



The Mount Eagle Estate Common Parks

Conservation Management Plan

prepared for

The Griffin Estates Heritage Association

and

Banyule City Council

by

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LANDSCAPE ARCHITECTURE AND URBAN DESIGN

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April, 2011

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ACKNOWLEDGEMENTS

The authors wish to acknowledge the valuable support of the Griffin Estates Heritage Association, particularly that of the Secretary Gurli Hughes who assisted with the consultation and communication process. We also acknowledge the support of Banyule City Council co-ordinated by Geoff Parks.

Thanks are also due to Rowan Harrison for his background knowledge and access to his collection of historic images and other documents.

We are grateful to the Art Gallery of Ballarat for permission to reproduce Streeton's 'Autumn' also known as 'Eaglemont' and to the Art Gallery of New South Wales for permission to reproduce Streeton's 'Still glides the stream and shall forever glide'.

1. INTRODUCTION

Why a Conservation Management Plan?

A Conservation Management Plan (CMP) is the principal guiding document for the conservation and management of a heritage place. It is a tool that allows owners, managers and approval authorities to make sound decisions about heritage places.

A CMP identifies the heritage values – or significance – of a place, the conservation policies to be applied to protect that significance in the face of change, and a strategy through which the policies will be put into action.

A CMP also adopts the important principle embodied in Article 3.1 of the Burra Charter, (The Australia ICOMOS Charter for Places of Cultural Significance) which reads:

Conservation is based on a respect for the existing fabric, use, associations and meanings. It requires a cautious approach of changing as much as necessary but as little as possible.(Our emphasis).

This principal has been found to be entirely appropriate to this project, not just because the common parks of the Mount Eagle Estate are of undoubted cultural heritage significance, but because the project has revealed not so much a need to rejuvenate, redesign refurbish or remodel the parks, but more a need to conserve and enhance their existing qualities. This plan is more about what not to do than a proposal for significant change.

Approach to the Task

After a brief review of the landscape before the Estate was developed an attempt is made to reveal the Griffins original vision for the parks as an important way of understanding significance of the place and how it should be managed into the future. The identification of the issues that follows is based on a detailed site analyses and separate structured discussions with owners of use rights for each park. The Conservation Principles and Policies proposed seek to address these issues in the context of a good understanding of the Parks' significance. Finally a plan and series of prescriptions have been prepared to assist in the management of the parks into the future.

The term 'Common Parks' has been used to try to communicate more effectively the intended purpose of the reserves and to convey directly the idea that the reserves are not public but are effectively held in common by the surrounding owners for their collective enjoyment.

2. UNDERSTANDING THE PLACE

The landscape before development

The land at Eaglemont was first excised in 1830 from which time it no doubt developed the character depicted in Streeton's well known painting, *Still Glides the Stream and Shall Forever Glide*. This painting shows the view up river from near the corner of present-day MacKennell Street and Streeton Crescent, East Ivanhoe.¹ The area now occupied by the Mount Eagle and Glenard Estates would be land rising above the river flats in the far ground at the left of the picture. The picture shows a pastoral landscape but with native trees still lining the river and extensive areas of native forest particularly on parts of the river flats and the distant higher ground to the north.

The landscape of the Mount Eagle Estate was not virgin native forest at the time of subdivision. In 1859 the land was sold to John Henry Brooke, he engaged William Fergusson a forester with extensive experience in the United Kingdom and they pursued the then highly fashionable enterprise of establishing a collection of confers from around the world known as a pinetum. Indeed it appears that the Mount Eagle pinetum had prized conifers from every reach of the globe². It seems likely that many of the wide variety of conifers that survive today in both private gardens and the common parks date from this collection. Also according to Nunan, both sides of the driveway, which curved its way up the southern side of the mount to Brooke's house at the summit, were lined with cypress trees³.



Arthur Streeton: *'Still glides the stream, and shall for ever glide'*, 1890
oil on canvas, 82.6 x 153.0cm Purchased 1890 Collection: Art Gallery of New South Wales

¹ Simons Margaret, *'Not-so-lasting impressions of Heidelberg School'* The Age 4.1.2004
<http://www.theage.com.au/articles/2004/01/03/1072908952186.html?from=storyrhs>

² Fox Paul, *'The Man Who Could Not See'* in *'Clearings': six colonial gardeners and their landscapes*; Melbourne University, Carlton, Vic., 2004 P.183.

³ WF Nunan, *History of Mount Eagle*, p 8.

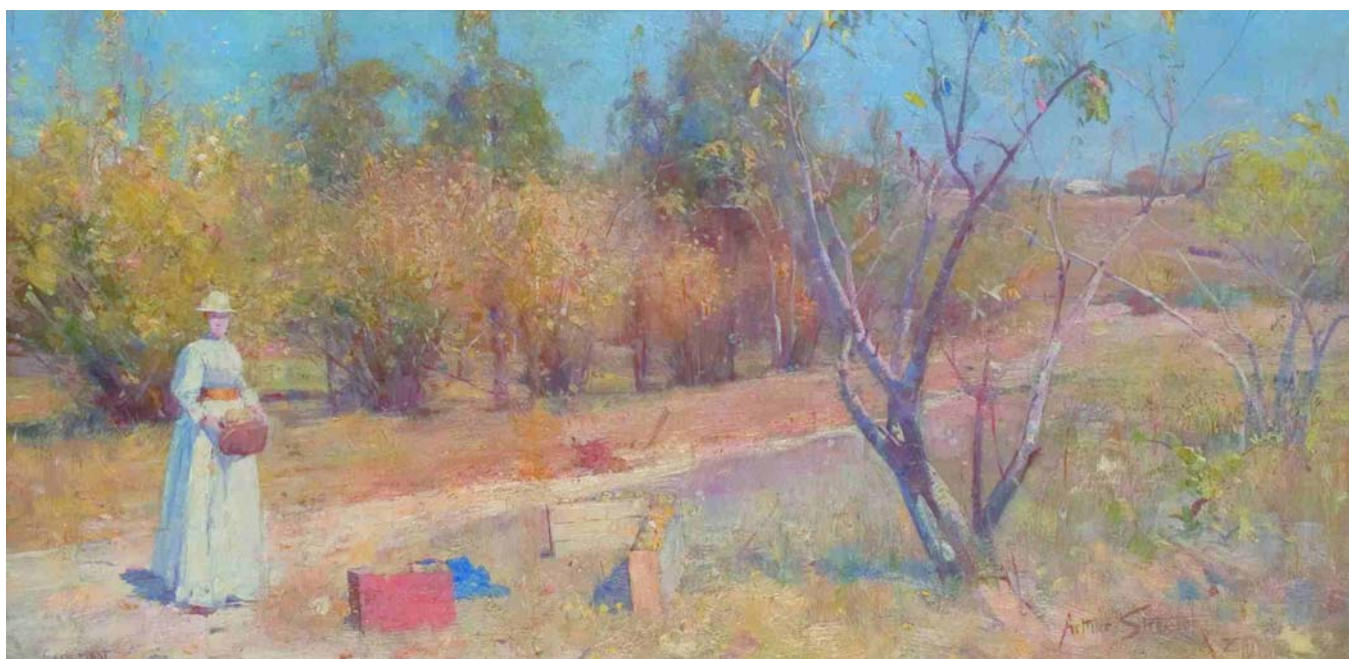
In 1900 'PF' (thought to be Peter Fanning) recorded that 40 years later the tree plantings formed:

