



HAYS Paddock PLAN



Adopted by Council 21 November, 2011



FIGURE 1. EXISTING SMALL 'BILLABONG' BESIDE GLASS CREEK

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FIGURE 2. AIR PHOTO 2011

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1.0 INTRODUCTION

1.01 HAYS PADDOCK LOCATION + DESCRIPTION

Hays Paddock is located in Kew East, in the City of Boroondara.

The park area is approximately 13.8 hectares.

Glass Creek winds through the Southern 'half' of the parkland.

The main vehicle access is somewhat indirect, from Kilby Road to the south, and then via Leason Street and Longstaff Street.

Almost all of this Yarra River floodplain area was originally cleared for grazing and dairying use – leaving isolated remnant mature river red gums. A line of mature radiata pine along the western boundary, are a reminder of its rural past.

The site is bound by the raised embankment of the Eastern Freeway to the north, which isolates this part of the Yarra River floodplain, from the Yarra River and the Kew Golf Course open space corridor to the north side.

Residential suburban properties surround the eastern and southern, and south western sides; Kilby Park Tree Farm on the western boundary, retains something of the open farm character, of the former horse paddocks, on that side.

The southern Glass Creek environs were fairly heavily planted with 'native' trees in the 1970's by the 'Friends of Glass Creek / Kew Natural Environment Group' earlier, with later ongoing planting of indigenous species, and it now has a densely treed 'natural' woodland character.

The northern 'Hays Paddock' part of the site was developed in the 1980's with two ovals, a main pavilion, a main carpark, and secondary carpark. There is a 'remnant' billabong in the northwest corner of the site, which was extended. An archery range and associated small pavilion are tucked into the northwest corner of the site. A regional adventure playground, 'Hays Paddock Playground for Children of All Abilities' was introduced in the late 1990's. These, combined with good picnic facilities and the attractive natural parkland environment, have created a major draw card for both the local and broader Melbourne Community.

A concise history of the development of the site, is described in Section 2.0

1.02 BACKGROUND

As noted above, Hays Paddock is an extremely popular reserve.

The general consensus of those involved in the development of the Hays Paddock parkland, over almost 30 years, seems to be that the original design intent has generally come to fruition – and that current management and use patterns are generally as intended.

The scale and popularity of the adventure playground was not envisaged by the original park designers, but it is generally considered that the site sensitive design of this element, and the nature of the activity, do provide an appropriate 'fit'.

The popularity of the park places great demands on the capacity of the park

resources and facilities. Over the years there has been some pressure from sporting organisations and other groups to further 'develop' the site eg. requests for lights and night use etc. Statutory obligations require the Council to upgrade elements such as the pavilion toilet and change facilities etc.

Note: A design for the upgrade of the main pavilion was undertaken as a separate exercise to this review, but it was coordinated with this overall project. The concept plan for the pavilion upgrade is included as Appendix C – Pavilion Upgrade Plan.

In mid 2010, Boroondara Council resolved to prepare a new plan for Hays Paddock. The council distributed a questionnaire survey seeking feedback in appropriate objectives and uses and suggestions for improvement. A public meeting was also held seeking comments and ideas. Expressions of interest were sought to participate in a plan steering committee.

1.03 THE STEERING COMMITTEE REVIEW PROCESS

A public meeting was held, and a Steering Committee formed, in July 2010, Terms of reference adopted, users, local residents and other interested stakeholders who participated in this review. It was agreed that a series of meetings would be undertaken focussing on specific issues such as parking, the use of paths, the playground, and site furniture etc. It was agreed that the review was to examine the current, and potential future use of the parkland; in the context of the objectives and design principles, of the original adopted Hays Paddock Concept Plan.

The meetings were chaired by the local Bellevue Ward Councillor, and were supported by a wide range of specialist Council personnel. The list of Steering Committee members and Council officers is enclosed as Appendix A.

Minutes of Steering Committee meetings were loaded onto Council's website and observers were welcomed to all meetings.

Shortly after formation, the Steering Group proposed, and Council agreed, to engage professional landscape architects, to assist in the preparation of an up to date site survey plan to provide advice on landscape design issues; and prepare a Hays Paddock Plan, summarising the group's findings (This Report).

An audit of the condition of the existing adventure playground elements was also undertaken, and that study is enclosed as Appendix D – Playground Audit.

1.04 THE NEXT STEPS

The Steering Committee prepared a draft 'Hays Paddock Plan' for consultation which, after Council endorsement, was released for public comment. The Steering Committee then reconvened to review the received submissions and make its final recommendations to Council.



FIGURE 3. EXISTING LANDMARK RIVER RED GUM - *Eucalyptus camaldulensis*

2.0 HISTORY OF HAYS PADDOCK

2.01 SHORT CHRONOLOGICAL HISTORY

This section is intended as a concise history and background to the development of the site. Most of the following information is derived from the 'Kew Urban Conservation Study' report for the City of Kew, and other sources listed in Section 9.0 – References.

- < 1835 Wurrundjeri tribe inhabited this rich floodplain area of the Yarra River.
- 1844 First Government land sales of the area.
William Oswin, who immigrated to Australia in 1840, purchased lots 52 and 53, in the Borough of Kew. This land included the site, and ran north from Kilby Road bullock track to the Yarra River, and east to Burke Road. He built 'Kilby Lodge' farmhouse, and farmed dairy cattle on the site, with his brother Richard Oswin. Glass's Creek (later Glass Creek) was named after Hugh Glass, an early pastoralist.
- 1860 The Municipal District of Kew was proclaimed, and Richard Oswin was elected a Councillor.
- 1863 The Great Flood of the Yarra River inundated Kilby Farm and surrounding properties.

