



Chirnside Urban Park

Master Plan



DRAFT ONLY

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DISTRICT CONTEXT MAP

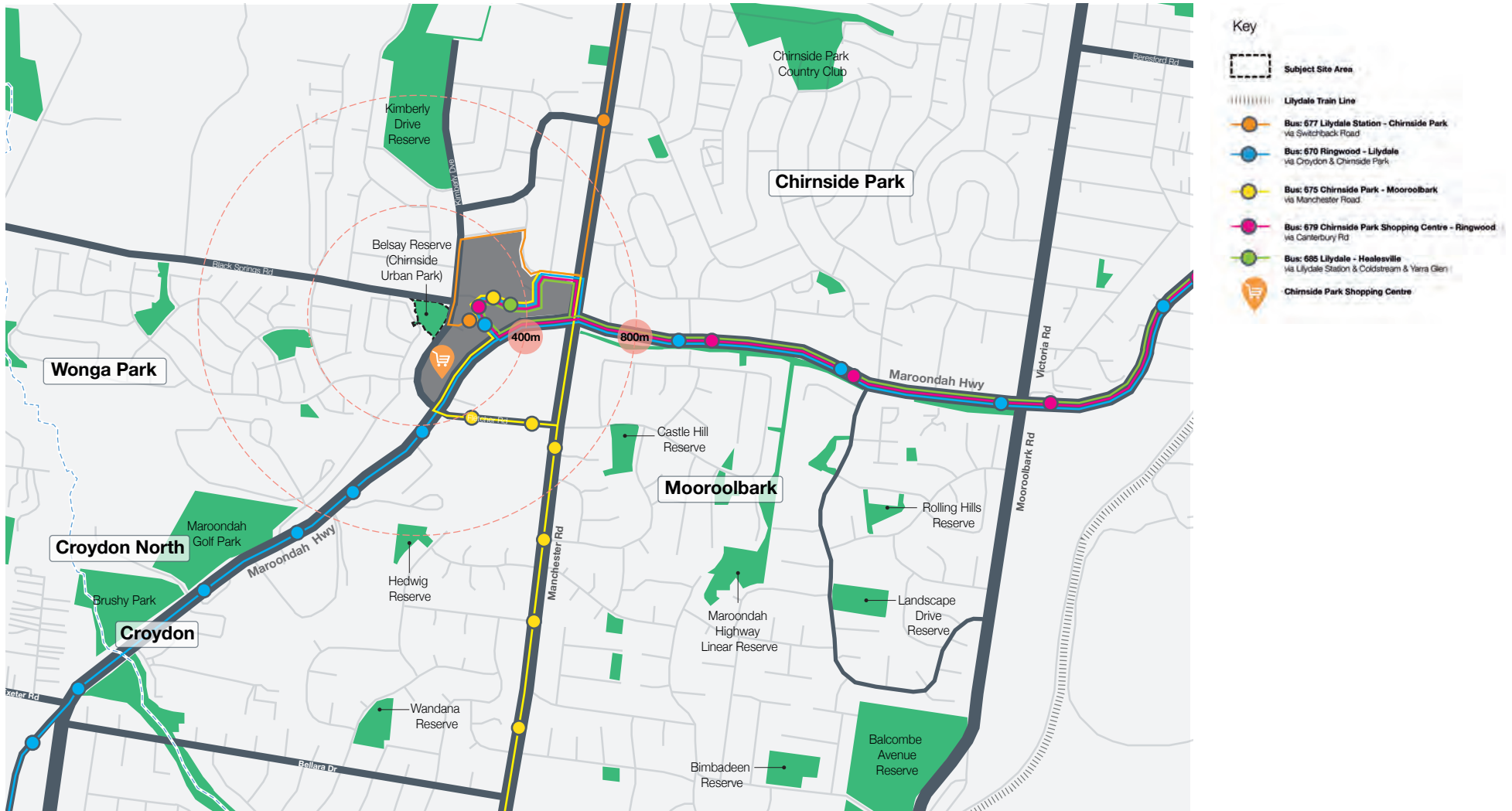


Figure 1 - Site Location, Transport & Connectivity Map

AERIAL VIEW OF CHIRNSIDE URBAN PARK



Figure 2 - The extent of the site area to be developed includes the area within the yellow line and the red dashed area (recently purchased by Council).

