



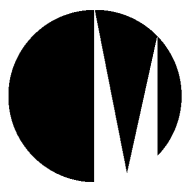
GOWANBRAE

Open Space Development & Management Plan

DRAFT for Council Endorsement

March 2014

Prepared for:



Moreland City Council

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ACKNOWLEDGEMENTS

Moreland City Council acknowledges the traditional owners of the land, the Kulin Nation, of which the local indigenous people are the Wurrundjeri.

Council is committed to building a trusting, collaborative and supportive relationship with indigenous grounds, and to respecting identified Aboriginal sacred sites and the special places.

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EXECUTIVE SUMMARY

Gowanbrae is a small suburb of about 3000 people located at the northern end of Moreland City Council. It was largely developed during the 1990's as low-density detached housing and is isolated by the surrounding freeways and creek system.

Much of Gowanbrae's open space occurs on steep slopes with limited recreation facilities or opportunities. The Gowanbrae Open Space Development and Management Plan aims to guide Council's open space decisions. The following report outlines the background information and site investigations that have informed the Development & Management Plans.

The development of open space and its management has been lacking in guidance since the development of Gowanbrae. There is currently no master plan for the site and so it is critical that Council undertakes the recommendations of this report in order to give Gowanbrae's open space the attention it deserves.

RECOMMENDATIONS

Open Space Development

- Implement the key capital improvements as proposed in the Open Space Development Plan.
- Implement the key directions of improvement as proposed.
- Investigate sale of identified land with limited open space opportunities.
- Consult Melbourne Water regarding future easement development.
- Commission a Cultural Heritage Management Plan (CHMP) for the Gowanbrae section of the Moonee Ponds Creek including both sides of the creek and an appropriate coverage up and down stream.
- Reclassify RZ1 to PPRZ & PUZ (Creeks) where necessary.
- Ensure remnant vegetation patches are conserved and valued by the community.
- Improve open space signage and consider naming parks and reserves.

Management & Maintenance

- Reconcile maintenance responsibilities.
- Develop a targeted weed removal program throughout Gowanbrae.
- The capacity of the current maintenance crew is clearly inadequate to properly maintain and improve this challenging open space network.
- There is demonstrated scope to consider a dedicated maintenance crew for Gowanbrae. The current arrangement with a single crew that is responsible for multiple suburbs results in the unintentional neglect of Gowanbrae's challenging open space network.
- A dedicated Gowanbrae maintenance crew should have increased capacity, at least the equivalent of an additional FTE staff member to ensure that the entire site is adequately managed.
- Fire Management Planning as well as the Establishment of breaks and maintenance tracks should be undertaken as a priority.
- Ensure remnant vegetation patches are properly conserved through appropriate protection and management.
- Conduct an audit of existing street trees to establish a formal infill replacement strategy.

INTRODUCTION



Gowanbrae is a small suburb of about 3000 people located at the northern end of Moreland City Council. It was largely developed during the 1990's as low-density detached housing and is isolated by the surrounding freeways and creek system.

Much of Gowanbrae's open space occurs on steep slopes with limited recreation facilities or opportunities. The Gowanbrae Open Space Development and Management Plan aims to guide Council's open space decisions in Gowanbrae. The following report outlines the background information and site investigations that have informed the Development & Management Plans.

Background Review

The following background reports and studies were reviewed to inform the development of the Gowanbrae Open Space Development & Management Plan.

- Moreland Open Space Strategy (2012)
- Moreland Street Landscape Strategy (2012)
- Moreland Indigenous Vegetation Assessment Report (2012)
- Moreland Integrated Transport Strategy (2010)
- Moreland Bicycle Strategy (2011)
- Moonee Ponds Creek Strategic Plan (2011)

Moreland Open Space Strategy (2012)

Seven Key Open Space issues were identified:

1. Providing parks close to home;
2. Having a mix of open space types and experiences;
3. Making places for nature;
4. A greener more liveable Moreland;
5. Making the most of open space through effective management;
6. Enhancing participation and use of open space;
7. Development of a network of shared trails.

Each open space is classified according to the following:

- Function (or purpose in the network);
- Landscape setting (and form);
- Catchment (sphere of influence; and
- Settlement type (nature of residential settlement it is located within).

Gowanbrae has a high proportion of open space compared to other suburbs in Moreland, however much of this space is unusable due to steep slopes or land ownership.

Gowanbrae has a large area of Lost Remnant Vegetation. (p.30, Map 4)

It has 3 major reserves:

1. Elms Court;
2. Community Centre
3. Riverwalk

The Gowanbrae Retarding Basin (part of the Jacana Wetlands site) accounts for over a third of Gowanbrae's open space, though it has limited recreational opportunities.

There are limited opportunities for sport due to the steepness of most open space.

Key Strategies that involve Gowanbrae:

- Redevelop Open Space in Tullamarine precinct as social / family recreation space and provide pedestrian and cycle links to Gowanbrae.
- Develop district level parks to service the Glenroy, Gowanbrae and Pascoe Vale areas.

Moreland Street Landscape Strategy (2012)

Gowanbrae includes several existing and proposed habitat corridors, primarily along Moonee Ponds Creek and the Western Ring Road corridor.

The Moonee Ponds Creek buffer zone extends across much of Gowanbrae. Indigenous species with local provenance are preferred.

Tree planting should be designed and implemented according to the 'Manual' (p.46-76) and using the 'Recommended Species list' (p.79 – 85). Tree removal should only be considered after consulting the 'Tree Removal Policy' (p.86-91). Nature strips should be designed in accordance with the 'Nature Strip Beatification Guidelines for general public' (p.92-95).

Moreland Indigenous Vegetation Assessment Report (2012)

The 2012 study was assessed during 2010 & 2011 and was an update to the 1998 study.

A large patch of remnant vegetation in Gowanbrae along the Western Ring Road was destroyed between the 1998 and 2012 study.

A strip of remnant vegetation with State Significance runs along the Moonee Ponds creek and along part of the northern boundary of Gowanbrae.

Moreland Integrated Transport Strategy (2010)

The Moreland Integrated Transport Strategy articulates Council's direction for transport planning for the next 10 years. Main focus is to achieve a shift towards more environmentally sustainable travel modes.

Gowanbrae's post-war road design, coupled with steep topography and the Western Ring Road has created an isolated community with only one road entry / exit. It has adequate public transport through a regular bus service and has good bicycle connections along Moonee Ponds Creek & the Western Ring Road. The internal shared and walking path systems are fragmented and generally not to standard.

Key objectives:

- Achieve a shift towards more environmentally sustainable travel behaviours.
- Support social equity and ensure viable transport options are available to all community sectors.
- Improve safety of all transport modes to support an active and healthy community.
- Support economic activity by providing multi-modal transport links supporting all forms of commerce in the City.

Moreland Bicycle Strategy (2011)

About one third of Moreland residents cycle regularly (once a month or more)

About 5000 Moreland residents ride to work daily (mainly Brunswick)

Gowanbrae has cycling rates less than the average for Melbourne.

No dedicated mountain bike or bmx facilities in Moreland. (gap exists)

Good off-road shared path links along Moonee Ponds Creek & the Western Ring Road, but the internal connections are poor. On-road cycle lanes are not catered for in Gowanbrae and may be needed along Gowanbrae Drive and Lanark Way.

Moonee Ponds Creek Strategic Plan (2011)

Six key categories:

- Revegetation / Conservation.
- Provision of Habitat.
- Creation of Wetlands.
- Development of access.
- Co-ordinated management.
- Community participation.

Main areas of study close to Gowanbrae are Jacana Wetlands to the north and Kingsford Smith Ulm Reserve to the south.

Main issues for Gowanbrae precinct:

- Weed management.
- Impact upon urban character by encroaching development.

Opportunities include:

- Developing landscape environs of creek corridor couple with dramatic landform and features such as rail bridge, to inform particular precinct character.
- Habitat reinforcement including flora & fauna.
- Passive recreation character reinforced via provision of pedestrian & bicycle facilities.
- Maintaining a sense of visual surveillance over parklands from adjoining residential areas within an overall parkland setting.
- Reinforcing links and connectivity to other open spaces in Gowanbrae.

SITE ANALYSIS

Site investigations were conducted to inform the development of future open space opportunities for Gowanbrae and ensure that the background reports had accurately covered all of the information required.

Site analysis plans were informed by on-site observations as well as desktop analysis investigations. Plans included:

- Existing Conditions
- Planning Zones
- Land Ownership
- Land Management
- Vegetation & Biodiversity
- Slope & Access
- Key Views



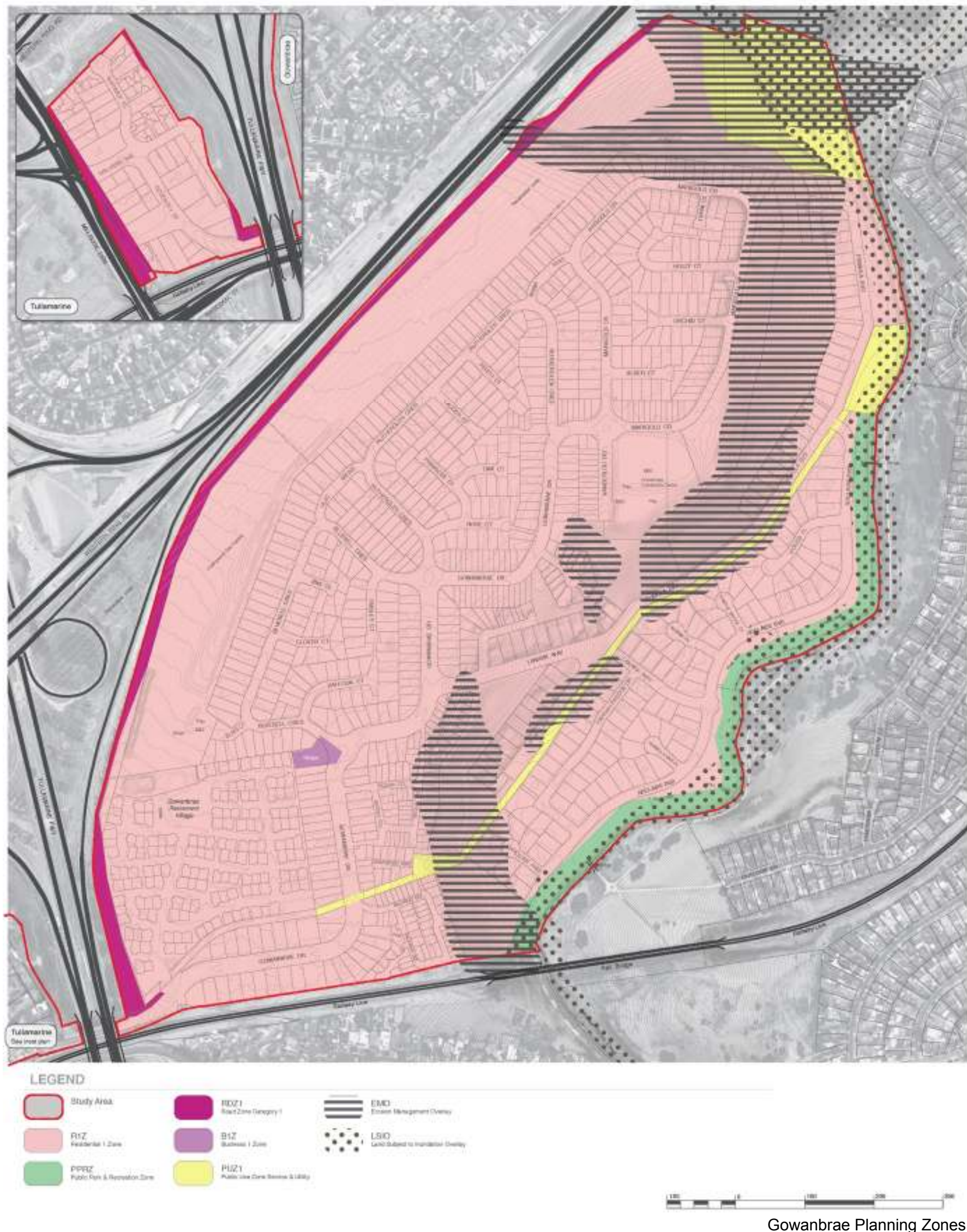


Existing Conditions Plan

Existing Conditions

Gowanbrae is located in the far north-western pocket of Moreland City Council with boundaries to Hume, Brimbank and Moonee Valley City Councils. It is bound by the Western Ring Road to the north, the Tullamarine Freeway to the west, the Albion-Jacana freight railway line in the south and Moonee Ponds Creek in the east.