Kilby Farm continued to be operated by the Oswin's into the 1890's. Ownership then changed hands several times, and continued to be operated as a dairy.
- 1896 Kew Golf Club founded; established first links west of Belford Road.
- 1918 Land to the west of Belford Road was sold by Studley Park Estate Company to Kodak Co. who intended to move their factory from Abbotsford. Kodak never developed the site, and the land continued to be used for grazing.
- 1919 Sands and McDougall list Peter Grant Hay (b.1879-d.1961) as proprietor of the Diary. In 1904 Peter is listed as living in Sackville Street, Kew, and a partner in Coulsen Hay and Co. wine and produce merchants located in Flinders Lane. He later became a director of Richmond Natham System Brewery Co. which was sold after his death in 1962 to Carlton and United Breweries. The businesses were successful, and in 1930 he relocated to Albany Road, Toorak. It seems that he never lived on the site, and no large farmhouse was ever built on the site. The site was later known as 'Kilby Park Stud', and the western half of the site was used as horse stabling paddocks. The stud is associated with a number of successful race horses.
- 1926 The Kodak land was sold to a local syndicate, and was later subdivided, as part of the Old Kew Golf Links Estate.
- 1934 The Metropolitan Gas Co. sought permission from Kew Council to erect a gasometer on land north of Kilby Road, and adjacent to Leason Street, but after strong objections from local residents, permission was refused.
- 1934 A major flood of the Yarra River occurred.

- 1938 The old timber bridge over Glass Creek in Kilby Road was replaced by a concrete culvert by the Board of Works.
- 1942 Kew Council set the 1934 flood mark as the control limit on residential development. The final sales on the Kew Golf Links Estate to the west, were offered in 1938.
- 1943 Kew Council Town Clerk, W.D Birrell proposes that the Glass Creek bed be filled with a barrel drain, and that the flood prone Hays Paddock farmland area be purchased for a recreation reserve. This was not pursued.
- 1945 Aerial photographs taken for the 'Survey of Victoria' show much of the Hays Paddock area still as undeveloped farmland – see attached photo, Figure 4.
- 1954 A proposal was made to Kew Council for a drive-in picture theatre on land west of Lister Street, but it was not considered.
- 1954 The Melbourne Metropolitan Board of Works (MMBW) 1954 Metropolitan Planning Scheme identifies Kilby Reserve as existing Opens Space, and the balance of the site as 'Proposed Public Open Space'.
- 1960's Local residents report that the creek bank was infested with boxthorn thickets, blackberry, gorse and briar rose.
- 1969 The Metropolitan Planning Scheme proposed the road corridor which was to become the F19 Freeway, later known as the Eastern Freeway. As part of compensation to Kew Council for alienation of part of Willsmere Park Open Space, 13.6 acres of Hays Paddock was 'offered' as an open space reserve.
- 1973 Kew Council announces plans to develop the site for active recreation. The Kew Natural Environment Group (KNEG) was formed, mostly a group of local residents, concerned at the loss of 'natural' landscape.
- 1973 KNEG engage Ellis Stones noted Melbourne 'pioneer' landscape architect, to review the site, and prepare a landscape concept plan.
- 1974 KNEG organise a tree planting day for the site, which included 'popular' native tree species.
- 1974 The CRB engage Margules and Deverson, Landscape Architects (Canberra) to prepare landscape plans for the whole of Hays Paddock. They were the consultants for the Eastern Freeway.
- 1976 KNEG prepared their own detailed concept for the Glass Creek area, with an emphasis on natural bushland, with a network of ending trails.



FIGURE 4. AIR PHOTO 1945 SURVEY OF VICTORIA (Supplied by Ken Duxbury)

Adopted by Council 21 November, 2011

- 1976 Council endorse principles from both plans, and the CRB implement; a substantial amount of the proposed 'native' tree planting, and simply regrade and grass the former site depot area.
- 1977 The construction of the Eastern Freeway is completed, and cuts the site off from the Yarra River, and the Kew Golf Course area. The Hays Paddock area is used as a site depot during construction.
- 1976 The 'Kew Natural Environment Group', an association of local residents, approached Kew Council with their report and concept for the development of a combined Kilby Reserve and Hays Paddock area, with an emphasis on a natural bushland creek environment.
- 1970's Increased stormwater runoff due to urbanisation, and earlier removal of creekside vegetation, lead to increasing erosion to Glass Creek embankments – the MMBW drainage section undertake fairly major rock boulder beaching works to stabilise the creek shoulders, in the late 1970's.
- 1979 The Country Roads Board (CRB) transfers 8.6 hectares of land known as 'Hays Paddock', adjoining the 5.2 hectares of Kilby Reserve, to the Kew Council, creating a combined open space area of 13.8 hectares – in compensation for lands acquired for the construction of the freeway.
- 1979 Kew Council resolved to generally adopt the concept prepared by the 'Kew Natural Environment Group', and engage Gerner Sanderson Faggetter Cheesman, GSFC Landscape Architects, to assist with the further development of the design, in liaison with the community group.
- 1980 The GSFC Hays Paddock Concept Plan report was adopted by Kew Council – see Appendix B – Hays Paddock Concept Plan.
- 1982 GSFC Landscape Architects were engaged to prepare detailed designs and tender the work for implementation, including:
- Main Oval Pavilion, J. D. Ryan Pavilion (Former Kew Mayor)
 - Archery Pavilion, Gerry Hevey Pavilion (City of Kew Bowmen, Founding President)
 - Two Sporting Fields, Main South Oval and Junior North Oval
 - Main and Secondary Carpark
 - Glass Creek Vehicle Bridge and Entry Road
 - Comprehensive Gravel Path Network
 - Small Playground and Picnic Facilities
 - Indigenous Tree Planting
 - Expanded Billabong
- 1987 Kew Council adopt 'Guidelines for the use of Hays Paddock'.
- 1994 City of Boroondara formed, amalgamating City of Kew with Hawthorn and Camberwell.
- 1997 'Hays Paddock Playground for Children of All Abilities' was designed by Mark McWha Landscape Architects; and implemented in 1998.
- 2002 Kilby Park Tree Farm replaces the horse adjustment paddocks on the west boundary.
- 2005 Glass Creek creekside revegetation / urban bushcare program is funded by the National Heritage Trust. The ongoing revegetation program is incrementally undertaken by Council.