BACKGROUND

The Chirnside Park Urban Park is proposed for development at Belsay Reserve, located on the corner of Kimberley Drive and Black Springs Road in Chirnside Park. The Urban Park has the potential to become the 'town centre', a vibrant hub of social and passive recreation, with the flexibility and capacity to hold community events.

Currently, there is a lack of well-defined open-space in the developing community, particularly for passive recreation. The Urban Park will be an innovative model for integrated community infrastructure that will fit with the Council's plan for social and linked communities that promote health and wellbeing for both present and future generations.

The one hectare site is situated at the eastern edge of the Belsay Chase development with older residences to the north and is diagonally opposite to the Chirnside Park shopping centre and car park. The reserve is currently open space with a wetland feature, some garden planting with immature trees and a path connecting Belsay Chase to the shops.

The development of the draft Master Plan involved extensive consultation with various community members and groups.

Key themes that emerged included:

- Destination that is easily accessed by footpaths and/or has access to safe and accessible parking;
- Maintain open space, including substantial trees and gardens;
- Contain useful and accessible walking paths and circuits;
- Provide good amenity in suitable locations (paths, shade and seating);
- Include opportunities for play, and
- Safe and inviting place to meet and eat.



Photos 1-3: Existing conditions



Figure 3 - Mapping of Master Plan recommendations within subject site.

MASTER PLAN SUMMARY

Urban Park Zones

Zone A - Urban forest: area for nature play and discovery;

Zone B – Wetlands, with water feature, boardwalk and amphitheatre;

Zone C - Regional level playspace: Custom designed play area with multi-play domes and other integrated play for all ages and abilities;

Zone D – Urban parklands: Parklands, flexible open space with stage area and shelter with barbeque facilities, and

Zone E – Hardstand, amenities and car parking: Infrastructure to support accessibility, school and community use and events.

Throughout the park will be seating, trees for natural shade, lawn areas, picnic shelters and barbeque facilities, linked together by a lit path network for fitness, dog walking and connectivity.

Staging

The development of the Chirnside Urban Park has been estimated at \$4.5 million. It has been designed for delivery as a single or a two staged project, subject to funding availability.

General Park Features

- Shelters, seating and drinking fountains at appropriate locations;
- A network of accessible paths and the boardwalk connecting the activity zones and providing a path through to the shops, and
- Path lighting that will further enhance the urban park and extend the hours that the paths can be used for exercise or movement to the shopping precinct.



Photo 4: Panorama of existing site conditions at Belsay Reserve, looking east.

