet

Respondents suggested improvements to open space at Quarry Hills included:

- Motorbikes – do not allow into the park
- Public toilets – provide more
- Shelters – with tables and seats, additional required
- Trees – additional required
- Vegetation – more smaller plants/native grasses required
- Drinking fountains

The most frequently use facilities across the municipality were walking paths (82%) and seats (66%).

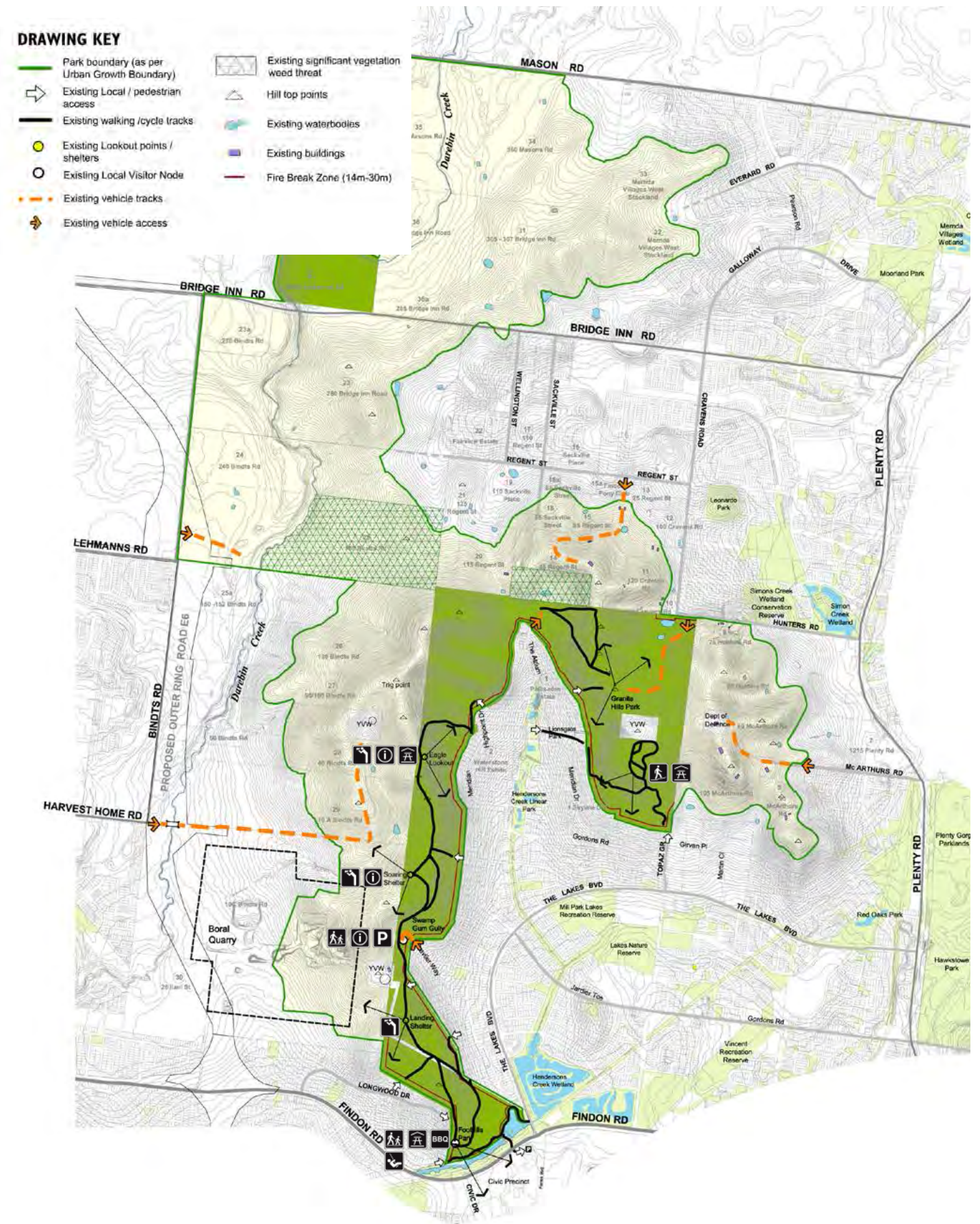


Fig.5 Existing Parkland Site Analysis Sept 2014. For larger version of the plan, refer to Appendices.

PARK DEVELOPMENT – KEY ISSUES & RECOMMENDATIONS

The development of the parkland will be staged due to the availability of properties and the inherent staggered nature of the handover process. The ongoing management and maintenance responsibilities of the parkland is also a factor for staged implementation of development of the park.

Issue	Recommendation
<p>1. Limited existing public access and use of the park.</p>	<ul style="list-style-type: none"> • Provide a new municipal park visitor node with playground, picnic facilities, bus access and toilets to enable Council managed events and activities to be held in the park. This will in turn increase broader public awareness of the park and it's open space values. • Increase local awareness that the park is open to the public via local publicity including temporary signage at park entries and signage in adjoining residential areas advising that the park is open. • Encourage increased use of the park by local residents by connecting existing sections of walking track within the park and links to popular viewing points to form local walking loops. • Provide additional seats on the popular park walking routes to provide resting places orientated to capture key views. • Increase the diversity of facilities and character types of open space to allow the park to appeal to changing community values and needs.
<p>2. Steep natural topography limits access to key viewing points and existing park facilities.</p> <p>Key park values including elevated views, rocky natural features and bush walking tracks are inaccessible to many potential visitors using existing public access points and walking tracks.</p>	<ul style="list-style-type: none"> • Utilise the existing unsealed road access to the YVW water supply compound via Cravens Road. Longer term, with development occurring on the west side of the path, a second visitor area can be established off Harvest Road with links to the Trig Point. • Initial access can be restricted at the existing park entry gate facilitating only bus and controlled vehicle access for Council managed events and activities. This will reduce initial costs associated with upgrade and ongoing management and maintenance of the existing internal unsealed roads and provision of public areas; and retain a focus on building local awareness, access and park experience rather than car parks. • Investigate vehicle access to picnic areas within the park where all visitors can enjoy the magnificent views and access other park natural values via an all ability graded walking loop.

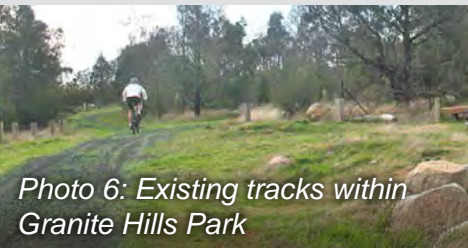



Photo 6: Existing tracks within Granite Hills Park

Issue	Recommendation
<p>3. Few facilities to draw visitors to the park. Remote location and lack of passive surveillance mean existing and new facilities can be subject to high levels of vandalism and antisocial behaviour.</p>	<ul style="list-style-type: none"> • Establishment of a new municipal park level visitor node at Granite Hills Park including playground, all ability path access, bus parking and picnic and toilet facilities will enable more Council managed events and activities to be held in the park. This will also enable visitors to spend longer in the park enhancing their appreciation of values and encouraging them to return and explore other more challenging walks. • Initial focus on the basic provision of walking paths and seats is consistent with the City of Whittlesea Open Space Strategy consultation and complements existing park use and management objectives. • Retain use of existing maintenance vehicle access for bus and controlled public vehicle use during events. This will focus initial capital investment on providing facilities for park users rather than upgrading access roads and providing extensive car parking. • Retention and leasing of existing on site houses will maintain some site surveillance, likely reducing maintenance and replacement costs associated with potential vandalism of facilities in the park. • Once visitor facilities are established and park awareness has been increased through organised events, costs associated with opening and managing the park with public vehicle access will be more easily justified. Note it is expected that the park will always remain closed at night. • Provide park directional signage to the park on Plenty Road. In the longer term a comprehensive wayfinding and signage strategy will be required however in the short term the majority of use will be local or guided visitor events run by Council. Focus on short term useable park infrastructure rather than signage until public vehicle access into the park is provided and there is an increased need for self-guided regional visitation. • Provide a diversity of spaces that allow for a range of unstructured recreation and informal use. This will allow the park to appeal to a broader range of people and address concerns about personal safety.
	<p>Photo 7: View from Granite Hills Park south west towards city skyline</p>

PARK DEVELOPMENT – KEY ISSUES & RECOMMENDATIONS

Issue	Recommendation
<p>4. Active development in areas around the park needs to be coordinated with future park access.</p> <p>The convoluted nature of public road access through the Pallisades Estate to The Atrium has made this park node unsuitable for a major visitor node site as it is virtually impossible to direct visitors to the site from the nearest major road.</p> <p>The steep topography makes graded trail and maintenance access into the park problematic.</p> <p>The high cost of cut to fill means that developers frequently prefer the use of retaining walls to ensure they can maximise developable land.</p> 	<p>Ensure new urban residential road layouts retain clear and legible connections from major roads to park entries including:</p> <ul style="list-style-type: none"> • Cravens Road • Regent Street • Harvest Home Road • Everard Road • Off Bridge Inn Road • Off Masons Road • Lehmanns Road <p>• Ensure new urban layouts seek to provide graded all ability walking/cycling and maintenance vehicle access to the park.</p> <p>• Ensure development interfaces provide public road frontages and views into the park to maximum passive surveillance and fire access. Refer Typical Cross Section Layouts.</p> <p><i>Photo 8: View east into future Parkland from Greenhaven Gardens</i></p>
<p>5. Significant resourcing required for management of environmental values and new recreational facilities in existing and future parks.</p>	<p>Investigate methods to maintain a sustainable funding structure for park management. Options may include:</p> <ul style="list-style-type: none"> • Use of the park for NetGain offsets from adjoining development. This will be complementary to environmental and landscape values and could provide recurrent funding (10 years) for large sections of the park in the short/ medium term. • Use of easements to retain required public access through the park while retaining large areas of leased grazing. Lease conditions could be developed to meet environmental objectives consistent with the long term vision for the park. • Areas of leased grazing land to be incorporated back into parkland when sufficient land management and land maintenance resources are available.

