



150 CAMBRIDGE ROAD KILSYTH

MASTER PLAN

Adopted
27 August 2024



Photo 1 Feature Manna Gum



Acknowledgement of Country

Yarra Ranges Council acknowledges the Wurundjeri and other Kulin Nations as the Traditional Owners and Custodians of these lands and waterways.

We pay our respects to all Elders, past, present and emerging, who have, and will always be, integral to the story of our region.

We proudly share custodianship to care for Country together.

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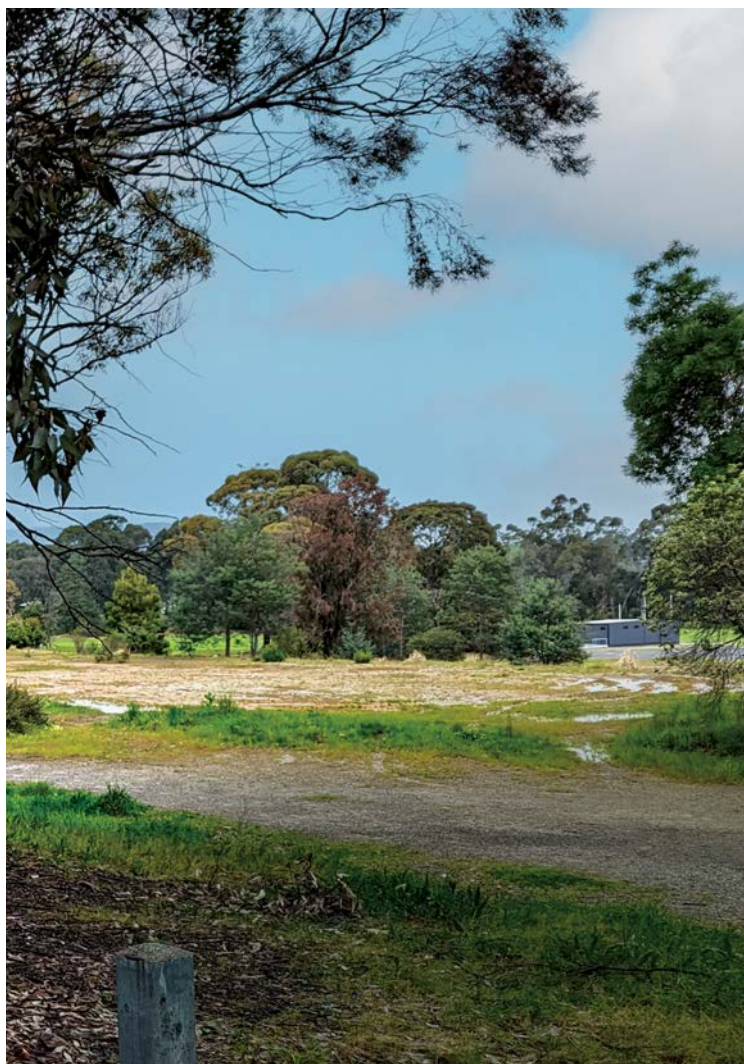


Photo 2 Looking south from Cambridge Road to the oval

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INTRODUCTION

The master plan for 150 Cambridge Road, Kilsyth reflects on the past, the community vision for the future and the strategic planning to support the development of this former school property over the next 10 – 15 years.



Vision

To create a community open space and recreation area with biodiversity reminiscent of the forested lands of ‘early Kilsyth’. The area is to become a woodland with native and indigenous vegetation that the local community and visitors can relax and enjoy. Included in the space will be bike and nature-based play with picnic spaces, connected by a meandering network of paths.

Purpose

The master plan for 150 Cambridge Road, Kilsyth reflects on the past, the community vision for the future and the strategic planning to support the development of this former school property over the next 10 – 15 years, subject to the availability of funds.

Site Context and History

The 150 Cambridge Road site of 3.6 hectares is located approximately 37km north-east of the Melbourne Central Business District in the suburb of Kilsyth on the western boundary of the Yarra Ranges municipality.

To the south of the subject area is the oval currently used for community football, cricket, dog exercise and general recreation. This links to Elizabeth Bridge Reserve, a very popular destination for community exercise, dog walking and play activities.



Figure 1: 150 Cambridge Road Kilsyth

From 1919-1950 the site and surrounds were used for farming and grazing. Orchardists owned the property from 1950-1969. Circa 1970 until 2014 it was the site of a school. (Figures 2–4).

150 Cambridge Road is the former site of the Yarra Hills Secondary College and prior to that the Pembroke Secondary College. The school buildings were removed in 2014, leaving the oval area which Council leases for community sport and recreation.