PROPOSED ELEMENTS: ZONE A - URBAN FOREST

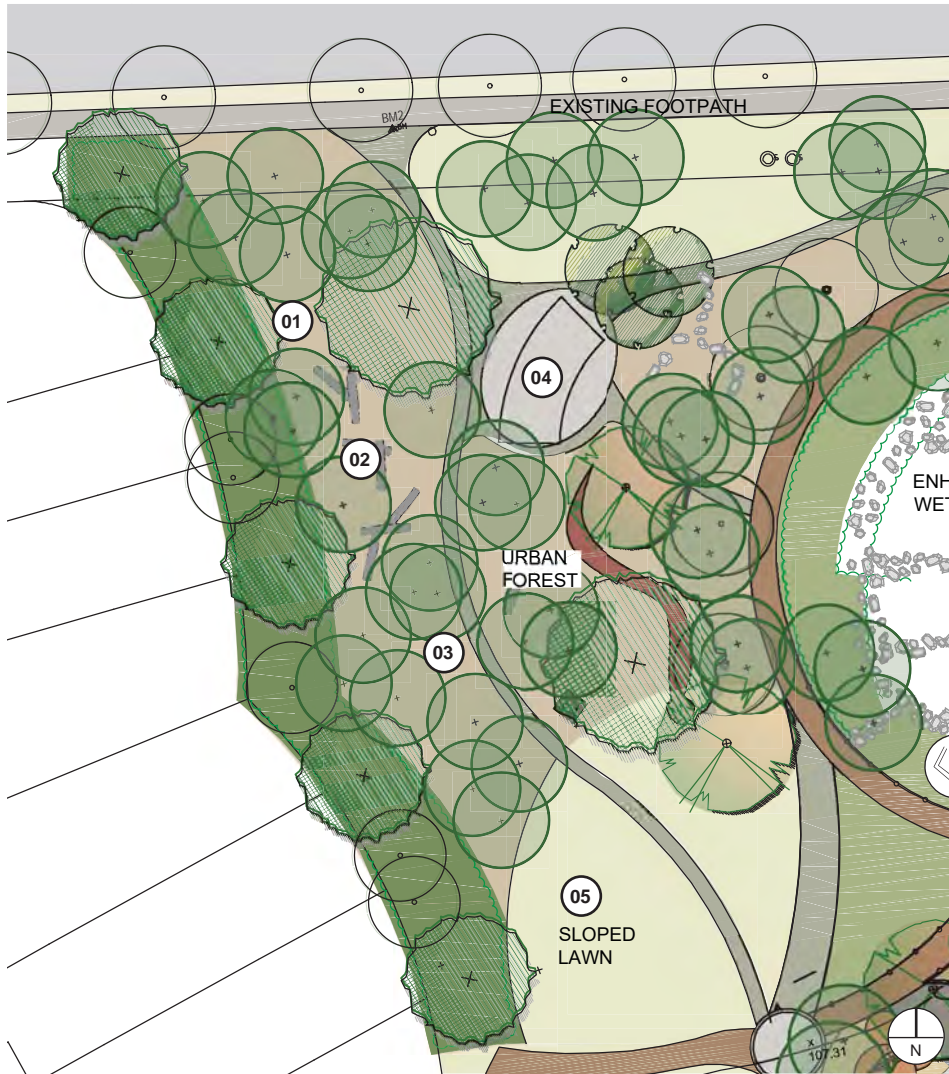


Figure 4: Zone A area

ZONE 1 IMPLEMENTATION COSTS

	Recommendations/ Capital Improvements
01	A landscaped response of trees, grasses and wildflowers offering a retreat where the community and school groups can discover and engage with nature, in a designed urban context
02	Boulders and logs to climb and test balancing skills
03	Mulch, plants and trees to investigate
04	A shelter with seating
05	A sloped lawn that separates the two play areas, providing a convenient, relaxed picnic area.



Photo 5: Existing wetlands looking south-east.