Issue	Recommendation
<p>6. Existing farmhouses and buildings will be located within the final park boundary. Detailed assessment of these buildings was not possible however it is unlikely they will have been constructed to a sufficient BAL (bushfire attack level) rating to enable re use for public purposes without significant native vegetation clearance.</p> <p>Vacant buildings in remote public areas are typically subject to high levels of vandalism and ongoing security/repair/maintenance costs may be significant.</p>	<ul style="list-style-type: none"> • Retain existing houses where they can be leased as rental properties to provide ongoing income and increase passive surveillance in the park. • Relocate, remove or demolish other buildings as part of the land development process ensuring services such as electricity and water are documented and secured to enable consideration of other future long term park use.
<p>7. Significant threat posed by the wild fire to both park infrastructure and adjoining properties.</p> <p>Ecological burning will also continue to be an important park management tool to control fuel loads, to promote natural regeneration of native flora, control weeds and enhance biodiversity.</p>	<ul style="list-style-type: none"> • Provide and maintain designated fire breaks in accordance with CFA standards. • Ensure a minimum BAL 12.5 rating for new buildings within 60m of the park. In some cases, building regulations will require a rating in excess of 12.5 • Ensure new infrastructure within the park is bushfire resistant where possible to reduce ongoing maintenance/ replacement costs after fire events.
<p>8. Lack of information on Cultural Heritage Values, cost and complexity of undertaking a Cultural Heritage Management Plan (CHMP) due to the size of the park and likely long term and staged nature of facilities development.</p>	<ul style="list-style-type: none"> • Liaise with the Wurundjeri to further investigate the park's cultural heritage values and potential cultural heritage interpretation opportunities. • Ensure CHMPs completed by landholders as part of adjoining developments also include the new parkland areas and consider the range of activities to be undertaken in the park to ensure this work does not need to be undertaken at a later date. • Seek specialist archaeological advice to confirm CHMP requirements for new works proposed in the masterplan and to determine the most cost and time efficient strategy for implementation of works. This is likely best done in conjunction with future development assessments.

STAGE 1 PARK DEVELOPMENT

0-5 YEARS

Key Objectives

- Establish the Granite Hills Community Park with access from Cravens Road.
- Improve walking access and loops for local residents by connecting the existing paths within the park.
- Increase regional awareness of the park by provision of facilities to enable Council managed events and activities to be held in the park. These may include planting days, school visits/activities, senior citizens visits and events such as cross country running, orienteering, scouts/guides activities.
- Minimise park operation costs by restricting public vehicle access and maintaining on site passive surveillance through continued private leasing of existing houses.
- Continue ongoing weed control and revegetation programs focusing on areas with existing natural values.

1 GRANITE HILLS PARK

Refer Sketch Concept 1 & 2. Develop Granite Hills Park as a new major community park within the Quarry Hills Regional Parkland. In accordance with the City of Whittlesea Open Space Strategy the new community park will provide municipal level facilities that encourage informal and unstructured recreation activities and use of open space in a high quality landscape setting. The park will build upon the distinctive geology, topography, historical and biodiversity values of the area encouraging both children and adults to be active, social and outdoors. Facilities will include:

- New regional playground including junior and toddler play facilities, high ropes course and flying fox - zip line for older children and adults.
- Basketball half court and irrigated lawn areas for informal games, community events and celebrations
- Sealed and unsealed walking tracks and circuits for people of all abilities and fitness levels.
- Barbecue facilities and picnic shelters with tables for large family groups.
- Public toilets and car parking including 50 spaces, designated bus and disabled parking and grass overflow area for major events.
- Ornamental lake and wetland with boardwalk.
- Cultural heritage and biodiversity values interpretation and self guided walking discovery trails.

- 2** Retain the existing farm shed as Habitat HQ, providing for shelter, storage and outdoor education. Retain restricted public vehicle access via the existing unsealed road for organised events only.

- 3** Retain the existing house lease to provide increased site security and surveillance in the short-medium term.

4 ATRIUM RESERVE

Refer Sketch Concept 3. Establish local visitor area including:

- Level and grass flat open space as informal kick about area.
- Provision of picnic table and new landscape planting.
- Prune existing vegetation as required to maintain views and passive surveillance into the reserve.
- Retain existing access track for maintenance and emergency vehicle access only.

- 5** Establish unsealed graded all-ability path link from Atrium Reserve to Granite Hills Park to enable completion of walking loops of 3 and 5km including seats at key resting viewing points.

- 6** Establish unsealed path link between Atrium Reserve and Eagle Shelter completing the link through to Foothills Park.

7 REGENT STREET

Passive open space and natureplay areas.

- Establish a local node with minimal embellishment that provides passive grass play areas and opportunities for non-structured play such as early years education and natureplay. Remove old farm fences and machinery. Retain existing horse stables as a gateway point and focus of passive use area.
- Provide unsealed path links from Regent Street to Atrium Reserve and Granite Hills Park using existing driveway and new paths where needed.

DRAWING KEY

- Park boundary (as per Urban Growth Boundary)
- Existing Quarry Hills Park (Council owned / managed)
- Existing adjoining open space
- Properties subject to future investigation
- Existing Trails
- Stage1 Trail Links
- Stage 1 Roadway (using existing tracks)
- Stage 1 vehicle access
- Existing vehicle access
- Pedestrian access
- Existing local visitor node

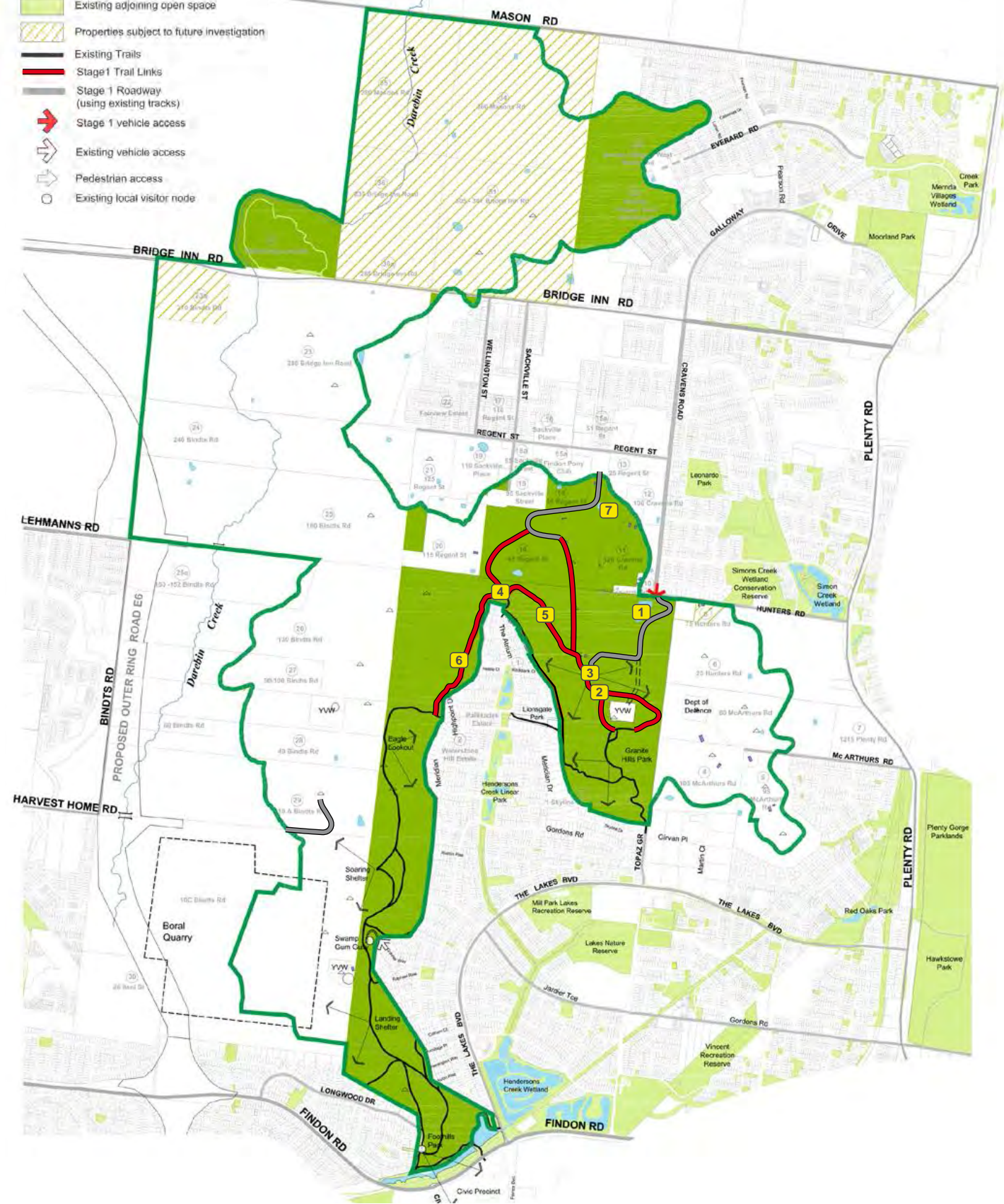


Fig.6 Stage 1 Park Development. For larger version of the plan, refer to Appendices.