Figure 2: Aerial photo 1954 - Grazing land

In 2020 the Government Land Planning Service facilitated re-zoning of the northern parcel to a Neighbourhood Residential Zone with a Development Plan Overlay, with the intent of sale for housing.

In 2021, the local community banded together to 'Save 150' presenting their case and a strongly supported petition for Council to purchase the 3.6ha parcel of land. The proposal to purchase the land also received 95% community support through subsequent community consultation.



Figure 3: Aerial photo in 1962 - land used for orchard

On 8 March 2022 Council endorsed the purchase of the 150 Cambridge Road (3.6ha) parcel “for the purpose of public open space”, partly funded by the sale of four local properties, surplus to Council needs.

In 2024, Council sought Ministerial approval to endorse the planning amendment to change the zoning to Public Park and Recreation Zone (PPRZ) and remove the Development Plan Overlay that currently pertains to the land.



Figure 4: Aerial photo 2014 – showing school buildings

STUDY AREA

To the south of the subject area is the oval currently used for community football, cricket, dog exercise and general recreation. This links to Elizabeth Bridge Reserve, a very popular destination for community exercise, dog walking and play activities.



Photo 3 Mid-section of 150 Cambridge Road looking to the east

Local Context

There are no specific user groups at the 150 Cambridge Road site. However, since removal of the old school building approximately 10 years ago, local residents have treated the site as a continuation of the popular Elizabeth Bridge Reserve and oval located to the south of this study area (Figure 1). The informal circuit path is popular for regular exercise and to walk dogs by people of all ages. It has also been a destination for young people to create bike jump tracks and test their skills.

Elizabeth Bridge Reserve includes a lit path network, exercise equipment, playspace, water filtration pond feature, toilets, and parking area. Incorporated at the reserve is the Japara Bridge House, providing a community garden and other group activities. The Friends of Elizabeth Bridge Reserve take an active role in monitoring and advocating for improvements at the reserve. A separate

Master Plan for Elizabeth Bridge Reserve was adopted by Council in 2020.

On AFL football and cricket training nights and weekend games, the Cambridge Road entrance is opened to allow vehicle access through the site to the oval.

Mobile food vans operate weekday mornings on the northern (Cambridge Road) boundary of the site.

Within 500m of the site are the following key community facilities:

- Pembroke Primary School
- Hansen Park Preschool
- Penguins Early Learning Centre
- Japara Living and Learning Centre
- Japara Bridge House

Demographic Data

In 2021, the total population of Kilsyth was estimated to be 9,980 people. It is expected to increase by over 1,249 people to 11,229 by 2031, at an average annual growth rate of 1.19%.¹ This is based on an increase of over 381 households during the period, with the average number of persons per household rising from 2.46 to 2.50 by 2031. An average increase of 37 new dwellings per year is expected to support this growth.

Most recently, the Kilsyth population was estimated at 10,506, and is forecast to grow to 12,434 by 2046.

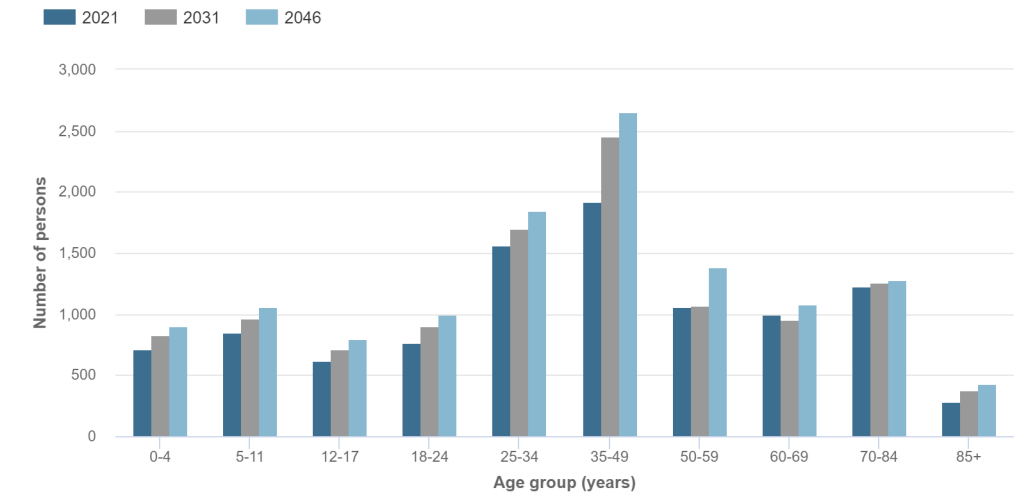
Kilsyth Population Change between 2021 and 2046						
Age group (years)	All persons		Female		Male	
	Number	%	Number	%	Number	%
0 to 4	193	7.9	111	8.3	82	7.4
5 to 9	164	6.7	74	5.5	90	8.1
10 to 14	130	5.3	68	5.1	62	5.6
15 to 19	160	6.5	74	5.5	85	7.7
20 to 24	179	7.3	99	7.4	80	7.2
25 to 29	126	5.1	70	5.2	55	5.0
30 to 34	154	6.3	93	6.9	61	5.5
35 to 39	153	6.2	86	6.4	67	6.0
40 to 44	296	12.1	157	11.7	139	12.5
45 to 49	288	11.7	165	12.3	123	11.1
50 to 54	199	8.1	107	8.0	92	8.3
55 to 59	126	5.1	60	4.5	66	5.9
60 to 64	39	1.6	31	2.3	8	0.7
65 to 69	49	2.0	18	1.3	31	2.8
70 to 74	-43	-1.8	-13	-1.0	-30	-2.7
75 to 79	15	0.5	24	1.8	-11	-1.0
80 to 84	83	3.4	64	4.8	19	1.7
85 and over	147	6.0	57	4.2	90	8.1
Total persons	2,454		1,343		1,110	