PROPOSED ELEMENTS: ZONE B - WETLANDS, BOARDWALK & AMPHITHEATRE

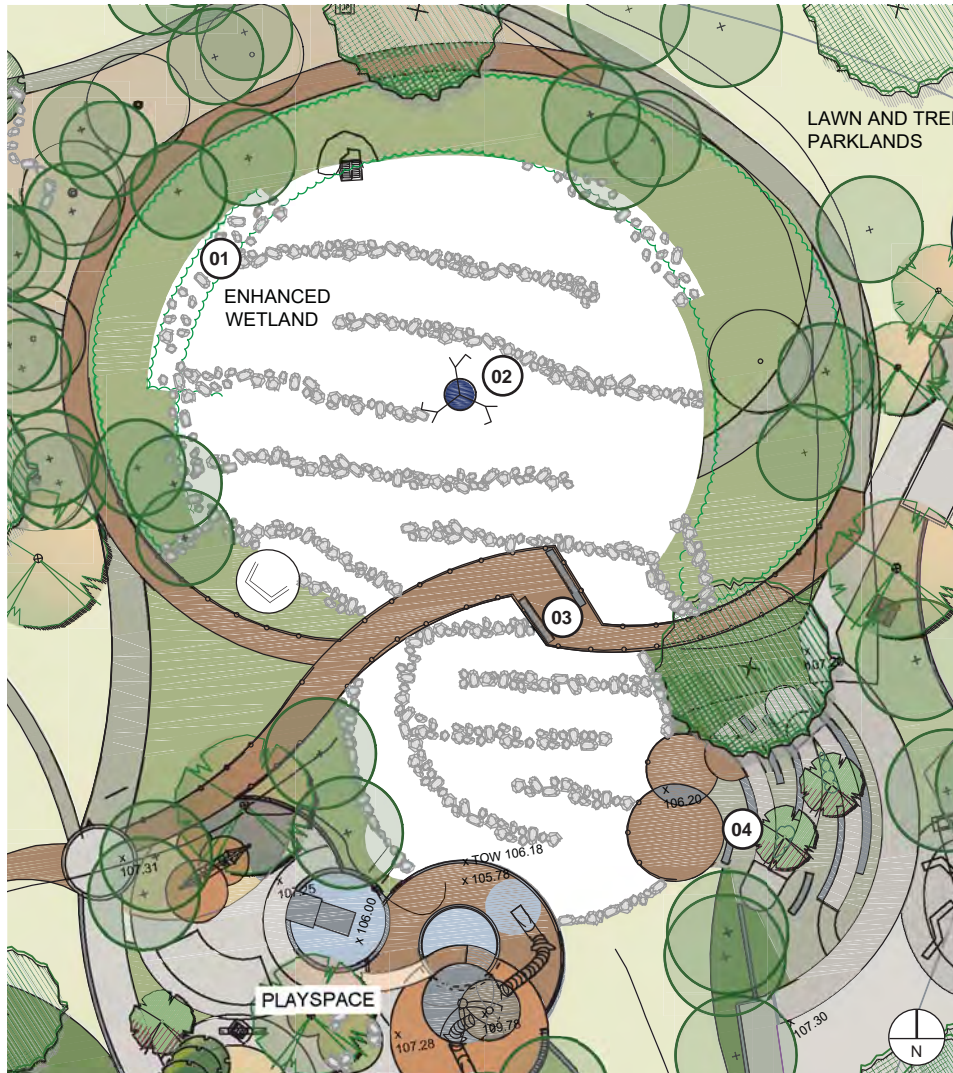


Figure 5: Zone B area

ZONE B IMPLEMENTATION COSTS

	Recommendations/ Capital Improvements
01	Increased plant diversity and rockwork to direct water flow that will improve water quality through natural filtration;
02	A water feature/fountain for water aeration, visual impact and aesthetic appeal;
03	A timber boardwalk with safety rails to provide a path of travel and viewing area;
04	Amphitheatre: <ul style="list-style-type: none"> • A place to sit and admire the wetlands, flora and fauna • An outdoor classroom for local schools, or • A flexible area for community groups to gather for various activities.



Photo 6: Existing view looking across wetlands to the north. Approximate location looking from playspace across wetlands.