SKETCH CONCEPT OPTIONS

SKETCH CONCEPT 1 - OVERALL GRANITE HILLS COMMUNITY PARK

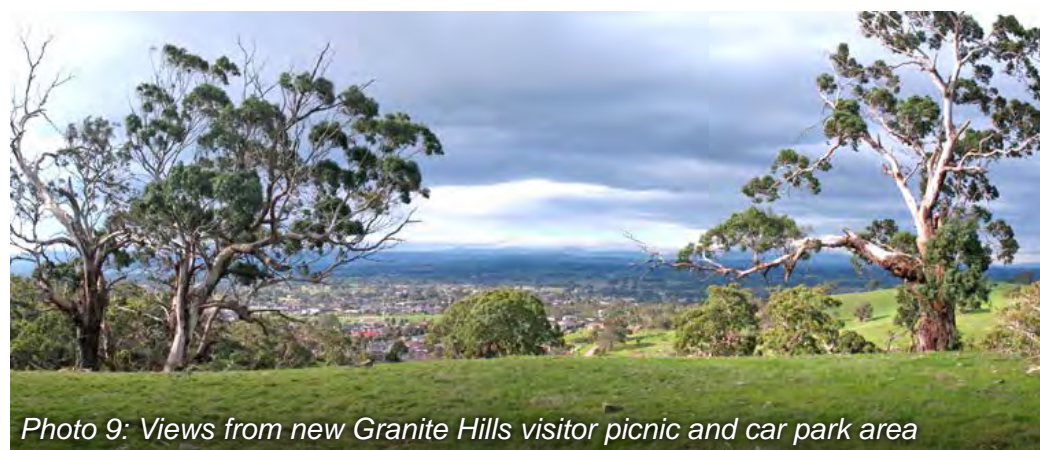


Photo 9: Views from new Granite Hills visitor picnic and car park area



Photo 10: Views to historic and landscape features

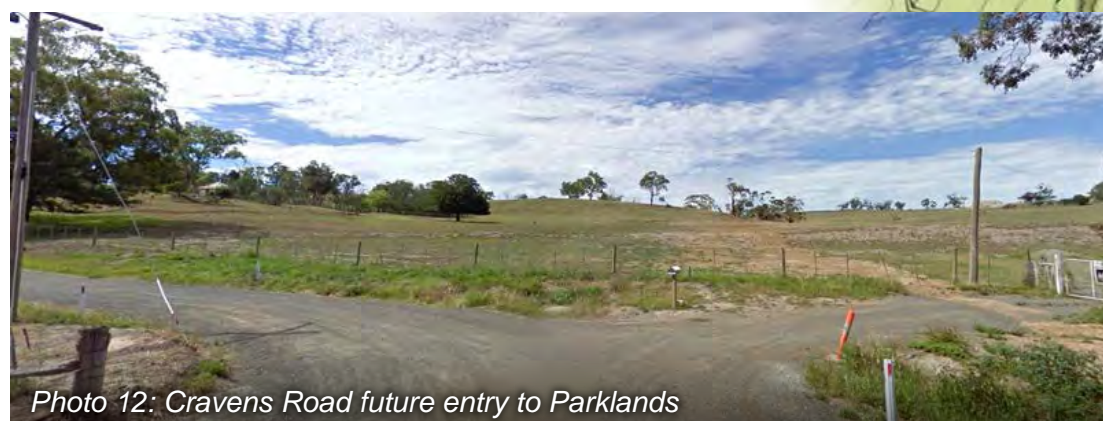


Photo 12: Cravens Road future entry to Parklands

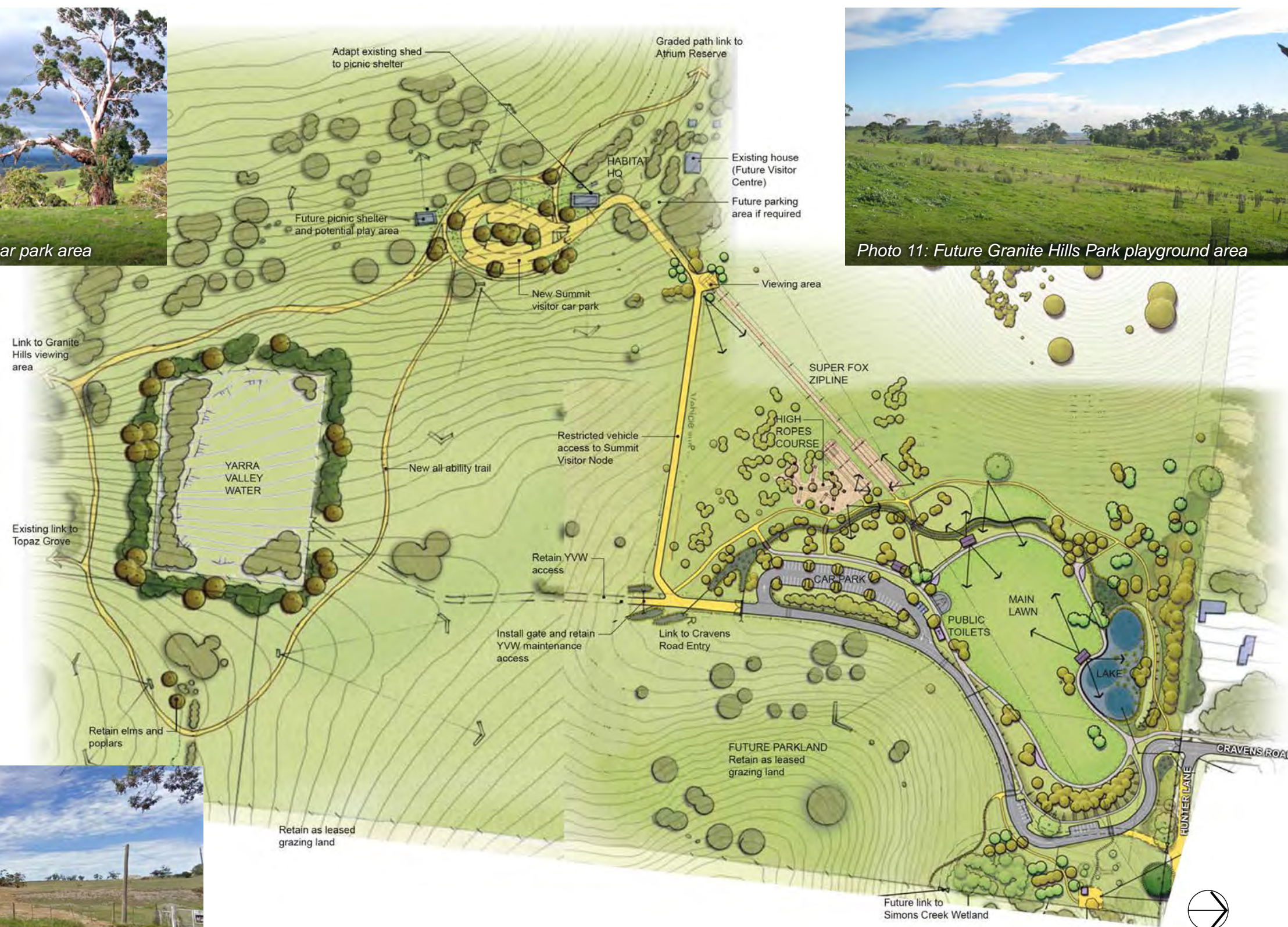


Photo 11: Future Granite Hills Park playground area

*Granite Hills Park
Regional Visitor Node*

SKETCH CONCEPT OPTIONS

SKETCH CONCEPT 2 - GRANITE HILLS PARK CONCEPT

OVERALL DESIGN INTENT

As outlined in the City of Whittlesea Open Space Strategy, Granite Hills Park will be developed as one of four new municipal community parks across the municipality. The new park will form the main visitor destination within the broader Quarry Hills Regional Park. The new Granite Hills Park will provide municipal level facilities that encourage informal and unstructured recreation activities and use of open space in a high quality landscape setting. The park will build upon the distinctive geology, topography, historical and biodiversity values of the area encouraging both children and adults to be active, social and outdoors.

The new park will incorporate the following features and facilities, subject to detailed design:

- 1 **New park entry** direct from Cravens Road including an after-hours vehicle control gate and main park entry signage.
 - 2 **Main car park** to incorporating best practice WSUD stormwater management and shade trees with up to 50 parking spaces, 2 accessible parking bays, bus parking and turnaround.
 - 3 **Extensive grass over flow parking** with gate access for peak use periods and major events.
 - 4 **Sealed access road** to the new car park with speed control and provision of elevated parking bays overlooking the lake and lawns.
 - 5 **Regional Playground** with toddler, junior and senior facilities reflective of the iconic geological features, natural materials and play elements.
 - 6 **Gully drainage line** will be shaped and revegetated using indigenous species providing pre treatment of stormwater prior to entering the lake.
- Low bridge/boardwalk crossings** and informal rock crossing to form part of nature based play elements
- 7 **High Ropes Course** utilising timber poles and rope climbing elements for more dynamic and adventurous play in a natural setting.
 - 8 **Super Fly Zipline** established using the natural site topography includes a dramatic 200m long double line for teenagers and adults with a shorter 50m long double line **Mini Me Zipline** for younger children.



- 9 **Ornamental Lake** to replace the existing farm dam with formal concrete edge to the lawn area, open water and indigenous wetland revegetation to the inlet zone.
- 10 **Custom Designed Picnic Shelters** incorporating long banquet tables and extensive seating for larger family groups.
- 11 **Barbeque and Picnic Facilities** located within easy access of car parking areas and toilets.
- 12 **Main Lawn** is to be 150m long x 80m wide gently graded and irrigated with recycled water when available to provide a high quality surface for informal games and events.
- 13 **Oak Lawn** is to be elevated above the new drainage line and main lawn area using a classical stone ha ha wall.
- 14 **Circuit Paths** providing a sealed concrete path around the main lawn (500m) and a longer (1km) unsealed all ability walking loop section around the lake and Oak lawn.
- 15 **Fitness Stations** are to be incorporated into the main lawn circuit walk.
- 16 **Historic Stone Dairy building** and surrounding remnant foundations are to be secured and protected while retaining public access via new set of informal steps to an interpretation area and lookout.
- 17 **Public Orchard** is to be re-established with a range of heritage fruit tree species in rows.
- 18 **Large Oak Trees** are to be protected, retaining clear views to them from the picnic areas and playground.
- 19 Retain the existing unsealed maintenance access and incorporate into future shared trail link along Hunters Road.
- 20 Establish revegetation to screen views to sheds in 160 Cravens Road. Longer term when this property is redeveloped investigate opportunities to establish complementary commercial and community based facilities.
- 21 Replace the existing park boundary fence using natural timber post and rail.
- 22 Restrict public vehicle access to the existing unsealed road retaining walking and cycling access only to the summit viewing areas.
- 23 Dogs are to remain on lead in the park to protect the large existing kangaroo population.