Table 1: Population Change in Kilsyth 2021 - 2046

¹ ABS Census data 2021 and Forecast.id projections (November 2023), were used to compile the demographic profile of the Kilsyth population.

Forecast age structure - Service age groups

Kilsyth - Total persons



Source: Population and household forecasts, 2021 to 2046, prepared by .id(opens a new window) (informed decisions), November 2023.



Figure 5: Forecast age structure for Kilsyth 2021-2046

Updated forecasting expects the Kilsyth population to grow by 2,454 residents (25%) between 2021 and 2046 of these 1,343 (55%) are female.

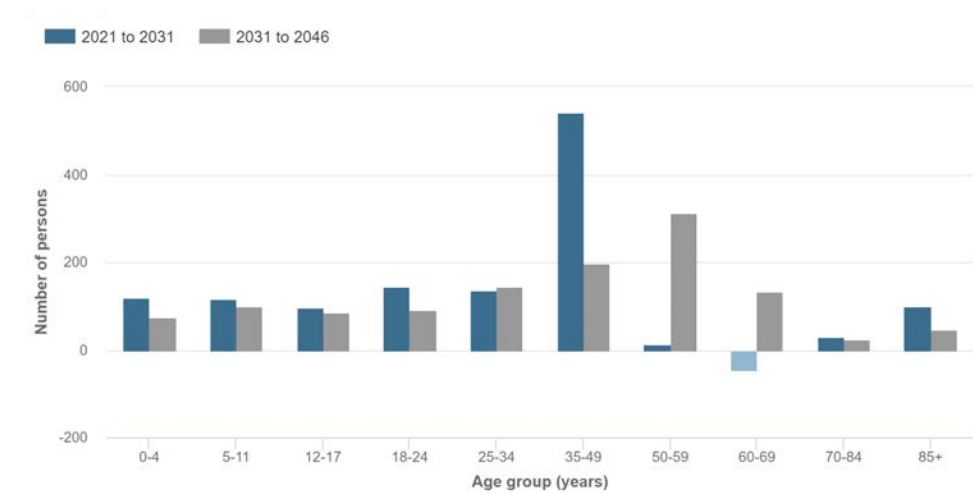
The largest increase in persons over this period is forecast to be in the 40-44 and 45-49 year cohorts (Table 1). Of females, the greatest increase is expected for 45-49 years (12.3%), 40-44 years (11.7%), 0-4years (8.3%), and 50-54 years (8.0%). The growth change pattern is the same overall and only varies for males in that the 5-9 year cohort is slightly higher than 0-4 years.

From 2021 to 2046 the proportion of couple families with dependants are expected to increase slightly (+338) from 28.9% to 30.6%, approximately double that of couples without dependants (+150, 24.7%) and lone persons households (+198, 25.8%).

The baseline ABS data coupled with available population forecasting, would suggest the following key points to consider when planning for future residents of Kilsyth, and provision of appropriate infrastructure and activity opportunities at 150 Cambridge Road. New developments should complement existing facilities in the Kilsyth neighbourhood, rather than replicate.

Forecast age structure - Service age groups

Kilsyth - Total persons



Source: Population and household forecasts, 2021 to 2046, prepared by .id(opens a new window) (informed decisions), November 2023.