PROPOSED ELEMENTS: ZONE C - PLAYSPACE

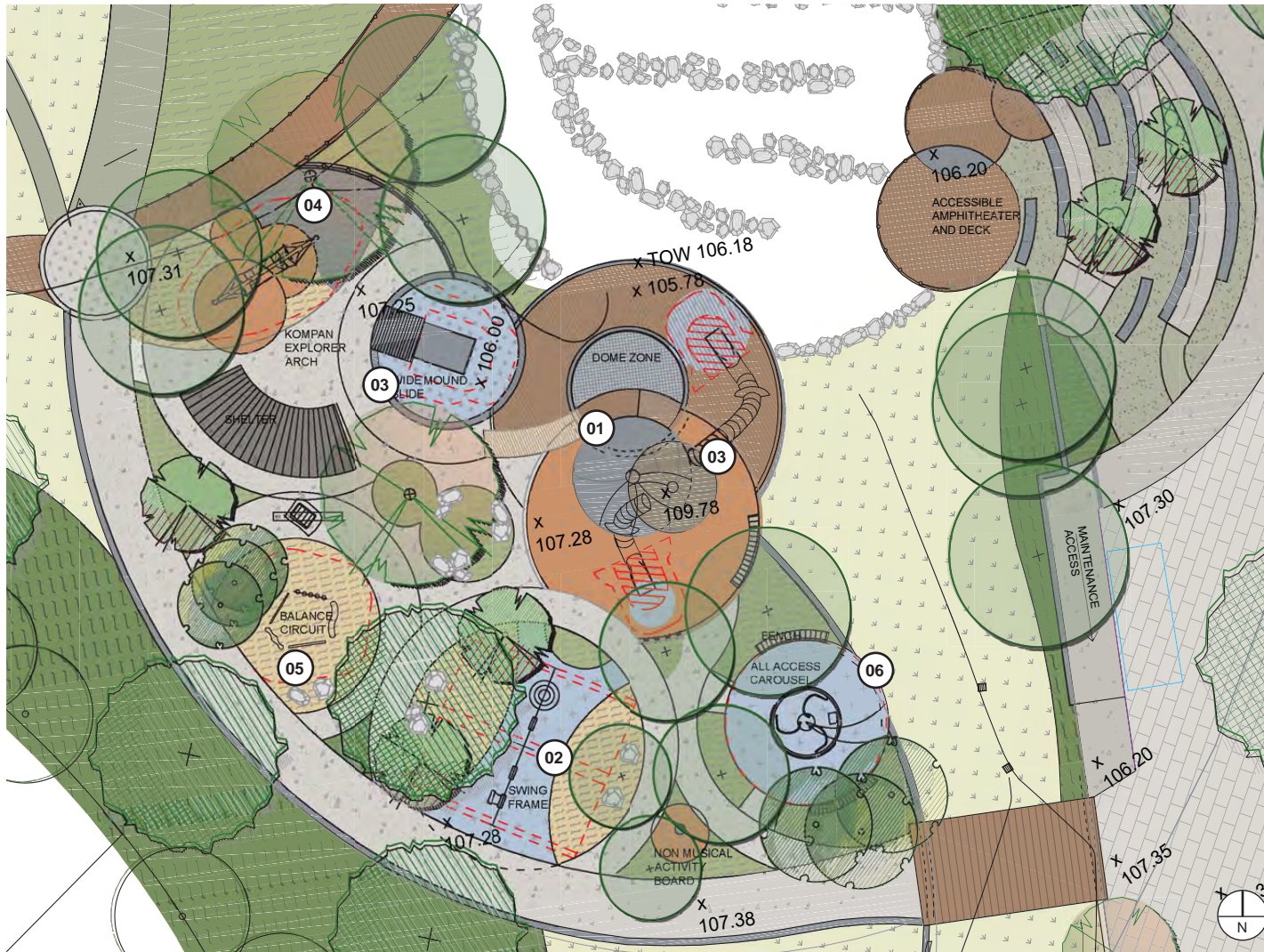


Figure 6: Zone C area

ZONE C FEATURES

	Recommendations/ Capital Improvements
01	Multi-level dome climbing structure
02	Swings – various
03	Slides – from different dome heights plus an accessible slide
04	Play wall
05	Balancing circuit
06	Accessible spinning carousel

PROPOSED ELEMENTS: ZONE C continued

Playspace Design

The proposed regional playspace will provide a variety of play elements suited to a range of ages and abilities.

The area has been designed to make full use of the slope providing a focal point from the main entrance to the park, while sitting down in the slope to minimise visual impact on adjacent residences.

Features of the proposed playspace and surrounds include:

- Inclusion of musical and sensory play elements;
- Use of shade trees and cool to the touch structure materials;
- Safety fencing between playspace and wetlands;
- Seating and shade structures for parents and carers, and
- An artistic component on the dome structure referencing the current wetland grasses and frog population.



Figure 7 & 8: Artist's impressions of proposed playground with custom play tower.

PROPOSED ELEMENTS: ZONE D - URBAN PARKLANDS



Figure 9: Zone D area

ZONE D FEATURES

	Recommendations/ Capital Improvements
01	Lawn and treed parkland for park visitors to relax, eat lunch and meet friends
02	
03	Flexible stage area suitable for events, theatre, picnics
04	Open lawn area for picnics, games, or viewing events on the stage
	Major shelter with barbeque provision.