Gowanbrae is a relatively new suburb, with development starting in the 1990's, supporting a population of nearly 2,800 residents in 2011. The suburb is accessed by a sole road access from the south west on Coventry Street which extends under the Tullamarine freeway to become Gowanbrae Drive. A series of cul-de-sac developments extend from this main spine, restricted by extremely steep topography along the eastern edge of the site.



Gowanbrae Planning Zones

Planning Zones

The majority of the subject site is covered by a Residential 1 Zone (RZ1), despite this including many public parks. Most of the eastern boundary along Riverside Walk, adjacent to the Moonee Ponds Creek is zoned Public Park & Recreation Zone (PPRZ). A Public Use Zone Service & Utility (PUZ1) exists along the Melbourne Water easement that bisects the site, as well as covering the reservoir and spillway to the north. A small pocket of Business 1 Zone (B1Z) covers the only shops in the suburb at the corner of Gowanbrae Drive and Bluebell Crescent. A Road Zone 1 (RDZ1) forms the eastern boundary to the site along the Western Ring Road and along the off-ramp to the Tullamarine Freeway. A Public Use Zone Transport (PUZ4) covers the railway and trestle bridge to the south. An Erosion Management Overlay (EMO) affects some of the steep slopes in Gowanbrae and limits the extent of development that may cause land disturbance. A Land Subject to Inundation Overlay (LSIO) covers flood-prone land adjacent to the creek and limits location and construction of various built elements such as fences, bicycle trails and roads.

A review of the current zoning for Gowanbrae should be undertaken by Council to ensure it matches the existing and future conditions of the site. Many of the open spaces within Gowanbrae are currently zoned RZ1 and should be re-zoned to PPRZ. Moonee Ponds Creek should also be considered for rezoning from PPRZ to PUZ1.



Land Ownership Plan

Land Ownership

The majority of Gowanbrae's land is privately owned due to the high density of residential properties. Large tracts of land along the east and west boundaries are owned and managed by Moreland City Council as open space.

Melbourne Water owns the land along the easement that bisects the site, as well as a large portion of land to the north. VicRoads owns the strip of land along the Western Ring Road and adjacent to the off-ramp to the Tullamarine Freeway.



Land Management Plan

Land Management

The Land Management Plan above represents documented open space management responsibilities included on Councils GIS System. As a general statement, we believe that the actual maintenance responsibilities are not adequately represented by the official GIS mappings. The MCC GIS layers associated with the maintenance of Gowanbrae's open space network need to be revisited and updated to reflect the current on-the-ground responsibilities of the Maintenance Crew.

Where land not owned by Council is being managed by Council, formal agreements/arrangements should be in place to ensure that management practices are mutually beneficial.

Melbourne Water manages the land along the easement that bisects the site, as well as a large portion of land to the north. VicRoads manages a strip of land along the Western Ring Road and adjacent to the off-ramp to the Tullamarine Freeway.



Vegetation & Biodiversity Plan

Vegetation & Biodiversity

Gowanbrae has a very low percentage of tree canopy cover, with much of the site occupied by residential development, roads or mown grass.

The 2012 Moreland Indigenous Vegetation Assessment Report notes that a large patch of remnant vegetation in Gowanbrae along the Western Ring Road was destroyed between the 1998 and 2012 study due to development.

Patches of remnant vegetation with State Significance exists along part of the northern boundary of the subdivision and close to Primula Boulevard. A narrow strip of remnant vegetation also runs along the east side of the Moonee Ponds creek outside of the area of this study.



Remnant Vegetation Patch and rocky outcrop.



Recent Revegetation works near Primula Boulevard.

Established tree plantings and revegetation along the Moonee Ponds demonstrate the impact that good vegetation planning and management can have over time. Revegetation works continue in Gowanbrae and have recently been undertaken along the banks of the creek as well as small patches throughout the suburb mostly associated with path works and erosion control. These areas have been planted in the last five years.

The existing street tree planting consists of a mix of native and exotic tree species, with most of the trees planted within the last ten years. Many of the recent tree plantings have not survived and some of the exotic species are not suitable to their proximity to the creek. A street tree improvement and replacement plan is outlined in the Open Space Development Plan section.

Much of the understorey vegetation in Gowanbrae is mown or slashed grass. Small areas of garden beds with low groundcovers exist along roadsides and roundabouts, however most of the nature strips are lawn. Riparian planting with some low shrubs flourish along the banks of the Moonee Ponds Creek.



Existing Vegetation along Moonee Ponds Creek.



Existing Entry Roundabout Planting.



Slope & Access Plan

Slope & Access

Given much of Gowanbrae sits on top of a ridgeline that runs along the Moonee Ponds Creek valley, most of the open space exists on medium to high slopes. Slopes exceed to one-in-two in some areas along the central open space spine, making them very difficult to develop or maintain. This is also true for the Melbourne Water land to the north of the site where a gully cuts from west to east towards the reservoir. Low sloping or flat areas run along the M80 transmission line easement to the west of the site as well as along the creek valley in the east. A series of large mounds have been installed along the length of the M80 transmission line easement to displace fill from the adjacent freeway upgrade.



Key Views Plan

Key Views

The ridgeline has created scenic views towards the city and the railway trestle bridge for many of the residents as well as opening up panoramic views from the new Gowanbrae Community Centre. Expansive views also exist along the length of the M80 towards the transmission line, though these may not be considered 'scenic'. It is considered important to maintain existing views wherever possible. Future improvements should consider potential impacts on views as part of any detailed planning and design process.

CONSULTATION

A range of stakeholders were consulted at various stages throughout development of the plan. The initial consultation involved sending a mail-out to all residents asking them to respond to an online survey about Gowanbrae's open space. The results of the survey, combined with background and site analysis findings informed the preparation of an Opportunities & Constraints Plan.

The Opportunities & Constraints Plans were then presented to community members at a public forum in May 2013 at the Gowanbrae Community Centre. Feedback from this forum was used to refine the Opportunities Plan and help inform the Development & Management Plans.

Consultation Summary

[Refer Appendix A for a detailed summary of public feedback from consultation]

Key issues identified in the Open Space Survey were:

- The majority of respondents liked Gowanbrae's open space for its cycling / walking paths, playgrounds and treed parks.
- According to respondents, the biggest improvements that could be made to Gowanbrae's open space would be community involvement, planting more trees and exercise / fitness stations.
- Other improvements suggested included netball, basketball and tennis courts, more street trees, public toilets, drinking fountains and better linkages for cycling / walking paths.
-

Key issues identified at the Community Forum were:

- Tennis Courts are a major priority (money has been allocated and is being implemented including SRV Funding which was confirmed for the 13/14 financial year.
- Public toilets have been identified as another priority by the community due to not currently having any in Gowanbrae.
- Investigate opportunities for beautification of strip of land between M80 freeway & retirement village (VicRoads land)
- Can shopping area be improved? Better connections to retirement village.
- Need follow up maintenance of trees as many have died.
- Cricket nets desired. Training facilities for Gowanbrae Cricket Club.
- Consider impact of NBN rollout (trenches & pits) on street tree planting.
- Include public lighting around paths and playgrounds?
- Dust mitigation needs to be improved on M80 mounding.
- Opportunity for café or mobile stand near Moonee Ponds Creek?



Gowanbrae Community Centre.



BBQ facilities at Gowanbrae Community Centre.

OPPORTUNITIES & CONSTRAINTS

Both an Opportunities and a Constraints Plan was developed to ensure that we had explored all of the options available and that this was in line with the community's needs and desires. These mapped out all the constraining factors of the site as well as laying out a multitude of possibilities for site improvements.



Gowanbrae Constraints Plan

Constraints

One of the key constraints to this site are the extreme slopes. These make it difficult to design accessible pathways and other site infrastructure. Steep slopes in open space areas are potentially dangerous to maintain and can even be impossible to mow. As a result they require a special maintenance regime that is time intensive and costs more.

Another constraint for open space development is land ownership and management. Some of the open space areas in Gowanbrae operate as open space, yet are owned and managed by authorities other than Moreland City Council

(Melbourne Water, VicRoads). This means that approval is required for works within these areas and may restrict what can occur in that space.

Service easements place constraints on many of Gowanbrae's open spaces. A high voltage electrical transmission line runs parallel with the M80 Freeway and restricts tree planting to below 3 metres within 30 metres of the lines. A gas pipeline also runs through this zone and requires a permit to work within 1 metre of the line.

An underground water main runs from the southwest corner of the site north along Primula Boulevard to the creek. Works within 5 metres of this easement require approval from Melbourne Water. Planting may occur in this easement, however the species are restricted to those outlined in Melbourne Water's 'Planting Near Sewers, Drains & Water Mains Guide'.

A high pressure fuel pipeline runs generally parallel with the railway line in the south of the site and dips into the creek reserve. This pipeline has a 6m wide easement that prohibits tree planting and limits works undertaken within this zone.

Several zones of significant remnant vegetation occur within Gowanbrae. A patch of state significant Escarpment Shrubland (EVC 895) occurs along the northern boundary of the estate in the Melbourne Water land. A small patch of regionally significant Escarpment Shrubland (EVC 895) occurs in a rocky outcrop along Primula Boulevard. State significant patches of endangered Streambank Shrubland (EVC 851) exist along the east side of the Moonee Ponds Creek (outside the study area). These patches should be protected and enhanced through revegetation and good management practices. Particular attention needs to be given to mowing and other maintenance regimes to ensure these patches are not damaged or further degraded.



Significant grassland patch.



Vacant property opportunities.



Gowanbrae Opportunities Plan

Opportunities

There are many opportunities for open space improvements throughout Gowanbrae, including enhancing the cycle and pedestrian network, creating new recreational facilities, increased planting and better slope treatments.

The existing street tree network has in many instances only recently been planted and is an incomplete system. There are many opportunities for **new street tree plantings** including whole streets and infill planting. There are also many parks and reserves that can accommodate new tree planting. Additional planted nature strips have not been suggested due to the maintenance requirements, however there is an opportunity to **enhance the existing roundabout plantings**. Potential species are outlined in the Open Space Development section (Page 22).

The existing path network in Gowanbrae is disconnected and requires a series of **shared and walking paths** to create a more connected system. A new shared path has been suggested along the Melbourne Water easement to connect the M80 cycle link at the entry to the site in the south through to the centre of Gowanbrae and on to the Moonee Ponds Creek trail in

the north. Several smaller **path connections** have also been suggested to provide residents with easier access to the metropolitan trail network. Where excessive slopes occur, steps and retaining walls may be necessary. Existing **maintenance tracks** may also need to be upgraded and in some cases extended, depending on future maintenance requirements.



Existing Western Ring Road Shared Trail.



Shared Path Directional Signage.

Some of the existing steep slopes present an opportunity for **revegetation** to help manage erosion, however this may not be possible for all slopes due to the intensive nature of maintenance that is required for revegetation zones. As is suggested in the Moreland Indigenous Vegetation Assessment Report, the existing **Significant Remnant Vegetation** zones should be enhanced and expanded upon with specific revegetation programs.

Following receipt of feedback from the Gowanbrae Open Space Survey and review of the Moreland Open Space Strategy it is clear that Gowanbrae is lacking in **open space recreation facilities**. Many people have to travel outside of Gowanbrae to access outdoor sporting facilities, so there is a strong opportunity to create new facilities in Gowanbrae as well as enhance the existing ones.