PRELIMINARY SKETCH CONCEPT OPTIONS

SKETCH CONCEPT 3 - ATRIUM RESERVE CONCEPT



Photo 13: Atrium Reserve Local Visitor Area

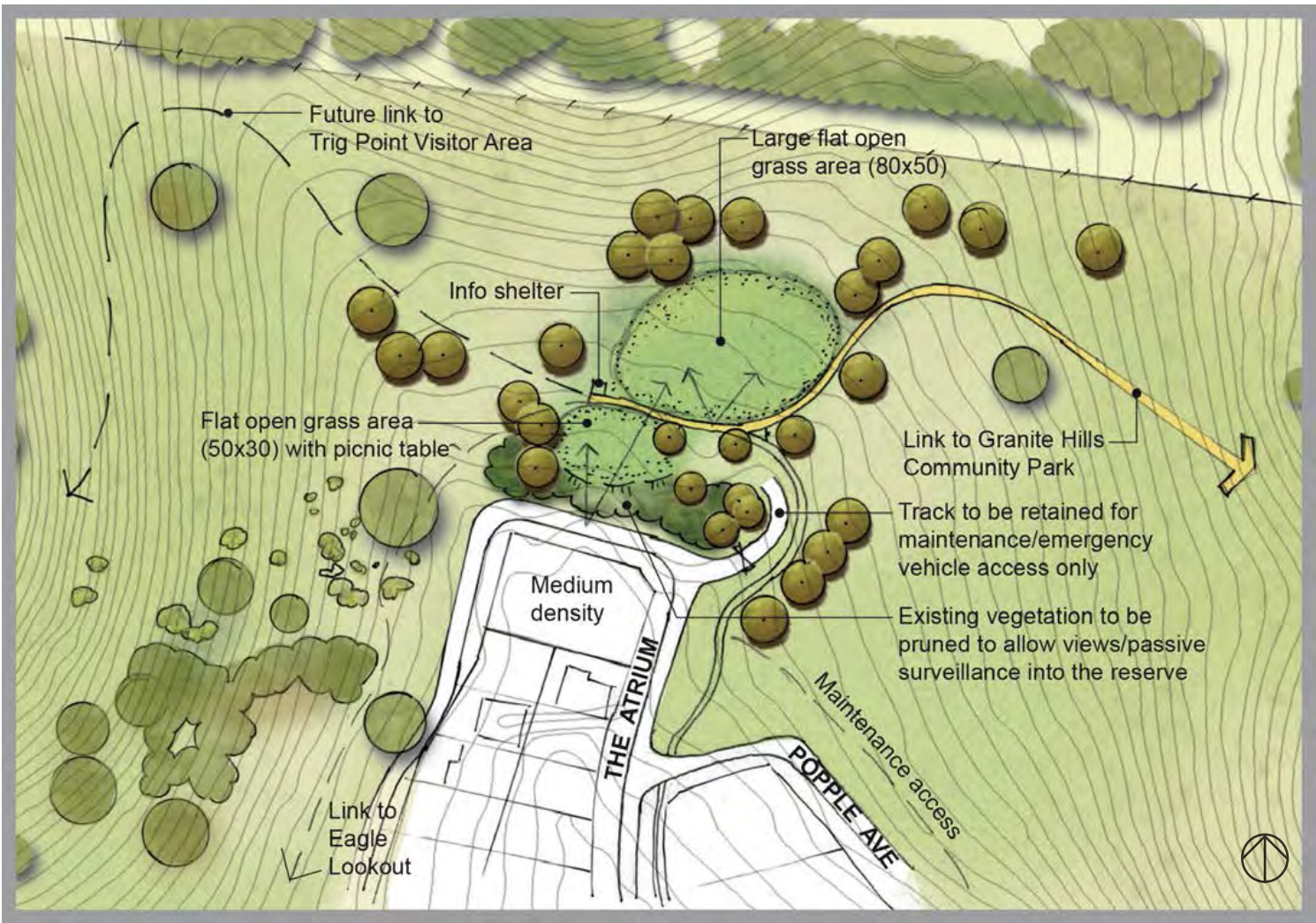


Photo 14: View north west across proposed Atrium Reserve Local Visitor Area

STAGE 2 PARK DEVELOPMENT

5-10+ YEARS

Key Objectives

- Extend public vehicle access and improve all ability access into the park and increasing the use of recreational facilities established in Stage 1.
- Expand walking links to new future parkland areas established on the west side of the park including Trig Point and Darebin Creek via Harvest Home Road.
- Expand walking links to Simons Creek Wetland and McArthurs Road.
- Offset park operational costs by retaining leased grazing where possible within the park and releasing private residential properties where possible.
- Continue ongoing weed control and revegetation programs focusing on areas with existing natural values.

8 MERNDA WEST (EVERARD ROAD RESERVE)

- Establish local visitor area including public parking minimum 5 spaces and graded access into the park at Everard Road.
- Provide walking tracks, seats and lookouts as per the endorsed MDG Park Concept Plan.

9 FINDON ROAD PEDESTRIAN CROSSING

Improve pedestrian access and signage at the Civic Precinct and provide a safe crossing point at Findon Road, with links to Quarry Hills Regional Parkland for local residents and workers accessing the park on foot or bike.

10 Upgrade visitor facilities at the Granite Hills Park and Summit.

11 Install vehicle control, widen and resurface existing roadway and investigate public vehicle access (approx 1km) to summit viewing areas.

12 Retain new park areas on Hunters Road and McArthurs Road for leased grazing while ensuring protection of existing trees and native vegetation.

13 Establish linear public open space and trail link from Granite Hills Park to Simons Creek Wetland through leased grazing land.

14 Establish linear public open space and trail link from McArthurs Road to Simons Creek Wetland through leased grazing land.

15 Ensure direct public road links to future park entry and regional visitor node from Harvest Home Road during implementation of the Quarry Hills PSP.

16 Establish a new regional visitor area accessible from Harvest Home Road via the existing YVW service road with new walking path links to Trig Point, Eagle Shelter and on to Granite Hills Park.

17 Establish fire access and maintenance/walking tracks to new park areas as they establish along Bindts Road.

18 Undertake control of Gorse and other invasive weeds in new parkland areas as development occurs along Regent Street.

19 Offset park operation costs by re-leasing private properties where possible.

20 TOPAZ GROVE

Refer Sketch Concept 4. Establish local visitor area including (subject to commencement of adjoining development):

- Formalise 6 unsealed public car parking spaces
- Upgrade park entry fencing, signage and landscaping.
- The visitor node will be installed following construction of the extension of Topaz Grove to be undertaken by the abutting landholding at the time of development.

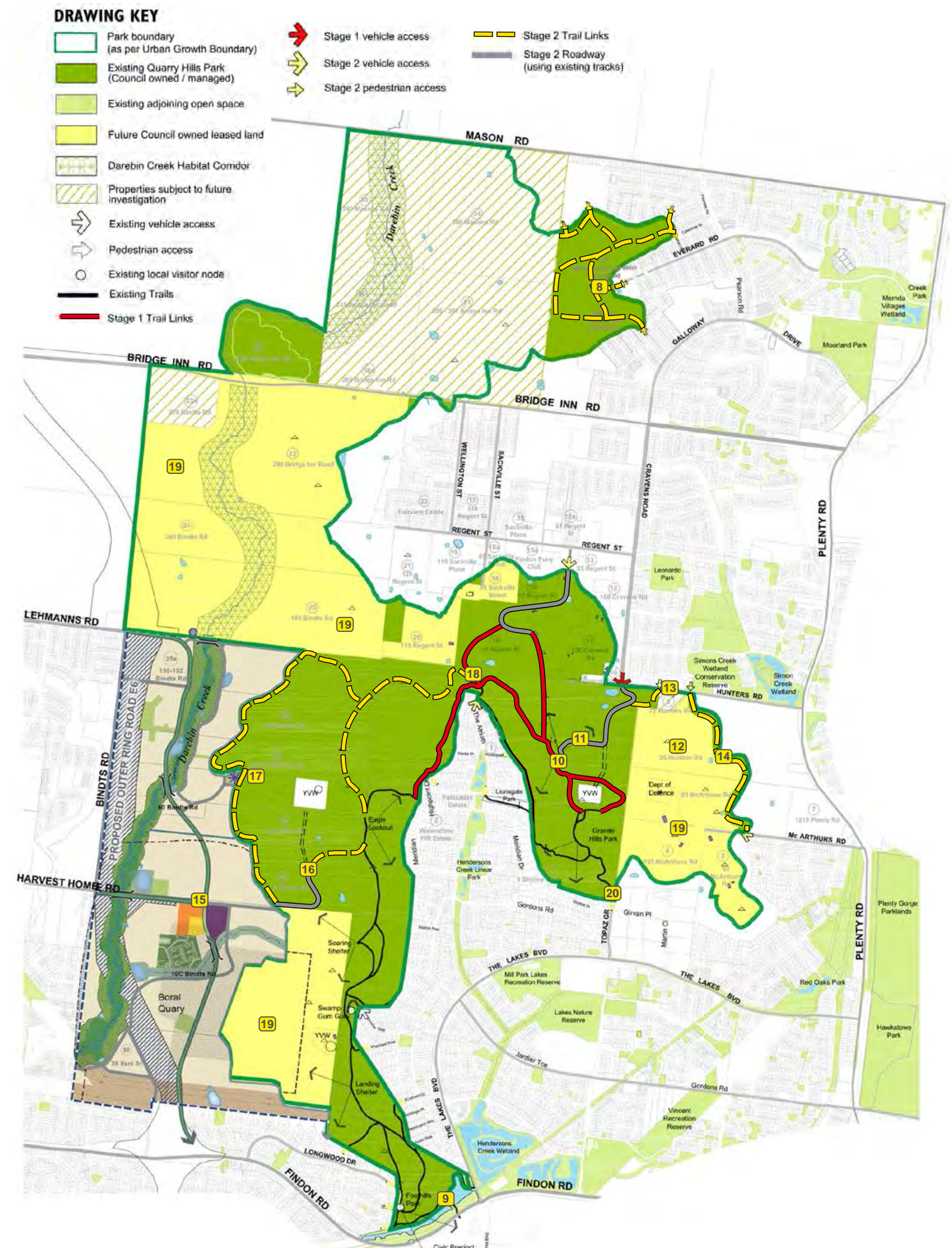


Fig.7 Stage 2 Park Development. For larger version of the plan, refer to Appendices.

PRELIMINARY SKETCH CONCEPT OPTIONS

SKETCH CONCEPT 1 - TOPAZ GROVE CONCEPT



Photo 15: Existing low fence to be removed



Photo 16: Existing path network with links to Granite Hills



Topaz Grove Local Visitor Area

STAGE 3 PARK DEVELOPMENT

10-20+ YEARS




















Key Objectives

- Establish a linear open space corridor and trail to link the northern and southern sections of the park.
- Establish a second regional visitor node to be accessed via Harvest Home Road including picnic facilities, toilets and public vehicle access enhancing all ability access into the western section of the park.
- As surrounding residential development proceeds, establish local park access areas at Regent Street, Bridge Inn Road and Lehmanns Road.
- Expand walking links to and from new local park access nodes and to the Darebin Creek open space corridor once established.
- Offset park operation costs by retaining leased grazing as nominated within the park and re-leasing private residential properties where possible.
- Continue ongoing weed control and revegetation programs focusing on areas with existing natural values and improving links from the park to Darebin Creek.

- 21** Expand the new regional visitor area accessible from Harvest Home Road to include:
- Upgrade of the existing YVW service road to allow public vehicle access into the park.
 - Provision of picnic tables, shelters and BBQ
 - 30-50 space public car park and bus parking
 - Public toilet facility
 - Electric entry gate and park signage
- 22** Provide links to the park from new development areas and facilities established within the former Boral Quarry site.
- 23** Establish a new local visitor node at Lehmanns Road with a small parking area and walking links through to Atrium Reserve and Eagle Shelter.
- 24** Enhance open space corridor recreational and habitat links between the park and new open space established along the Darebin Creek corridor as part of the Quarry Hills PSP.
- 25** Retain new park areas north of Lehmanns Road and Bridge Inn Road as leased grazing land while ensuring protection of existing trees and rehabilitation of the Darebin Creek riparian corridor.

- 26** Establish linear public open space and trail link north south from Granite Hills Park to the western end of Regent Street through leased grazing land.
- 27** Establish a local visitor node at the western end of Regent Street including public parking min.5 spaces, entry signage, picnic area and shelter and graded walking access into the park.
- 28** Establish linear public open space and trail link north south to the western end of Regent Street to Bridge Inn Road through leased grazing land.