Figure 6: Forecast change in age structure in Kilsyth 2021-2046

Planning considerations:

- Moving towards a predominantly younger population
- Increasing number of couples with dependents
- Increasing proportion of young children
- Observed increase of infill and multi-dwelling construction resulting in less private garden space to play

BACKGROUND

The development of 150 Cambridge Road aligns with many of the Yarra Ranges strategic objectives, designed to meet the growing and diverse needs of our expanding community.





Photo 4 Looking east towards the Dandenongs

Strategic Alignment

The development of 150 Cambridge Road aligns with many of the Yarra Ranges strategic objectives, the most relevant are as follows:

Council Plan 2021–25

Connected and Healthy Communities

- Communities are safe, resilient, healthy, inclusive and socially well connected. Quality services are accessible to everyone.

Quality Infrastructure and Liveable Places

- Quality facilities and infrastructure meets current and future needs. Places are well planned hubs of activity that foster wellbeing, creativity and innovation.
 - Action 2: Develop and implement a strategic approach for activating and providing functional and affordable community assets and spaces that are welcoming to all and support the wellbeing and connectedness of the community.
 - Action 9: Plan, facilitate and develop urban renewal projects. Ensuring alignment with Council's place making objectives of encouraging a vibrant, attractive, sustainable, healthy and connected community.

The provision of improved facilities at 150 Cambridge Road Kilsyth, will deliver facilities and infrastructure that meet the growing and diverse needs of our expanding community.

Health and Wellbeing Plan 2021–2025

Priorities and goals include:

- Increase active living
- Improve mental wellbeing and social connection

New and improved facilities will contribute to improved health and wellbeing with increased opportunities to socialise and exercise.

"Increase active living - People in Yarra Ranges have capacity to walk and be physically active through accessible footpaths, trails, parks, play spaces and an inclusive culture that supports participation in all forms of physical activity".

Recreation and Open Space Strategy (2013–2023)

The Recreation and Open Space Strategy 2013-2023 sets out directions for creating healthy and active environments and services in Yarra Ranges and provides a framework to guide future development and management of Council's recreation reserves, parks and community spaces.

This strategy recognises the need to plan for open space needs in the urban area of the municipality. Initial assessment of public open space provision indicates a significant shortfall of linear (15.4ha) and social recreation open space (6.1ha) in 2020 which will be exacerbated to shortfalls of 17.9ha and 9.6ha respectively by 2041. Furthermore, the provision of open space for structured sport in Kilsyth will be below the adopted provision by 2037.

Active Recreation Plan 2023

The Active Recreation Plan 2023 sets out a guide for Council's efforts to encourage residents to be healthy and active through the design of active recreation infrastructure and the provision of programs that remove barriers to participation and respond to preferences over the next 10 years.

Equity, Access and Inclusion Strategy 2013–2023

Through the Equity, Access and Inclusion Strategy, Council recognises that inclusion for people with a disability in all aspects of community life is a human right that also brings many social, cultural and economic benefits for the wider community. It further states as one of the goals that Council buildings and infrastructure are accessible to everyone in our community.

Provision of accessible paths, trails, park features including sensory gardens and accessible park furniture are key deliverables of this project. They will promote broader use by people of all ages living with disability.

The planning for this site has been undertaken from a whole of community perspective, including consideration of equitable opportunities for use by women, men, and gender diverse people. Underpinning the recommendations is the objective to provide an urban 'woodland' and grasslands that engages people of all

ages, abilities, gender preference and cultural background in a space that is safe, welcoming and has the potential to improve individual health and wellbeing.

Child and Youth Strategy 2014–2024

The Child and Youth Strategy has the vision that Yarra Ranges will be a place where every child and young person will be able to thrive, reach their potential and actively participate in decision making.

The observed historical use of the space by youth to design and build challenging bike activities will be recognised through the creation of engineered trails strategically placed and more sensitive to the environment. Opportunity exists to involve the local youth in trail design development workshops.

New features proposed will complement the existing or proposed elements in the adjacent Elizabeth Bridge Reserve.

Playspace Plan 2019-2029

The Playspace Plan defines a framework for the provision of playspaces across the Yarra Ranges municipality, however this site was not a Council asset when the plan was developed. The adjacent Elizabeth Bridge Reserve has a local level playspace to be upgraded in the future to District level. This master plan aims to compliment rather than duplicate facilities at Elizabeth Bridge Reserve. Therefore in keeping with the woodlands theme, there is opportunity for educational and nature play at this site.

Nature Plan 2024–2034

The Nature Plan's targets, objectives and actions will result in a more connected landscape, featuring higher quality and more resilient ecosystems and habitat for native plants and animals.

The extensive revegetation of 150 Cambridge Road, Kilsyth with a diverse array of native and indigenous trees and lower vegetation will assist in the delivery of Actions to create habitat corridors, protect and restore biodiversity assets, including consideration of regenerative burning and regenerative land management practices to support healthy and functional ecosystems.

