Masterplan for Rosanna Parklands & Macleod Park and Background Report

including documents under planning permit p284/04

June 2005

Banyule City Council

BACKGROUND REPORT

Masterplan

for

Rosanna Parklands and Macleod Park

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Rosanna Parklands and Macleod Park Masterplan

1. Acknowledgements

The professional input and advice of the following is acknowledged in the preparation of this masterplan and its related documentation:

- Thompson and Berrill Landscape Design
- Pathways Bushland Environment
- Gabrielle Moylan – Heritage Consultant
- Civic Mutual Plus
- Pat Vaughan - Environmental Planner
- Ivan Peterson – Access Planner
- Michael Holmes – Bushland Crew Co-ordinator
- Chris Callahan – Bushland Crew
- Mark Fell – Horticultural Services Co-ordinator
- Anthony Gallante – Design Engineer
- Richard Warren-Smith – Tree Care Co-ordinator
- Marissa DiPietro – Risk Assessment Officer
- Jeff Parkes – Co-ordinator Social Planning Unit

The input of the community generally and a range of specific community based groups and organisations is also acknowledged, including:

- Friends of Salt Creek and Associated Parklands
- Banyule Bicycle Users Group
- Banyule Disability Reference Group
- Heidelberg Historical Society
- Rosanna Parklands Protection Association
- Macleod Progress Association
- Macleod College

2. Introduction

Banyule City Council allocated funds in its 2001/2002 budget to prepare a masterplan for the Rosanna Parklands and Macleod Park. Subsequently Council engaged Thompson and Berrill Landscape Design (TBLD) to assist Council in gathering information from the community, relevant officers, key strategic documents, relevant legislation and other relevant sources, and based on this information, to prepare a masterplan.

This report has been prepared jointly by TBLD and Council. The process of conducting the consultation process and developing the masterplan itself has also been a joint effort.

There have been five stages in the public consultation process, including the statutory process associated with the planning permit application to enable the implementation of the masterplan. The first two stages of the process were conducted by TBLD and the next three, including the statutory process, were conducted by Council.

3. Strategic Context

The preparation of the masterplan for Rosanna Parklands is based on the following strategic context:

- The Banyule Public Open Space Strategy (Dec 1997) recommends that masterplans be prepared for a range of Council's major parks and reserves, including Rosanna Parklands. On this basis masterplans had been prepared for a number of other reserves prior to the decision to undertake a masterplanning process for Rosanna Parklands and Macleod Park, and several others have since been undertaken.

- The masterplan is also being prepared in the context of the Banyule City Plan which states as an objective: "Manage the natural and built environment to ensure its diversity and wellbeing for present and future generations."
- Council's Access and Inclusion Policy states as two of its underpinning principles; " – People with disabilities have the same fundamental rights as all members of the Banyule community and - Changes to the physical and social environment which create access and equity are key to integration of people with disabilities."
- The Banyule Bicycle Strategic Statement includes Rosanna Parklands as part of the Banyule Municipal Bicycle Network.
- Banyule Municipal Health Plan 2001 to 2004 includes as an action plan objective "Encourage and support individuals and families to participate in physical and leisure activities."
- State Disability Plan 2002-2012
  The vision for the State Disability Plan is:
  "Victoria will be a stronger and more inclusive community - a place where diversity is embraced and celebrated, and where everyone has the same opportunities to participate in the life of the community, and the same responsibilities towards society as all other citizens of Victoria."
- The Commonwealth Disability Discrimination Act.
- Public Risk legislation.

4. Aims

The purpose of the masterplan is to provide a strategic direction which aims to:

- Create a comprehensive plan for this parkland system.
- Improve environmental management of Salt Creek in conjunction with Melbourne Water.
- Protect and enhance the significant indigenous flora and fauna of both the Rosanna Parklands and the Salt Creek corridor.
- Preserve and protect local heritage and cultural values.
- Retain and enhance the aesthetic qualities and recreational values of the parklands.
- Assist in the establishment of a weed management and revegetation program for the parklands.
- Adequately provide for appropriate community recreational and sporting activities.

5. Objectives

The objectives of the project are:

- To investigate the levels and types of usage and development that will enable the parcels of public open space, which are the subject of this project, to best meet the diverse needs of the community.
- To determine the appropriate balance of usage and development, having regard to the need to provide for both passive and active recreational pursuits, to protect and enhance the environment and to preserve and reflect local heritage.