DRAWING KEY

	Park boundary (as per Urban Growth Boundary)		Existing Trails
	Existing Quarry Hills Park (Council owned / managed)		Stage 1 Trail Links
	Existing adjoining open space		Stage 1 vehicle access
	Future Council owned leased land		Stage 2 vehicle access
	Darebin Creek Habitat Corridor		Stage 2 pedestrian access
	Properties subject to future investigation		Stage 2 Trail Links
	Existing vehicle access		Stage 2 Roadway (using existing tracks)
	Pedestrian access		Stage 3 vehicle access
	Existing local visitor node		Stage 3 pedestrian access
			Stage 3 Trail Links

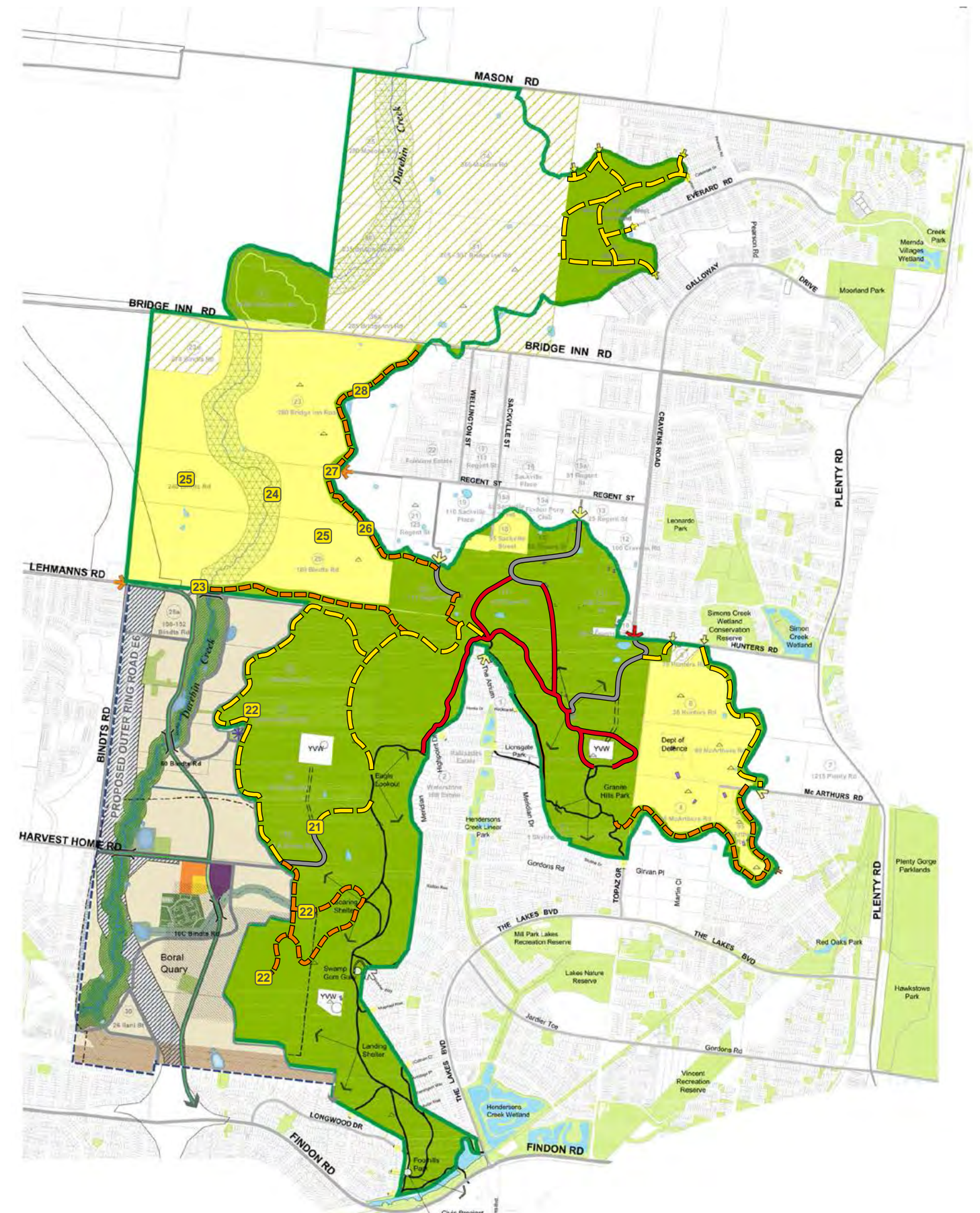


Fig.8 Stage 3 Park Development. For larger version of the plan, refer to Appendices.

OPEN SPACE INFRASTRUCTURE PLANNING

Facilities	GRANITE HILLS PARK Cravens Rd (Regional) 1	THE ATRIUM (Local) 2	TOPAZ GROVE (Entry) 3	FOOTHILLS PARK (Local) 4	SWAMP GUM GULY (Local) 5	EVERHARD ROAD (Local) 6	HARVEST HOME ROAD (Regional) 7	Mc ARTHURS ROAD (Entry) 8	REAGENT STREET WEST (Local) 9	LEHMANNS ROAD (Entry) 10	REAGENT STREET SOUTH (Local) 11
Barbecues	•			⊙			•				
Car parking – bus access	•						•				
Car parking – disabled parking	•	•			⊙		•				
Car parking large (20+ vehicles)	•				⊙		•				
Car parking medium (10-20 vehicles)					⊙						
Car parking small (4-9 vehicles)		•	•			•		•	•	•	•
Drinking fountains	•	•				•	•		•		•
Festivals and events	•						•				
Exercise equipment	•						•				
Garden beds - feature / decorative	•	•				•	•		•		
Large open grassed areas for unstructured recreational use	•	•				•	•				
Lighting	•						•				
Paths – all ability	•	•				•	•		•		•
Paths – informal	•	•	•			•	•	•	•	•	•
Paths – shared pedestrian/cycle				⊙	⊙		•				
Playground - major	•						•				
Playground - minor				⊙							•
Picnic Tables	•	•		⊙		•	•		•		•
Public Toilets	•						•				
Rubbish bins	•						•				
Seating	•	•		⊙	⊙	•	•		•		•
Shelters – information	•	•		⊙	⊙	•	•		•		•
Shelters – picnic/shade	•			⊙	⊙	•	•				•
Signage – wayfinding/interpretive	•	•	•	⊙	⊙	•	•	•	•	•	•
Trees - large canopy shade	•	•				•	•	•	•		•
WSUD	•	•			⊙	•	•	•	•	•	•

⊙ Existing facility • Proposed facility

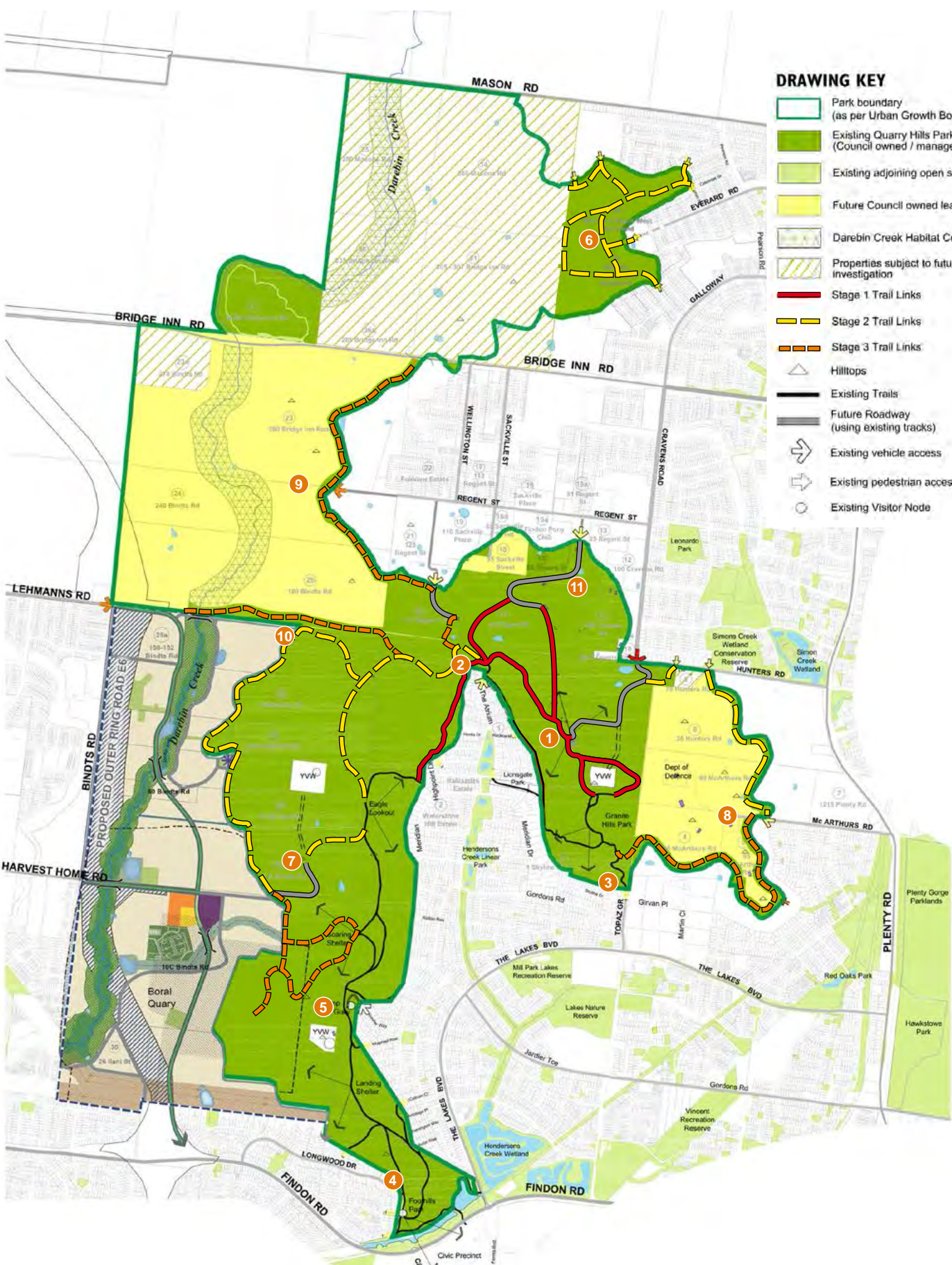


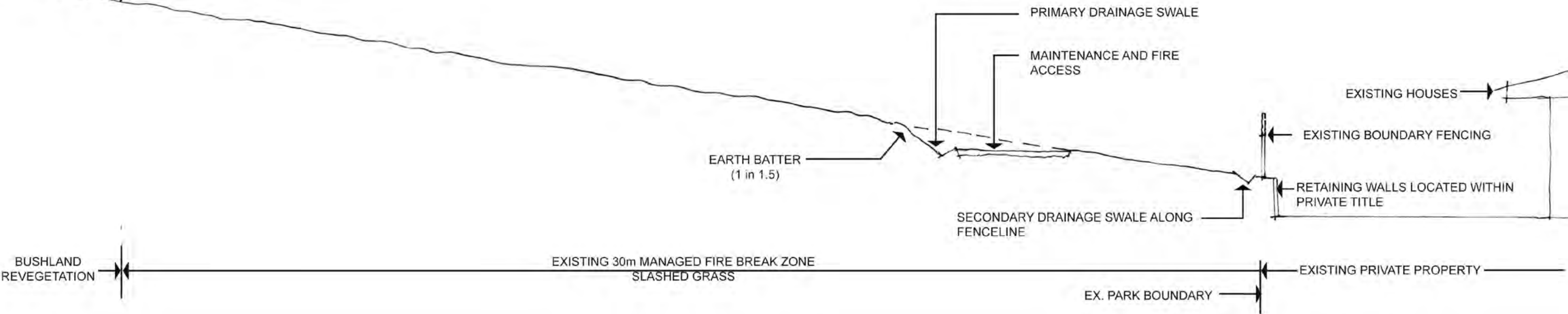
Fig.9 Overall Vision Plan. For larger version of the plan, refer to Appendices.