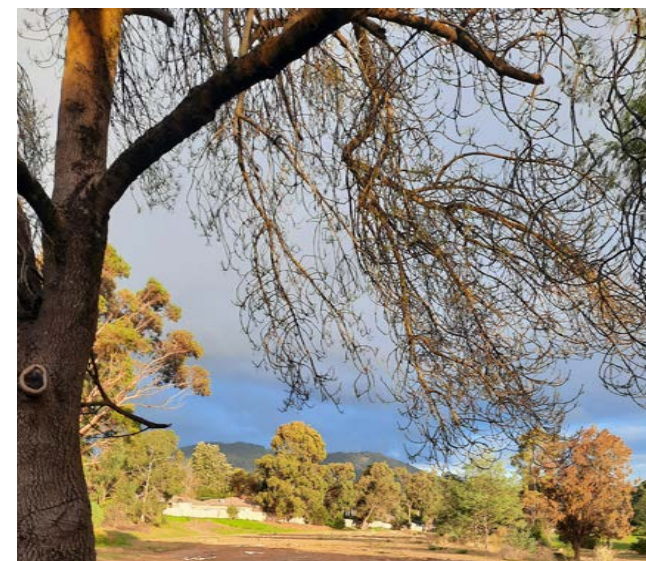


Photo 5 Landscape treatments to address water and drainage issues

SITE ASSESSMENT

Although the current site has not undergone development since the demolition of the school in 2013, the local community has made opportunistic use of the space.



Existing Conditions

The current site has not undergone development since the demolition of the school in 2013. However, the local community has made opportunistic use of the space for bike jumps and an informal circuit walking path around the perimeter of the land, linking to Elizabeth Bridge Reserve.

There is one vehicle access point to the site off the Cambridge Road service road, down to the carpark for the sport oval users. This is generally only open on game days. There is also one maintenance and emergency vehicle access point from the Mountfield Road on the west side of the Park. There are three pedestrian access points – two off Cambridge Road and one from Colebrook Road, also on the west boundary.

Cambridge Road has significant roadside tree coverage, providing a boulevard-like green-rich space whilst also providing shade. The most significant tree on the site is a large Manna Gum, estimated to be approximately 200 years old. There are now self-seeded juvenile trees present around the base of this tree. Although not listed in the designated plant species of EVC 47, these can be one of the key revegetation species.

Currently, there is a lack of vegetation along the residential boundaries, particularly on the western side of the site. This will need to be addressed as the natural slope of the land provides a vantage into surrounding residential properties from inside the site.



Photo 6 Looking to the north west corner of 150 Cambridge Road



Photo 7 Showing the current land undulations

The site generally receives full sunlight, except for shaded spots on the north and east boundaries in the early morning until around midday.

There is one key remnant of the old school site – a bluestone staircase, pictured (Image 8). It is in good condition and should be preserved as a feature and as a nod to the history of the site.



Photo 8 Remnant bluestone staircase



Photo 9 One of three terraces where the school buildings once stood.

Site Analysis

Extensive site environmental studies were conducted on behalf of the Education Department in 2014 at the time of school building demolition and circa 2017, in preparation for rezoning of the land.

Subsequently to inform the Master Plan development, Council engaged consultants to provide a current feature survey, soil testing and arborist reports. Officers from across Council have been involved through a working group to identify issues and opportunities for the site.

In September 2017, the Auditor was of the opinion that the condition of the site is neither detrimental nor potentially detrimental to any beneficial use of the site. Therefore, in accordance with the Environment Protection Act 1970, and the appropriate policies and guidelines issued by the EPA, a Certificate of Environmental Audit has been issued.²

Topography

In February 2024 a site feature survey was obtained to inform concept design development.

The site is generally on a slope of approximately 1:15-1:25 falls, with the exception of the terraced areas where the school buildings once stood. The four main levelled areas are separated by 1:4 fall batters.

Vegetation

Early in the 20th Century the land was open grazing land before being planted out as orchards in 1915 then school grounds in circa 1970 (Figures 2-4). Early photographs show the densely treed vegetation that prevailed prior to clearing for grazing purposes.

Preliminary Tree Assessment

An arborist was engaged (February 2024) to provide a preliminary tree assessment to inform preparation of the design for the site. All trees with a Diameter at Breast Height (DBH) of 100mm or greater were assessed for their health, structure, landscape contribution and Useful Life Expectancy (ULE) and were assigned an arboricultural retention value (Table 2).