*A magnificent plantation, with winding avenues and picturesque glades and seen from the roadway a solid mass of dark green, very restful to the eye among the surrounding fields of parched yellow grass*⁴

Writing in 1968 Nunan claimed that some of these avenue trees could still be seen at that time so some are possibly surviving to this day.

Nunan also tells us that Samuel Wilson, a highly successful and distinguished businessman who bought the estate in 1871, had an orchard in the vicinity of what is now the corner of Brooke Street and Glen Drive and that some of its pear trees survived in private gardens.⁵ This may well be the orchard featured in Arthur Streeton's painting 'Eaglemont 1889'.

In the late 1880s the area attracted a group of painters who were keen to adopt the technique of the French impressionists by painting '*en plain air*'. So while they may not have changed the landscape they have certainly added to our understanding of the landscape of the time by their many famous depictions of it.



Arthur Streeton

Autumn (also known as 'Eaglemont'), 1889 oil on canvas mounted on board

Collection: Art Gallery of Ballarat Purchased, 1948

⁴Allom Lovell and Associates, *Banyule Heritage Study; Part 1 – Heritage Areas Page 9*. Quoted in Lovell Chen *Heritage Appraisal Mount Eagle Estate Eaglemont for Banyule City Council August 2006*. Unpublished ; sourced from Heritage Victoria Files

⁵ WF Nunan, *History of Mount Eagle*, p 10.

In 1889 The Eaglemont Estate Company bought a timber house on the site of what is now 11-13 Summit Drive. Charles Davies, brother of painter David Davies, was a director of the company. Davies the artist stayed at the house with his friends Arthur Streeton, Charles Condor and Tom Roberts.⁶ Its general location gave the name to the Heidelberg School although the term is now applied generally to Australian impressionist painters of the period. A golf course was constructed on part of the estate at the start of the 20th Century but that was abandoned in 1912 after the golf course at Rosanna was established.⁷

The 1904 Australian Handbook described the Heidelberg area thus:

'The district is principally cultivated for market gardens and the growth of grapes and other fruits, agricultural and pastoral interests also being represented⁸'

A photograph of the giant sign probably erected around 1904-10 advertising the Mount Eagle Estate which seems reminiscent of the famous Hollywood real estate sign but which it actually pre dated,⁹ shows a landscape of open grassland backed by a wooded area of mixed species dominated by quite tall spindly trees.



Mount Eagle Estate advertising sign. Source: Louis Christou: Christou & Co. Real Estate, Eaglemont Village. Note the figures; one standing under the left arm of the 'T', the other seated at the end of the lower leg of the first 'E'.

⁶ Graeme Butler, *Heidelberg Conservation Study; Part 1 Heidelberg Historic Buildings and Areas Assessment*, p. 128. Quoted in Quoted in Lovell Chen *Heritage Appraisal Mount Eagle Estate Eaglemont for Bayule City Council August 2006*

⁷ <http://www.artistsfootsteps.com/>

⁸ Quoted at http://localhero.biz/article/permatitle/history_of_heidelberg_victoria/

⁹ Rowan Harrison: Pers. Com.

There certainly seems to have been some stands of mature native trees, although there are few remnants today. Marion Mahoney Griffin wrote that these trees were features of the design of the subdivision:

There were so many ancient gum trees on this hill sloped river bank, some in groups, some isolated that for over half a century the artists of Melbourne had gathered there for their camping outings to enjoy and paint their loveliness. Many were five feet and more in diameter, most of them white barked not the tall towering species but broad spreading and very picturesque. The owners finally decided to subdivide. They put the work in Griffin's hands. In laying out this Mount Eagle Estate which consists of a beautiful hillside and the flats below extending to the Yarra River, he took great pains to arrange for permanent preservation of these trees arranging the streets and allotments so that almost all of them were in interior reserves.¹⁰

So it seems that the landscape of the land that Peter Ernest Keam acquired in 1914 would have been a mixed one, with some land cleared for grazing or for the golf course, with at least one pear orchard. a surviving avenue of cypress trees some examples of pines, yews and cypresses surviving from the Fergusson's remarkable collection and at least some remaining patches of native forest, some of it very mature.

The Design of the Estate and the Common Parks

When Peter Keam bought the land at the Mount Eagle Estate in 1914 he was described as a grazier of Glenard, Heidelberg, presumably already residing in the homestead located on the now Glenard Drive. But he was also a man greatly interested in town planning, being a founding member of the Town Planning association of Victoria (established 1914). He had the foresight to commission Walter Burley Griffin and Marion Mahony Griffin to design the layout of the Mount Eagle Estate in 1914 and a year later the neighbouring Glenard Estate.¹¹ This was at the time when Walter, having won the international competition for his design for Canberra was working half time as the Federal Capital Director of Design and Construction.