The existing playground at the end of **Elms Court** presents an opportunity to enhance this area as a new recreational open space precinct. Funding currently exists to build **multi-courts** in this area and upgrade the park. Two multi-courts are planned to allow for netball and tennis with associated facilities. Given the location and quality of the existing **playground** it is recommended that it be moved further away from the road and enhanced with new equipment. An upgraded basketball **half-court** could also be incorporated next to the new playground. Many people in Gowanbrae have requested **outdoor gym** equipment and so a new facility could be built in this precinct, given its close proximity to the neighbouring retirement village. A **community garden** has also been requested by many residents, in this location the retirement village community could be involved in its development. This area is also one of the few areas of undeveloped flat land in Gowanbrae and so an **informal ball sports** field could be established to compliment the Elms Court Precinct. Depending on the restrictions imposed by the transmission lines, a **BMX facility** may also be able to be incorporated into the recently installed mounding. New facilities will require increased parking and so a **new car park** could be built in place of the existing playground at the end of Elms Court.



Existing Elms Court Playground.



Existing Elms Court Basketball Half-court

Another **outdoor gym** facility could also be placed close to the Gowanbrae Community Centre where it would be central and easily accessed by most residents.

The portion of sloping land between Gowanbrae Drive and the Community Centre could incorporate another **community garden** and orchard, depending on the community demand.

Many of the parks in Gowanbrae have not been named. **Naming parks** helps identify them as well as create a sense of ownership from the surrounding community. It is recommended that parks be named through a community survey or vote.

Other opportunities for Gowanbrae's open space could involve the **sale of underutilised land** that does not provide good usability for the community. The sale of these portions of land could help provide funding for some of the proposed works.

OPEN SPACE DEVELOPMENT

The Open Space Development Plan has been refined from the Opportunities Plan in response to feedback from the community and Council officers as well as what is seen as being financially viable. Refer to the Implementation section of the report for the costed Action Plan (Page 28).



Gowanbrae Open Space Development Plan

The following outlines the key features of the Open Space Development Plan:

Access

Shared Paths

Several new shared paths have been proposed within the Open Space Development Plan. All shared paths have been designed to be 2.5m wide coloured concrete paths to match the existing path style.

A new shared path has been proposed from the south-western corner of the site and along the Melbourne Water easement to connect through to the existing path that runs to Lanark Way. Another shared path has been proposed along Lanark Way and Primula Boulevard, on or beside the Melbourne Water easement, to connect through to the creek. The Moonee Ponds Creek Trail ('River Walk') has been proposed for extension north to a new bridge connection across the creek.

On-road Cycle Treatments

On-road cycle treatments have been proposed for Gowanbrae Drive, Lanark Way, Bluebell Crescent and Marigold Drive to help connect the cycling community with the off-road trail system.

Pedestrian Paths

Several new pedestrian paths have been proposed within the Open Space Development Plan. Pedestrian paths will mostly be 1.5m wide concrete paths to Council standard. Various gravel paths, retaining walls and stairs have also been proposed to deal with slope or maintenance issues.

A series of gravel pedestrian paths have been proposed to better connect the Gowanbrae Community Centre with the rest of the community, including a new path that runs north-south in place of the existing shipping containers.

Recreational Facilities

The main improvement to recreational facilities for Gowanbrae is centred around the Elms Court development. As has been outlined in the Opportunities Plan, a cluster of facilities including two sealed multi-courts, a new playground, cricket nets, shared path, outdoor gym, upgraded basketball half-court, BBQ shelter area, AFL kick about with goals, community garden and potential BMX track will be serviced by a new car park and a network of new pedestrian paths. SRV Funding for the multi-courts has been received, with additional funding required in order to complete this facility.



Proposed Elms Court Recreational Facilities Plan

Planting

Street Trees

Several key streets have been identified in Gowanbrae in relation to street trees. The existing street trees have been reviewed and a number of suggestions have been made in line with the Moreland Street Landscape Strategy.



Adelaide Boulevard Street Trees.



Bluebell Crescent Street Trees.

Adelaide Boulevard

Adelaide Boulevard runs along the edge of Riverwalk Park near Moonee Ponds Creek. This street comprises of a mix of predominantly native trees with an average canopy height of 6-10metres. Most street trees are planted on the residential side of the road, with scattered native tree plantings extending out into the parkland. There is room along the boulevard for infill tree planting which should stay in line with the local indigenous flora. Species such as *Eucalyptus leucoxylon subsp. connata* (Yellow Gum) and *Eucalyptus camaldulensis* (River Red Gum) should be considered.

Bluebell Crescent

Bluebell Crescent runs in a loop off Gowanbrae Drive on the western edge of Gowanbrae. A mix of small to medium native and exotic trees are planted along both sides of the street. It is recommended that some consistency of street trees be adopted through regular infill tree planting of *Corymbia ficifolia* (Red Flowering Gum).

Gowanbrae Drive

Gowanbrae Drive is the main street that runs through the centre of the suburb. There is currently a mix of native species, arranged sparsely on each side of the road. Infill planting of larger canopy trees such as *Angophora costata* (Smooth-barked Apple Myrtle) and *Eucalyptus sideroxylon* (Red Ironbark) is recommended to create a boulevard effect.

Lanark Way

Lanark Way runs from Gowanbrae Drive down to Primula Boulevard and comprises a mix of native and exotic tree species. *Eucalyptus sideroxylon* (Red Ironbark) and *Tristanopsis laurina* (Water Gum) are the two main species along this street and should both be considered for infill planting.

Marigold Crescent

Marigold Crescent is one of the newest streets to be developed in Gowanbrae and runs along the top of the ridge in the northeast of the site. There is very little planting along this street and so will require a complete planting strategy. Species from the Escarpment Shrubland EVC should be considered, including *Allocasuarina verticillata* (Drooping Sheoak) or *Eucalyptus radiata* (Narrow-leaf Peppermint).

Primula Boulevard

Primula Boulevard runs North-South along the mid-section of Gowanbrae. It was recently planted out with *Quercus palustris* (Pin Oak), however many of the plantings have failed. Given the proximity to the creek, this may also not be the most suitable species for this street. A replacement of all street trees should be considered with a native species such as *Eucalyptus melliodora* (Yellow Box) to replace the Pin Oaks.



Marigold Crescent Street Trees.



Primula Boulevard.

Rutherglen Crescent

Rutherglen Crescent runs in a loop off Gowanbrae Drive in the northwest of Gowanbrae. A mix of small to medium native and exotic trees are planted along both sides of the street. It is recommended that some consistency of street trees be adopted through regular infill tree planting of *Corymbia ficifolia* (Red Flowering Gum).

Roundabout Planting

Other low-level street planting in roundabouts and median strips exists in Gowanbrae, however some of the roundabouts could be improved with low maintenance wild flower displays such as *Microseris lanceolata* (Yam Daisy) and *Bulbine bulbosa* (Bulbine Lily). Species suggested in the Moreland Street Landscape Strategy should also be considered.

Revegetation

Revegetation works have also been proposed, which should be developed in consultation with Council's Natural Resource Management Officer.

Slope Treatments

Several options have been investigated to manage steep slopes and prevent erosion. These include retaining walls, jute matting, mulching & planting.

Retaining walls may be required where slopes are too steep to manage with other techniques. Keystone concrete block systems are cost-effective and easy to install and maintain. These systems are proposed for retaining walls above 1m high. Smaller retaining walls can be constructed with timber or concrete sleepers and steel beams.



Keystone concrete block retaining wall.



Timber sleeper retaining wall.

For slopes that are currently difficult to maintain as grass (slopes between 1:2 and 1:3) a combination of mulching, jute mat erosion control fabric and planting could be used. In areas where slopes need stabilisation but are under 1:3, a combination of coarse mulch and planting will be adequate. Other options for erosion control should also be investigated.



Jute mat slope stabilisation.



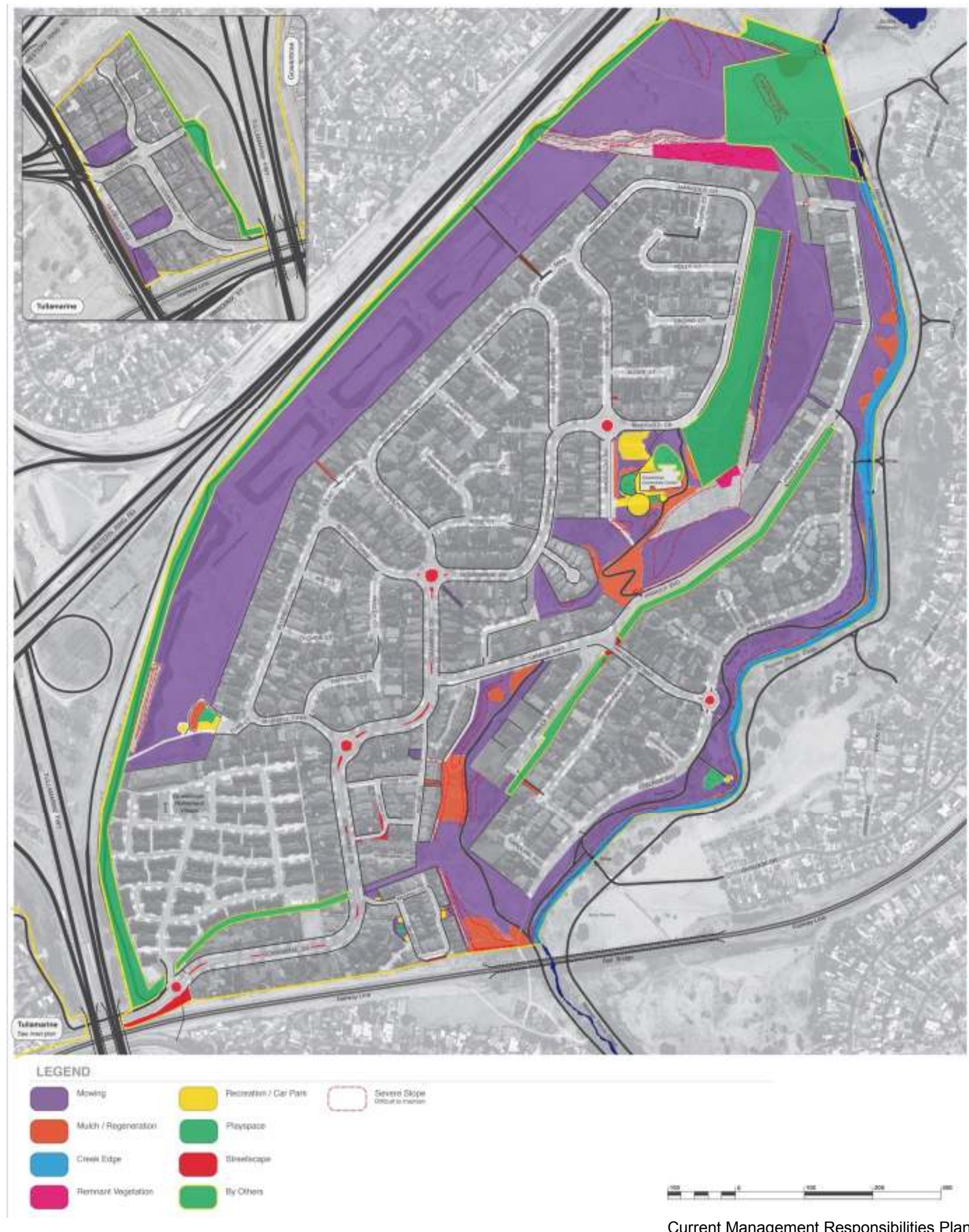
Revegetated slope.

OPEN SPACE MANAGEMENT

The management of Gowanbrae's Open Space needs to be a collaboration between Council's operational staff, service providers and the community.

Current Management Responsibilities

The current zones of management responsibilities indicate that Council does not maintain all of the open space in Gowanbrae. Some land is the responsibility of services providers such as Melbourne Water and VicRoads. Agreements currently exist between Council and other authorities to maintain certain tracts of land.



