SECTION 5: THE CONCEPT PLAN

The individual priorities detailed above have been brought together in a series of drawings that illustrate the potential development of the Central Springs Reserve.

The development is shown at level anticipated six years into the project. This includes the complete implementation of all proposed actions (listed later in this document).

KEY FEATURES MAIN RESERVE

1 New DDA compliant car park

– New accessible parking bays with asphalt access from Fulcher Street. Bays to be able to accommodate a minibus to maximise functionality.

– A landing with views down to the reserve, interpretive and wayfinding signage.

2. New DDA compliant path to Reserve

– Concrete ramped path with landings, handrail and integrated drainage to allow access from the DDA car park to the Reserve. Where ground level grades are steeper than 1 in 14, path to be a simple elevated steel structure.

– Infrastructure to be designed to avoid and minimise destruction of native vegetation.

– Vegetation in this area is to be managed as indigenous forest, opening strategic views to increase appreciation of the Reserve and perception of safety. Identify and control of environmental weeds and management of leaf litter to encourage natural regeneration processes.

3. New path between Reserve and Lake

– Ramped path with landings, handrail and integrated drainage to allow access from the Reserve to the Lake Daylesford promenade. Some sections of path cannot achieve DDA compliance, but would offer improved access and safety for many users.

– Some tree removals will be necessary to locate the new path and open strategic views. Removals of indigenous species are to be offset within the Central Springs area (if possible). Vegetation along the lake wall is to be managed as an indigenous grass understory with some established trees.

TO CENTRAL SPRINGS

MATCHLINE

1 DDA CAR PARK

NON-COMPLIANT

LEVEL

FULCHER STREET

ACCESSIBLE TOILET

6

HARD HILL SPRING

7

9

5

BBQ SHELTER

WOMBAT CREEK

8

CENTRAL SPRINGS

10

NON-COMPLIANT 1 IN 12

NON-COMPLIANT 1 IN 12

NON-COMPLIANT 1 IN 12

3

2

4

PUMP INFRASTRUCTURE

LAKE DAYLESFORD

CASCADES

LEGEND

- Proposed grass
- Proposed granitic sand
- Proposed coloured concrete
- Existing/proposed asphalt
- Proposed organic mulch
- Proposed stone paving
- Proposed natural regeneration area
- Proposed Lomandra planting
- Proposed solar park light, charging point
- Proposed stone wall
- Proposed ground level ramped path with balustrade
- Proposed elevated steel ramped path
- Exotic/native tree canopy extent
- Tree to be removed
- Proposed custom balustrade
- Proposed DDA seat/picnic setting/platform
- Proposed interpretive/wayfinding signage
- Proposed strategic views

KEY FEATURES

1. New DDA compliant car park
2. New DDA compliant path to Reserve
3. New path between Reserve and Lake
4. Renovated pumping infrastructure
5. New amenity area with shelter
6. New DDA compliant unisex toilet
7. Renovated Hard Hills Spring setting
8. Creek edge improvements
9. Renovated shade zone
10. Renovated Central Springs pump setting