It does not take long for anyone arriving at the Mount Eagle to see that it is very different from most suburban developments of its time. Perhaps most striking is the sense that the roads and buildings fit into the original landscape rather than having been imposed upon it by a rigid grid. Here the roads are curvilinear, following the contours of the land; there are no crossroads or right angle intersections; building lots are generous so there is space for trees between buildings and the absence of front fences means that the mature plantings in front yards make a major contribution to the street scene. Most lots back onto private shared parkland which adds further to the balance of soft landscape over hard. This was pioneering work when the Mount Eagle Estate and the Glenard Estates were designed, and their qualities have rarely been matched since.

The approach taken to the design has a number of aesthetic and practical advantages over the traditional grid design of that time. Not only does the

¹⁰ Marion Griffin, "The Magic of America" Section 2 P 531, Quoted by Simon Reeves, Built Heritage P/L in Statement of Evidence to VCAT Application for Review No.P1996/2009.

¹¹ Victorian Heritage Register report H2104 p 4.



Marion Mahony Griffin and Walter Burley Griffin gardening in the backyard of "Pholiota" Heidelberg, Victoria, 1918;nla.pic-an24429941 National Library of Australia.

development appear to nestle into the landscape but steep gradients are avoided for both cars and pedestrians and with the streets following the contours, dwellings are located above each other and can enjoy views one over the other. Burley Griffin also claimed there were clear economic as well as aesthetic advantages. Addressing the First Australian Town Planning Housing Conference and Exhibition in Adelaide on October 1917 he pointed out that there was considerable savings in drainage works and provided calculations based on a number of examples of similar designs in the US that significant increase in lot yield could also be achieved.¹²

It has also been pointed out that the advantage of the internal reserves was that they provided reserves which did not take up valuable street frontages but instead used land that was made spare by the irregular plan.¹³

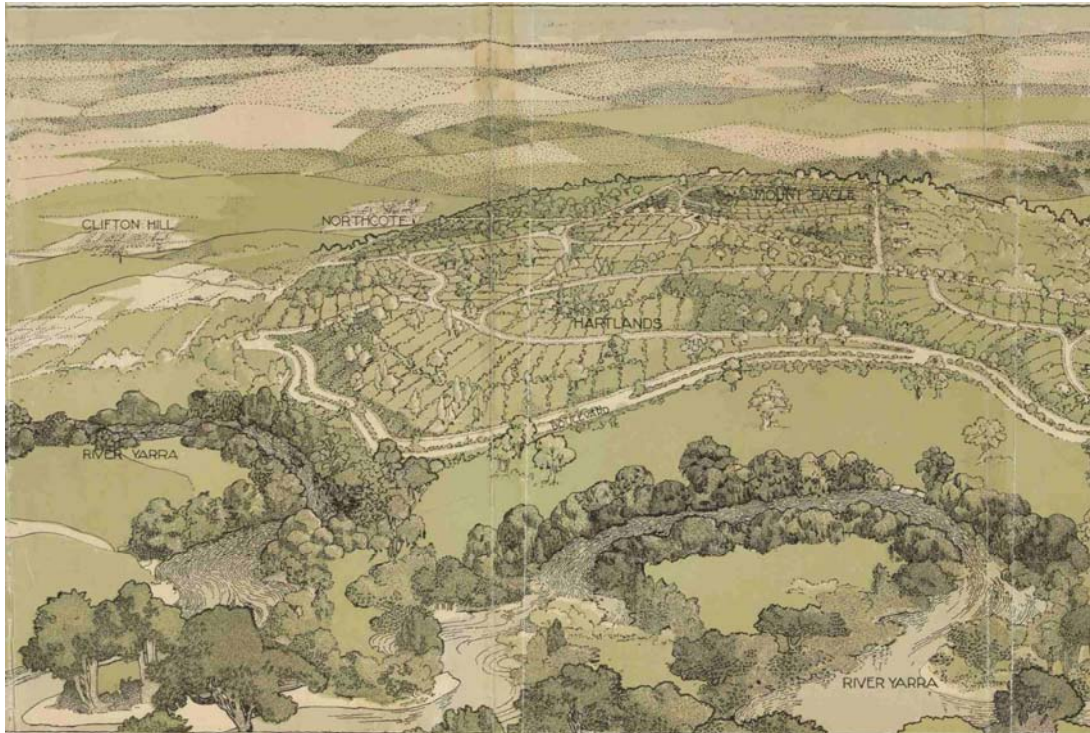
However despite the economic advantages there is little doubt that the Griffins placed considerable weight

on the importance of the internal reserves as ideal places for children to play and for the community to socialise.

Internal reserves were part and parcel of the Griffins' 'land planning' and idealism for remaking suburbia and, indeed, society. They imagined uses like children's' playgrounds, social centres, nature reserves and links with an intricate system of pedestrian ways calculated to bind communities together, physically and socially.

¹² Walter Burley Griffin "Planning for Economy" Official Volume of Proceedings of the First Australian Conference and Exhibition pp 43-48.

¹³ Graeme Butler Heidelberg Conservation Study .p.128



Detail of sales brochure for Glenard Estate, Mount Eagle showing the Mt Eagle Estate and Yarra River. Part of the Glenard Estate can be seen on the right: Farrow Falcon press, 1916, nla.pic-vn3701541 National Library of Australia

Interviewed in Melbourne in 1913, Griffin spoke of internal reserves as

'...favourite playgrounds. Here all the children from the different houses can play together, where their mothers can see them, and where they are safe from the motor traffic in the streets.'

While the Griffins did not invent the internal reserve, nor introduce it to Australia, they were both ardent proponents of the idea in early twentieth century residential planning in Australia. Covenants on land surrounding reserves gave residents a part-share, an interest in maintaining them. All of their ten Australian suburban estate plans (in Melbourne, Sydney and Canberra) and rural townships (Griffith, Leeton and Jervis Bay) included them, and they continued to promote them beyond the time when most other designers had abandoned them as impractical, wasteful and difficult to maintain.¹⁴

At Mount Eagle it is clear from the rights conferred by the titles for the surrounding allotments what the intended use of the internal reserves was. The Mount Eagle Estate is divided into five and the title of each property gives the owner the right to use the nearest of the five parks. Generally the titles confer a right of carriageway

¹⁴ Stuart Read. In 'Landscape Architecture' in Walter Burley Griffin Society web site 2006-10. http://esvc000127.wic044u.server-web.com/Lives_and_Works/landscape_architecture.html

over the roads coloured brown and the right to use the local internal park reserve coloured blue or green (in the case of Outlook Park) green (for Summit Park) and green and purple (for Glen Park) for 'the purpose of recreation or a garden or a park'. All of the reserves and the access ways to them are coloured their respective 'park' colours (except where they may incorporate a yellow drainage reserve). This use is:

...subject to such rules and regulations respecting the user and enjoyment for the purposes of aforesaid of the said ... (name of park)... as shall from time to time be made by me (that being Peter Ernest Keam) my heirs executors and administrators until I or they shall have transferred or caused to be transferred all such last mentioned lots and thereafter by a majority in number of the registered proprietors for the time being of such lots¹⁵

The importance of the reserves at Mount Eagle as safe playgrounds was picked up by the Real Property Annual in 1916:

There are four reserves and it will be noted these do not take up street frontages at all, but are enclosed within the back boundaries of the allotments. Not only are valuable street frontages saved, but the parks are made safe playing grounds for children, directly reached from the homes abutting on them, where the youngsters are perfectly shut off from the dangers of motor traffic on the highways – a matter of growing importance in this age of speed.¹⁶

For the mothers to be able to see 'the children from different houses' playing together the transparency of any rear fence is important. So the desire to minimise the visual impact of any fencing is not just the aesthetic one of seeking to blend the landscape of the parks with that of the private gardens, but also has the practical intent of facilitating supervision. This idea is still a fundamental principle of urban design today where it is recognised that casual overlooking of public spaces from adjacent dwellings (known as passive surveillance) makes an important contribution to the safety of that space.

Speaking of Castlecrag in Sydney which the Griffins designed on similar principles with similar objectives, Walter told the Willoughby Council in July 1929:

The ideal objective of the fences at Castlecrag is invisibility, and iron pipe posts with wire net laced to them, or iron rods treated with fence wire keeps out straying animals and protects the growing hedges or thickets with least obtrusiveness. Only stone walling would be more acceptable than such hedges or enclosures adjacent to the house or street. Nothing would be as satisfactory as natural growth thickets for general screening.¹⁷

In summary the internal reserves were intended to retain fine stands of native trees, as well as the confers and other exotics, to serve the function of 'bringing the country into the city' and provide places for children to meet and play with friends from neighbouring houses overseen by the surrounding houses. They were also intended

¹⁵ Certificate of Title No.1032455

¹⁶ 'Garden Suburbs for Melbourne' Real Property Annual (1916), p 66 quoted by Simon Reeves as in footnote 7.

¹⁷ Quoted in Fletcher, Walker & Weirick, *Building for Nature: Walter Burley Griffin and Castlecrag*, p 24. (also taken from Reeves).

to provide for community interaction as the Griffins.... 'advocated garden city planning and had the idea of a neighbourhood as a physical and social planning unit'.

Today the park reserves (referred to here as the Common Parks), perform these functions to a greater or lesser degree. There are no fine stands of large native trees, - all chopped down for firewood according to Marion, who read in Sydney that the trees had been sold by the Council for firewood for a pound apiece.¹⁸

The mature trees today are generally individual exotic trees mostly around forty to fifty years old but some conifers remain from the Brooke period over a hundred years ago and some parks retain occasional remnant River Red Gums, Yellow Box, Lightwood and other indigenous trees and shrubs. There is a remarkable scarred River Red Gum 'canoe tree' in Outlook Park although only its wide girthed trunk remains, lying horizontally.

The parks mostly provide safe places for children to play, though some suffer from significant vehicle movement and parking, and at Maltravers reserve little of the fencing is transparent most of the park being enclosed by high paling fencing.

Interviewed by W F Nunan in 1939 Keam expressed his disappointment that so little use had been made of the park areas which were such a feature of the estate¹⁹. In 1968 however, Nunan thought the use of the parks greatly improved.

Today it can be said that some parks are better used than others. Curiously the park that today seems best achieves the Griffin vision is not one that was laid out to the original Griffin plan, now having an east west orientation rather than a north south one. Glen Park has a good cover of mature mixed woodland with a very natural feel. It provides a safe pedestrian link between Glen Drive and Brooke Street, has a pleasant central clearing for play or community gathering and all the surrounding fencing is transparent. With the help of bollards installed by the residents it does not suffer from any vehicular traffic or parking.

¹⁸ Marion Griffin, "The Magic of America", Section 2, p 352.(also taken from Reeves)

¹⁹ WF Nunan, *History of Mount Eagle*, p 12.

3. ASSESSING THE SIGNIFICANCE OF THE PARKS

The significance of the Mount Eagle Estate has been documented in no less than five pieces of work over the last twenty five years each of which refer to the reserves to a lesser or greater degree.

These are:

- *Heidelberg Conservation Study* Graeme Butler 1985
- *Banyule Heritage Places Study* Allom Lovell and Associates 1999
- *Banyule Heritage Precincts Guidelines*, Andrew Ward et al 2005
- *Mount Eagle Estate Heritage Appraisal*, Lovell Chen August 2006
- *Mount Eagle Estate Statement of Cultural Heritage Significance* Victorian Heritage Register (Current)

Graeme Butler's *Heidelberg Conservation Study* 1985 citation for the Mount Eagle Estate notes that:

....the estate had the added advantage of creating public reserves such as Summit Park, Maltravers Park, Outlook Park and Eyrie Park which did not take up valuable street frontage but instead used land that was made spare by the irregular plan. Children could play in these parks safely within easy reach of parents.

This documentation is repeated in Allom Lovell and Associates *Banyule Heritage Places Study* 1999 and includes a Statement of Significance, also derived from Butler which notes:

The irregularly curved streets and the internal parklands were innovative in Victoria at that time.

In the *Banyule Heritage Precincts Guidelines* 2005, Andrew Ward Architectural Historian and Ian Wight Planning and Heritage Strategies, the Statement of Cultural Heritage Significance for the Mount Eagle Estate suggests the layout is historically significant

..... as a highly innovative and experimental residential subdivision espousing principles of the Garden City Movement and being designed when the planning profession in this country was in its infancy and soon after establishment of the similar Dacey Garden Suburb in Sydney in 1912. Its experimental approach coincided with the comparable Australian work of English born architect John Sulman, whose reputation as a town planning pioneer in this country was also highly influential.