6. Existing Conditions

To assist with the preparation of the masterplan, the existing conditions of Rosanna Parklands have been assessed by a range of relevant professionals, including specialists in botany, zoology, arboriculture, access and public risk. The following is a summary of their findings:

(a) General Vegetation

The vegetation of Rosanna Parklands originally consisted of plains grassy woodland and creekline grassy woodland, but this has been substantially modified by disturbance, the planting of non-indigenous species and the general invasion of exotic weed species. Remnant vegetation is mostly confined to a scattered component of overstorey trees, with few understorey species persisting. Of the remaining understorey species, most persist in very small numbers apart from a few native grasses tolerant of high levels of disturbance. The vast majority of the ground-layer vegetation is occupied by introduced species, many of which are highly competitive environmental weeds. Council has re-established indigenous species by clump planting at various locations throughout the park.

(b) Trees

The trees of Rosanna Parklands are an eclectic mixture of species primarily placed as informal plantings. It would appear that the majority of planting was undertaken when the land was a golf course, with trees planted to delineate fairways, provide protection from weather and errant ball flight, create golfing challenges and backdrops to greens.

After the golf course was relocated, the land was partly developed into what is now the Elliston Estate and the remainder turned into parklands. It would appear that Ellis Stones attemoted to integrate the landscape of the estate with that of the park by utilising similar species throughout.

The land is now used for passive recreation and the functionality of the trees, although still important, has altered since the days of the golf course. The trees now provide a more aesthetic role in terms of beauty, landscape scale, habitat for birds and marsupials, shade and shelter.

The trees are either indigenous to the local area, native to Victoria, native to other states of Australia, or exotic in origin.

The predominant canopy trees are *Eucalyptus camaldulensis* (River Red Gum) , *Eucalyptus sideroxylon* (Red Ironbark),*Eucalyptus cladocalyx* (Sugar Gum), *Eucalyptus botryoides* (Southern Mahogany), *Eucalyptus mirocorys* (Tallowood), *Corymbia maculata* (Spotted Gum) and *Pinus radiata* (Monterey Pine).

The River Red Gum are the only trees in this group that could be considered indigenous to Rosanna Parklands. The majority of the River Red Gum appear to have been planted. However one large specimen listed in Banyules *Significant Trees and Vegetation Study* exists opposite Jollife Avenue and is obviously remnant. There is evidence of regeneration by seed dispersal from the existing trees and some recent plantings by Council and community groups such as the Friends of Salt Creek and Associated Parklands.

Several planted species are listed in Banyules *Environmental Weeds* (April 1999), these include *Eucalyptus cladocalyx* (Sugar Gum), *Eucalyptus botryoides* (Southern Mahogany), *Pinus radiata* (Monterey Pine), *Salix fragilis* (Crack Willow) and *Acacia decurrens* (Early Black Wattle). Other listed weeds have arisen via bird droppings, wind dispersal and vegetative propogation these would include *Fraxinus angustifolia* subsp. *angustifolia* (Desert Ash), *Crataegus monogyna* (Hawthorn), *Pittosporum undulatum* (Sweet Pittosporum) and *Salix fragilis* (Crack Willow).

It would appear that the history of plantings was mostly ad hoc with little thought given to a consistent landscape theme, or long term management goal. In many cases the density of plantings has caused an early senescence with many trees now displaying diminished canopy health and declining structural integrity. Other trees are in age related decline, particularly those Acacia species of relatively short longevity such as *Acacia prominens* (Gosford Wattle)

and *Acacia mearnsii* (Black Wattle). The park trees are maintained on a reactive basis which has resulted in a low level of arboricultural maintenance being undertaken, this is reflected in the generally poor structural condition of many trees. Many trees display such severe structural decline that they are considered hazardous, and an unacceptable risk to the public. Other trees require arboricultural works such as pruning, cable installation and maintenance to reduce their hazard potential to an acceptable level.

(c) Access

Rosanna Parklands currently present significant barriers to access for people with a disability (refer photographs Attachment K). Tree roots project up to 100 mm above informal track surfaces. Puddles and mud form and remain on the earthen surfaces of tracks after rain. Some tracks are less than 500 mm wide while some facilities such as seats, playground and barbecue are not accessible by tracks at all, with users needing to traverse expanses of rough grass.

Significant barriers and trip hazards prevent people who use walking aids or wheelchairs from accessing the park at all. People who are blind or vision impaired do not use the park because of lack of definition and delineation of paths.

(d) Public Risk & Community Safety

Many sections of the informal tracks are littered with tree root tripping hazards. The un-constructed tracks also become muddy and slippery in wet conditions and in many areas along the tracks, large puddles form following rain (refer photographs Attachment K).

Council has a duty of care to the community to ensure public places, within reason, are made safe. This principle applies to all public places under the ownership and control of Council, including Rosanna Parklands.

The advice Council has received from its insurer in relation to Rosanna Parklands is that in order to protect community members from unnecessary risk and to ensure that it is not liable, it needs to install a network of formed trails.