Reconciliation of Management Responsibilities

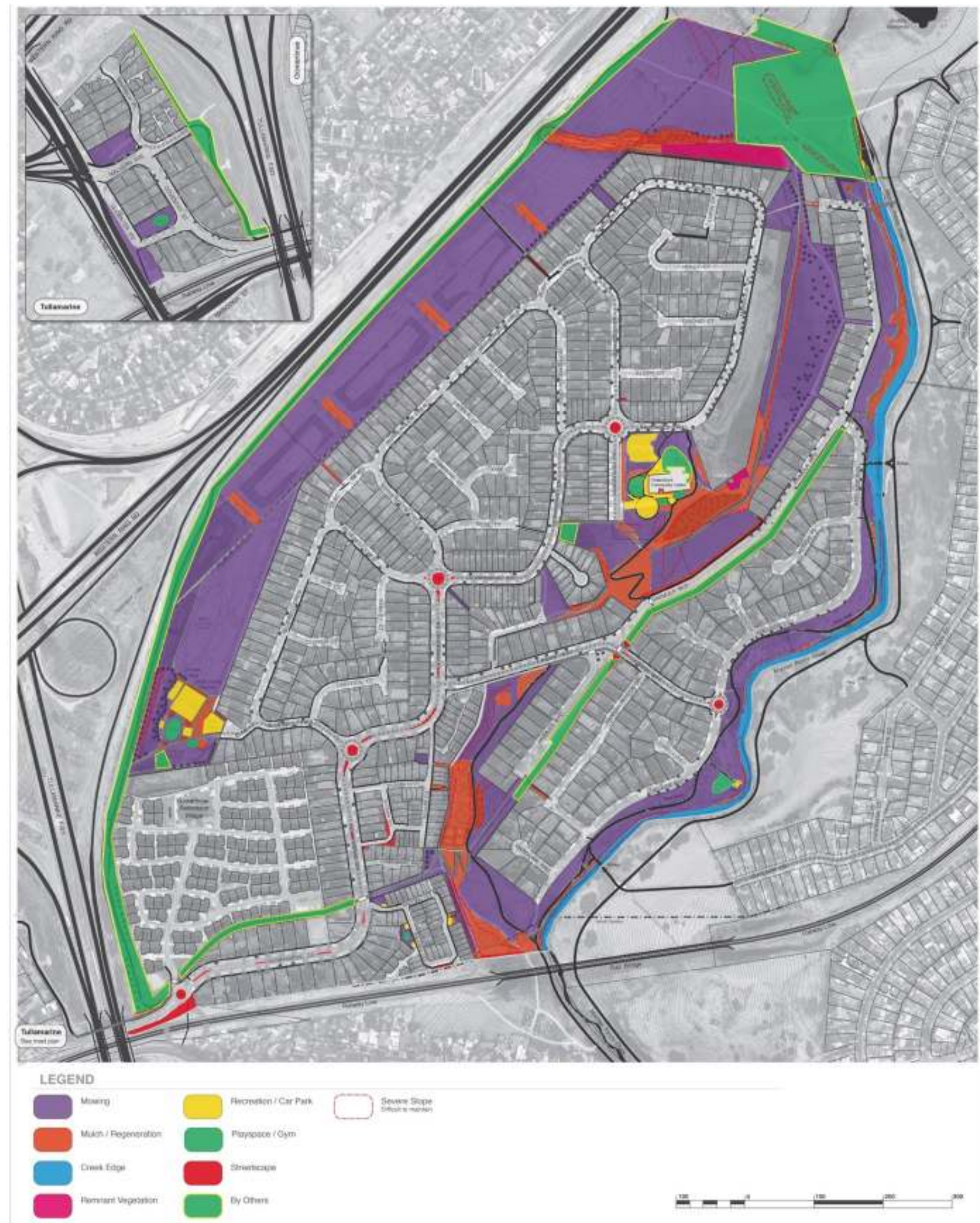
The following diagram outlines the proposed changes to land management responsibilities in Gowanbrae. This will result in a net increase in the amount of land that Council is officially responsible for, however other changes to the landscape design will result in more manageable maintenance regimes. The proposed Management Zones Plan better reflects actual maintenance by Council.



Open Space Management Reconciliation Plan

Proposed Management Zones

There are 8 proposed management types for Gowanbrae. These zones are Mowing, Regeneration, Creek Edge, Remnant Vegetation, Recreation, Play Space, Streetscape, and By Others.



Proposed Management Zones Plan

Mowing

Mowing regimes can be split into small-scale mowing zones and broad-scale slashing zones. Gowanbrae currently has both of these mowing regimes. The Open Space Development Plan will result in an alteration to these zones and responsibilities as shown in the Proposed Management Zones Plan.



Slashed versus Mown landscapes at the northern boundary.



Existing managed slope in Gowanbrae.

Regeneration

There are currently several areas of bushland regeneration that Council manages. A few selected areas have been proposed as part of the Open Space Development Plan. These include revegetation zones that aim to create new areas of native vegetation to enhance existing native and indigenous vegetation cover throughout Gowanbrae. Significant areas of remnant vegetation should be recognised and protected to focus maintenance requirements, improve their quality and reduce further degradation.

Streetscapes

The existing streetscapes in Gowanbrae are currently maintained under Council's Streetscape Maintenance Crew. Currently this does not include the roundabouts, however these will need to be included following the proposed upgrades.

There has been some concern in the community about follow-up maintenance with street trees as failures have occurred. It is recommended that an audit of existing trees be conducted and a formal infill replacement strategy established.

Creek Edge

The existing creek edge is currently managed by Melbourne Water, however much of the revegetation projects have been developed through the Friends of Moonee Ponds Creek and Moreland City Council. Melbourne Water should continue to manage weed infestation along the creek edge with the aid of community-led revegetation projects.

Recreation

Recreation management zones have been proposed around the Gowanbrae Community Centre as well as the proposed Elms Court precinct. This type of land management requires a higher intensity of maintenance with regular frequency and multiple maintenance activities. This will include mowing, garden beds, car parks, playgrounds, sporting facilities, paths, fencing, BBQ's and picnic facilities.

Playscape

Playgrounds generally require more frequent maintenance regimes. Regular maintenance should be conducted in line with Council's current playground maintenance regimes. Regular playground safety audits should also be conducted.

By Others

Currently Moreland maintains several areas of open space that are not officially their responsibility. This may be due to an agreement with particular authorities, however this is not always reflected in Council's GIS system. Some zones should remain the responsibility of others, such as Vic Roads and Melbourne Water Land, however it makes sense for efficiency and landscape improvement that Council formally takes on some additional land as a documented maintenance responsibility. Negotiations for adequate compensation, joint use and mutually agreed requirements should be perused by Council as soon as possible.

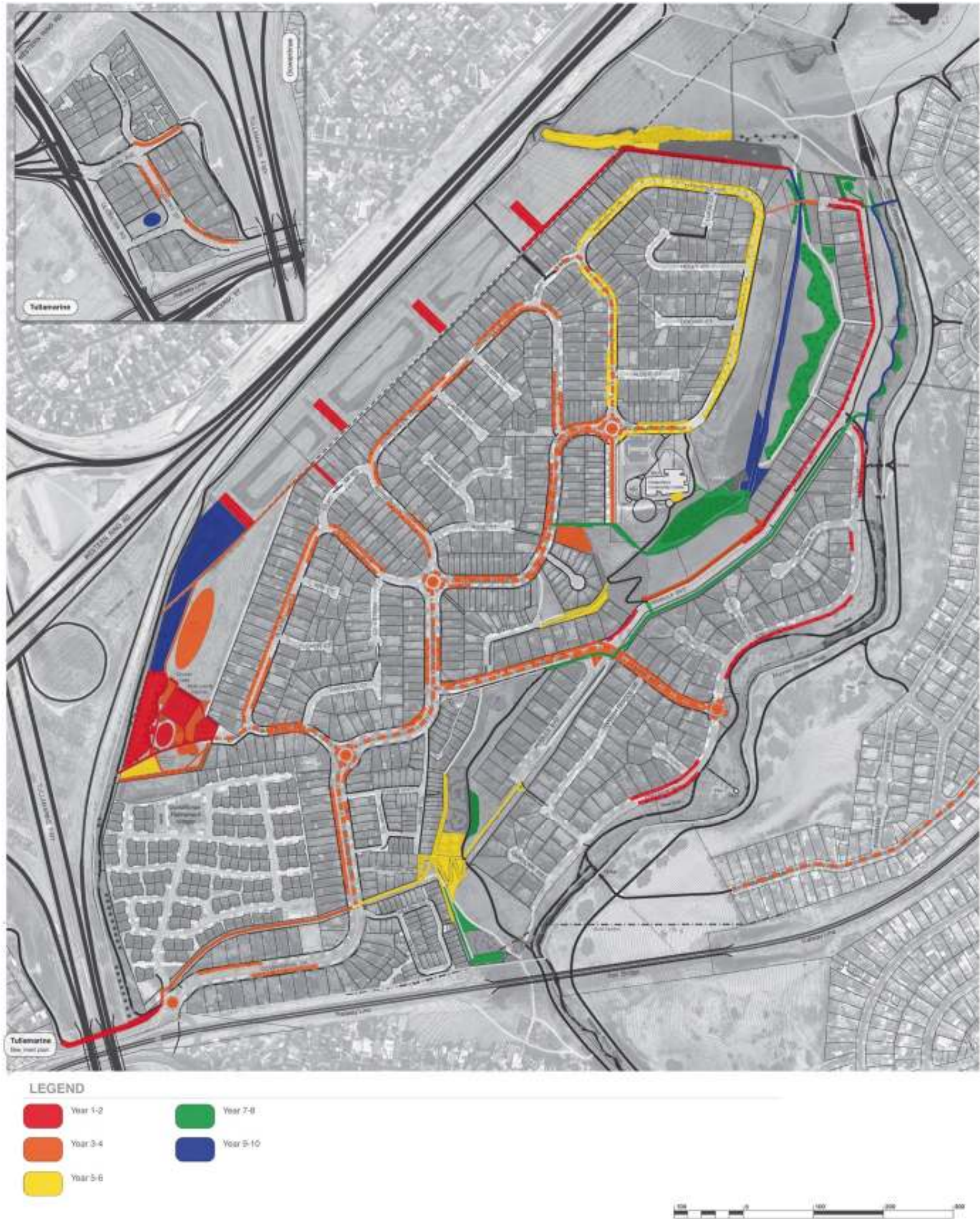
Fire Management

There is currently a grassfire risk for properties adjacent to open grassy slopes. In an emergency, Council and residents should adhere to the Municipal Emergency Management Plan. Preventative measures have been considered, including placing a 3m wide firebreak / maintenance track along the northern fence boundary of the estate. A dedicated fire management study should be undertaken by Council as soon as possible.

IMPLEMENTATION

Proposed Action Plan

The following plan outlines the Action Plan for Gowanbrae's Open Space Development that is estimated to cost \$3,150,000. Actions have been costed in order to create distinct and achievable works for each financial year. See Appendix B for detailed Cost Estimates.



Proposed Gowanbrae Open Space Action Plan

The following Action Plan outlines the proposed Capital and Maintenance costs to create distinct and achievable works for future planning for the Gowanbrae Open Space Development and Management Plan as funds become available. See Appendix B for detailed Cost Estimate.

Gowanbrae Open Space Development & Management Plan

24.04.14

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CAPITAL PROJECTS BY OPEN SPACE DESIGN & DEVELOPMENT

CAPITAL PROJECTS BY OTHERS

MAINTENANCE

ACTION PLAN

*All values are shown excluding GST

PRIORITY 1

CAPITAL PROJECTS BY OSD&D

RESPONSIBILITY: Open Space Design & Dev.

ACTIONS / TASKS / RESPONSIBILITIES

COST EST.

Elms Court Multi-Courts & Park (Stage 1) \$100K SRV funding confirmed

\$ 185,810

SUB TOTAL \$ 185,810

CAPITAL PROJECTS BY OTHERS

RESPONSIBILITY: TBD

ACTIONS / TASKS / RESPONSIBILITIES

COST EST.

Gowanbrae Entry Shared Path Upgrade

\$ 45,000

SUB TOTAL \$ 45,000

MAINTENANCE

RESPONSIBILITY: Open Space Maintenance

SPECIAL CAPITAL PROJECT

COST EST.

Weed Management

\$ 8,000

SUB TOTAL \$ 8,000

PRIORITY 1: COSTS

TOTAL \$ \$ 238,810

PRIORITY 2

CAPITAL PROJECTS BY OSD&D

RESPONSIBILITY: Open Space Design & Dev.

ACTIONS / TASKS / RESPONSIBILITIES

COST EST.