One of the five features listed in that statement that is considered to contribute to that innovation is:

the promotion of a sense of community through a neighbourly system of intercommunication achieved by interconnected common spaces set apart for the purposes of recreation, garden and parkland.

The estate is also considered of aesthetic significance for amongst other things. 'the dominance of the indigenous and artificial garden landscape over the dwellings with isolated instances of extant pre-settlement river red gums'....and singled out is 'the

small park on Outlook Drive affording spectacular views across part of the Lower Heidelberg Road reserve cutting to the Yarra River valley’.

The Heritage Appraisal of the Mount Eagle Estate August 2006, Lovell Chen outlines the historical Town Planning background to the development of the Estate including the City Beautiful movement and the Garden City Movement. In relation to the parks the Statement of Significance notes that

the general design and the provision of internal public reserves were implemented and the design was pronounced to have been made on scientific planning principles unique to Australia. The estate exhibits the general principles of the influential Garden City Movement, including open spaces and lack of congestion.

The Victorian Heritage Register Statement of Cultural Heritage Significance (Current) refers to the internal reserves in two sections. Under the section *What is significant?* the statement says:

The curvilinear streets followed the contours of the site, so that views were obtained from each allotment, and internal reserves for safe community use reflected the Griffins’ principles. The public reserves did not take up valuable street frontages but instead used land made spare by the irregular plan. The reserves together with the unfenced back gardens recommended by the Griffins were intended to provide common playing space for children, safe from motor traffic easily supervised. The Griffins argued that suburbia should ‘provide playgrounds for children so they can grow up healthy and vigorous under as near as possible open country natural conditions’ The subdivision layouts, and internal reserves of Mount Eagle are the earliest examples of the Griffins suburban design approach in Victoria.

The section *Why is it significant?* Includes the following:

The Mount Eagle Estate, Eaglemont is of historical significance for its role in the history of town planning and the garden suburb movement in Victoria. The use of innovative covenants on the titles created by Peter Keam, have been instrumental in ensuring that the street layout and internal reserves have been kept largely in tact. Mount eagle is the earliest example of a Griffin-designed residential estate in Victoria and an intact example retaining surviving community parklands.

The common parklands themselves can therefore be seen as historically significant as a critical feature of an innovative subdivision design, resulting partly from the space left over as a consequence of the road layout, but having important recreational, social, aesthetic and environmental functions in a space away from traffic. They are spaces for children to play, for the community to interact; they are parts of the country brought into the city and they did at one time serve to preserve important stands of indigenous trees.

They also serve to enhance the aesthetic qualities of the estate supporting the dominance of the trees and garden landscape over the dwellings calling for visual barriers between the parks and private gardens to be minimised both for aesthetic and practical (supervisory) reasons.

Surprisingly only the Heritage Precincts Guidelines citation notes that the Estate is significant for aesthetic reasons, which is a surprise considering the undoubted quality of the streetscape resulting from the particular layout, although of all the parks, only Outlook Park, is considered to be of aesthetic significance. This suggests that if not all the parks achieve aesthetic significance their potential to do so needs to be recognised.

It is also suggested that the Parks are of social significance, demonstrating as they do the result of a very unusual management regime. The parks as they are today are undesignated landscapes that have evolved through informal action by individuals and the community and are therefore distinctly different from either a public park, private garden or a design for a body corporate.

The parks and their management structure are also rare. The lessening of enthusiasm amongst planners and developers for internal reserves from the mid 1920s has meant few were created after this period²⁰. Many that survive from other Griffin estates in Victoria have been handed over to municipal management or as in the case of the Ranelagh Estate were set up with a formal management structure. The fact that the five reserves at Mount Eagle and the two on the neighbouring Glenard Estate have survived more or less in their original form and under the original management regime is correctly noted in their heritage Victoria statements of significance as an important aspect of that significance.

²⁰ Recreation, conservation and community: The secret suburban spaces of Walter Burley and Marion Mahony Griffin Robert Freestone and David Nichols Studies in Australian garden History July 2003 p 4.

4. IDENTIFYING THE ISSUES

The parks vary considerably in the extent that they reflect the identified heritage values. This has been examined under the following headings:

1. How well do they perform the following functions;
 - Safe place to play
 - Opportunities for community interaction
 - Aesthetically pleasing informal natural²¹ landscape character ('to bring the countryside into the city' see page 7)
 - Blends visually with private garden space thus enhancing the park as well as the gardens themselves and strengthening dominance of the landscape over buildings.
 - Maintains important view lines
2. To what extent have the problems sometimes associated with common parklands been avoided:
 - Construction of solid fences and buildings on boundaries
 - Too much long term car parking
 - Excessive traffic too and from properties across the park
 - Storage of items such as building materials, boats, cars, rubbish.
 - Alienation of common parkland for the adjoining owner's private purposes.
3. How well understood is the purpose and operation of the common park, and is there consensus regarding its use and function?
4. Is there an appropriate management structure for the maintenance and development of the park?

The findings for the five common parks are set out in Table 1 are based on:

- a detailed inspection of each park and mapping of existing conditions, including trees, shrubs, ground surfaces, fencing and landscape character (enclosure and view lines) and analysis of their positive attributes and their constraints.
- A structured workshop discussion for each park to which all owners of use rights were invited, and after which all participants were invited to comment on the draft notes of each meeting. These notes, finalised in the light of the comment received are at Appendix 1.

²¹ The term 'informal natural landscape' or 'natural landscape' is used in this report to describe its structural character not the characteristics of the plantings which should continue to be both exotic as well as native. The term 'informal' might be preferred but that would lose the idea of 'countryside in the city' which the designers espoused. The idea can encompass a contrived naturalness, just as Capability Brown contrived successfully to emulate the English pastoral landscape.