- 2006 Butterfly shade structures introduced to the Playground, designed by Mary Jeavons, Landscape Architect.
- 2009 New cricket nets installed. Proposal to install sports ground training light to north oval. Council resolved to not proceed and, in consultation with the community, to prepare a management plan for Hays Paddock.
- 2010 Public meeting held and survey seeking submission widely distributed. City of Boroondara call for expressions of interest from parties concerned with the use and management of Hays Paddock. The Hays Paddock Steering Committee is formed, including representatives of local sporting clubs, residents, and other interested parties. FORMium Landscape Architects (formerly Mark McWha Landscape Architects) are engaged to coordinate the subsequent Hays Paddock Plan (This Report).
- 2011 A draft Hays Paddock Plan is prepared for wider community consultation. Following consideration of submissions and survey responses, the final recommendations of the Steering Committee were provided to Council for its consideration.

2.02 1945 SURVEY OF VICTORIA AIR PHOTO

The following observations from the 1945 Air Photo, are of interest, in terms of the history and development of Hays Paddock:

- Leason Street, Longstaff Street and Arden Court are formed but not sealed.
- Frater Street, Newbury Street and Lister Street are not yet developed.
- Old Burke Road is evident to the north, but the Eastern Freeway will not be built for another 30 years.
- Kilby Park Stud farm, owned by Peter Grant Hay, existed at this time, and most of the site consisted of open grassed 'paddocks'. This is how 'Hays Paddock' derived its name.
- The air photo shows rectangular linear strips on the 'Lister Street' edge which may have been market garden or some other cropping type use.
- The winding course of Glass Creek is evident – the banks do not appear to have dense creekside vegetation, but may have been weed infested.
- The outlets of the upstream barrel drain appears to be closer to Kilby Road.
- The locations of the remnant mature river red gums are clear – about 10 No. most of which still exist.
- There is no formed line or edge on the existing east boundary, and the pine trees have not yet been planted – this must have occurred soon after.
- The existing billabong is evident as a depression or farm dam, but there does not appear to be any riparian reed margins or aquatic vegetation.
- Small sections of Cypress hedgerow exist at the location of the present pedestrian link space opposite Oswin Street.

NORTH





FIGURE 5. VIEW SOUTH-WEST TO MAIN PAVILION

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3.0 HAYS PADDOCK PLAN, PURPOSE, OBJECTIVES AND USER GUIDELINES

3.01 BACKGROUND OF THE PLAN

June 1976

Anticipating Council's acquisition of Hay's Paddock, a report and concept plan was prepared incorporating input from a local residents' group outlining the development of Kilby Park and Hay's Paddock as a total concept. This report and accompanying plan was submitted to Council for consideration.

July 1979

To compensate Council for acquisition of land for construction of the Eastern Freeway, the Country Roads Board transferred title of land known as Hays Paddock to the City of Kew. Council resolved to proceed with development generally in accordance with the 1976 concept plan, and in order to achieve the best possible results, sought advice from professional landscape architects.

November 1987

Council adopted a selection of objectives and use guidelines drawn from the plan.

June 2009

Council considered a proposal to install training lights at the northern oval. The proposal was not approved. Council further agreed to prepare a new plan for the future use of Hays Paddock.

May 2010

Survey distributed to residents and user groups.

July 2010

First meeting of the Hays Paddock Plan Steering Committee, encompassing a representative group of tenants and the wider community, including local residents, friends groups, sports clubs and other park users. The Committee brief was to assist Council draft a new plan for the maintenance and use of Hays Paddock.

May 2011

Draft plan released for public comment.

August 2011

Steering Committee receives submissions and makes final recommendations to Council.

November 2011

Council adopted Plan (this plan).

3.02 PLAN PURPOSE

This document provides Council with a formal park management plan to guide the future use and development of Hays Paddock. The Plan was prepared by a community-based Steering Committee, taking into account the feedback received from a survey of residents and users, as well as other research and investigation.

The Plan does not start from scratch but builds on previous plans prepared by the City of Kew and reflects and responds to current issues, needs and desires. The intention is to fine tune, enhance and reinforce, not reinvent or recast the nature and purpose of the reserve.

It is envisaged that the plan will provide the basis for future budget allocations and provide a framework to consider future proposals.

More specifically, the Plan documents the way in which the reserve is used and its condition, identifies likely future requirements, opportunities and constraints,

3.03 PLAN OBJECTIVES

The proposed objectives for Hays Paddock are to:

- Create an area of retreat offering a blend of rural and natural woodland landscapes and relaxing ambience of 'village green.'
- Provide for a balanced mix of informal leisure activities and organised sporting activity on a modest scale, for the whole community.

3.04 USE GUIDELINES

Use of the ovals involving organised sporting activities

Sporting activity includes club or tenant based activity undertaken on a regular basis. Such use shall comply with the following guidelines:

- The period for which ovals shall be allocated shall be no more than 26 weeks (two seasons annually).
- Allocations are to be made on the basis that clubs compete in amateur competition.
- For any one event, a maximum of 100 spectators shall be permitted, unless approved by advisory committee.
- Both ovals may be allocated for weekend competitive use, provided that neither oval is used for all of Saturday and all of Sunday.
- Outdoor sporting activity will take place during daylight hours only.