Retention Value	No. of Trees
Third party ownership	6
High	74
Medium	67
Low	76
Total	223

Table 2: Retention Values for assessed trees

² EPA Environmental Audit Report A - 150 Cambridge Road Kilsyth, 2017. Source: epa.viv.gov.au/envaudit accessed on 23 June 2023.

Trees assessed with a ‘High’ retention value are the most significant trees on site and all reasonable efforts should be made to retain them in the landscape within any design proposal and ensure they are protected throughout works.

Biodiversity and arborist inspection

To facilitate early landscape works in the northwest corner of the site, officers undertook inspections to identify trees in poor condition and weed species trees and woody shrubs for removal. Leaving only trees and shrubs of value provides a fresh site for planting of indigenous and native plants reminiscent of the pre- grazing forest pre 1900s.

Soil Tests

Extensive soil tests were undertaken in 2017 following the demolition of the school infrastructure with a Certificate of Environmental Audit issued to the Education Department.³ In the opinion of the EPA representative, the condition of the site is neither detrimental nor potentially detrimental to any beneficial use of the site.

A recently dumped stockpile was tested prior to removal as part of the early landscape works package. No contamination was detected.

³ EPA Environmental Audit Report A - 150 Cambridge Road Kilsyth, 2017. Source: epa.viv.gov.au/envaudit accessed on 23 June 2023.



Photo 10 Feature Manna Gum

Community Priorities

Creating the Vision

To understand the community vision for 150 Cambridge Road, consultation was undertaken over a six-week period in September – November 2023, identifying popular ideas for consideration.

Consultation included a letterbox drop to 600 local residents, Shaping Yarra Ranges project page (2,941 visitors), online survey (194 contributions from 122 contributors), email and social media campaign, face-to-face sessions (6) and various target group sessions.

Design initiatives supported by the community (number of responses), included:

- Urban Forest/woodland
 - Urban forest, natural, green space (28)
 - Native and indigenous trees, vegetation (25)
 - Vegetation, bird boxes etc. to attract wildlife (12)
 - Garden areas: flowers, edible, sensory, community (11).
- Open Space
 - Community gathering space (13)
 - Open grassed area for picnics, events (9)
 - Retain steps and/or circular garden (5)
 - Artwork (5)
- Water
 - Wetland, pond, waterfall (8).

- Recreation
 - Bike facilities (32)
 - Walking paths (29)
 - Playspace (24)
 - Waterplay (22)
 - Court space (12)
 - Skatepark (12)
 - Other sport & recreation activities (14)
 - Gym equipment, tennis, ninja warrior, parkour, oval, pool.
- Park Amenities
 - Shelters, tables, seating (29)
 - Coffee van, local traders, café (15)
 - Barbecues (14)
 - Toilets (8)
 - Sealed car park area on Cambridge Road (5).
- Other
 - Accessibility (9)
 - Educational emphasis – plants, local history (8)
 - Acknowledgement of Traditional Owners (6).

Key themes and actions to emerge included:

- A path network throughout the 'woodland' and connectivity to surrounds, particularly through to the neighbouring Elizabeth Bridge Reserve.
- A 'less is more' approach – the space is very valued as is for its views, open space, and size.
- Maintaining the view to the Dandenong Ranges.



Photo 11 North-east corner of the site

- Opportunity to vegetate the area with strong Indigenous characteristics and elements, including sensory and edible indigenous plantings and areas for storytelling and community education.
- Allowing the self-seeding of trees and plants to occur, especially around the feature Manna Gum tree.
- Establishment of an Indigenous woodland and native grasslands that creates a habitat for the local fauna and natural shading for park users.

Where practicable, the community ideas were incorporated into the master plan, with the underlying proviso that this site is to be developed as community open space without significant infrastructure or duplication of facilities available or more suited to other sites in the area.

MASTER PLAN DEVELOPMENT

The draft Concept Plan was developed based on community and advisory group feedback, in conjunction with the expertise of officers and on-site workshops.



The draft Concept Plan (Figure 7, page 22) was developed based on community and advisory group feedback, in conjunction with the expertise of officers and on-site workshops. Officers from across Council were engaged early in the process to identify issues and opportunities based on community feedback. To ensure the concept plan resonated with the community priorities and expectations a second period of engagement was undertaken.

Consultation

The Draft 150 Cambridge Road Concept Plan was presented to the community over a four-week period in May – June 2024 to determine support for the design created from the prior ideas and feedback provided.

Consultation included a letterbox drop to 600 local residents, Shaping Yarra Ranges project page (2,941 visitors), online survey (152 contributors), email and social media campaign, six face-to-face sessions (100 conversations) and targeted email engagement with local schools, preschools, community groups and sports clubs.