Case history has shown that the single biggest public liability exposure to local government in Victoria and Tasmania are tree root trip and fall incidents.

7. Planning Controls and Overlays

Under the Banyule Planning Scheme the zoning of Rosanna Parklands is "Public Conservation and Resource Zone (PCRZ)"

The planning overlays which apply are:

- Environmental Significance Overlay (Schedule 4)
- Vegetation Protection Overlay (Schedule 4)
- Heritage Overlay (HO92)
- Part – land Subject to Inundation Overlay (LSIO)

Accordingly, a planning permit is required for the implementation of works associated with the masterplan.

8. Consultation Process Overview

There has been an extensive public consultation process during the preparation of the masterplan. The process has included:-

- Advice about Council's intention to prepare a masterplan and request for identification of ideas and issues including:
  - Meeting with representatives of key community groups, in March 2002
  - Information bulletin (No. 1) and questionnaire distributed to over 2000 households in Rosanna and Macleod, in April 2002

- A draft masterplan was prepared following consideration of community feedback and was then placed on public exhibition (October/November 2002) including two copies placed in the Rosanna Parklands and a further was exhibited at Council's Rosanna office.
- Information was provided to the community about the draft masterplan and its exhibition and comment was requested as follows:
  - Meeting of representatives of key community stakeholders, held in October 2002
  - Distribution of Information Bulletin/Questionnaire No. 2 to 2600 households November 2002
- After considering community comment the masterplan was redrafted showing three alternate options for dealing with the issue of trails.
- The following advice of the exhibition of the masterplan options was provided:
  - Information Bulletin No.3 sent to 2600 households – October 2003
  - Article in the November edition of the Banyule Banner, circulated to 46,000 households.
  - A comments sheet was also made available to the public during this phase of the process. Approximately 400 were returned with community feedback.
- Public exhibition of masterplan options – 3-14 November 2003
- Public Information Evening – 13 November 2003 (approximately 200 people attended)
- Discussions with representatives of the Rosanna Parklands Protection Society (RoPPA) The Friends of Salt Creek and Associated Parklands and the Banyule Bicycle Users Group – late November 2003
- A series of changes to the masterplan, based on community feedback, were recommended to Council on 8 December 2003.
- Establishment of a working party, with representatives of the three community groups which had expressed the most interest during the consultation process, in order to find the best solution to the issue which received the most public comment; ie the inclusion of formal trails. The Working Party met on 4 separate occasions and eventually signed off on a "Points of Agreement" document. However, RoPPA had withdrawn its support by the time the masterplan was considered by Council on 16 February 2004.
- As works associated with the implementation of the masterplan require a planning permit, further public comment was received during the statutory planning process.

NB Amendments were made to the masterplan following every stage of the consultation process, based on comments received from the community, including the statutory planning process.

9. Stages in the Consultation Process

a. Stage 1 of Consultation (to inform the preparation of the first draft of Masterplan)

This stage involved the distribution of an information leaflet/questionnaire (No 1) to approximately 2000 households in the Macleod and Rosanna areas. The information leaflet/questionnaire advised of Council's intention to develop a masterplan for the Macleod Park- Rosanna Parklands Corridor and the purpose of the masterplan and sought ideas from the community about what they would like considered for inclusion in the masterplan.

A total of 260 questionnaires were returned and a total of 388 respondents were nominated on the returned questionnaires. An analysis of the results from this questionnaire, together with a copy of information leaflet/questionnaire No.1, is included in Attachment D.

A meeting was also held of representatives of key stakeholder groups, to explain the purpose of the masterplan and to gain an understanding of their views. The stakeholder groups who were invited included, RoPPA, the Warringal

Conservation Society, the Heidelberg Historical Society, the Banyule Bicycle Users Group, Macleod Secondary College, Rosanna Primary School, Rosanna Golf Links Primary School, Macleod Junior Football Club, Macleod Cricket Club, Macleod Progress Association, Rosanna Traders Association, Macleod Traders Association and Melbourne Water. Council officers and the landscape architects were also in attendance.

b. Stage 2 of Consultation (comments on first draft)

This stage of the process included the public exhibition of the initial draft of the masterplan. Three copies of the masterplan were exhibited, two at different locations within Rosanna Parklands and a third copy at Council's Rosanna Office. It also involved the distribution of an information leaflet and questionnaire to 2600 households in the Rosanna and Macleod areas. The information leaflet contained a brief summary of the results of the initial consultation process, notification of the exhibition of the first draft of the masterplan and an invitation to comment. A questionnaire was included to help facilitate community comment.

A total of 208 questionnaires were returned. A total of 299 respondents were nominated on the returned questionnaires. An analysis of the results from this questionnaire, together with a copy of the information leaflet/questionnaire, is included in Attachment E.