Use of the oval involving casual hire:

- Casual hire will be limited to four occasions over any 26 week period for any one sporting tenant or club group or community group, subject to Council approval.

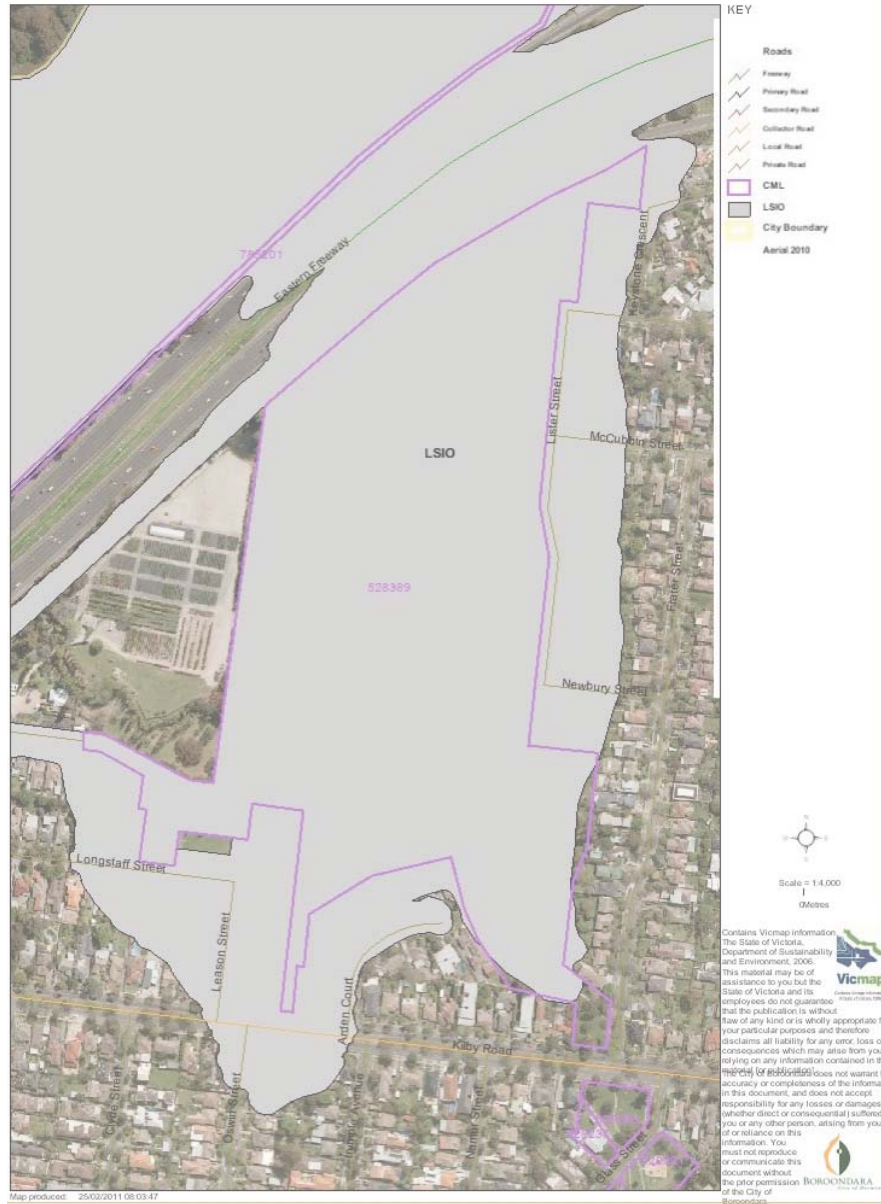
Informal use of Hays Paddock

- Informal use does not require a park booking and includes such activities as birthday parties, picnics, as well as use of playground and barbeque.

The actions, and the operational and maintenance regimes which are proposed to continue to meet these objectives, are outlined in Section 7.0.

Hays Paddock

LSIO Overlay



4.0 MELBOURNE WATER REVIEW

4.01 FLOOD PRONE LAND

The area of the site which is designated as 'flood prone' is shown on Figure 6 – Plan of Flood Prone Land.

The boundaries of Hays Paddock are overlaid over the Vicmap Department of Sustainability and Environment Air Photo which shows the LSIO overlay (Land Subject to Inundation Overlay). This area generally covers land which is thought to be subject to a 1 in 100 year flood.

Almost all of Hays Paddock is covered by this overlay, except for a very small parcel at the corner of Kilby Road and Frater Street.

Certain types of development are discouraged within the designated LSIO Overlay area, and most buildings require a Planning Permit. Elements such as park furniture are exempted.

The City of Boroondara have prepared an 'Information Sheet' titled 'Development on Land Subject to Flooding'.

Planning permit applications are made to the City of Boroondara, and applications require the written approval of Melbourne Water.

4.02 MELBOURNE WATER ISSUES

Melbourne Water requires clear access to two locations on Glass Creek.

1. The access ladder at the barrel drain pipe outfall, near Frater Street
2. The grassed embankment ramp on the west side of the pipe outfall silt pond. The silt pond is de-silted on an as-needs basis, after major flow events, rather than on a regular maintenance program.

Melbourne Water otherwise encourage, and facilitate, through grants and revegetation programs the planting of indigenous riparian creekside vegetation.

Melbourne water periodically undertakes water quality sampling at the pipe outfall, as part of the overall sampling program of the Yarra tributaries

This report was forwarded to Melbourne Water for their review and response, during the consultation period.