Elms Court Multi-Courts & Park (Stage 2)

\$ 425,000

SUB TOTAL \$ 425,000

CAPITAL PROJECTS BY OTHERS

RESPONSIBILITY: TBD

ACTIONS / TASKS / RESPONSIBILITIES

COST EST.

Shared Path Upgrade

\$ 37,500

Street Tree Planting

\$ 20,750

SUB TOTAL \$ 58,250

MAINTENANCE

RESPONSIBILITY: Open Space Maintenance

SPECIAL CAPITAL PROJECT

COST EST.

Northern Gully Maintenance (& Fire) Access Upgrade

\$ 170,650

SUB TOTAL \$ 170,650

PRIORITY 2: COSTS

TOTAL \$ \$ 653,900

PRIORITY 3

CAPITAL PROJECTS BY OSD&D

RESPONSIBILITY: Open Space Design & Dev.

ACTIONS / TASKS / RESPONSIBILITIES

COST EST.

Elms Court Park Upgrade (Stage 3)

\$ 113,360

Community Garden - Central

✓ \$ 15,000

Outdoor Gym - Elms Court

✓ \$ 45,000

New Pedestrian Connection - Primula Bvd / Marigold Cr

✓ \$ 19,500

SUB TOTAL \$ 192,860

CAPITAL PROJECTS BY OTHERS		RESPONSIBILITY: TBD	
ACTIONS / TASKS / RESPONSIBILITIES		COST EST.	
On-Road Cycle Markings		\$	20,000
Street Tree Planting		\$	29,250
Gowanbrae Round-a-bout Treatments		\$	12,500
SUB TOTAL		\$	61,750

PRIORITY 3: COSTS	TOTAL \$	\$	254,610
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PRIORITY 4

CAPITAL PROJECTS BY OSD&D		RESPONSIBILITY: Open Space Design & Dev.	
ACTIONS / TASKS / RESPONSIBILITIES		COST EST.	
Primula Bvd Retaining Wall		\$	204,250
SUB TOTAL		\$	204,250

CAPITAL PROJECTS BY OTHERS		RESPONSIBILITY: TBD	
ACTIONS / TASKS / RESPONSIBILITIES		COST EST.	
New Shared Path - Retirement Village Entry / Gowanbrae Drive]		\$	74,500
Shared Path Road Upgrades		\$	7,500
SUB TOTAL		\$	82,000

PRIORITY 4: COSTS	TOTAL \$	\$	286,250
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PRIORITY 5

CAPITAL PROJECTS BY OSD&D		RESPONSIBILITY: Open Space Design & Dev.	
ACTIONS / TASKS / RESPONSIBILITIES		COST EST.	
New Paths - Open Space Near Seggan Ccl		\$	78,340
New Path - Rear Balermo Ccl / Rear Seggan Ccl (Sth)		\$	6,375
New Path - Primula Bvd [South] to Existing Shared Path		\$	9,750
Northern Gully Revegetation		\$	105,000
SUB TOTAL		\$	199,465

CAPITAL PROJECTS BY OTHERS		RESPONSIBILITY: TBD	
ACTIONS / TASKS / RESPONSIBILITIES		COST EST.	
New Shared Path - Gowanbrae Drive / Seggan Ccl [Sth]		\$	33,000
Street Tree Planting		\$	26,000
SUB TOTAL		\$	59,000

PRIORITY 5: COSTS	TOTAL \$	\$	258,465
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PRIORITY 6

CAPITAL PROJECTS BY OSD&D		RESPONSIBILITY: Open Space Design & Dev.	
ACTIONS / TASKS / RESPONSIBILITIES		COST EST.	
Site Revegetation for New Shared Path Connection - Zig-Zag (South Gowanbrae)		\$	36,250
New Pedestrian Connection -Beside Zig-Zag Path (South Gowanbrae)		\$	13,860
Surface Treatment - North of Zig Zag Path (South Gowanbrae)		\$	36,000
New Pedestrian Connection - Balderrie Ct / existing zig-zag path		\$	38,780
Community Garden - Elms Court		\$	15,000
General Park Signage (Stage 2)		\$	10,000
Outdoor Gym - Community Centre		\$	45,000
SUB TOTAL		\$	194,890

CAPITAL PROJECTS BY OTHERS		RESPONSIBILITY: TBD	
ACTIONS / TASKS / RESPONSIBILITIES		COST EST.	
New Shared Path Connection - Zig-Zag (South Gowanbrae)		\$	118,750
SUB TOTAL		\$	118,750

PRIORITY 6: COSTS	TOTAL \$	\$	313,640
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PRIORITY 7

CAPITAL PROJECTS BY OSD&D		RESPONSIBILITY: Open Space Design & Dev.	
ACTIONS / TASKS / RESPONSIBILITIES		COST EST.	
New Seating Area - River Walk North		\$	9,750
River Walk Shared Path Extension - Revegetation		\$	25,000
Slope Upgrade - Behind Balerno Ccl		\$	110,000
Lookout & Interpretation - Rocky Outcrop		\$	51,375
SUB TOTAL		\$	196,349

CAPITAL PROJECTS BY OTHERS		RESPONSIBILITY: TBD	
ACTIONS / TASKS / RESPONSIBILITIES		COST EST.	
New Shared Path Connection - Gowanbrae Drive / Vanderloo Rd / Existing Shared Path		\$	71,200
New Shared Path - along Lanank Way to Primula Bvd		\$	24,250
Shared Path Road Upgrades		\$	7,500
SUB TOTAL		\$	102,950

PRIORITY 7: COSTS	TOTAL \$	\$	299,299
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PRIORITY 8

CAPITAL PROJECTS BY OSD&D		RESPONSIBILITY: Open Space Design & Dev.	
ACTIONS / TASKS / RESPONSIBILITIES		COST EST.	
Open Space Upgrades Below Community Centre		\$	170,000
Open Space Tree Planting		\$	19,500
SUB TOTAL		\$	189,500

CAPITAL PROJECTS BY OTHERS		RESPONSIBILITY: TBD	
ACTIONS / TASKS / RESPONSIBILITIES		COST EST.	
New Shared Path - along Primula Bvd to Adelaide Bvd		\$	115,750
Shared Path Road Upgrades		\$	22,500
SUB TOTAL		\$	138,250

PRIORITY 8: COSTS	TOTAL \$	\$	327,750
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PRIORITY 9

CAPITAL PROJECTS BY OSD&D		RESPONSIBILITY: Open Space Design & Dev.	
ACTIONS / TASKS / RESPONSIBILITIES		COST EST.	
Gowanbrae Spine Path & Maintenance Access Track		\$	122,080
Gowanbrae Wayfinding Signage		\$	14,000
New Playspace - Tullamarine		\$	50,000
SUB TOTAL		\$	186,080

CAPITAL PROJECTS BY OTHERS		RESPONSIBILITY: TBD	
ACTIONS / TASKS / RESPONSIBILITIES		COST EST.	
River Walk Shared Path Extension		\$	180,500
SUB TOTAL		\$	180,500

PRIORITY 9: COSTS	TOTAL \$	\$	366,580
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PRIORITY 10

CAPITAL PROJECTS BY OSD&D		RESPONSIBILITY: Open Space Design & Dev.	
ACTIONS / TASKS / RESPONSIBILITIES		COST EST.	
BMX Track		\$	150,000
SUB TOTAL		\$	150,000

PRIORITY 10: COSTS	TOTAL \$	\$	150,000
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Costing Assumptions

The following assumptions have been made in preparing capital works cost estimates for the Gowanbrae Open Space Development and Management Plan. Assumptions do not allow for escalation costs due delivery of projects in later years:

Costing Assumptions Table

Areas & Items	Unit	Unit Cost
Open Space Design & Development		
Concrete Path 1.8m (primary)	LinM	\$ 180
Concrete Path 1.5m (secondary)	LinM	\$ 150
Concrete Steps 1.2m	LinM	\$ 250
Gravel Path 1.5-1.8m (crushed rock) no edge	LinM	\$ 75-100
Gravel Maintenance Track 3.0m (crushed rock) no edge	LinM	\$ 120-250
Fencing 0.9m Post & Rail	LinM	\$ 75
Fencing 2.1m black chain mesh / pool (Type 2)	LinM	\$ 100
Retaining Wall - Low 0.4-0.8m sleepers / concrete	LinM	\$ 450-600
Retaining Wall - High 0.9-3.0m sleepers / concrete	LinM	\$ 950
Surface Treatment Re-grass	M2	\$ 5-10
Slope/Surface Treatment (Type 1) mulch	M2	\$ 15
Slope/Surface Treatment (Type 2) mulch with 25% veg cover	M2	\$ 20
Slope/Surface Treatment (Type 3) mulch with 50% veg cover	M2	\$ 30
Slope/Surface Treatment (Type 4) mulch with 100% veg cover	M2	\$ 35
Multi-Courts x2 (Elms Court Park)	Itm	\$ 400,000
Playspace Major	Itm	\$ 100,000
Playspace Minor	Itm	\$ 50,000
Signage Upgrades (Total)	Itm	\$ 20,000
Tree Planting – Open Space	Itm	\$ 150
Lookout (Community Centre)	Itm	\$ 40,000
Park Seats – CS eco slat with slab (\$1100 per seat)	Itm	\$ 1,500
Outdoor Gym (Elms Court / Community Centre)	Itm	\$ 45,000
Community Garden with Orchard	Itm	\$ 15,000 (contribution)
Footy Goals (installed)	Itm	\$ 5,000
Double Cricket Nets	Itm	\$ 25,000
BMX Track (Elms Court)	Itm	\$ 100,000-150,000
Areas & Items	Unit	Unit Cost
Works By Others		
Shared Path 3.0m (Type 1) maint access capable	LinM	\$ 300
Shared Path 2.5m (Type 2) river blend beige	LinM	\$ 250
Shared Path Bridge 2.5m	LinM	\$ 2000-3000
Shared Path Raised Road Crossing	LinM	\$ 7,500
Tree Planting – Street (45ltr) 12mth maint	Itm	\$ 250
Round-a-bout Plantings – wildflower display	Itm	\$ 2,500

Maintenance Increase Estimates

The Gowanbrae Open Space Development and Management Plan will require a greater maintenance and operations capacity. The estimates of increased Maintenance (work hours) resulting directly from open space developments are as follows:

Gowanbrae Open Space Development & Management Plan

24.04.14

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MAINTENANCE

MAINTENANCE INCREASE ESTIMATES

PRIORITY 1

MAINTENANCE		RESPONSIBILITY: Open Space Maintenance			
NEW RESPONSIBILITIES [MAINTENANCE INCREASE]		UNIT	QUANT.	HOURS	HOURS / PRIORITY
P1	Weed Removal General	M2	200	0.1	20
PRIORITY 1: INCREASED MAINTENANCE [13/14]					TOTAL Hrs 20

PRIORITY 2

MAINTENANCE		RESPONSIBILITY: Open Space Maintenance			
NEW RESPONSIBILITIES [MAINTENANCE INCREASE]		UNIT	QUANT.	HOURS	HOURS / PRIORITY
P2	Weed Removal General	M2	200	0.1	20
P1	Surface Treatment - Elms Court Re-grassed mound mowing	M2	4000	0.002	8
P1	Tree Planting - Elms Court - On reshaped mound	ltm	50	0.1	5
P1	Tree Planting -Extend new tree planting along rear of houses adjacent to transmission lines from shared path to northern gully	ltm	25	0.1	2.5
P1	Vegetation under towers - Below towers 4 x 750m2 Pods	M2	3000	0.013	39
P2	Maintenance Contingency (10%)	Item	-	-	7.45
PRIORITY 2: INCREASED MAINTENANCE					TOTAL Hrs 81.95