In addition to the Questionnaires, 72 written submissions were also received. An analysis of these submissions is also included with Attachment E.

A second meeting of representatives of key stakeholder groups was also held during this stage of the process, in order to brief them on the details of the draft masterplan and to inform them of the opportunity to comment.

c. Stage 3 of Consultation (comments on second draft, including trail options)

Stage 3 of the consultation process involved the exhibition of three versions of the masterplan. Each varied only in the way it dealt with the formal trails issue, as the previous stage of the consultation process clearly showed that this was by far the most contentious aspect of the draft masterplan.

Copies of an information and comments sheet were also made available from Council's Rosanna Offices, where the options were exhibited, and at a public information evening. The public information evening involved the exhibiting of the plans between 6 and 8pm on Thursday 13 November 2003 at the Banyule Netball Stadium (Macleod). A number of officers were present at the information evening to respond to questions and to clarify details. Approximately 200 people attended at various stages throughout the evening and viewed the plans and/or spoke to officers. The Mayor and the Ward Councillor were also in attendance.

A total of 485 comments were received during the public exhibition period. The comments were received in various forms, including the official Council questionnaire, unofficial questionnaires, letters and emails.

An analysis of the responses to this stage of the consultation process is included in Attachment F, along with a copy of the official Council information and comments sheet together with a copy of the modified version circulated by RoPPA.

d. Stage 4 of Consultation (Community/Council Working Party)

Following stage 3 of the consultation process, Council established a working party, which included representatives from RoPPA, the Friends of Salt Creek and Associated Parklands, and the Banyule Bicycle Users Group in order to resolve the key issue identified during the earlier stages of the consultation process; ie. the inclusion of formal trails in the masterplan. The Working Party also included the Mayor of Banyule, the Ward Councillor and relevant Council officers. The working party met on four separate occasions and prepared a points of agreement document in relation to the masterplan (refer Attachment G)

e. Stage 5 of Consultation (Statutory Planning Process)

The formal notification of the community about the application for a planning permit was undertaken by Council in the following ways:

i. Four (4) large public notice signs were erected on site (in Rosanna Parklands) at prominent locations, including fronting onto Lower Plenty Road, Chapman Street, immediately within the parklands at the Davies Street railway crossing entrance and at the eastern approach to the bridge linking Davies Street with Von Nida Crescent;
ii. Direct mail to adjoining and nearby property owners and occupiers (approximately 300) and local interest groups. This mail out included an information bulletin clarifying a number of issues about which there had been considerable misinformation circulating in the community.
iii. A notice in the public notices section of the Heidelberg Leader Newspaper.

A total of eighty two (82) individual objections were received, plus a petition containing 1534 signatures. A submission supporting the masterplan was also received.

10. The Role and Context of Public Consultation in the Preparation of the Masterplan

a. Stage 1

The results of the initial community consultation process show, as outlined in 9(a) above, that a diversity of views exist within the community. These diverse views, balanced with the other factors requiring consideration, were a key influence in the preparation of the initial draft of the masterplan. The factors which community comment had to be balanced with include:

- *Public risk* – the existing informal trails, or "goat tracks," represent a significant public risk liability, in that they are littered with tripping hazards, mainly in the form

of a myriad of protruding tree roots, and become slippery and inundated with puddles following rain.

- *Access for all* – the existing informal trails are also inaccessible to people with disabilities. This means that not only are people with disabilities denied access to facilities within the park, including playgrounds, barbeque and picnic facilities, they have no way of appropriately accessing the parklands generally. This means that the parklands, in their existing state, do not meet Council's own Community Inclusion Access Policy and Implementation Plan and do not comply with the Commonwealth Disability Discrimination Act.
- *Strategic documentation*- There is a range of relevant strategic documents that needed to be taken into consideration when preparing the masterplan, including the Banyule Public Open Space Strategy, the Banyule Bicycle Strategic Statement, the Banyule Health Plan, and the Banyule Heritage Strategy.
- *Environmental issues*-
- *On going park management*-the masterplan needs to make recommendations that are practical and sustainable with existing resources
- *Demographic projections of the community*- The primary catchment of the parklands; ie the Macleod and Rosanna communities are in fact aging communities. Demographic projections for next 10 to 15 years indicate that this trend will continue. The significance of this to the masterplan is that there is a direct correlation between age and disability.
- *Community recreation needs*- There is a diversity of recreation needs within the communities serviced by the Rosanna Parklands. This was highlighted during the consultation process. It is clear that there are a lot of younger families calling for upgraded facilities such as playgrounds, picnic tables, barbeques, older people are asking for improved pathways, and park benches, dog walkers wanting minimal change, except for dog waste bins, people interested in the a quiet passive experience calling for improved weed control and revegetation, residents interested in cycling asking for a shared trail, others, notably the Rosanna Parklands Protection Society (RoPPA) requesting to leave the parklands as they are and people with disabilities asking for accessible pathways so they can experience what the park has to offer with other members of the community.