PARK	EYRIE	GLEN	MALTRAVERS	OUTLOOK	SUMMIT
Necessary Attributes					
Safe Place to Play	Safe. Vehicle access is restricted to eastern end of the Park. Pleasant cleared area suitable for play despite cross-fall. Good passive surveillance.	Safe. No vehicle access through the park or to adjoining properties. Pleasant central clearing suitable for ball play. Reasonable passive surveillance.	Only moderately safe. There is through traffic and excessive parking but confined to the eastern end of the Park. Passive surveillance is very poor due to high paling fences. Large open grass area but steep cross-fall.	Safe. Regular vehicular access has been confined to properties close to the Park entrance. Good passive surveillance. Pleasant open area North of focal mature Yellow Box tree suitable for ball play.	Partially safe. A concrete loop driveway constrains traffic in the southern end of the Park but this is not always adhered to. Pleasant open grassed area for play. Reasonable passive surveillance.
Interaction opportunities	Good. Pleasant clearing suitable for gatherings. Good visual interaction between private and common space.	Good. Pleasant central clearing suitable for gatherings. Reasonable visual interaction between gardens and Park.	Poor. Little visual contact between properties and the Park. Mature trees at north Western end of the Park forms a pleasant focus for gatherings.	Good. Picnic table with benches located under the large Yellow Box tree. Good area for gatherings to the North. Good visual contact between gardens and Park.	Quite Good. Open grassed area for gatherings.
'Natural' Landscape Character	Achieved. Well treed edges with several groups of trees within the park.	Achieved. Outstanding mixed woodland character where exotic deciduous and conifers are predominant.	Not achieved. Large open grass area with plantings confined to the periphery. Would benefit from more defined spaces and more canopy trees.	Achieved. Reasonable coverage of mature and semi mature trees.	Achieved. Good coverage of mature and semi-mature trees.
Integration with gardens	Good. All fences transparent. Owners enjoy talking to neighbours in the park from private gardens. Good integration of planting particularly along northern boundary	Good. Most fences transparent. Substantial plantings in adjacent gardens integrate well with those in the Park.	Poor. Most fences are full height paling fences. Poor integration of vegetation in gardens and the Park.	Good. Most fences are transparent and few buildings on boundaries. Some integration of vegetation between gardens to the North-east and the Park.	Transparent fencing or no fencing on West side with reasonable integration of vegetation. Poor integration to the East side
View Lines	Glimpsed views of King Lake Range from upper part of the Park should be maintained	No external views. Inviting views along central pathway from street entries.	Some views in direction of the city from higher parts of the Park	Important glimpsed views of the Healesville ranges to the North need to be maintained.	No external views.
Possible problems					
Solid fences and buildings on boundary	None	None	Yes. Most fences are high paling fences.	Not too significant. Some garages on rear boundary.	Extensive solid fencing along entrance access way, along Eastern boundary and along land tapering to the North. Many garages on rear boundary.
Car Parking	Some parking at Eastern end only. Not significant.	None	Yes. Grass area is excessively worn and compacted through uncontrolled parking in the area west of the access way.	None. Car parking well controlled.	Owners complain Park often used excessively for parking.
Traffic	None. Confined to eastern end of the park. No through way.	None	The vehicle access way is a through road and can attract quite fast traffic. This is controlled by poor surface resulting from scouring.	Slight. Regular access close to entrance only.	Quite frequent vehicular movements to many properties having vehicular access to the rear.
Unightly Storage	None	None	None	None	None
Alienation of land	None. There is a pumpkin patch on the northern edge but is not perennial.	None	None	None, however an attempt to alienate park land for a swimming pool where a tennis court had been erected was fought off by other owners at the Supreme Court in 1974.	There have been two significant incursions into the Park to the North-east. Flower garden North of entrance access way appears to be continuation of adjacent garden use.
Understanding of Operation and Consensus on Function	Probably reasonable. The Park appears to be used and maintained largely as intended.	Status of drainage reserves need clarification. Probably reasonable consensus on function as the Parks very appropriate landscape character has been maintained.	Probably quite poor – at present but a group of owners are trying to get all use right owners to adopt some operational rules.	Good. The Outlook Park Reserve Association provides information to owners and has promulgated principals of park use adopted by a majority of owners.	Understanding and consensus is poor. There are two very different views as to how the area should be used; as a handy area out the back for any use including parking, or use just as a Park.
Appropriate Management Structure	There is no management structure and none is desired. Owners have clubbed together to remove fallen trees and have a park party each Christmas	No management structure and none desired. The Park appears to operate quite satisfactorily without one.	No formal structure. A small group collect subscriptions to pay for grass cutting.	Yes. The Outlook Park Reserve Association is open to all owners and has a committee elected by a general meeting. It provides information collects subscriptions for maintenance, and seeks support of a majority of all owners for any significant proposals for the Park.	No management structure. Improvements undertaken by some families at a working bee were destroyed by those that disagreed. There is a clear need for some kind of body to help achieve a consensus for the future of the park.

TABLE 1 Identification of Issues

5. EXISTING POLICIES AND GUIDELINES

Before setting out conservation policies in response to these issues note has to be taken of the guidelines and policies that currently apply to the common parks at Mount Eagle. These are The Banyule City Council's Mount Eagle Heritage Estate Guidelines and Heritage Victoria's Permit Policy prepared at the time of the Estate's inclusion on the State Heritage Register.

The City Council guidelines are not incorporated or referenced in the planning scheme but were adopted by the Council on 16 May 2005 as a guide to decision making. They have been available on the Council's web site since that time and despite their lack of formal standing have been referred in VCAT decisions.

These guidelines should be read in their entirety but quoted below are those parts that relate specifically to the reserves. The underlining in each case is our emphasis.

At page 7, 'Significance Character and Setting':

The intended character of the estate has been partially realized in spite of the lack of construction directly influenced by Griffin. This character is determined by the subdivision pattern and the dominance of nature over buildings. It is experienced both in the streets and in the internal reserves of the estate, essentially by the manner in which the mature native trees and gardens mask the buildings so that they become secondary elements in the streetscapes. At Castlecrag, Griffin's estate on Sydney's Middle Harbour, Griffin wrote that the buildings must be subordinate to the landscape.....Designers of new buildings should ensure that they are subordinate to the natural garden settings for their projects. They should also ensure that new works do not unreasonably obstruct the views of adjoining residents or obstruct established view corridors.

At page 8, 'Visual Setting':

New buildings should respect existing natural garden settings and neither dominate nor obscure views or sight lines within the estate. These include:

- views to 'junction groves' at the intersections of Glen Drive and Outlook Drive and Summit Drive and Outlook Drive.*
- distant views obtainable from the internal reserves encircled by Glen, Summit and Outlook Drives, especially including the environs of the Wurundjeri canoe tree and shield tree which should not be intruded on by building works.*
- other distant views including views between buildings obtainable within the street system.*

At page 9, 'Provision for Cars':

The construction of garages or carports at the rear of sites adjacent to any inner reserve is discouraged.