APPENDIX I

Park Interface Treatments

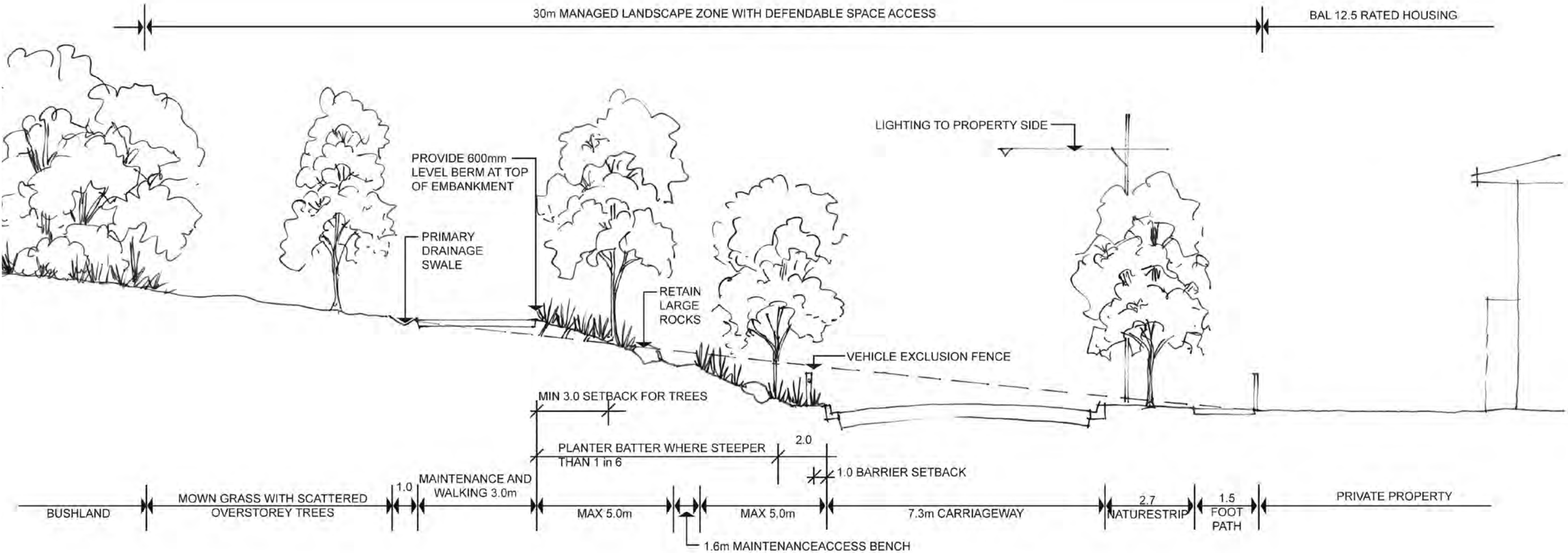
EXISTING REAR BOUNDARY LOT INTERFACE (Not Preferred)

Scale 1:100 @ A3



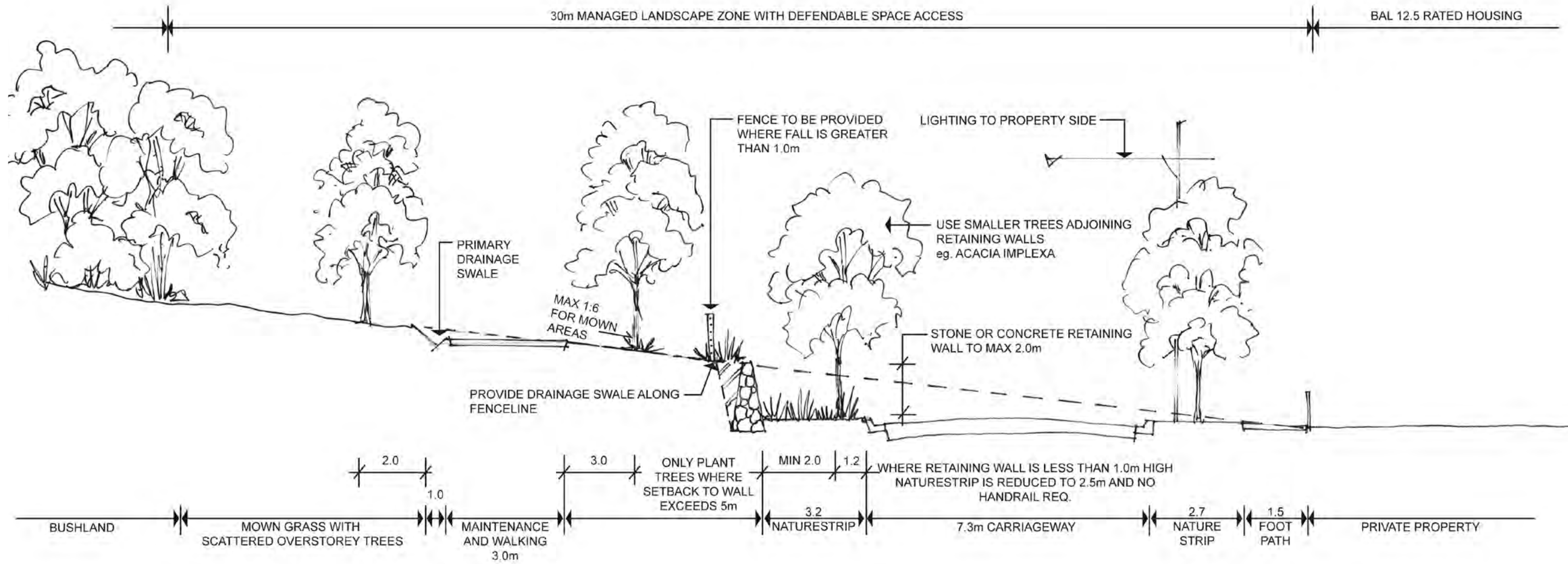
TYPE [A] – PLANTED EMBANKMENT INTERFACE

Scale 1:100 @ A3



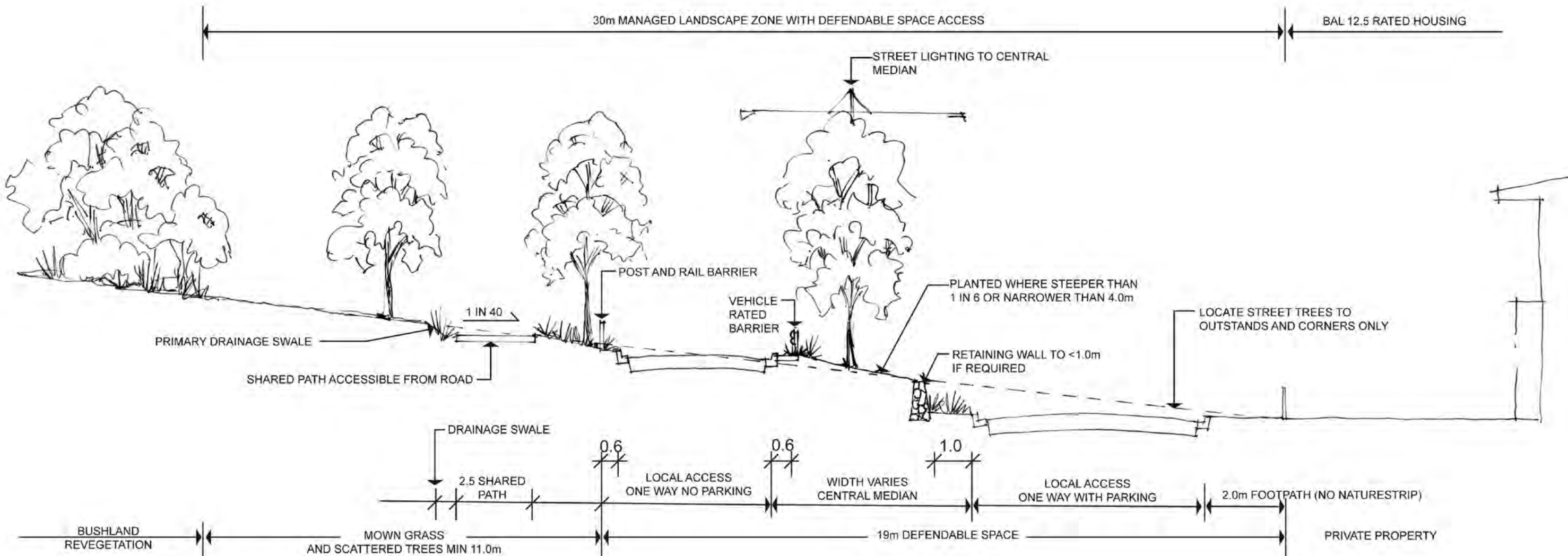
TYPE [B] – RETAINING WALL TO PARK INTERFACE