(b) Stage 2

Following the public exhibition of the initial draft masterplan, the following changes were made based on community comment:

- Greater emphasis on protection of environmental values and indigenous character of the parklands.
- Protection and improvement of the environmental values of Salt Creek.
- Increased emphasis on the importance Ellis Stones in the parklands.
- Strengthening of indigenous habitat and environmental values throughout the parklands, including use of local province indigenous species.
- Removal of concrete edging from all trails.
- No fence replacement at Lower Plenty Road end of parklands.
- Selected upgrade only to entry paths from courts.
- Improvement of picnic facilities with BBQ at Thompson Drive and reduction in size of recommended shelter.
- Installation of litter traps at selected locations to control litter.
- Upgrade of existing play facilities to Australian Standards.
- Low key picnic facilities at various locations within the parklands.
- Overall reduction in capital expenditure

Three options for dealing with a proposed shared trail were also introduced as a result of this phase of consultation as the issue of a shared trail received more comment than any other.The following options were therefore exhibited during the next stage of the cosultation process (stage 3) as follows:

- Option 1 – A sealed shared trail along the western perimeter of the Rosanna Parklands, adjacent to the Hurstbridge railway line
- Option 2 - An unsealed shared trail in the above location
- Option 3 - A dedicated bicycle track on the road reserve adjacent to the eastern boundary of Ellesmere Parade and a 1.5 metre unsealed track along the western boundary of Rosanna Parklands.

(c) Stage 3

Following the analysis of community responses to the exhibited options the following further changes were made to the masterplan:

- Trail along the western side of the creek has been removed; ie the central trail.
- Reduction in width of all trails, except the shared trail, from 2 metres to 1.8 metres, the minimum width required to comply with access standards.
- Re-vegetation, and/or re-grassing of dangerous sections of existing informal trails (goat tracks)
- All remaining formal trails, including the shared trail, to have an unsealed surface of a type and standard, which meets access, environmental and aesthetic requirements.
- Inclusion of bench seats suitable for use by the elderly and disabled at strategic points along the trails.
- Inclusion of drinking fountains at the central playground and on the western trail
- Inclusion of access ramps to connect the parklands to several of the streets on the eastern side of the Parklands, in order to facilitate access.
- Inclusion of short access trail from Thompson Drive to picnic/BBQ/playground
- Inclusion of accessible branch trail to central playground
- Provide shade though appropriate planting adjacent to central playground
- Reduction of the number of trails in the vicinity of the Hartley Court Bridge and trail shifted away from houses to increase open space buffer.
- Extension of shared trail past Macleod Tennis Club to Birdwood Ave.
- Install dog waste bins

A progress report was presented to council following this stage on 8 December 2003. This resulted in Council establishing a working party which included representatives of the three key stakholder groups which had been involved in the process, in order to reselve the most contentious aspects of the masterplan; ie the proposed shared trail and formal trails generally.

(d) Stage 4

The working party met on four occasions and reached agreement on a compromise position, after considering the polarized community views and the obligations faced by Council. Whilst each party still prefered its own position, there was acceptance by the working party that the "Points of Agreement" document (refer Attachment G) generally represent a reasonable compromise. Each of the key parties however asked that their preferred position still be stated as an addendum to the Points of Agreement (refer to Attachment H).

The masterplan was then further amended in accordance with the Points of Agreement and adopted by Council at its meeting of 16 February 2004.

(e) Stage 5

Due to the planning overlays which apply to the Rosanna Parklands, as outlined in section 7 above, Council requires a planning permit to carry out works associated with the masterplan. Council therefore proceeded with a formal notification process as outlined in 9 (e) above.

After considering the objections received during the statutory planning process Council recommended that a planning permit be issued, subject to an extensive range of conditions, including requirements for further refinements of the masterplan, detailed design plans for the path, a planting plan and preparation of a written background document.

For a summary of objections please refer to Attachment I and a copy of the conditions imposed by Council is included in Attachment J.

11. Recommendations

After considering information received during the consultation process, the professional input from relevant Council officers and external specialists, relevant strategic and policy documents together with Council's responsibilities and obligations, the following guiding principles and actions the form basis of the masterplan for Rosanna Parklands and Macleod Park.