Online Survey respondents (152) were asked to rate the concept plan and key elements out of five stars with a rating of five stars being excellent (Table 3).

Draft Concept Plan Element	Weighted Average (out of 5 stars)
1 Overall Concept Plan	4.0
2 Meandering paths	3.9
3 Gathering and education space	3.7
4 Native Grasslands	3.9
5 Seasonal water feature	3.9
6 Bike jump park	4.3
7 Nature play areas	4.0
8 Upgrade the carpark areas	4.0
9 Picnic area	4.0
10 Multi-purpose half court	3.8
11 Public toilet	4.6

Table 3: Draft Concept Plan Design – Online Survey - Community Ratings

Respondent Profile

- Of the respondents 52% female, 44% male, 2% self-described
- 36% aged 25-30; 22% aged 45-54; 19% under 25 years and 24% over 55 years
- Majority of respondents were local residents: 35% Kilsyth, 36% Mooroolbark, 9% Montrose.
- 15% identified as living with disability or a carer
- 4% identified as Aboriginal or Torres Strait Islander

Key Findings

- The concept plan and all individual elements rated well, with an average rating of four stars out of a possible five-star scale.
- Highest support for: toilet (4.6) and bike jump park (4.3)
- Supported opportunity to walk in natural environment with family, enjoying the surrounds and views.
- Fear of snakes was the greatest concern (10 comments)
- Generally the seasonal pond supported with some safety and habitat sustainability concern.
- Strong support to feature the Manna Gum as the focal point of indigenous culture sharing and education group opportunities.
- Important to incorporate a bike park for skill development and benefits of outdoor active recreation for young people.

The Community Engagement Report 2024 (Appendix A) contains further analysis of the consultation on the draft Concept Plan for 150 Cambridge Road, Kilsyth.

Based on the strong support received from the community, verbally social media and the online survey, the draft 150 Cambridge Road, Kilsyth Master Plan has been finalised and an early landscape works package developed. The early landscape works will be undertaken with Public Open Space Funds identified by Council at the time the land was approved for purchase.

Gender Equity, Accessibility and Inclusion

Throughout the extensive consultation and development of the 150 Cambridge Road, Kilsyth Master Plan, the identified needs of community members of all ages, gender and cultural backgrounds were taken into consideration. The recommendations of the Master Plan have a community wide application benefiting the diverse community and aligned with the equality objectives of Council and the Gender Equality Act (2020).

In accordance with the Gender Equality Act (2020), a Gender Impact Assessment (GIA) is required to be undertaken on Council's new policies, programs and services. The assessment takes a critical look at how the Master Plan will meet the different needs of women, men, and gender-diverse people. The GIA aims to create better and fairer outcomes and ensures all people have equitable access to opportunities and resources.

Context and Importance of Gender Equality for Recreation and Open Space Planning Alignment

- Gender equality is a human right and precondition for the prevention of family violence and other forms of violence against women and girls.
- Women and girls have historically experienced discrimination and disadvantage based on sex and gender.

- Current issues affecting the participation of women and girls in sport and recreation include systemic fear of judgment of appearance, ability and/or priorities, care giving responsibilities, limited female-friendly amenities, perceptions of safety and cultural differences.
- Gender inequality may be compounded by disadvantage and discrimination that a person may experience based on Aboriginality, age, disability, ethnicity, gender identity, race, religion and sexual orientation.
- Sport and recreation have an opportunity to challenge gender stereotypes and discriminatory attitudes and promote fairness and respect.
- Gender equality messages embedded in sport and recreation have potential to reach a large part of our community, including men and boys.

Consultation feedback

Gender and accessibility-specific themes emerging from community feedback included:

- Men (56) and women (76) over 25-years supported the park improvements especially relating to children benefitting from adventurous play and cultural education. However, concern was raised of the threat of snakes if grasslands abutting paths were allowed to grow too long and not maintained.

- No girls and young women under 25 years responded.
- Males under 24 years (8) supported the general park improvements especially the bike jumps park with water fountain and other activity opportunities.
- For people self-describing (4), feeling welcome and having inclusive facilities was important, together with common themes identified above.
- Carers and people living with disability highlighted the need for accessible parking, paths and furniture to enable ease of use and enjoyment of the area.

Master Plan refinements

Bike Jumps Park: typically, a male dominated activity. This can be more integrated and welcoming for social inclusion of all genders through the creation of a social node(s) where families, spectators and other young people especially, can be a part of the space without the pressure to participate in bike activities.

Accessibility: A Universal Design lens will be applied through design phases to ensure maximum accessibility to the site and infrastructure.