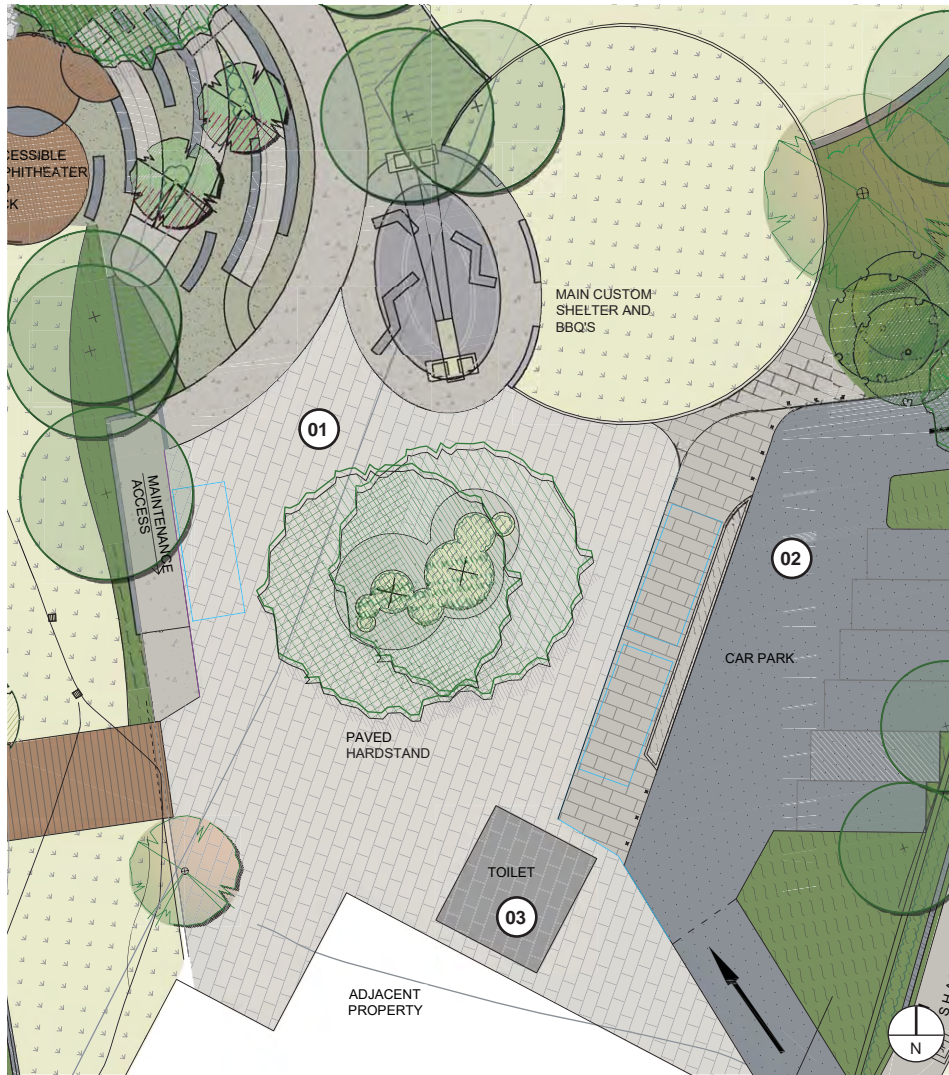


Photo 7: Looking east across existing wetlands.



Photo 8: Existing view from proposed playground zone.

PROPOSED ELEMENTS: ZONE E - HARDSTAND, CAR PARK AND AMENITIES



Zone E area

ZONE E FEATURES

	Recommendations/ Capital Improvements
01	Hardstand area for junior bike and scooter play, or for catering vans during events
02	Drop off and accessible car park zone
03	Public toilets including disability facilities



Photo 9: Existing view - looking from proposed hardstand area to wetlands.



Photo 10: Existing view - looking from corner of Blacksprings Road and Kimberly Drive to the south-west

FUNDING AND IMPLEMENTATION PLAN

Project Cost

The development of the Chirnside Urban Park has been estimated at \$4.5million. A breakdown of estimated costs is shown in the table to the right. Delivery of this full project is reliant on the availability of external funding. A two staged approach may be considered if insufficient funding is unavailable initially to undertake the full project.

Implementation

Council has allocated funds to progress the design work in 2021. A project of this magnitude will require external funding to achieve the outcomes proposed in this draft Master Plan. The Master Plan will serve as an advocacy document for grant applications providing the evidence base to seek financial support. Subject to receipt of funding, the project will commence planning in 2021-22, with construction in 2022 – 24.

Further information

For further detail of the Master Plan refer to the Chirnside Urban Park Master Plan Report available from Council's website.

Chirnside Park Urban Park Summary of Estimated Costs as of January 2021	Estimated Cost
Site establishment and preliminaries	\$197,000
Site preparation / earthworks	\$400,000
Drainage and services	\$125,480
Wetland / Water Sensitive Urban Design Engineering	\$428,000
Hardscape works	\$631,600
Timberworks	\$318,800
Synthetic surfaces	\$52,520
Structures (toilets, shelters)	\$366,000
Park Furniture	\$105,500
Play equipment	\$376,500
Musical play and artwork	\$121,400
Rocks, logs & edging	\$62,670
Balustrading	\$75,200
Loose and consolidated surfaces	\$17,120
Trees, plants and lawn	\$243,422
Maintenance during construction	\$10,400
Professional services	\$100,000
Contingencies	\$529,742
Subtotal	\$4,161,354
GST	\$416,135
Total	\$4,577,489
Growing Suburbs Fund Contribution (TBC)	\$2,250,000
Yarra Ranges Council Contribution	\$2,327,489