1.0 Key Guiding Principles

- Respect the significant historical character of the parklands, with recognition of the significant role Ellis Stones played in protecting Salt Creek, including use of native species in park plantings and preserving Rosanna Parklands for generations to follow.
- Retain and strengthen the significant remnant Creekline Grassy Woodland and Plains Grassy Woodland vegetation communities and conservation values of Salt Creek and Rosanna Parklands with replanting of indigenous species, weed control and reduction in creek bank erosion.
- Protect and improve highly valued passive recreational values and natural features of the parklands, retaining it as a informal place for residents to unwind, and enjoy the 'bushland in the city', without active recreation facilities or major infrastructure in the parklands.
- Improve passive recreational enjoyment and safe access for residents, visitors, and for people of all abilities, where possible.
- Improve community facilities such as trails, seating, picnic facilities and bridges as required with designs that are sympathetic and responsive to the natural values of the parklands and creek environment.

2.0 Vegetation Communities of Rosanna Parklands and Salt Creek

Plant species for revegetation of Salt Creek and conservation areas of Rosanna Parklands will be sourced from the Creekline Grassy Woodland and Plains Grassy Woodland communities as described in the Vegetation Communities of the City of Banyule, by Cam Beardsell.

- **Weed Species Control**
  Key weed species, such as Willow, Ash, Mirror Bush, Blackberry, along with a range of other weed species, will be progressively targeted and controlled. This

will be undertaken in conjunction with replacement planting of indigenous species under a joint weed control program between Banyule City Council and Melbourne Water Corporation.

- **Creekline Grassy Woodland:** restricted to semi-permanent tributaries of the Yarra on the alluvial plains between Darebin Creek and Plenty River. These include Salt Creek and Banyule Creek. Characterised by a band of River Red Gums and tall wattles on the banks and reed-beds lining pools.
- **Plains Grassy Woodland:** widespread on the alluvial plains and rolling hills forming the hinterland of the Yarra Valley and formally on the volcanic plains of the Darebin Valley. Characterised by River Red Gum in association with copses of wattles and dense grasslands dominated by Kangaroo Grass and Common Tussock-grass. Stands at Simpson Barracks and from Harry Pottage Reserve through Mont Park to Gresswell Forest form important habitat for parrots and rare grassland plants.

Source: *Vegetation Community Map, City of Banyule*
Vegetation Communities of Banyule, Cam Beardsell

3.0 Paths

3.1 General Path Notes

- All paths to be 1.8 meters wide (the exception being the western perimeter path which is to be 2.1 meters wide).
- Paths to be constructed in a manner that will enhance, rather than limit, the "natural" aspects of the parklands and to minimise the impact on significant vegetation. Gentle curves will be incorporated into trail design where appropriate to enhance both safety and visual appeal. However, in designing the paths, the needs of people wishing to travel through the parkland will also be considered.
- Castella Rock, with increased clay content will be the surface of all paths within Rosanna Parklands. However, different path surfaces, including sealed and unsealed surfaces and boardwalks may be used in various locations within the parklands, depending on location specific conditions such as grades, potential for flooding, the amount of likely use. However, in general, the aim will be to minimise the number of surface changes within the parklands and where possible create one continuous, consistent surface.
- Undertake appropriate planting at key points along the paths to minimise short cutting on bends.
- Plant a hardy fast growing sterile variety of grass along trail edges in order to provide clear maintainable edges. However, wherever it is deemed practical, native grasses will be used.
- Re-vegetation and/or re-grassing of dangerous sections of existing informal trails (goat tracks).
- Minimum annual budget of $5000, in 2004 terms, is required to maintain paths to accessible standards.

- Drainage issues associated with paths to be resolved at the detailed design phase. Design solutions for drainage are to be sympathetic and consistent with the natural character of the parklands.

- Improve eroded pathway areas, with drainage and planting of indigenous groundcovers as part of the Parkland Trail works (near Hartley Crt).

  - Access via parkland paths for appreciation of the natural bushland, parkland and creek environment. Adequate clearance from trail to vegetation will ensure user safety and clear sightlines.

3.2 General Purpose Paths

- Establishment of a 2.1m wide unsealed, Castella Rock path providing safe, all weather access for pedestrians along the western edge of the parklands adjacent to the Hurstbridge Railway Line.
- The approximately 1.4 km long unsealed path will replace the existing well used dirt track which is in poor condition, and follows along the edge of the park, with deviations to avoid areas of dense vegetation and native grasses.
- The unsealed path will provide safe access for those who wish to move through the parklands on the linear, unsealed path network, but do not need or wish to enter the more sensitive and tranquil parklands area adjacent to the creek.
- The carefully constructed, unsealed path will have an orange/brown surface color, which will complement and blend in with the informal bushland character.
- Careful site integration and construction will ensure the trail will be almost invisible to people using the broader parklands and creek environment as it will be located on the elevated western side of the parklands.