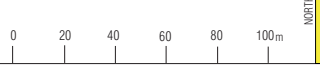
FIGURE 6. PLAN OF FLOOD PRONE LAND - SOURCE VICMAP (Supplied by City of Boroondara)



SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
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[Symbol]	3:50000	[Symbol]	RIVERS	[Symbol]	RIVERS
[Symbol]	4:50000	[Symbol]	DRAINAGE	[Symbol]	DRAINAGE
[Symbol]	5:50000	[Symbol]	LEVELS	[Symbol]	LEVELS
[Symbol]	6:50000	[Symbol]	BOUNDARIES	[Symbol]	BOUNDARIES
[Symbol]	7:50000	[Symbol]	UTILITIES	[Symbol]	UTILITIES
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[Symbol]	50:50000	[Symbol]	LEVELS	[Symbol]	LEVELS

Legend

FIGURE 7. EXISTING LEVELS/ FEATURES SURVEY PLAN: 2011



BOROONDARA City of Harmony

FORM LANDSCAPE ARCHITECTS



FIGURE 8. EXISTING CONDITIONS LANDSCAPE PLAN : 2011



5.0 EXISTING USES & CONDITIONS REVIEW

5.01 EXISTING SITE SURVEY

- A levels and features survey of the site was prepared as part of this review, at the end of 2010.
- All levels up to the top of the Glass Creek bank level were taken.
- The survey plan is shown on Figure 7 – Existing Levels and Features Survey Plan.

5.02 EXISTING SITE USES

Figure 8 – Existing Conditions Landscape Plan, shows the existing site layout. The following is a summary of the current main uses:

PASSIVE RECREATION:

- Walking, Strolling, Jogging, Sitting, Cycling
- Dog Walking + Exercise (Off Leash)
- Picnicing, Use of BBQ's
- Kick-around Ball Games & Run Around Games
- Kite Flying, Bird Watching, Exploration
- Natural Environment Observation
- Enjoying the Sun
- Petanque, Boules
- Playing on the Grass
- Playing amongst the 'Bush'
- General Passive Recreation Outdoor Activities etc.
- Secondary Activities (Scout Hall nearby)

ADVENTURE PLAYGROUND USE:

- Use and enjoyment of the 'Playground for Children of All Abilities' and for all ages

SEMI-ACTIVE USES:

- Community gatherings for Special Events
- Kew Festival Events

ARCHERY RANGE USE:

- Organised Weekend Use by Archery Club members.
- Dog training Activities (Weekend group and weekdays with small numbers)

ORGANISED SUMMER SPORT

- South Oval – Saturday Cricket, Sunday Cricket + mid-week practice
- North Oval – Saturday Cricket, Sunday Cricket + mid-week practice

ORGANISED WINTER SPORT

- South Oval – Sunday Soccer + mid-week practice
- North Oval – Saturday or Sunday Junior Football & Soccer + mid-week practice

5.03 EXISTING SITE ELEMENTS (AND OPPORTUNITIES)

A) PAVING AND GROUND ELEMENTS

Figure 9 – 'Paving and Ground Elements', shows the range of paving treatments used on the site. Almost all footpaths in the park are natural gravel paths.

Originally, all footpaths were constructed of compacted Lilydale toppings, over a compacted crushed rock base, with treated pine edge boards. Many of the main paths have been topped up with the same colour granitic sand, and many timber edge strips have either 'disappeared' or been removed, and edges are now maintained as a rough grass edge – a softer, and appropriate appearance.

Most of the main footpaths are 2 metres wide, and the secondary footpaths are 1.2 metres wide. It is proposed in the Boroondara Bicycle Strategy, that a north-south shared bicycle trail link be provided linking through the park, with a new controlled crossing at Kilby Road and Frater Street, which will then link south towards Harrison Reserve and Stradbroke Park. The proposed route is shown on Figure 35 – Circulation Plan. The path may need to be widened to 2.1 metres minimum width.

B) BOLLARDS AND BARRIERS

Figure 10 – 'Bollards and Barriers' shows the typical range of fences and vehicles barriers used around the site.

- Fences are not dominant elements on the site, and where possible, the use is minimised, and in order to reinforce the natural character.
- The simple timber top rail fence is an element used to reinforce the former rural character of the site. The timber post + wire mesh fence used around the playground is intended to be extended around the billabong as an 'exclusion' fence. It will be softened with planting.
- The high barbed wire and woven wire mesh fence on the west boundary; and the galvanised metal fence at the Glass Creek culvert outfall pipe, are both visually 'at odds' with the informal design intent. Opportunities to improve these will be investigated.
- The heavy steel rails on the entry road bridge are also very utilitarian, and there is a proposal to introduce heavy natural timber end posts, to create the sense of a timber 'bridge crossing'.

C) SITE FURNITURE

Figure 11 – 'Site Furniture', shows the range of site furniture used around the site.

- The existing park seats and picnic tables are standard City of Boroondara streetscape and urban park furniture details. The elements are metal framed, and seats have natural timber battens. While they are well detailed, and robust, these elements are considered to be too 'urban' in character, for the more natural woodland parts of the site.
- It is proposed that there is a transition to more natural timber detailing, for the more 'remote' natural woodland areas of the site. The natural timber seat used for the Koonung Creek open is an appropriate example. And the possibility of using 'picnic platforms' or 'deck platforms seats' could be used in the areas away from the main active picnic areas, but located in the fringes of the more treed woodland areas. A photo of this type of element is shown on Figure 35.
- The use of selected flat rock boulders, or large recycled river red gum trunks, for seating in these areas has also been proposed.

D) SIGNAGE

Figure 12 – 'Signage', shows the range of signage used around the site.

- The main Identification signage is now somewhat dated, and the new suite of City of Boroondara standard signs will be incorporated. The use of natural heavy timber side posts would reinforce the natural character of the site. A special main entry themed park identification sign is proposed, for the – street entrance.