Safety: Adequate lighting, clear sightlines, and well-maintained pathways can contribute to a safer environment, addressing potential safety concerns that women and gender diverse groups may have in public open spaces.

150 Cambridge Road, Kilsyth Concept Plan



1 Meandering paths through woodland and native grass.



2 Manna gum, feature tree. Gathering/educational space around the Manna gum.



3 Maintain view to Dandenong Mts.



4 Ephemeral water feature / Dry pond.



Legend

- Existing tree
- Proposed tree



5 Bike jump tracks.



6 Nature play areas.



7 Carpark with trees.



8 Picnic shelter, tables and seats.
9 Multi purpose half court.
10 Public toilet.
11 Quiet activity area.

Figure 7: 150 Cambridge Road, Kilsyth Draft Concept Plan

Early Landscape Works

Scope of works to be undertaken in mid-2024:

- Removal of trees in poor condition
- Removal of weed species trees and shrubs
- Planting of new indigenous and native trees and plants
- New circuit path in northwest corner
- Accessible parking bays
- Picnic benches
- New bollard fence to Cambridge Road interface
- Mulching of existing and new garden beds
- Rubbish bin



1 SITE LOCATION

Scale N/A



2 EXTENT OF WORKS

Scale 1:750 @ A3

Figure 8: Early landscape works plan

MASTER PLAN IMPLEMENTATION

Once adopted, the Master Plan will provide strategic justification to support Council and external funding applications.



The total cost to implement the proposed 150 Cambridge Road, Kilsyth Master Plan over the next 15+ years is estimated to be \$2,539,000. The elements identified for inclusion and estimated cost are summarised in the following table.

Only the early landscape works proposed for construction in late 2024 have allocated funds. All other recommendations do not have confirmed funding and will be subject to competitive internal and external funding allocation programs.

Once adopted the Master Plan will provide strategic justification to support Council and external funding applications. Estimated funding contributions are based on historical programs of 40-50% external grant contributions.



Photo 12 North-west corner, the site for early landscape works.



Map reference	Recommendation	Cost estimate	Timeframe*	Potential Funding Contribution**	
				Council Funding (Unconfirmed)	State / Federal Grant (proposed)
1A	Paths: Stage 1 - perimeter path	\$60,000	Short	\$60,000	
1B	Paths: Stage 2 - internal path network	\$200,000	Medium	\$100,000	\$100,000
2	Landscaping - Manna Gum Gathering Space	\$50,000	Medium	\$25,000	\$25,000
3	Landscaping - Grasslands plateau	\$14,000	Medium	\$14,000	
4	Ephemeral Pond Feature	\$300,000	Long	\$200,000	\$100,000
5	Bike Jump Tracks with social node(s)	\$650,000	Short	\$325,000	\$325,000
6	Nature Play Areas	\$60,000	Long	\$30,000	\$30,000
7	Car Park Area upgrades	\$530,000	Long	\$530,000	
8	Picnic Shelter, tables and seating	\$100,000	Medium	\$50,000	\$50,000
9	Multi-purpose half court	\$50,000	Long	\$25,000	\$25,000
10	Quiet Activity Area: including accessible parking, fencing, paths, picnic seating, native / indigenous trees and shrubs	\$200,000	In progress	\$200,000	
11	Public Toilet	\$250,000	Short	\$200,000	\$100,000
General	Planting of indigenous and native trees and plants throughout the site.	\$175,000	Ongoing	\$125,000	\$50,000
Master Plan Total Cost Estimate		\$2,539,000		\$1,834,000	\$805,000

LEGEND

*Timeframe

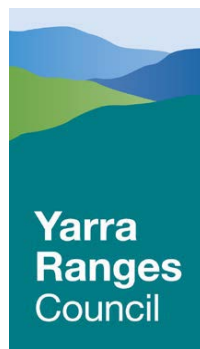
- Short term 1–5 years
- Medium term 6–10 years
- Long term 11–15 years

**Government Grants (unconfirmed) are to be sought to co-fund the improvements.

Supporting Documentation

The 150 Cambridge Road, Kilsyth Master Plan is supported by the following documents that were instrumental in the shaping of the final plan:

- 150 Cambridge Road, Kilsyth - Background Report (2023-24)
- Initial Community Engagement Report (April 2024)
- Draft Concept Plan Engagement Report (June 2024)
- 150 Cambridge Road, Kilsyth Master Plan - Gender Impact Report (July 2024)



Contact details

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Yarra Ranges Council acknowledges the Wurundjeri and other Kulin Nations as the Traditional Owners and Custodians of these lands and waterways.

We pay our respects to all Elders, past, present, and emerging, who have been, and always will be, integral to the story of our region.

We proudly share custodianship to care for Country together.