3.3 Paths On The Western Boundary

The trail on the western boundary of Rosanna Parklands will be carefully aligned to take into consideration:

- Adequate clearance from canopies and protection of roots for trees on the western boundary in accordance with Banyule City Council Arborist recommendations.

- Adequate clearance from revegetation areas, to allow for future environmental enhancement plantings

- Localised topography in the trail design to minimise earthworks

- Directing localised surface drainage into regeneration areas to minimise erosion

4.0 Macleod Park

- Implement recommendations of the Macleod Park Concept Plan, to improve the picnic facilities, plantings, pathways, rotunda, and improve carparking and streetscape.

- Design and install appropriate "end trail" strategies to enhance safety at the intersection of the trail and Birdwood Avenue.

- Connect shared trail to the existing path network located in Macleod Park and the designated local on-road bicycle route.

- Council and Melbourne Water to continue removal and management of weed infestation along Salt Creek corridor. Replanting of indigenous vegetation and plants of local provenance compatible with Creekline Grassy Woodland Vegetation Community along Salt Creek to improve bank stability, environmental and habitat values.

- Improve the link between Macleod Park and Rosanna Parkland by upgrading and linking the trail system.

    - Upgrade existing toilet block amenities, to provide a safe and attractive public facility for general park users.

    - Banyule City Council to upgrade existing carpark in accordance with the Recreational Facilities Carpark Strategy.

    - Council to investigate improvements to access laneway for increased public safety (between tennis courts and railway land)

    - Improve planting and sightlines in inaccessible locations, in accordance with council policy (near creek and tennis court)

5.0 Salt Creek

- Indigenous riparian vegetation to be protected and enhanced along the Salt Creek corridor with species compatible with Creekline Grassy Woodland Vegetation Community.

    - Additional indigenous overstorey planting along Salt Creek corridor for improved habitat values.

    - Strengthen indigenous understorey planting along the banks of Salt Creek to increase habitat and environmental values and control bank erosion using species compatible with the Creekline Grassy Woodland Vegetation Community.

    - Council and Melbourne Water to continue removal and management of weed infestation along Salt Creek corridor. Replanting of indigenous vegetation and plants of local provenance compatible with Creekline Grassy Woodland Vegetation Community along Salt Creek to improve bank stability, environmental and habitat values.

    - Melbourne Water to stabilise and revegetate unstable section of creek bank (near Lower Plenty Rd) in the short term with the planting of indigenous vegetation in accordance with Creekline Grassy Woodland Vegetation Community.

6.0 Environment and Vegetation

- Council and Melbourne Water to investigate provision of litter traps at selected street locations, to reduce litter entering Salt Creek.

- Significant strengthening of indigenous and local provenance vegetation in accordance with Plains Grassy Woodland Vegetation Community to strengthen environmental and habitat values within the parklands.

- Key weed species, such as Willow, Ash, Mirror Bush, Blackberry, along with a range of other weed species, will be progressively targeted and controlled. This will be undertaken in conjunction with replacement planting of indigenous species under a joint weed control program between Banyule City Council and Melbourne Water Corporation.

7.0 Historic Values

- Retention of mature stands of exotic trees that characterise the diverse and significant history of the parklands. Existing and known weed species that present weed control problems in the creek environment i.e. Willows, Boxthorn and Mirror Bush will continue to be removed and replaced as part of the joint weed control program between Banyule City Council and Melbourne Water.

- Emphasise and retain sightlines throughout the park by maintaining long vistas, open spaces and selected tree planting, in keeping with Ellis Stones vision for the parklands.

- Carefully reinstate stone rockwalls from former golf course for seating and interpretation to increase the awareness of their place in the parklands history.

- Increase awareness of the significant Ellis Stones rock feature area at Salt Creek outlet by opening views into the creek and provision of interpretative signage.

- Retain parkland plantings reflective of Ellis Stones influence.

8.0 Park Landscape

- Retention of the diverse views from panoramic vistas throughout the parklands to natural views of the creek environment.

- Establishment of carefully selected indigenous understorey planting at bridges and pathway entrances, to strengthen the bushland character of Rosanna Parklands.

- Carefully and selectively thin dense vegetation along pathways to improve sightlines and personal safety. Indigenous groundcovers will be established to the sides of pathways in accordance with Plains Grassy Woodland Vegetation Community.

- Retention of mixed exotics species at this entry to Rosanna Parklands (near Lower Plenty Rd), which characterise the parks diverse history.

- Retain existing mound and plantings (near Chapman St)

9.0 Park Facilities

- Improvement of BBQ and picnic table facilities with a small picnic shelter.