E) STRUCTURES AND BUILDINGS

Figure 13 – 'Structures and Buildings', show the range of building elements used around the site.

Many of the structures are associated with the playground. These were originally natural cypress pine finish, but most have been stained with darker stains and anti-graffiti treatment has been applied. These elements are now over 10 years old, and although structurally sound, and still attractive elements, many of the finishes are 'tired' and they are patched in places. Most surfaces, including painted elements, need a 'refresh' and where possible, the natural timber finish should be reinforced.

There are proposals, which have been prepared separately to this review, to upgrade the main pavilion – see Appendix C



1. Old Bluestone Culvert



2. Synthetic Cricket Pitch



3. Timber Garden Mulch Edge



4. Lilydale Toppings Path (Original)



5. Granitic Sand Secondary Path



6. Granitic Sand Main Footpath



7. Charcoal Concrete Footpath



8. Carpark Bluestone Rubble Strip



9. Bitumen Entry Road
Charcoal Concrete Roll Over Kerb

FIGURE 9. PAVING & GROUND ELEMENTS
EXISTING CONDITIONS (PHOTOSHEET)



1. Melbourne Water Drain Culvert Barrier



2. Kilby Tree Farm Boundary Fence/ Gate



3. Playground Fence



1. Cast Iron Light Bracket



2. BBQ



3. Litter Bin



4. Recycled Plastic Bollards



5. Recycled Plastic Totem Sign



6. Glass Creek 'Bridge' Barrier



4. Water Station



5. 'Natural' Timber Seat (Koonung Creek)



6. 'Natural' Timber Bench



7. Painted Timber Barrier



8. 'Natural' Cypress Pine Rail



9. Cypress Pine Post with Logo



7. Picnic Table Set



8. Bench



9. Seat + Bicycle Hoop

FIGURE 10. BOLLARDS & BARRIERS
EXISTING CONDITIONS (PHOTOSHEET)

FIGURE 11. SITE FURNITURE
EXISTING CONDITIONS (PHOTOSHEET)





1. Playground Information Sign



2. Reserve Regulations Sign



3. Parking Restriction Sign



1. Recycling Water Tanks



2. Cricket Nets



3. Playground Bird Hide



4. Sporting Event Sign (Temporary)



5. Archery Event Sign (Temporary)



6. Archery Warning Sign



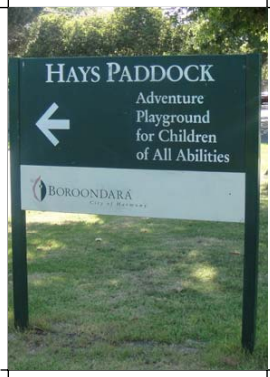
4. Playground Picnic Pergola



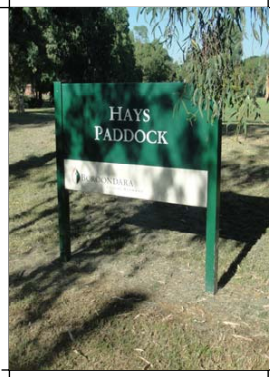
5. Playground 'Dragonfly' Slide



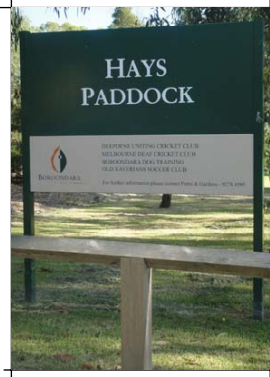
6. Playground Billabong Lookout



7. Kilby Road Sign



8. Secondary Identification Sign



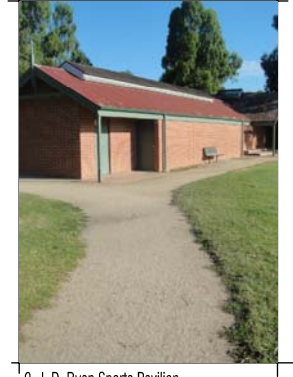
9. Main Identification Sign



7. Playground Entry Gate Shelter



8. G. Hevey 'Archery' Pavilion



9. J. D. Ryan Sports Pavilion

FIGURE 12. SIGNAGE EXISTING CONDITIONS (PHOTOSHEET)

FIGURE 13. STRUCTURES & BUILDINGS EXISTING CONDITIONS (PHOTOSHEET)



1. *Pinus radiata*
Radiata Pine



2. *Eriobotrya japonica*
Loquat



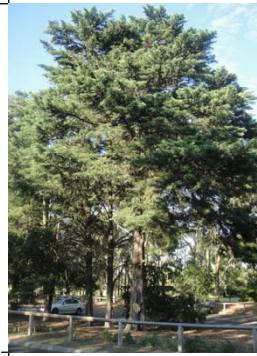
3. *Populus nigra* 'Italica'
Lombardy Poplar



4. *Ceratonia siliqua*
Carob



5. *Quercus robur*
English Oak



6. *Cupressus macrocarpa* 'var'
Monterey Cypress



7. *Fraxinus angustifolia*
Ash



8. *Crataegus oxycanthus* 'var'
English Hawthorn



9. *Pinus radiata*
Radiata Pine

5.04 EXISTING VEGETATION (AND OPPORTUNITIES)

A) EXOTIC TREES

Figure 14 – 'Exotic Trees', show some of the exotic trees located around the site.

There are not a large number of exotic trees.

There is the remnants of a line of pine trees located along the west boundary, and beside the billabong. These trees are not present on the 1945 Air Photo, so they must have been planted soon after, as part of the Kilby Stud farm. These are also two Lombardy poplars located beside the billabong.