DRAFT

0 1 2 4 6 8 10m

1 to 200@A1, 1:400@A3

Client:
Hepburn Shire Council

Project:
Central Springs Reserve

Drawing Title & Version:
Master Plan Layout - Main Reserve

Date:
1 June 2021

Hepburn SHIRE COUNCIL

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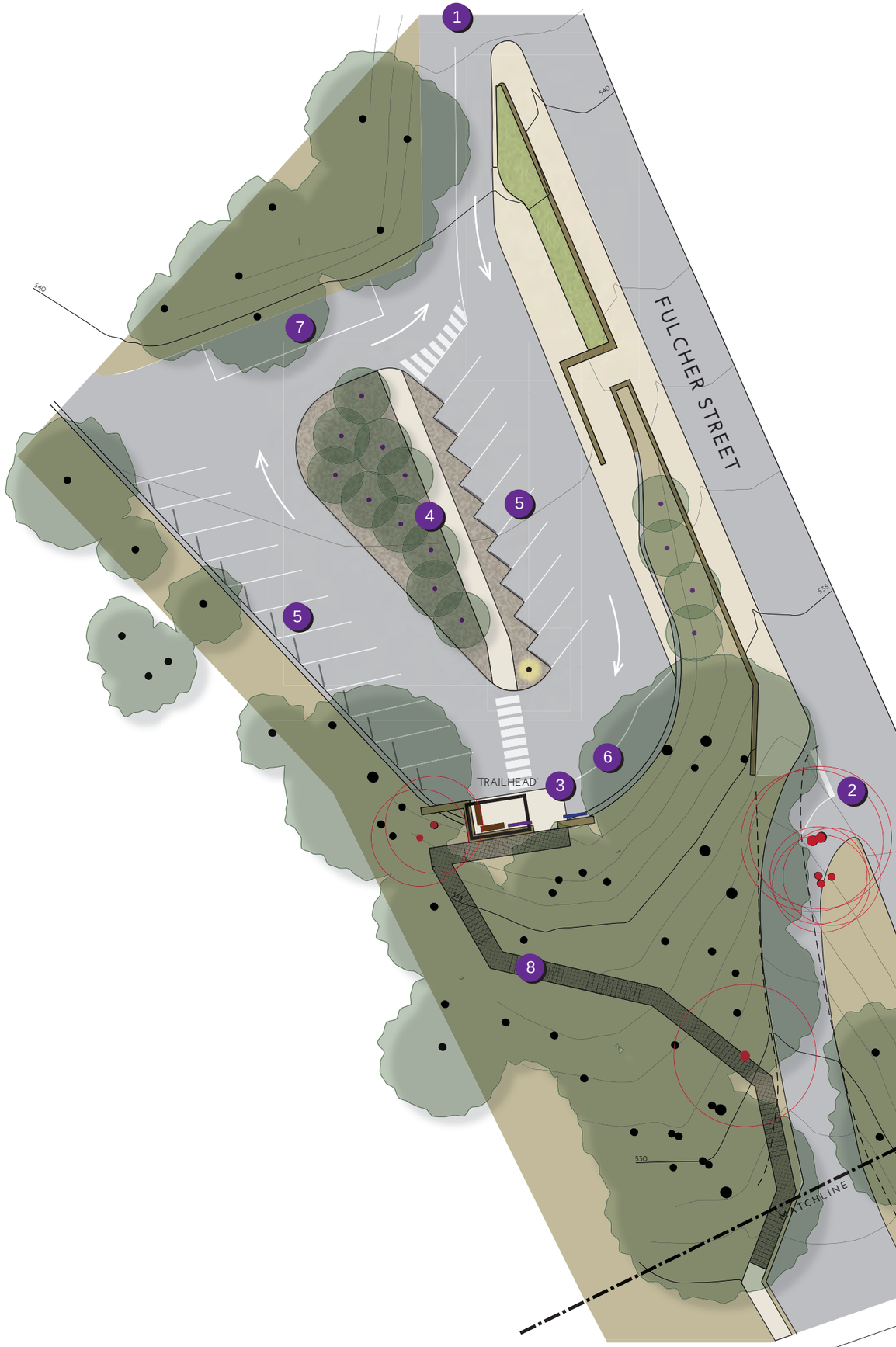

KEY FEATURES

1. Improved entrance at Fulcher Street
2. New entrance to DDA compliant car park
3. New Central Springs Reserve 'Trailhead'
4. New car park median
5. Car park formalisation
6. New standing area
7. New long vehicle bay
8. New path to Central Springs Reserve

LEGEND

- Proposed granitic sand
- Existing/proposed asphalt
- Proposed organic mulch
- Proposed natural regeneration area
- Proposed Lomandra planting
- Proposed solar park light
- Proposed stone wall
- Proposed ground level ramped path with balustrade
- Proposed elevated steel ramped path
- Native tree canopy extent
- Tree to be removed
- Proposed DDA seat
- Proposed interpretive/wayfinding signage
- Proposed new tree planting

DRAFT

0 1 2 4 6 8 10m

1 to 200@A1, 1:400@A3

Client:
Hepburn Shire Council

Project:
Central Springs Reserve

Drawing Title & Version:
Master Plan Layout - Car Park

Date:
1 June 2021

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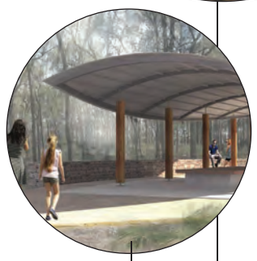
The canopy of the existing mature deciduous trees is a significant landmark from many points around the Reserve. Providing physical protection of the tree root areas is an important component.

A steel elevated walkway down the slope would allow minimal disruption to roots and storm water flow down the hillside while providing great opportunities for views. In this application most sections would not require a full balustrade, just a handrail.

Broad timber platforms under the tree canopy provides flexible spaces for groups or individuals.

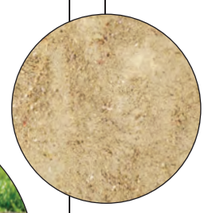


An open shelter structure is proposed that reflects the relationship of the site to the Traditional Owners; the Dja Dja Wurrung. Image from the Djandak website.

The mineral spring pumps need to be modernised to improve access, functionality and drainage.

Stepping stones out across the water can encourage access and build engagement with the natural environment.

Locally quarried sandstone rock is proposed to be used as ground level paving and as walling material. Excellent construction quality is very important to the service life.



Granitic sand paving provides a safe and well-compacted surface that also allows for permeability.

Improving the stability of the bank and extensive planting of indigenous riparian species will improve water quality and biodiversity in both this site and further downstream.

It is proposed to used an indigenous species (Lomandra longifolia or filiformis) in a formal linear arrangement to underscore the interaction of European settlers on this country.