PRIORITY 3

MAINTENANCE		RESPONSIBILITY: Open Space Maintenance			
NEW RESPONSIBILITIES [MAINTENANCE INCREASE]		UNIT	QUANT.	HOURS	HOURS / PRIORITY
P3	Weed Removal General	M2	200	0.1	20
P1	Surface Treatment - Elms Court Re-grassed mound mowing	M2	4000	0.002	8
P1	Vegetation under towers - Below towers 4 x 750m2 Pods	M2	3000	0.013	39
P2	New Multi-courts 2 (tennis) - Elms Court STAGE 2 Includes Court surfaces and fences.	ltm	1	12	12
P2	New Playspace - Elms Court 450m2 (Toddler/Junior/Senior) Relocate existing playspace as shown	ltm	1	24	24
P2	Elms Court Car Park - trees, garden beds (on site of current playground)	M2	100	0.1	10
P2	Primula Bvd - Street Tree Planting (Includes 12 Mths Maintenance)	ltm	41	0.2	\$ 8
P2	Adelaide Bvd - Street Tree Planting (Includes 12 Mths Maintenance)	ltm	42	0.2	\$ 8
P2	Maintenance Track (3.0m) - Transmission lines area (behind houses) to Rear 62 Marigold Cr	LinM	245	0.02	\$ 5
P2	High Retaining Wall (1.0-2.0m) for Maintenance Access Track - between Rear 62 Marigold Cr / Transmission Lines area	LinM	125	0.05	\$ 6
P2	Low Retaining Wall (0.8m) for New Shared Path - between Rear 62 Marigold Cr / Transmission Lines area	LinM	50	0.03	\$ 2
P3	Maintenance Contingency (10%)	Item	-	-	14.2
PRIORITY 3: INCREASED MAINTENANCE					TOTAL Hrs 156.5

PRIORITY 4

MAINTENANCE		RESPONSIBILITY: Open Space Maintenance			
NEW RESPONSIBILITIES [MAINTENANCE INCREASE]		UNIT	QUANT.	HOURS	HOURS / PRIORITY
P4	Weed Removal General	M2	200	0.1	20

P1	Surface Treatment - Elms Court Re-grassed mound mowing	M2	4000	0.002	8
P1	Vegetation under towers - Below towers 4 x 750m2 Pods	M2	3000	0.013	39
P2	New Multi-courts 2 (tennis) - Elms Court STAGE 2 Includes Court surfaces and fences.	ltm	1	12	12
P2	New Playspace - Elms Court 450m2 (Toddler/Junior/Senior) Relocate existing playspace as shown	ltm	1	24	24
P2	Elms Court Car Park - trees, garden beds (on site of current playground)	M2	100	0.1	10
P2	Maintenance Track (3.0m) - Transmission lines area (behind houses) to Rear 62 Marigold Cr	LinM	245	0.02	4.9
P2	High Retaining Wall (1.0-2.0m) for Maintenance Access Track - between Rear 62 Marigold Cr / Transmission Lines area	LinM	125	0.05	6.25
P2	Low Retaining Wall (0.8m) for New Shared Path - between Rear 62 Marigold Cr / Transmission Lines area	LinM	50	0.03	1.5
P3	AFL Kick-about Area with goals (3500m2)	M2	3500	0.004	14
P3	New Gravel Paths (1.5m) - Elms Court	LinM	328	0.01	3.28
P3	Surface Treatment - Elms Court recycled mulch surfaces	M2	845	0.01	8.45
P3	Tree Planting - Elms Court - Open Space	ltm	30	0.1	3
P3	Maintenance Track (3.0m) - Elms Court off bike path to Community Garden	LinM	63	0.02	1.26
P3	New Gravel Path (1.5m) - Gas Pipeline Track (beside future BMX area) from existing Western Ring Rd Shared Path to Lilac Mews (rear of properties)	LinM	270	0.01	2.7
P3	Gowanbrae (central) Orchard - Mowing only	ltm	500	0.003	1.5
P3	New Outdoor Gym - Elms Court	ltm	1	8	8
P3	Coventry St - Street Tree Planting (Includes 12 Mths Maintenance)	ltm	6	0.2	1.2
P3	Gowanbrae Dr - Street Tree Planting (Includes 12 Mths Maintenance)	ltm	36	0.2	7.2
P3	Bluebell Cres - Street Tree Planting (Includes 12 Mths Maintenance)	ltm	24	0.2	4.8
P3	Rutherglen Cres - Street Tree Planting (Includes 12 Mths Maintenance)	ltm	35	0.2	7
P3	Lanark Way - Street Tree Planting (Includes 12 Mths Maintenance)	ltm	16	0.2	3.2
P3	Gowanbrae Dr / entry to Retirement Village - Round-a-bout treatment (Includes 12 Mths Maintenance)	ltm	1	1.5	1.5
P3	Gowanbrae Dr /Bluebell Cres - Round-a-bout treatment (Includes 12 Mths Maintenance)	ltm	1	1.5	1.5
P3	Gowanbrae Dr / Rutherglen Cres - Round-a-bout treatment (Includes 12 Mths Maintenance)	ltm	1	1.5	1.5
P3	Gowanbrae Dr / Marigold Cres - Round-a-bout treatment (Includes 12 Mths Maintenance)	ltm	1	1.5	1.5
P3	Adelaide Bvd / Lanark Way - Round-a-bout treatment (Includes 12 Mths Maintenance)	ltm	1	1.5	1.5
P4	Maintenance Contingency (10%)	Item	-	-	19.9

PRIORITY 4: INCREASED MAINTENANCE**TOTAL Hrs****218.6****PRIORITY 5****MAINTENANCE****NEW RESPONSIBILITIES [MAINTENANCE INCREASE]****RESPONSIBILITY: Open Space Maintenance**

		UNIT	QUANT.	HOURS	HOURS / PRIORITY
P5	Weed Removal General	M2	200	0.1	20
P1	Surface Treatment - Elms Court Re-grassed mound mowing	M2	4000	0.002	8
P1	Vegetation under towers - Below towers 4 x 750m2 Pods	M2	3000	0.013	39
P2	New Multi-courts 2 (tennis) - Elms Court STAGE 2 Includes Court surfaces and fences.	ltm	1	12	12
P2	New Playspace - Elms Court 450m2 (Toddler/Junior/Senior) Relocate existing playspace as shown	ltm	1	24	24
P2	Elms Court Car Park - trees, garden beds (on site of current playground)	M2	100	0.1	10
P2	Maintenance Track (3.0m) - Transmission lines area (behind houses) to Rear 62 Marigold Cr	LinM	245	0.02	4.9
P2	High Retaining Wall (1.0-2.0m) for Maintenance Access Track - between Rear 62 Marigold Cr / Transmission Lines area	LinM	125	0.05	6.25
P2	Low Retaining Wall (0.8m) for New Shared Path - between Rear 62 Marigold Cr / Transmission Lines area	LinM	50	0.03	1.5
P3	AFL Kick-about Area with goals (3500m2)	M2	3500	0.004	14
P3	New Gravel Paths (1.5m) - Elms Court	LinM	328	0.01	3.28
P3	Surface Treatment - Elms Court recycled mulch surfaces	M2	845	0.01	8.45
P3	Maintenance Track (3.0m) - Elms Court off bike path to Community Garden	LinM	63	0.02	1.26
P3	New Gravel Path (1.5m) - Gas Pipeline Track (beside future BMX area) from existing Western Ring Rd Shared Path to Lilac Mews (rear of properties)	LinM	270	0.01	2.7

P3	Gowanbrae (central) Orchard - Mowing only	ltm	500	0.003	1.5
P3	New Outdoor Gym - Elms Court	ltm	1	8	8
P3	Gowanbrae Dr / entry to Retirement Village - Round-a-bout treatment (Includes 12 Mths Maintenance)	ltm	1	1.5	1.5
P3	Gowanbrae Dr /Bluebell Cres - Round-a-bout treatment (Includes 12 Mths Maintenance)	ltm	1	1.5	1.5
P3	Gowanbrae Dr / Rutherglen Cres - Round-a-bout treatment (Includes 12 Mths Maintenance)	ltm	1	1.5	1.5
P3	Gowanbrae Dr / Marigold Cres - Round-a-bout treatment (Includes 12 Mths Maintenance)	ltm	1	1.5	1.5
P3	Adelaide Bvd / Lanark Way - Round-a-bout treatment (Includes 12 Mths Maintenance)	ltm	1	1.5	1.5
P4	High Retaining Wall (1.5-3.0m Concrete lock system) North side of Primula Bvd (Sth). Incl. fence along top of wall if required. Wall may also be planted if desirable.	LinM	215	0.05	10.75
P5	Maintenance Contingency (10%)	Item	-	-	18.3

PRIORITY 5: INCREASED MAINTENANCE**TOTAL Hrs****201.4****PRIORITY 6**

MAINTENANCE		RESPONSIBILITY: Open Space Maintenance			
NEW RESPONSIBILITIES [MAINTENANCE INCREASE]		UNIT	QUANT.	HOURS	HOURS / PRIORITY
P6	Weed Removal General	M2	200	0.1	20
P1	Surface Treatment - Elms Court Re-grassed mound mowing	M2	4000	0.002	8
P1	Vegetation under towers - Below towers 4 x 750m2 Pods	M2	3000	0.013	39
P2	New Multi-courts 2 (tennis) - Elms Court STAGE 2 Includes Court surfaces and fences.	ltm	1	12	12
P2	New Playspace - Elms Court 450m2 (Toddler/Junior/Senior) Relocate existing playspace as shown	ltm	1	24	24
P2	Elms Court Car Park - trees, garden beds (on site of current playground)	M2	100	0.1	10
P2	Maintenance Track (3.0m) - Transmission lines area (behind houses) to Rear 62 Marigold Cr	LinM	245	0.02	4.9
P2	High Retaining Wall (1.0-2.0m) for Maintenance Access Track - between Rear 62 Marigold Cr / Transmission Lines area	LinM	125	0.05	6.25
P2	Low Retaining Wall (0.8m) for New Shared Path - between Rear 62 Marigold Cr / Transmission Lines area	LinM	50	0.03	1.5
P3	AFL Kick-about Area with goals (3500m2)	M2	3500	0.004	14
P3	New Gravel Paths (1.5m) - Elms Court	LinM	328	0.01	3.28
P3	Surface Treatment - Elms Court recycled mulch surfaces	M2	845	0.01	8.45
P3	Maintenance Track (3.0m) - Elms Court off bike path to Community Garden	LinM	63	0.02	1.26
P3	New Gravel Path (1.5m) - Gas Pipeline Track (beside future BMX area) from existing Western Ring Rd Shared Path to Lilac Mews (rear of properties)	LinM	270	0.01	2.7
P3	Gowanbrae (central) Orchard - Mowing only	ltm	500	0.003	1.5
P3	New Outdoor Gym - Elms Court	ltm	1	8	8
P3	Gowanbrae Dr / entry to Retirement Village - Round-a-bout treatment (Includes 12 Mths Maintenance)	ltm	1	1.5	1.5
P3	Gowanbrae Dr /Bluebell Cres - Round-a-bout treatment (Includes 12 Mths Maintenance)	ltm	1	1.5	1.5
P3	Gowanbrae Dr / Rutherglen Cres - Round-a-bout treatment (Includes 12 Mths Maintenance)	ltm	1	1.5	1.5
P3	Gowanbrae Dr / Marigold Cres - Round-a-bout treatment (Includes 12 Mths Maintenance)	ltm	1	1.5	1.5
P3	Adelaide Bvd / Lanark Way - Round-a-bout treatment (Includes 12 Mths Maintenance)	ltm	1	1.5	1.5
P4	High Retaining Wall (1.5-3.0m Concrete lock system) North side of Primula Bvd (Sth). Incl. fence along top of wall if required. Wall may also be planted if desirable.	LinM	215	0.05	10.75
P5	New Gravel Path (1.8m - primary) - Seggan Ccl (Sth) to Lanark Way	LinM	130	0.01	1.3
P5	Low Retaining Wall (0.8m) for new path - Between Seggan Ccl (Sth) to Lanark Way	LinM	130	0.03	3.9
P5	New Gravel Path (1.5m) Balerno Ccl across top of future Zig Zag Path to new Seggan Ccl (Sth) to Lanark Way Path	LinM	85	0.01	0.85
P5	New Gravel Path (1.5m) Bottom of future Zig Zag Path to Primula Bvd [South]	LinM	130	0.01	1.3
P5	Surface Treatment / Revegetation - Gully / Northern Drainage Gully - Creek Edge Revegetation (trees & bank stabilization 100%)	M2	3000	0.02	60
P5	Marigold Cres - Street Tree Planting (Includes 12 Mths Maintenance)	ltm	104	0.2	20.8
P6	Maintenance Contingency (10%)	Item	-	-	27.1