There are few oak trees dotted along Glass creek, and some of these have self seeded.

It is proposed that all small self seeded trees be removed 'as soon as they appear', and that other mature exotic trees not be replaced when they decline, and need to be removed.

B) INTRODUCED NATIVE TREES

Figure 15 – 'Introduced Exotic Trees', show a range of native trees, mostly planted in the 1970's, as described in Section 2.01.

The Sugar Gums surrounding the Lister Street Carpark, both *Eucalyptus cladocalyx* and *Eucalyptus cladocalyx* 'Nana' were planted by the CRB, around their site sheds, during the construction of the Eastern Freeway in the 1970's.

It is proposed that all non-local native trees, not be replaced when they decline, and need to be removed.

C) INDIGENOUS TREES

Figure 16 – 'Indigenous Trees', show some of the range of indigenous trees found on the site.

The only original remnant indigenous tree species on the site, are the mature River Red Gum, *Eucalyptus camaldulensis*. About a dozen of these trees are evident on the 1945 Air Photo, Figure 4, and most are still present today. It is thought that all other existing indigenous trees have been planted since the 1970's.

D) EXISTING WEED SPECIES

Most Weeds are concentrated along the course of Glass Creek.

Kikuyu grass is the dominant species. Other creekside weeds include masses of *Tradescantia* *Rumex* species and rank exotic pasture grasses.

The 1980 GSFC concept plan report 'accepts' that the colonisation of kikuyu is inevitable, and that the creeping grass was a useful bank stabiliser. However the revegetation work with indigenous riparian and indigenous grass species, and a fairly intensive weed control program has demonstrated, that with the right priority, and a special effort, eradication of this and other rank weed species can be greatly improved.

Self seeding woody weed species include oak, ash pittosporum and poplar seedlings, and these should all be removed as they appear.

The 1980 GSFC plan also included sweet Pittosporum, which is a non-local Victorian species, which is now regarded as an invasive weed species in Melbourne – all trees of this species should also be removed.

E) INDIGENOUS THEME SPECIES

Figure 17 – 'Indigenous Theme Plant Species', shows a range of local indigenous plants – the attached 'Indigenous Plant List' includes a wider but not complete, range of local indigenous plant species.

The Glass Creek environs has now established an almost 'Open Forest Association' type of character, which may have a more dense tree cover than the original 'Creekside Grassy Woodland Association'. Nevertheless, this bushy natural character fulfils the original, and the current, general design intent for the area.

In particular, there is still an opportunity to create a much more species diverse planting regime for the immediate creek corridor, which represents the original riparian association which would have occurred along the creek.

FIGURE 14. EXOTIC TREES
EXISTING CONDITIONS (PHOTOSHEET)



1. *Pittosporum undulatum*
Sweet Pittosporum (weed tree species)



2. *Eucalyptus spathulata*
Swamp Mallee



3. *Agonis flexosa*
Willow Myrtle



1. *Bursaria spinosa*
Sweet Bursaria



2. *Melaleuca ericifolia*
Swamp Paperbark



3. *Acacia melanoxylon*
Blackwood



4. *Angophora costata*
Angophora



5. *Eucalyptus cladocalyx*
Dwarf Sugar Gum



6. *Eucalyptus cladocalyx* 'Nana'
Dwarf Sugar Gum



4. *Acacia mearnsii*
Black Wattle



5. *Acacia implexa*
Lightwood



6. *Acacia dealbata*
Silver wattle



7. *Corymbia citriodora*
Lemon Scented Gum



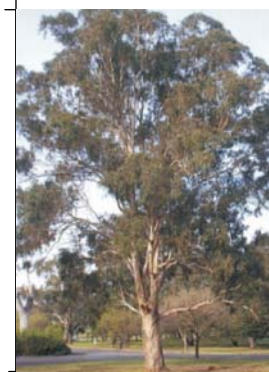
8. *Eucalyptus scoparia*
Wallangara White Gum



9. *Eucalyptus sideroxylon* 'Rosea'
Red Ironbark



7. *Eucalyptus viminalis*
Manna Gum



8. *Eucalyptus melliodora*
Yellow Gum



9. *Eucalyptus camaldulensis*
River Red Gum

FIGURE 15. INTRODUCED NATIVE TREES
EXISTING CONDITIONS (PHOTOSHEET)

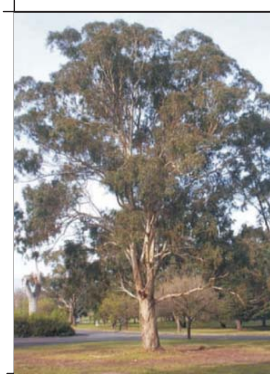
FIGURE 16. INDIGENOUS TREES
EXISTING CONDITIONS (PHOTOSHEET)