- As existing playground equipment requires replacement, upgrade facilities in this location to conform to Australian Standards.

  - Replacement of pedestrian bridge when required (near Ferrier St)

  - Long term replacement of pedestrian bridge when required (near Hartley Crt)

  - Modification of existing slide and surrounds to improve user safety to meet Australian Standards, in order to retain this facility, with improved access paths and planting.

  - As existing playground equipment requires replacement, upgrade facilities in this location to conform to Australian Standards. Provide shade through appropriate planting adjacent to the central playground.

  - Retain existing timber bridge (opposite Davies St) with additional indigenous ground cover planting at entrances. This planting will include species such as Poa, Lomandra, Isolepis, Carex and Juncus, which form part of the Creekline Grassy Woodland Vegetation Community. NB. The bridges location maybe potentially effected by decisions associated with the proposed wetlands.

  - Careful location of high quality hardwood timber picnic tables in limited locations with open, tranquil views into Salt Creek. The tables will be located so visitors can continue to enjoy the tranquillity of Salt Creek and the parklands.

10.0 Park access

- Banyule City Council to investigate the widening of Chapman St on the north side together with the provision of a central pedestrian/bicycle refuge for a more accessible and safe crossing point at Chapman St.

- Provision of selected entry points to trail for safe, all weather and all ability access to parklands.

- Improve local access pathway (to Finlayson St).

- Banyule City Council to investigate provision of a signalised intersection for a more accessible and safe crossing point at Lower Plenty Road.

- Designated local on-road bicycle route connecting to the main Yarra Trail (to be retained)

- Realign entry pathway (at Lower Plenty Rd) and strengthen planting of indigenous trees and groundcovers at this important entry to Rosanna Parklands, whilst retaining open and panoramic views into the park.

- Improve path connections from railway crossing (to Davies St).

- Improve pathway access into park from Chapman St

- The specific route of the east-west path from the Davies Street rail crossing to be decided upon in consultation with Melbourne Water, when the design and location of the proposed wetland is being determined.

11.0 Proposed Wetland

- Pursue discussions with Melbourne Water in relation to the design and creation of wetlands and the installation of litter traps to improve habitat for native fauna, and to prevent litter entering the parklands.

- Guide surface run off from parklands into former creek course where possible to improve habitat values and to reduce inundation around paths (in vicinity of proposed wetland).

12 Staging (Condition 5 of Permit P284/04)

The following is a recommended guide to assist Council with the prioritising and the staging of the works outlined in the masterplan. The works have been listed in a suggested priority order to assist Council with its budget deliberations in future years.

Stage 1-Trails

Council has already allocated funds for Stage 1 works. Stage 1 consists of the formalisation of the trails throughout the Rosanna Parklands, including accessible entry points. This is considered a priority of the highest order due to issues of public safety and the need t6o make the parklands accessible. These works are scheduled for completion in 2005.

Stage 1-Planting

Trail side planting throughout Rosanna Parklands and planting associated with the closure of unsafe sections of existing informal tracks (refer Planting Plan for detail). This will include:

- Weed clearance and revegetation, in accordance with the Planting Plan, of "Creekline Grassy Woodlands" sections of Rosanna Parklands.
- Weed clearance and revegetation of "Plains Grassy Woodlands" sections of Rosanna Parklands.
- Park entrance weed removal and planting.

Works associated with stage 1 planting are expected to be undertaken during 2005/06.

Future Stages

The timing of the following works and the quantity of works designated to any future stages, will be entirely dependant upon the availability of funding.

- Trail related facilities, such as seating and provision of drinking fountains
- Work with Melbourne Water on creek bank stabilisation, weed removal and revegetation, and on the creation of wetlands.
  NB. The exact timing of this priority is dependant upon the availability of funding from Melbourne Water.
- Implementation of the balance of the Planting Plan
- Redevelopment of playgrounds in accordance with Australian Standards.
- Extension of accessible trail system to Birdwood Avenue, Macleod.
- Upgrading of barbeque/picnic area near Thompson Drive, including construction of picnic shelter.
- Installation of dog waste bins.
- Installation of litter traps
- Formalisation of safe crossing points on Lower Plenty Road and Chapman Street.
- Upgrading of paths connecting the Chapman Street crossing to Macleod Village.

13. Attachments

A Masterplan
B Planting Plan
C Trail Design
D Analysis of Results of Stage 1 of Consultation
E Analysis of Results of Stage 2 of Consultation
F Analysis of Results of Stage 3 of Consultation
G Points of Agreement
H Preferred Positions of Parties to Points of Agreement
I Summary of Objections (Statutory Process)
J Permit Conditions
K Existing Conditions Photographs
L Botanist Report Regarding Native Grasses