At 'Fences', again page 9:

Rear boundaries facing the inner reserves should preferably be unmarked or alternatively defined by solid fences not exceeding one metre in height or by wire mesh fences not exceeding 1650mm in height. Gates should be of the same material as the fence, or of timber finished with a subdued paint colour. Fences should not reflect Victorian and Edwardian (Post Federation) practices.

At page 10, 'Other Outbuildings':

Outbuildings in back gardens should not be located within 6 metres of the rear boundary unless they form a part of an approved garage, carport or other structure.

At page 10, 'Landscaping':

Within the internal reserves, consideration should be given to planting tree groups against existing back fences to reduce their visual impacts on the natural reserve environments.

At page 13, 'Inner Reserves':

It is recommended that conservation management plans be undertaken for the inner reserves in consultation with adjoining residents and prior to carrying out any further major works to the reserves. These plans would attempt to set out Griffin's original vision for the reserves and provide a framework for their development which would also accommodate current functional requirements. The plans should also examine how existing vehicular tracks could be rationalised to minimise their length, width and visual impact within the reserves.

The reserves, together with their approaching pathways, are crucial elements in Griffin's philosophy for the Estate and should not be appropriated for private purposes, concealed or rendered impassable. Where narrow pathways connect with the inner reserves, the construction of high solid fences along the lengths of pathway is discouraged. The elimination of fences is encouraged, especially along the side of front garden setbacks where planting strategies if required should substitute for the erection of structures.

Heritage Victoria's Permit Policy lists 'the internal network of reserves' as one of the elements that should be retained and maintained and states that any proposed changes will require a permit. It continues:

The original intent of the reserves, which are in shared private ownership controlled by covenants, should be respected and they should not be subject to development or appropriated for private purposes, concealed or rendered impassable. The elimination of fences around internal reserves, particularly solid fences, should be encouraged: planting strategies if required should substitute for the erection of structures. Where narrow pathways connect roadways with the inner reserves, the construction of high solid fences along the lengths of the pathways should be discouraged.

In considering changes to the registered place, the Heritage Guidelines for the Mount Eagle (Estate) prepared for Banyule City Council by Andrew Ward and Ian Wight (adopted 2005) should be consulted.

Heritage Victoria generally adopts a 'like for like' policy when the replacement of trees is required although this is not explicitly stated in the current permit policy.

This Conservation Management Plan supports both the Guidelines and Permit Policy except to suggest that the Guidelines be amended to provide not only for an absence of outbuildings within 6 metres of a common boundary to a reserve but to discourage any building within 6 metres of the reserve and to discourage high and solid side boundary fences within 6 metres of the common boundary (see concluding recommendations).

6. CONSERVATION PRINCIPLES AND POLICIES

Conservation Principles

The following Conservation Principles have been developed from an understanding of the significance of the parks and the issues identified in Table 1.

The parks should provide:

- **A safe place to play**
- **Opportunities for community involvement and interaction**
- **A 'natural' landscape character**
- **Visual integration with gardens**
- **Protection of view lines**

The parks should avoid:

- **Visual barriers between park and gardens**
- **Vehicular movement and car parking**
- **Storage of unsightly materials**
- **Alienation or privatisation of parkland in any way**

There should be:

- **A good understanding amongst users of the significance of the park and a consensus on how the park should be used**
- **An organisational structure that supports the above**

The following Conservation Policies are an expansion of the above policies.

1. To provide a safe place to play the parks should:

- Minimise vehicle movement within the park and discourage new garages or carports accessed from the park
- Where access to the rear of properties is essential or too well established, vehicular movement should be clearly confined to as small and discrete a part of the park as possible
- Avoid any parking of vehicles within the park
- Provide for good passive surveillance of the park from surrounding properties
- Provide pleasant open areas for ball play

2. To provide opportunities for community involvement and interaction there should be:

- A suitable area for community gatherings
- Good visual connection between the park and private gardens
- Some kind of organisation to disseminate information, collect money for maintenance and provide the means to consult all use right holders on any proposals for the future of the park

3. A 'natural' landscape character; this requires:

- Open (grassy) woodland character with mature trees, which may be both indigenous and exotic
- A program for protecting maintaining and replacing trees when necessary

4. Visual Integration with gardens should be supported by:

- Planting trees, ideally of similar species' on either side of park boundary
- Absence of fencing or transparent fencing only, on rear boundaries
- No buildings or solid fencing within a rear boundary setback area

- Plantings to conceal existing fences

5. Protection of view lines. Where important view lines have been identified there should be, as appropriate:

- Only lower level planting between buildings
- Maintenance of existing building heights and set backs from side boundaries
- Careful siting of new planting in the Park and private gardens to maintain views

6. Potential problems to be minimised are:

- High solid fences and buildings on the boundary and within the rear setback area
- Vehicular movement and car parking
- Storage of unsightly materials, trailers, boats and rubbish
- Semi- privatisation of parkland through construction of garden beds that do not allow free passage between the garden bed and the private garden
- Alienation or privatisation of land in any other way

7. Understanding the operation of the park and consensus on use:

The private community ownership is an important part of the significance of this space and this requires community initiatives to keep all holders of use rights informed of the special nature of their park and the need for each to respect its values, assist with its maintenance and participate in framing its future

8. Appropriate management structure:

Use Rights holders of each park should develop a management structure most suited to their needs. At the very least this should provide a means of securing the support of a majority of use rights holders for any changes to the park. Where no formal structure exists the long established convention that each owner provides basic maintenance of the area between their boundary to the park and the centre of the park should persist.

7. ACTION PLAN

Prescriptions

The recommended actions to conserve and enhance the conservation values of each park are set out below and appear on the plan for each park.