Active weed management of the treed slopes will allow for natural regeneration of the Valley Grassy Forest EVC.

Formative pruning and thinning will aid in improving the health and sustainability of this section of largely indigenous forest.

DRAFT

0 1 2 4 6 8 10m

1 to 200@A1, 1:400@A3

Client:
Hepburn Shire Council

Project:
Central Springs Reserve

Drawing Title & Version:
Master Plan Precedent Images

Date:
1 June 2021

Hepburn SHIRE COUNCIL

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4. Renovated pumping infrastructure

– Existing pump shed superstructure to be removed and the area drained. Pumping infrastructure to be renovated (for presentation not functional purposes) and set in an area of stone paving infilled with granitic sand paving. Investigate partnership with local organisations such as the Historical Society and Hepburn Wind to inform the project.

– Viewing platform along the path above overlooks the pump area and provides interpretation.

5. New amenity area with shelter

– Coloured concrete paved amenity area with stone edge that reflects the footprint of the early 20th Century dance hall.

– Stone retaining walls at the rear lead to the path up the hill built over the most modified section of the slope.

– An open sided shelter to be designed by the Dja Dja Wurrung that references the history and use of the site by the Traditional Owners. The shelter will provide shade for a BBQ and picnic setting. It could also service larger gatherings and small performances.

– Planting in front of the amenity area delineates the boundary between exotic and indigenous, referencing European colonialisation of the area.

– Charging point for electric wheelchairs is included.

6. New DDA compliant unisex toilet

– Included within the Reserve to increase its suitability for all sectors of the community and increase length of stay (subject to feasibility of sewer connection).

7. Renovated Hard Hills Spring setting

– A new visually lightweight balustrade references the historic design. A band of stone paving around the perimeter defines it as one of the heritage elements of the Reserve. Interpretation is relocated adjacent to the structure.

8. Creek edge improvements

– Stability of the existing creek edge to be improved with strategic placement of local rocks and planting of indigenous riparian species. Large boulders to be placed to allow people to physically access the creek in places.

– Adjacent tree root zones to be surfaced with a layer of organic mulch.

9. Renovated shade zone

– New surfaced path to be constructed with minimal excavation to reduce pedestrian activity.

– Adjacent tree root zones to be surfaced with a layer of organic mulch. Large timber platforms are located to allow people to enjoy the shade of the existing exotic trees.

10. Renovated Central Springs mineral pump setting

– Space allowed around the existing pumps to allow for future location adjustments.

– Stone paving used to emphasise the position of each pump.

– New accessible hand pumps to be installed.

– Low stone wall enclosing the pump area and retaining grass.

– Informal stone stepper paths lead to the amenity area and encourage exploration of the Creek.

Wayfinding signage

Signage to be presented at specific points to allow visitors to better understand how to navigate to the Central Springs Reserve and how to access other landmarks.

These signs will also carry information regarding the length of the route, difficulty of access and amenities that are present at the destination.

Interpretive signage

Specific locations for interpretive signage have been identified. Interpretation themes should be pluralistic, including both Indigenous and European history. Geology, flora and fauna may also be considered as additional themes.

KEY FEATURES CAR PARK

1. Improved entrance at Fulcher Street

– Minimal physical modification with new signage to clearly identify it as the main car park for Central Springs Reserve and location of accessible car parks.

– Existing retaining walls to be maintained, with new granitic sand paving and simple planting to improve its appearance.

2. New entrance to DDA compliant car park

– New widened and formalised vehicle entrance with asphalt surfacing, signage and drainage.

3. New Central Springs Reserve 'Trailhead'

– Focal point of the car park, clearly identifying how to get to the Reserve. To include a small shelter structure, accessible seating, interpretive and wayfinding signage.

– A low stone wall to enclose the space and frame the view behind.

4. New car park median

– Asphalt to be cleanly sawn and removed this area along with the compacted material beneath. To be backfilled to existing grade with clean local fill mixed with organic matter suitable for tree growth. Wheelstops installed to control parking.

– Indigenous trees to be planted in mulch to improve the appearance, microclimate and shade provision of the car park.

– Pedestrian path to be incorporated to provide safer pedestrian movement towards the Trailhead area.

5. Car park formalisation

– Wheelstops and line markings are proposed to define 60° angle parking bays. The wheelstops not to prevent the movement of water across the car park, allowing recharge into non-paved areas.

6. New standing area

– A defined area to drop pedestrians off at the 'Trailhead' or by Shire maintenance staff as a hardstand.

7. New long vehicle bay

– A defined area for larger vehicles including those towing caravans (subject to further engineering design).

8. Path to Central Springs Reserve

– Pedestrian link between the car park and the Central Springs Reserve. Path includes ramps and stairs with approximate distance 120m.

– Path to follow an alignment that causes minimal impact to trees of higher value and also capture views down into the Reserve.