Scale 1:100 @ A3



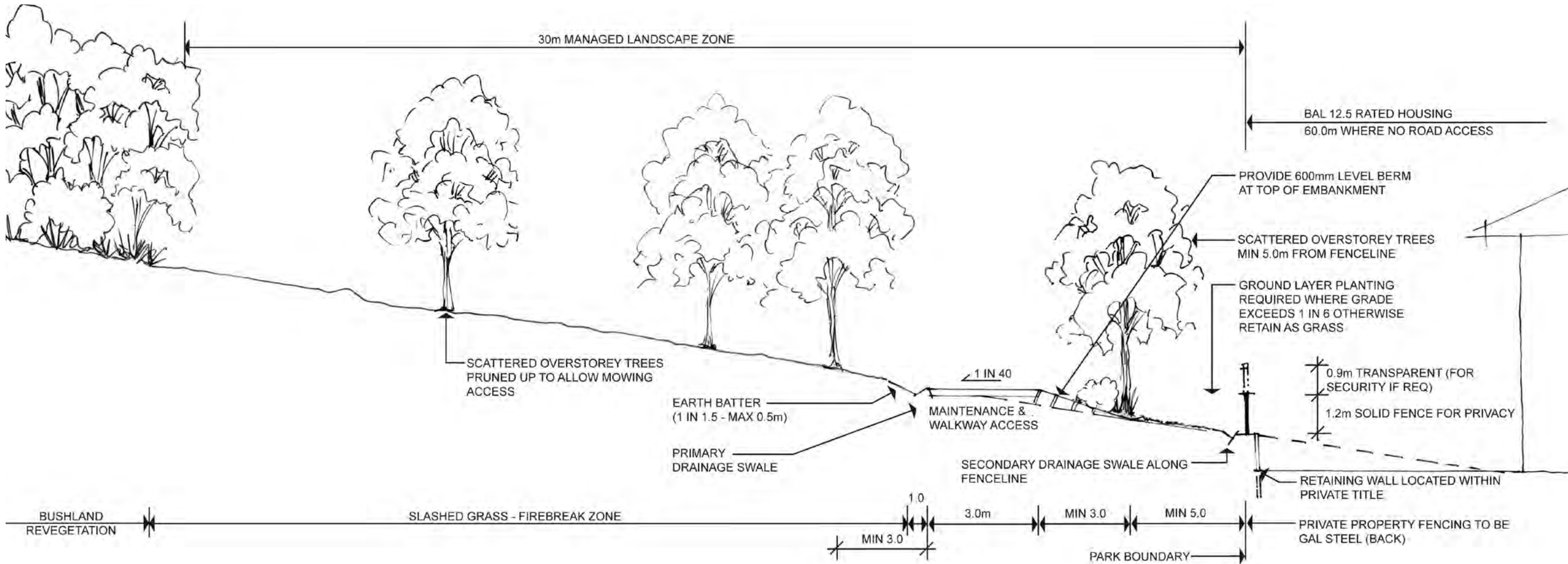
TYPE [C] – CENTRAL MEDIAN TO ROAD INTERFACE

Scale 1:100 @ A3



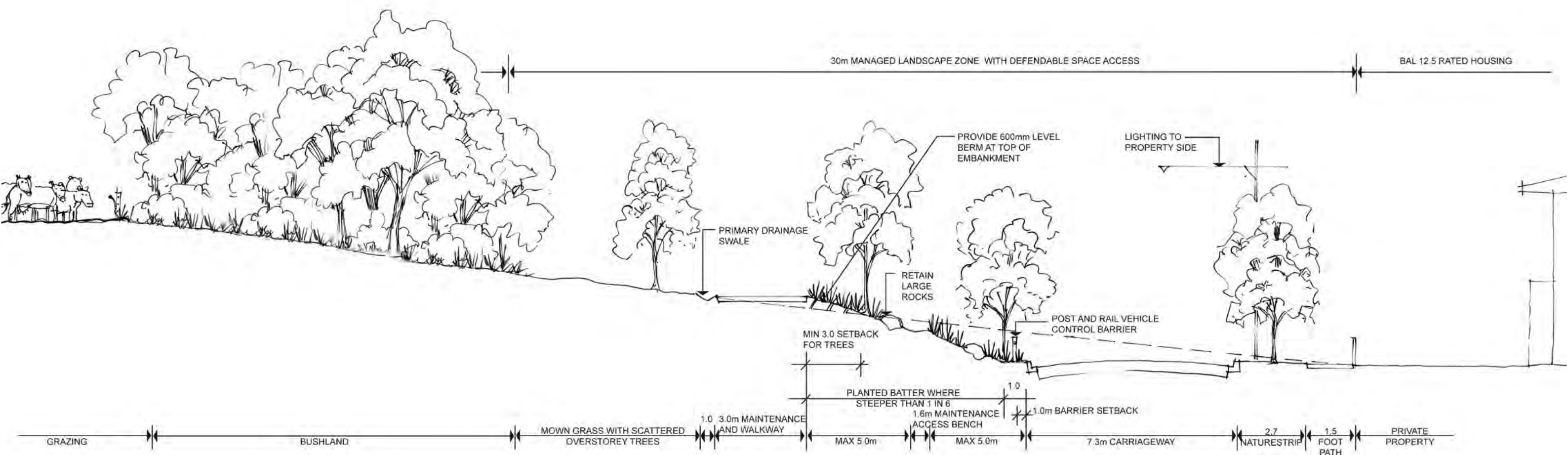
TYPE D – REAR BOUNDARY LOT INTERFACE

Scale 1:100 @ A3



TYPE [E] – LINEAR OPEN SPACE CORRIDOR & TRAIL ADJACENT TO LEASED GRAZING LAND

Not to scale



APPENDIX II

Park Inventory & Property Handover

PARK INVENTORY & PROPERTY HANDOVER

Address	Recommendations
McARTHURS RD – HUNTERS RD SOUTH EASTERN SECTION OF THE PARK	
No.3 1 Skyline Drive <i>No current land agreement in place</i>	<ul style="list-style-type: none">Currently for sale with a 4 bedroom house on site.When eventually incorporated into the park investigate opportunity to re-lease as a private residential property to generate income for the park.Previously suggested as potential depot site. This is not supported due to steep access into the park and proximity to adjoining residential properties.
No.4 105 McArthurs Rd <i>No current land agreement in place</i>	<ul style="list-style-type: none">Not likely to redevelop soon due to the steepness of available developable land.When eventually incorporated into the park provide a walking trail and managed bushfire buffer zone to the south and eastern park perimeter linking McArthurs Rd through to Topaz Gve.
No.5 95 McArthurs Rd <i>No current land agreement in place</i>	<ul style="list-style-type: none">Retain majority of land as re-leased grazing/or other rural use with strict controls on protection of environmental values and landscape amenity.Review condition of dwellings at time of transition to parkland. Investigate opportunity to re-lease as private residential property to generate income for the park.
No.6 25 Hunters Rd <i>Agreement in place</i>	<ul style="list-style-type: none">When eventually incorporated into the park establish a walking trail and managed bushfire buffer zone along the eastern park perimeter linking McArthurs Rd to Hunters Road and Simon Creek Wetland.Retain majority of property as re-leased grazing/or other rural use with strict controls on protection of environmental values and landscape amenity.No dwellings on site.
No.8 75 Hunters Rd <i>No current land agreement in place</i>	<ul style="list-style-type: none">Inclusion of property within Quarry Hills Regional Parkland subject to future investigation.
No.9 80 McArthurs Rd <i>Agreement in place</i>	<ul style="list-style-type: none">Retain restricted access to Dept. of Defense site and residential dwelling both of which will remain in private ownership and will be fenced with a rural type fence.When eventually incorporated into the park develop a Small Local Visitor Entry area at McArthurs Rd entry to the park with 3-4 on road car parking spaces.Establish a walking trail and managed bushfire buffer zone to the eastern park perimeter eventually linking McArthurs Rd to Hunters Rd and Simons Creek Wetland.Retain majority of property as re-leased grazing/or other rural use with strict controls on protection of environmental values and landscape amenity.Dwelling will remain in private ownership as per S173 agreement.