PRIORITY 6: INCREASED MAINTENANCE**TOTAL Hrs****298.4**

PRIORITY 7

MAINTENANCE		RESPONSIBILITY: Open Space Maintenance			
NEW RESPONSIBILITIES [MAINTENANCE INCREASE]		UNIT	QUANT.	HOURS	HOURS / PRIORITY
P7	Weed Removal General	M2	200	0.1	20
P1	Surface Treatment - Elms Court Re-grassed mound mowing	M2	4000	0.002	8
P1	Vegetation under towers - Below towers 4 x 750m2 Pods	M2	3000	0.013	39
P2	New Multi-courts 2 (tennis) - Elms Court STAGE 2 Includes Court surfaces and fences.	ltm	1	12	12
P2	New Playspace - Elms Court 450m2 (Toddler/Junior/Senior) Relocate existing playspace as shown	ltm	1	24	24
P2	Elms Court Car Park - trees, garden beds (on site of current playground)	M2	100	0.1	10
P2	Maintenance Track (3.0m) - Transmission lines area (behind houses) to Rear 62 Marigold Cr	LinM	245	0.02	4.9
P2	High Retaining Wall (1.0-2.0m) for Maintenance Access Track - between Rear 62 Marigold Cr / Transmission Lines area	LinM	125	0.05	6.25
P2	Low Retaining Wall (0.8m) for New Shared Path - between Rear 62 Marigold Cr / Transmission Lines area	LinM	50	0.03	1.5
P3	AFL Kick-about Area with goals (3500m2)	M2	3500	0.004	14
P3	New Gravel Paths (1.5m) - Elms Court	LinM	328	0.01	3.28
P3	Surface Treatment - Elms Court recycled mulch surfaces	M2	845	0.01	8.45
P3	Maintenance Track (3.0m) - Elms Court off bike path to Community Garden	LinM	63	0.02	1.26
P3	New Gravel Path (1.5m) - Gas Pipeline Track (beside future BMX area) from existing Western Ring Rd Shared Path to Lilac Mews (rear of properties)	LinM	270	0.01	2.7
P3	Gowanbrae (central) Orchard - Mowing only	ltm	500	0.003	1.5
P3	New Outdoor Gym - Elms Court	ltm	1	8	8
P3	Gowanbrae Dr / entry to Retirement Village - Round-a-bout treatment (Includes 12 Mths Maintenance)	ltm	1	1.5	1.5
P3	Gowanbrae Dr /Bluebell Cres - Round-a-bout treatment (Includes 12 Mths Maintenance)	ltm	1	1.5	1.5
P3	Gowanbrae Dr / Rutherglen Cres - Round-a-bout treatment (Includes 12 Mths Maintenance)	ltm	1	1.5	1.5
P3	Gowanbrae Dr / Marigold Cres - Round-a-bout treatment (Includes 12 Mths Maintenance)	ltm	1	1.5	1.5
P3	Adelaide Bvd / Lanark Way - Round-a-bout treatment (Includes 12 Mths Maintenance)	ltm	1	1.5	1.5
P4	High Retaining Wall (1.5-3.0m Concrete lock system) North side of Primula Bvd (Sth). Incl. fence along top of wall if required. Wall may also be planted if desirable.	LinM	215	0.05	10.75
P5	New Gravel Path (1.8m - primary) - Seggan Ccl (Sth) to Lanark Way	LinM	130	0.01	1.3
P5	Low Retaining Wall (0.8m) for new path - Between Seggan Ccl (Sth) to Lanark Way	LinM	130	0.03	3.9
P5	New Gravel Path (1.5m) Balerno Ccl across top of future Zig Zag Path to new Seggan Ccl (Sth) to Lanark Way Path	LinM	85	0.01	0.85
P5	New Gravel Path (1.5m) Bottom of future Zig Zag Path to Primula Bvd [South]	LinM	130	0.01	1.3
P5	Surface Treatment / Revegetation - Gully / Northern Drainage Gully - Creek Edge Revegetation (trees & bank stabilization 100%)	M2	3000	0.02	60
P6	Surface Treatment - New Zig-Zag Path (Mulch / Revegetation 50%)	M2	1450	0.015	21.75
P6	Surface Treatment - North of new Zig-Zag Shared Path (Mulch / Revegetation 25%)	M2	1800	0.013	23.4
P6	Surface Treatment - Balderrie Ct / existing zig-zag path (Type Mulch and Regen 25%)	M2	850	0.013	11.05
P6	Elms Court Orchard - Mowing only	ltm	500	0.004	2
P6	New Outdoor Gym - Community Centre	ltm	1	8	8
P6	Low Retaining Walls (0.8m) for New Shared Path Zig-Zag from Seggan Ccl (Sth) down to existing shared path	LinM	150	0.03	4.5
P7	Maintenance Contingency (10%)	Item	-	-	32.1

PRIORITY 7: INCREASED MAINTENANCE**TOTAL Hrs****353.3****PRIORITY 8**

MAINTENANCE		RESPONSIBILITY: Open Space Maintenance			
NEW RESPONSIBILITIES [MAINTENANCE INCREASE]		UNIT	QUANT.	HOURS	HOURS / PRIORITY
P8	Weed Removal General	M2	200	0.1	20
P1	Surface Treatment - Elms Court Re-grassed mound mowing	M2	4000	0.002	8
P1	Vegetation under towers - Below towers 4 x 750m2 Pods	M2	3000	0.013	39
P2	New Multi-courts 2 (tennis) - Elms Court STAGE 2 Includes Court surfaces and fences.	ltm	1	12	12

P2	New Playspace - Elms Court 450m2 (Toddler/Junior/Senior) Relocate existing playspace as shown	ltm	1	24	24
P2	Elms Court Car Park - trees, garden beds (on site of current playground)	M2	100	0.1	10
P2	Maintenance Track (3.0m) - Transmission lines area (behind houses) to Rear 62 Marigold Cr	LinM	245	0.02	4.9
P2	High Retaining Wall (1.0-2.0m) for Maintenance Access Track - between Rear 62 Marigold Cr / Transmission Lines area	LinM	125	0.05	6.25
P2	Low Retaining Wall (0.8m) for New Shared Path - between Rear 62 Marigold Cr / Transmission Lines area	LinM	50	0.03	1.5
P3	AFL Kick-about Area with goals (3500m2)	M2	3500	0.004	14
P3	New Gravel Paths (1.5m) - Elms Court	LinM	328	0.01	3.28
P3	Surface Treatment - Elms Court recycled mulch surfaces	M2	845	0.01	8.45
P3	Maintenance Track (3.0m) - Elms Court off bike path to Community Garden	LinM	63	0.02	1.26
P3	New Gravel Path (1.5m) - Gas Pipeline Track (beside future BMX area) from existing Western Ring Rd Shared Path to Lilac Mews (rear of properties)	LinM	270	0.01	2.7
P3	Gowanbrae (central) Orchard - Mowing only	ltm	500	0.003	1.5
P3	New Outdoor Gym - Elms Court	ltm	1	8	8
P3	Gowanbrae Dr / entry to Retirement Village - Round-a-bout treatment (Includes 12 Mths Maintenance)	ltm	1	1.5	1.5
P3	Gowanbrae Dr /Bluebell Cres - Round-a-bout treatment (Includes 12 Mths Maintenance)	ltm	1	1.5	1.5
P3	Gowanbrae Dr / Rutherglen Cres - Round-a-bout treatment (Includes 12 Mths Maintenance)	ltm	1	1.5	1.5
P3	Gowanbrae Dr / Marigold Cres - Round-a-bout treatment (Includes 12 Mths Maintenance)	ltm	1	1.5	1.5
P3	Adelaide Blvd / Lanark Way - Round-a-bout treatment (Includes 12 Mths Maintenance)	ltm	1	1.5	1.5
P4	High Retaining Wall (1.5-3.0m Concrete lock system) North side of Primula Blvd (Sth). Incl. fence along top of wall if required. Wall may also be planted if desirable.	LinM	215	0.05	10.75
P5	New Gravel Path (1.8m - primary) - Seggan Ccl (Sth) to Lanark Way	LinM	130	0.01	1.3
P5	Low Retaining Wall (0.8m) for new path - Between Seggan Ccl (Sth) to Lanark Way	LinM	130	0.03	3.9
P5	New Gravel Path (1.5m) Balerno Ccl across top of future Zig Zag Path to new Seggan Ccl (Sth) to Lanark Way Path	LinM	85	0.01	0.85
P5	New Gravel Path (1.5m) Bottom of future Zig Zag Path to Primula Blvd [South]	LinM	130	0.01	1.3
P5	Surface Treatment / Revegetation - Gully / Northern Drainage Gully - Creek Edge Revegetation (trees & bank stabilization 100%)	M2	3000	0.02	60
P6	Surface Treatment - New Zig-Zag Path (Mulch / Revegetation 50%)	M2	1450	0.015	21.75
P6	Surface Treatment - North of new Zig-Zag Shared Path (Mulch / Revegetation 25%)	M2	1800	0.013	23.4
P6	Surface Treatment - Balderrie Ct / existing zig-zag path (Type Mulch and Regen 25%)	M2	850	0.013	11.05
P6	Elms Court Orchard - Mowing only	ltm	500	0.004	2
P6	New Outdoor Gym - Community Centre	ltm	1	8	8
P6	Low Retaining Walls (0.8m) for New Shared Path Zig-Zag from Seggan Ccl (Sth) down to existing shared path	LinM	150	0.03	4.5
P7	New Gravel Path (1.5m) New Park Path and seating area	LinM	60	0.01	0.6
P7	Tree Planting - Moonee Ponds Creek North Open Space	ltm	15	0.1	1.5
P7	New Path Edge Surface Treatment - North Moonee Ponds Creek Edge Revegetation (25%)	M2	1250	0.013	16.25
P7	Low Retaining Wall (0.8m) Behind Balerno Ccl (Current rocky embankment)	LinM	125	0.03	3.75
P7	Surface Treatment - Behind Balerno Ccl to Railway line easement (Mulch Revegetation 50%)	M2	1400	0.015	21
P8	Maintenance Contingency (10%)	Item	-	-	36.4
PRIORITY 8: INCREASED MAINTENANCE				TOTAL Hrs	400.7

PRIORITY 9

MAINTENANCE		RESPONSIBILITY: Open Space Maintenance			
NEW RESPONSIBILITIES [MAINTENANCE INCREASE]		UNIT	QUANT.	HOURS	HOURS / PRIORITY
P9	Weed Removal General	M2	200	0.1	20
P1	Surface Treatment - Elms Court Re-grassed mound mowing	M2	4000	0.002	8
P1	Vegetation under towers - Below towers 4 x 750m2 Pods	M2	3000	0.013	39
P2	New Multi-courts 2 (tennis) - Elms Court STAGE 2 Includes Court surfaces and fences.	ltm	1	12	12
P2	New Playspace - Elms Court 450m2 (Toddler/Junior/Senior) Relocate existing playspace as shown	ltm	1	24	24