INDIGENOUS PLANT LIST

Creeklane Grassy Woodland - EVC 68 - Gippsland Bioregion

BOTANICAL NAME	COMMON NAME	APPROX MATURE SIZE (HxW) (30YRS nom)
TREES		
<i>Eucalyptus camaldulensis</i>	River Red Gum	15 x 10 m
<i>Eucalyptus melliodora</i>	Yellow Box	15 x 10 m
<i>Eucalyptus ovata</i>	Swamp Gum	15 x 10 m
<i>Eucalyptus viminalis</i>	Manna Gum	15 x 10 m
SMALL TREES		
<i>Acacia dealbata</i>	Silver Wattle	8 x 5m
<i>Acacia implexa</i>	Lightwood	5 x 4 m
<i>Acacia meansii</i>	Black Wattle	7 x 5 m
<i>Acacia melanoxylon</i>	Blackwood	8 x 5 m
<i>Acacia pycnantha</i>	Golden Wattle	4 x 3 m
<i>Allocasuarina littoralis</i>	Black Sheoak	6 x 5 m
<i>Banksia marginata</i>	Silver Banksia	6 x 4 m
<i>Bursaria spinosa</i> var <i>spinosa</i>	Sweet Bursaria	5 x 4 m
<i>Kunzea ericoides</i>	Burgan	4 x 3 m
<i>Leptospermum lanigerum</i>	Woolly Tea-tree	4 x 3 m
<i>Melaleuca ericifolia</i>	Swamp Paperback	6 x 3 m
<i>Meliccytus dentata</i>	Tree Violet	4 x 3 m
<i>Ozothamnus ferruginus</i>	Tree Everlasting	4 x 3 m
SHRUBS		
<i>Acacia acinaceae</i>	Gold Dust Wattle	1 x 1 m
<i>Acacia paradoxa</i>	Hedge Wattle	2 x 2 m
<i>Acacia verticillata</i>	Prickly Moses	2 x 2 m
<i>Coprosma quadrifida</i>	Native Current	2 x 2 m
<i>Callistemon sieberi</i>	River Bottlebrush	3 x 2 m
<i>Cassinia arcuata</i>	Drooping Cassinia	3 x 3 m
<i>Cassinia aruleata</i>	Dogwood	3 x 2 m
<i>Dodonaea viscosa</i> ssp. <i>cuneata</i>	Wedge-leaf Hop Bush	3 x 2 m
<i>Goodenia ovata</i>	Hop Goodenia	2 x 1m
<i>Indigofera australis</i>	Native Indigo	1 x 1m
<i>Olearia litata</i>	Snow Daisy-bush	2 x 1 m
<i>Pomaderris aspera</i>	Hazel Pomaderris	3 x 1 m
<i>Prostanthera lasianthos</i>	Victorian Christmas Bush	3 x 2 m
GRASSES/ GROUND COVERS		
<i>Brachycome multifida</i>	Cut Leaf Daisy	0.3m
<i>Chrysocephalum apiculatum</i>	Yellow Buttons	0.3 m
<i>Chrysocephalum semipapposum</i>	Clustered Everlasting	0.7 m
<i>Clematis aristata</i>	Austral Clematis	0.6 m
<i>Dianella longifolia</i>	Smooth Flax-lily	0.3 m
<i>Dianella revoluta</i>	Black-anther Flax-lily	0.3 m
<i>Goranium solanderi</i>	Austral Crane's Bill	0.1 m
<i>Kennedia prostrata</i>	Running Postman	0.1 m
<i>Lomandra filiformis</i> ssp. <i>filiformis</i>	Wattle Mat-lily	0.8 m
<i>Lomandra longifolia</i>	Spiry-headed Mat-lily	0.8 m
<i>Pelargonium rodneyanum</i>	Magenta Storkbill	0.2 m
<i>Poa labillardieri</i>	Common Tussock-grass	0.7 m
<i>Poa morrisii</i>	Soft Tussock-grass	0.3 m
<i>Triglochin procera</i>	Water Ribbons	0.2 m
<i>Themeda triandra</i>	Kangaroo Grass	0.3 m
<i>Wahlenbergia communis</i>	Tufted Bluebell	0.2 m
SEDGES + REEDS		
<i>Bolboschoenus caldwellii</i>	Salt Club-rush	0.3 m
<i>Bolboschoenus medians</i>	Marsh Club-rush	0.7 m
<i>Carex apressa</i>	Tall Sedge	0.5 m
<i>Carex breviculmis</i>	Short-stem Sedge	0.15 m
<i>Carex fascicularis</i>	Tassel Sedge	0.5 m
<i>Carex lareticaulis</i>	Rush Sedge	1.0 m
<i>Eleocharis acuta</i>	Slender Spike-sedge	0.3 m
<i>Eleocharis sphacelata</i>	Tall Spike-sedge	0.5 m
<i>Isoplepis cernua</i>	Nodding Club-sedge	0.1 m
<i>Juncus amabilis</i>	Hollow Rush	0.2 m
<i>Juncus flavidus</i>	Rush	0.4 m
<i>Juncus pallidus</i>	Pale Rush	0.5 m



1. *Eucalyptus melliodora*
Yellow Box



2. *Eucalyptus camaldulensis*
River Red Gum



3. *Acacia melanoxylon*
Blackwood



4. *Meliccytus dentata*
Tree Violet



5. *Bursaria spinosa*
Sweet Bursaria



6. *Callistemon sieberi*
River Bottlebrush



7. *Juncus amabilis*
Hollow Rush



8. *Lomandra longifolia*
Spiny-headed Mat-lily



9. *Poa labillardieri*
Common Tussock-grass

FIGURE 17. INDIGENOUS THEME PLANT SPECIES



FIGURE 18. VIEW OF MAIN BILLABONG

Adopted by Council 21 November, 2011

6.0 LANDSCAPE PRECINCTS

6.01 EXISTING CONDITIONS, ANALYSIS + OPPORTUNITIES

The Hays Paddock site readily divides up into a range of landscape character zones or precincts. This is based on the visual character of the existing landscape, and the use of the particular area. For example the grassed oval playing fields, versus the heavily treed Glass Creek woodland.

The site has been divided up into the following main seven precincts, which are shown on Figure 19 – ‘Landscape Character’ Precinct Plan:

1. Main Entry Drive Area
2. Main Carpark, Pavilion and Playground
3. Billabong Wetland
4. Glass Creek Woodland
5. Main South Oval
6. Junior North Oval
7. Archery Range Area

The following sections 6.01 to 6.07, show a plan of each precinct; with photos of key areas or elements and concise notes describing the existing conditions; and identifying opportunities for upgrade.