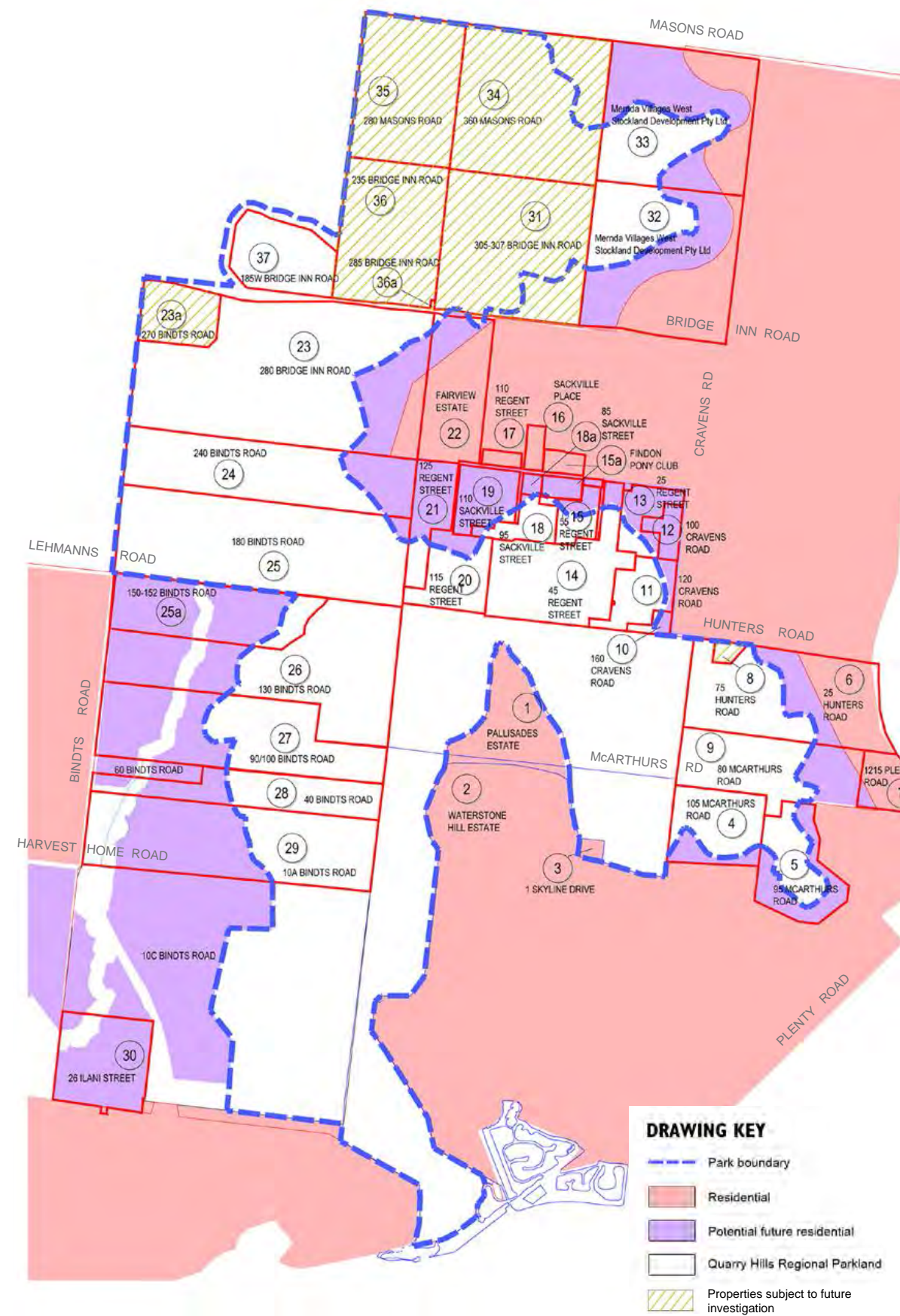


Fig.10 Quarry Hills Regional Parkland Property Addresses

PARK PROPERTY INVENTORY

Address	Recommendations
REGENT ST – CRAVENS RD CENTRAL EAST SECTION OF THE PARK	
No.10 160 Cravens Rd <i>No current land agreement in place</i>	<ul style="list-style-type: none"> Review condition of dwellings at time of transition to parkland ownership includes heritage building from Separation Estate. When eventually incorporated into the park control weeds and incorporate into open space at the entry to Granite Hills Park from Cravens Rd. Establish revegetation to screen views to shed. Investigate opportunities to establish complementary commercial and community based facilities.
No.11 120 Cravens Rd <i>Agreement in place</i>	<ul style="list-style-type: none"> Review condition of dwellings at time of transition to parkland ownership – assume removal. When eventually incorporated into the park control weeds and incorporate into open space at Granite Hills Park. Provide enhanced habitat and conservation opportunities and parkland buffer to adjoining 45 Regent Street. Establish graded maintenance access into the park from the new development area.
No.13 25 Regent St <i>Agreement in place</i>	<ul style="list-style-type: none"> Development plan approved, small parcel of land in Council ownership which will have no access. Access will be via 45 Regent Street. Control weeds and incorporate into open space at Granite Hills Park. Provide enhanced habitat and conservation opportunities and parkland buffer to adjoining 45 Regent Street. Establish graded maintenance access into the park from the new development area.
No.14 45 Regent St <i>Agreement in place</i>	<ul style="list-style-type: none"> The property contains important remnant vegetation for inclusion within the park and elevated house with spectacular 360 degree views of the surrounding area. Ridgeline connections offer opportunity to develop walking trails and north-south connection for the Mernda West development area. Decommission old farm dam near northern entry and establish grassy open space around pony stables for low impact passive use taking advantage of relatively flat area. Investigate opportunity for reuse of pony stables for community group purposes e.g. outdoor playgroups / bush kinder etc. Investigate opportunity to lease or commercially redevelop the house in partnership with community groups or community service providers. Further investigate feasibility to develop site as a cultural and sustainability precinct destination, e.g. Community Environmental Park.

Address	Recommendations
No.15 55 Regent St <i>Agreement in place</i>	<ul style="list-style-type: none"> Review condition of dwellings at time of transition to parkland ownership – assume removal. Establish graded maintenance access into the park from the new development area. When incorporated into the park control weeds and incorporate into open space at Granite Hills Park. Provide enhanced habitat and conservation opportunities and parkland buffer to adjoining 45 Regent Street.
No.15A Findon Pony Club	<ul style="list-style-type: none"> To be included in the property discussions as it relates to funding / resourcing of future Quarry Hills acquisitions Proposal currently being put to senior management on sale for the purchase of 45 Regent.
No.18 95 Sackville St <i>No current land agreement in place</i>	<ul style="list-style-type: none"> Review condition of dwellings at time of transition to parkland ownership – assume removal. When eventually incorporated into the park control weeds and incorporate into open space at Granite Hills Park. Provide enhanced habitat and conservation opportunities and parkland buffer to adjoining 45 Regent Street. Establish graded maintenance access into the park from the new development area.
No.18a 85 Sackville St <i>No current land agreement in place</i>	<ul style="list-style-type: none"> Review condition of dwellings at time of transition to parkland ownership – assume removal. Establish graded maintenance access into the park from the new development area.
No.19 110 Sackville St <i>Agreement in place</i>	<ul style="list-style-type: none"> Small portion of property to be included in parkland as buffer to surrounding residential area, accompanying the transition to parkland with 95 Sackville Street.
No.20 115 Regent St <i>No current land agreement in place</i>	<ul style="list-style-type: none"> Provides an important recreational and biodiversity link between the southern and northern hills. When eventually incorporated into the park control weeds and incorporate into open space as part of the link from Regent St south to Granite Hills Park. Review condition of dwellings at time of transition to parkland ownership. Investigate opportunity to release the house to generate ongoing income for the park or potential reuse as a park ranger residence when existing house within Granite Hills Park is no longer viable with future increase in public access and visitation to the new regional visitor area. Establish graded maintenance access into the park from the new development area.

PARK PROPERTY INVENTORY

Address	Recommendations
BINDTS ROAD CENTRAL WEST SECTION OF THE PARK	
No.21 125 Regent St <i>Agreement in place</i>	<ul style="list-style-type: none"> The hilltop property contains a significant stand of Manna Gums (<i>Eucalyptus viminalis</i>). Provides an important link between the southern and northern hills. When incorporated into the park control weeds and incorporate into the open space to provide enhanced habitat and recreational links from the existing open space through to Regent St. Establish graded maintenance access into the park from the new development area. Potential park node / entry point.
No.22 Fairview Estate <i>Agreement in place</i>	<ul style="list-style-type: none"> A small portion of the property (north-west corner) will be incorporated into the park.
No.23 280 Bridge Inn Rd <i>No current land agreement in place</i>	<ul style="list-style-type: none"> The property contains a portion of Darebin Creek, some remnant wetland and the southern portion of the northern hills. When eventually incorporated into the park provide a walking trail and managed bushfire buffer zone to the eastern park perimeter linking Regent Street through to open space on Bridge Inn Rd at the Fairview Estate. Develop a Small Local Visitor node at the western end of Regent St with public car parking and picnic area. In conjunction with MW/DEPI undertake weed eradication and creek corridor revegetation along Darebin Creek. Retain majority of land as re-leased grazing/or other rural use with strict controls on protection of environmental values and landscape amenity. Establish graded maintenance access into the park from the new development area.
No.23a 270 Bindts Rd <i>No current land agreement in place</i>	<ul style="list-style-type: none"> Inclusion of property within Quarry Hills Regional Parkland subject to future investigation.
No.24 240 Bindts Rd <i>Agreement in place</i>	<ul style="list-style-type: none"> This property contains a portion of Darebin Creek, good quality remnant River Red Gums and is part of the important east/west wildlife corridor. When incorporated into the park provide a walking trail and managed bushfire buffer zone to the eastern park perimeter linking Regent Street through to open space on Bridge Inn Rd at the Fairview Estate. Develop a Small Local Visitor node at the western end of Regent St with public car parking and picnic area. In conjunction with MW/DEPI undertake weed eradication and creek corridor revegetation along Darebin Creek.

Address	Recommendations
BINDTS RD WESTERN QUARRY HILLS PSP SECTION OF THE PARK	
	<ul style="list-style-type: none"> Retain majority of land as re-leased grazing/or other rural use with strict controls on protection of environmental values and landscape amenity. Establish graded maintenance access into the park from the new development area.
No.25 180 Bindts Rd <i>No current land agreement in place</i>	<ul style="list-style-type: none"> Limited developable area. Site has been subject of court action from EPA and heavily infested with weeds/potential contamination issues. Quarantine from Council park management area and restrict public access until contamination and weed control actions have been completed.
No.25a 150-152 Bindts Rd <i>Agreement in place</i>	<ul style="list-style-type: none"> The property to be included in parkland as buffer to surrounding residential area, accompanying the transition to parkland with 130 Bindts Rd. When eventually incorporated into the park provide a walking trail and managed bushfire buffer zone to the western park perimeter. Develop a Small Local Visitor node at the end of Lehmanns Road with public car parking and picnic area. Ensure direct vehicle and pedestrian bridge access across Darebin Creek is provided to the park as part of the Quarry Hills PSP process. Establish graded maintenance access into the park from the new development area.
No.26 130 Bindts Rd <i>Agreement in place</i>	<ul style="list-style-type: none"> Retain maintenance access to Yarra Valley Water site and Trig Point via the existing unsealed access road connecting into the future park from Harvest Home Rd. This route will eventually form the main western side public entry to the park. Short term consider re-leasing as grazing land while adjoining properties develop while ensuring an open space and trail link through to Eagle Shelter and Granite Hills Park from Darebin Creek. When eventually incorporated into the park provide a new regional visitor node with the park entry to be directly accessed from Harvest Home Rd. Ensure direct vehicle and pedestrian bridge access across Darebin Creek is provided to the park entry from Harvest Home Rd as part of the Quarry Hills PSP process. Protect areas of existing native vegetation and investigate opportunities for establishment of NetGain offset sites within the park as part of future development. Stockland has agreed in principle to implement conservation offsets / environmental improvement works in conjunction with requirements for Eucalypt Estate native vegetation offsets.
No.27 90/100 Bindts Rd <i>Agreement in place</i>	
No.28 40 Bindts Rd <i>Agreement in place</i>	
No.29 10A Bindts Rd <i>Agreement in place</i>	

PARK PROPERTY INVENTORY

Address	Recommendations
NORTHERN SECTION OF THE PARK	
Boral Quarry 10C Bindts Rd <i>Agreement in place</i>	<ul style="list-style-type: none"> Quarry operations expected to cease in 7-10 years. When eventually incorporated into the park investigate future use of Boral Quarry pit area as a dedicated Mountain Bike, BMX park or other active recreation use. Establish walking and cycling links from the park through to Darebin Creek. Establish graded maintenance access into the park from the new development area. Investigate potential future use as a water re-use or storage facility.
No.31 305-307 Bridge Inn Rd <i>No current land agreement in place</i>	<ul style="list-style-type: none"> Inclusion of property within Quarry Hills Regional Parkland subject to future investigation.
No.32 Mernda Villages Estate <i>Agreement in place</i>	<ul style="list-style-type: none"> Establish local visitor area including public parking with minimum 5 spaces and graded access into the park at Everard Road. Provide walking tracks, seats and potential future lookout areas as per the endorsed plan.
No.33 Everard Rd Local Visitor Node <i>Agreement in place</i>	
No.34 360 Masons Rd <i>No current land agreement in place</i>	<ul style="list-style-type: none"> Inclusion of property within Quarry Hills Regional Parkland subject to future investigation. Establish graded maintenance access into the park from the new development area.

Address	Recommendations
NORTHERN SECTION OF THE PARK	
No.35 280 Masons Rd <i>No current land agreement in place</i>	<ul style="list-style-type: none"> Inclusion of property within Quarry Hills Regional Parkland subject to future investigation.
No.36 235 Bridge Inn Rd <i>No current land agreement in place</i>	<ul style="list-style-type: none"> Inclusion of property within Quarry Hills Regional Parkland subject to future investigation.
No.36a 285 Bridge Inn Rd <i>No current land agreement in place</i>	<ul style="list-style-type: none"> Inclusion of property within Quarry Hills Regional Parkland subject to future investigation.
No.37 185W Bridge Inn Rd <i>No current land agreement in place</i>	<ul style="list-style-type: none"> Council currently considering this parcel in the NVOP to 'lock up' for conservation purposes. Potential options for passive use. This property is owned by Council but does not include Darebin Creek. Establish the protected waterway corridor along the Darebin Creek and in conjunction with MW/DEPI undertake weed eradication and creek corridor revegetation and habitat improvement works.

APPENDIX III

A3 Plans