P2	Elms Court Car Park - trees, garden beds (on site of current playground)	M2	100	0.1	10
P2	Maintenance Track (3.0m) - Transmission lines area (behind houses) to Rear 62 Marigold Cr	LinM	245	0.02	4.9
P2	High Retaining Wall (1.0-2.0m) for Maintenance Access Track - between Rear 62 Marigold Cr / Transmission Lines area	LinM	125	0.05	6.25
P2	Low Retaining Wall (0.8m) for New Shared Path - between Rear 62 Marigold Cr / Transmission Lines area	LinM	50	0.03	1.5
P3	AFL Kick-about Area with goals (3500m2)	M2	3500	0.004	14
P3	New Gravel Paths (1.5m) - Elms Court	LinM	328	0.01	3.28
P3	Surface Treatment - Elms Court recycled mulch surfaces	M2	845	0.01	8.45
P3	Maintenance Track (3.0m) - Elms Court off bike path to Community Garden	LinM	63	0.02	1.26
P3	New Gravel Path (1.5m) - Gas Pipeline Track (beside future BMX area) from existing Western Ring Rd Shared Path to Lilac Mews (rear of properties)	LinM	270	0.01	2.7
P3	Gowanbrae (central) Orchard - Mowing only	ltm	500	0.003	1.5
P3	New Outdoor Gym - Elms Court	ltm	1	8	8
P3	Gowanbrae Dr / entry to Retirement Village - Round-a-bout treatment (Includes 12 Mths Maintenance)	ltm	1	1.5	1.5
P3	Gowanbrae Dr /Bluebell Cres - Round-a-bout treatment (Includes 12 Mths Maintenance)	ltm	1	1.5	1.5
P3	Gowanbrae Dr / Rutherglen Cres - Round-a-bout treatment (Includes 12 Mths Maintenance)	ltm	1	1.5	1.5
P3	Gowanbrae Dr / Marigold Cres - Round-a-bout treatment (Includes 12 Mths Maintenance)	ltm	1	1.5	1.5
P3	Adelaide Bvd / Lanark Way - Round-a-bout treatment (Includes 12 Mths Maintenance)	ltm	1	1.5	1.5
P4	High Retaining Wall (1.5-3.0m Concrete lock system) North side of Primula Bvd (Sth). Incl. fence along top of wall if required. Wall may also be planted if desirable.	LinM	215	0.05	10.75
P5	New Gravel Path (1.8m - primary) - Seggan Ccl (Sth) to Lanark Way	LinM	130	0.01	1.3
P5	Low Retaining Wall (0.8m) for new path - Between Seggan Ccl (Sth) to Lanark Way	LinM	130	0.03	3.9
P5	New Gravel Path (1.5m) Balerno Ccl across top of future Zig Zag Path to new Seggan Ccl (Sth) to Lanark Way Path	LinM	85	0.01	0.85
P5	New Gravel Path (1.5m) Bottom of future Zig Zag Path to Primula Bvd [South]	LinM	130	0.01	1.3
P5	Surface Treatment / Revegetation - Gully / Northern Drainage Gully - Creek Edge Revegetation (trees & bank stabilization 100%)	M2	3000	0.02	60
P6	Surface Treatment - New Zig-Zag Path (Mulch / Revegetation 50%)	M2	1450	0.015	21.75
P6	Surface Treatment - North of new Zig-Zag Shared Path (Mulch / Revegetation 25%)	M2	1800	0.013	23.4
P6	Surface Treatment - Balderrie Ct / existing zig-zag path (Type Mulch and Regen 25%)	M2	850	0.013	11.05
P6	Elms Court Orchard - Mowing only	ltm	500	0.004	2
P6	New Outdoor Gym - Community Centre	ltm	1	8	8
P6	Low Retaining Walls (0.8m) for New Shared Path Zig-Zag from Seggan Ccl (Sth) down to existing shared path	LinM	150	0.03	4.5
P7	New Gravel Path (1.5m) New Park Path and seating area	LinM	60	0.01	0.6
P7	New Path Edge Surface Treatment - North Moonee Ponds Creek Edge Revegetation (25%)	M2	1250	0.013	16.25
P7	Low Retaining Wall (0.8m) Behind Balerno Ccl (Current rocky embankment)	LinM	125	0.03	3.75
P7	Surface Treatment - Behind Balerno Ccl to Railway line easement (Mulch Revegetation 50%)	M2	1400	0.015	21
P8	New Maint Access & Path (3.0m Gravel Maint vehicle capable) - Top of Existing Zig-Zag Shared path / proposed lookout (Retaining walls required)	LinM	206	0.02	4.12
P8	Low Retaining Walls (0.8m) for New Shared Path - Between existing zig-zag path and proposed lookout	LinM	130	0.03	3.9
P8	Surface Treatment - Below Community Centre (Mulch with Trees)	M2	4000	0.01	40
P8	Gowanbrae Spine - Open Space Tree Planting	ltm	80	0.1	8
P8	Northern Gully - Open Space Tree Planting	ltm	50	0.1	5
P9	Maintenance Contingency (10%)	ltm	-	-	42.4

PRIORITY 9: INCREASED MAINTENANCE**TOTAL Hrs**

466.1

PRIORITY 10**MAINTENANCE****NEW RESPONSIBILITIES [MAINTENANCE INCREASE]****RESPONSIBILITY: Open Space Maintenance**

		UNIT	QUANT.	HOURS	HOURS / PRIORITY
P10	Weed Removal General	M2	200	0.1	20
P1	Surface Treatment - Elms Court Re-grassed mound mowing	M2	4000	0.002	8
P1	Vegetation under towers - Below towers 4 x 750m2 Pods	M2	3000	0.013	39

P2	New Multi-courts 2 (tennis) - Elms Court STAGE 2 Includes Court surfaces and fences.	ltm	1	12	12
P2	New Playspace - Elms Court 450m2 (Toddler/Junior/Senior) Relocate existing playspace as shown	ltm	1	24	24
P2	Elms Court Car Park - trees, garden beds (on site of current playground)	M2	100	0.1	10
P2	Maintenance Track (3.0m) - Transmission lines area (behind houses) to Rear 62 Marigold Cr	LinM	245	0.02	4.9
P2	High Retaining Wall (1.0-2.0m) for Maintenance Access Track - between Rear 62 Marigold Cr / Transmission Lines area	LinM	125	0.05	6.25
P2	Low Retaining Wall (0.8m) for New Shared Path - between Rear 62 Marigold Cr / Transmission Lines area	LinM	50	0.03	1.5
P3	AFL Kick-about Area with goals (3500m2)	M2	3500	0.004	14
P3	New Gravel Paths (1.5m) - Elms Court	LinM	328	0.01	3.28
P3	Surface Treatment - Elms Court recycled mulch surfaces	M2	845	0.01	8.45
P3	Maintenance Track (3.0m) - Elms Court off bike path to Community Garden	LinM	63	0.02	1.26
P3	New Gravel Path (1.5m) - Gas Pipeline Track (beside future BMX area) from existing Western Ring Rd Shared Path to Lilac Mews (rear of properties)	LinM	270	0.01	2.7
P3	Gowanbrae (central) Orchard - Mowing only	ltm	500	0.003	1.5
P3	New Outdoor Gym - Elms Court	ltm	1	8	8
P3	Gowanbrae Dr / entry to Retirement Village - Round-a-bout treatment (Includes 12 Mths Maintenance)	ltm	1	1.5	1.5
P3	Gowanbrae Dr /Bluebell Cres - Round-a-bout treatment (Includes 12 Mths Maintenance)	ltm	1	1.5	1.5
P3	Gowanbrae Dr / Rutherglen Cres - Round-a-bout treatment (Includes 12 Mths Maintenance)	ltm	1	1.5	1.5
P3	Gowanbrae Dr / Marigold Cres - Round-a-bout treatment (Includes 12 Mths Maintenance)	ltm	1	1.5	1.5
P3	Adelaide Bvd / Lanark Way - Round-a-bout treatment (Includes 12 Mths Maintenance)	ltm	1	1.5	1.5
P4	High Retaining Wall (1.5-3.0m Concrete lock system) North side of Primula Bvd (Sth). Incl. fence along top of wall if required. Wall may also be planted if desirable.	LinM	215	0.05	10.75
P5	New Gravel Path (1.8m - primary) - Seggan Ccl (Sth) to Lanark Way	LinM	130	0.01	1.3
P5	Low Retaining Wall (0.8m) for new path - Between Seggan Ccl (Sth) to Lanark Way	LinM	130	0.03	3.9
P5	New Gravel Path (1.5m) Balerno Ccl across top of future Zig Zag Path to new Seggan Ccl (Sth) to Lanark Way Path	LinM	85	0.01	0.85
P5	New Gravel Path (1.5m) Bottom of future Zig Zag Path to Primula Bvd [South]	LinM	130	0.01	1.3
P5	Surface Treatment / Revegetation - Gully / Northern Drainage Gully - Creek Edge Revegetation (trees & bank stabilization 100%)	M2	3000	0.02	60
P6	Surface Treatment - New Zig-Zag Path (Mulch / Revegetation 50%)	M2	1450	0.015	21.75
P6	Surface Treatment - North of new Zig-Zag Shared Path (Mulch / Revegetation 25%)	M2	1800	0.013	23.4
P6	Surface Treatment - Balderrie Ct / existing zig-zag path (Type Mulch and Regen 25%)	M2	850	0.013	11.05
P6	Elms Court Orchard - Mowing only	ltm	500	0.004	2
P6	New Outdoor Gym - Community Centre	ltm	1	8	8
P6	Low Retaining Walls (0.8m) for New Shared Path Zig-Zag from Seggan Ccl (Sth) down to existing shared path	LinM	150	0.03	4.5
P7	New Gravel Path (1.5m) New Park Path and seating area	LinM	60	0.01	0.6
P7	New Path Edge Surface Treatment - North Moonee Ponds Creek Edge Revegetation (25%)	M2	1250	0.013	16.25
P7	Low Retaining Wall (0.8m) Behind Balerno Ccl (Current rocky embankment)	LinM	125	0.03	3.75
P7	Surface Treatment - Behind Balerno Ccl to Railway line easement (Mulch Revegetation 50%)	M2	1400	0.015	21
P8	New Maint Access & Path (3.0m Gravel Maint vehicle capable) - Top of Existing Zig-Zag Shared path / proposed lookout (Retaining walls required)	LinM	206	0.02	4.12
P8	Low Retaining Walls (0.8m) for New Shared Path - Between existing zig-zag path and proposed lookout	LinM	130	0.03	3.9
P8	Surface Treatment - Below Community Centre (Mulch with Trees)	M2	4000	0.01	40
P8	Gowanbrae Spine - Open Space Tree Planting	ltm	80	0.1	8
P8	Northern Gully - Open Space Tree Planting	ltm	50	0.1	5
P9	New Gravel Path (3.0m Gravel Maint vehicle capable) - Proposed Lookout to Primula Bvd (Nth) on shipping container alignment	LinM	424	0.01	4.24
P9	New Maintenance Access Track (3.0m Gravel Maint vehicle capable) - Primula Bvd (Nth) to rear 62 Marigold Cr	LinM	50	0.02	1
P9	Surface Treatment - Beside new Gowanbrae Spine Path & Maintenance Access Track (Mulch Revegetation 25%)	M2	2000	0.013	26
P9	New Playspace - Tulla 300m2 (Toddler/Junior) in unnamed reserve on corner Leicester Sq and Coventry St, Tulla.	ltm	1	12	12
P10	Maintenance Contingency (10%)	Item	-	-	46.7
PRIORITY 10: INCREASED MAINTENANCE				TOTAL Hrs	513.7

TOTAL MAINTENANCE INCREASE**Hrs****2711**

Maintenance Values Assumptions

Expected increased Maintenance Responsibilities have been based upon the following assumptions:

Maintenance Values Assumptions Table

Areas & Items	Unit	Hours / Year / Unit
Open Space Maintenance		
Mowing – Ride-on	M2	0.004
Mowing - (Slashing) Broad acre mowing	M2	0.002
Slope/Surface Treatment (Type 1) Mulch only	M2	0.01
Slope/Surface Treatment (Type 2) 25% Reveg	M2	0.013
Slope/Surface Treatment (Type 3) 50% Reveg	M2	0.015
Slope/Surface Treatment (Type 4) 100% Reveg	M2	0.02
Garden Bed - Planted	M2	0.1
Weed Removal - General	M2	0.1
Retaining Wall - Low (0.4-0.8m)	LinM	0.03
Retaining Wall - High (0.9-3.0m)	LinM	0.05
Gravel Path - 1.5m (crushed rock) no edge on paths	LinM	0.01
Gravel Maint. Track - 3m (crushed rock) no edge	LinM	0.02
Tree Planting - Street (12mth maint. only)	Itm	0.2
Tree Planting - Open Space (12mth maint. only)	Itm	0.1
Round-a-bout Plantings (5)	Itm	1.5
Outdoor Gym (Elms Court / Community Centre)	Itm	8
Playspace - Major	Itm	24
Playspace - Minor	Itm	12
Multi-Courts	itm	12
Contingency (10%)	Itm	10% of total