THE EYRIE PARK



- Removal of tree 116 *Acer negundo*, as it is reaching senescence. The health of all trees in the Park should continue to be monitored. Any trees removed in the Park should be replaced with deciduous and native trees, these could be of the following species:
Acer freemanni "Autumn Blaze";
Acer rubrum "October Glory";
Eucalyptus leucoxylon "Rosea";
- Residents are encouraged to plant canopy trees of both exotic and native species within their garden areas abutting the Park;
- Avoid planting trees in the view cone of significant views over roof tops and between some houses;
- Retain the open grassed area for informal gatherings and ball games; No change to the existing slope is required;
- Regularly clean out of the spoon drain to the entire north fence line of the Park. Construct a spoon drain to the southern boundary as a back-up measure to control overland surface flows;

- Maintain transparent boundary fence lines to the Park to enhance the feeling of spaciousness from both the reserve and private property and to maintain passive surveillance;
- Future replacement fences abutting the Park are to be constructed of transparent materials such as open grid wire mesh, chicken wire or wire strand (not barbed). These materials are preferable to cyclone mesh. No fencing is the most preferable outcome;
- Continue to limit regular vehicle access to only the eastern end of the Park as at present;
- Limit vehicle access within the Park itself to construction access. A time limit for construction vehicles should be set. No other vehicles are permitted access;
- No more rear access / garages will be permitted;
- Any trees requiring replacement should be replaced with the same or similar species;
- Regularly inspect the Park for weed infestation and undertake weed control through hand pulling, smothering with blanket material, or where necessary selective herbicide spraying. All weed material must be disposed of to a legal point of discharge;
- Spread wood mulch to garden beds and underneath certain large canopy trees. Spread shredded pine wood mulch to a depth of 60mm to assist in suppressing weeds, retention of moisture and assist in defining garden beds as opposed to gravel areas. Regularly top up mulch depth as required;
- Commence the compilation of a folder of information for new residents. A history of the Griffin vision, a history of the reserve itself and the values that residents aspire to, this can be included in real-estate marketing packages for the specific properties.

GLEN PARK



- Commence a tree replacement program of planned removal and replacement. The replacement program needs to be based on Greenwood Consultant's Arborist Report and with agreed resident (com) input. Replacement trees need to be drought tolerant and a mix of native / indigenous and deciduous species, thus maintaining the mixed species woodland setting;
- Retain some native trees that are in poor health as bird habitats. Ensure that trees of poor health to be retained are in areas where they do not endanger pedestrian movement. Monitor tree safety, with a priority for trees that do not endanger pedestrian movement;
- Residents are encouraged to plant canopy trees of both exotic and native species within their garden areas abutting the Park;
- Maintain the intent of the Park as a floodway. Regularly check the existing drainage system and remove blockages to pits or pipes. Maintain the general overland water flow capability (no mounding garden areas, etc close to the central culvert);
- Currently no vehicles access the Park and this should continue;
- Future replacement fences abutting the Park are to be constructed of transparent materials such as open grid wire mesh, chicken wire or wire strand (not barbed). These materials are preferable to cyclone mesh. No fencing is the most preferable outcome;

- Any trees requiring replacement should be replaced with the same or similar species;
- Regularly inspect the Park for weed infestation and undertake weed control through hand pulling, smothering with blanket material, or where necessary selective herbicide spraying. All weed material must be disposed of to a legal point of discharge;
- Spread wood mulch to garden beds and underneath certain large canopy trees. Spread shredded pine wood mulch to a depth of 60mm to assist in suppressing weeds, retention of moisture and assist in defining garden beds as opposed to gravel areas. Regularly top up mulch depth as required;
- Commence the compilation of a folder of information for new residents. A history of the Griffin vision, a history of the reserve itself and the values that residents aspire to, this can be included in real-estate marketing packages for the specific properties.

MALTRAVERS PARK



- Prior to undertaking any works to the lower portion of the Access Way consult with the property owners on either side of the Access Way;
- The lower southern portion of the Access Way is to be planted up with native species of shrubs, tufting plants and groundcovers and access restricted to pedestrians only;
- Provide a clearly designated 4 car visitor parking area immediately to the edge of the Access Way within the reserve. Control vehicle access by bollards or rocks and appropriate low level garden planting. Establish a tree(s) such as *Corymbia citriodora* (Lemon Scented Gum). The area considered for car parking may have drainage problems and this needs to be investigated before any works commence;
- Consider re-profiling some of the grassed area to obtain a flatter grassed area more suitable to informal ball games;
- Provide better definition of the open area of the Park by using large canopy trees to be planted between the two woodland 'glades'.
- Provide additional planting along boundaries where deficient;
- Residents are encouraged to plant canopy trees of both exotic and native species within their garden areas abutting the Park;

- In the long term replacement fences should be mesh, metal rod, cyclone mesh, or wire to replace existing timber paling fences, thus allowing improved visual transparency between private gardens and the Park;
- Where fences are unlikely to be replaced in the near future plant shrubs to conceal or visually break up solid fencing;
- Limit vehicle access beyond the Access Way and proposed formal car park within the Park to construction access. The Resident's Committee is to be advised in advance of the need for access, dates and duration;
- No more rear access / garages will be permitted;
- No new building or solid fencing should be permitted in private gardens within 6 metres of the boundary with the Park;
- Any trees requiring replacement should be replaced with the same or similar species;
- Regularly inspect the Park for weed infestation and undertake weed control through hand pulling, smothering with blanket material, or where necessary selective herbicide spraying. All weed material must be disposed of to a legal point of discharge;
- Spread wood mulch to garden beds and underneath certain large canopy trees. Spread shredded pine wood mulch to a depth of 60mm to assist in suppressing weeds, retention of moisture and assist in defining garden beds as opposed to gravel areas. Regularly top up mulch depth as required;
- Commence the compilation of a folder of information for new residents. A history of the Griffin vision, a history of the reserve itself and the values that residents aspire to, this can be included in real-estate marketing packages for the specific properties.

OUTLOOK PARK



- The central grassed area around the large *Eucalyptus melliodora* (Yellow Box tree) and extending northward requires careful weed eradication and progressive revegetation with indigenous species to some areas and the establishment of Kikuyu grass for informal ball games / gatherings;
- Erosion management is required to the area documented in the previous prescription and to the north arm of the site. Already revegetation with native species has taken place to the areas suffering from erosion and should continue. Banyule City Council has a plant schedule of indigenous species, specific to the area and this should be adopted in future revegetation efforts;
- Maintain transparent boundary fence lines to the reserve to enhance the feeling of spaciousness from both the reserve and private property and to maintain passive surveillance;
- Future replacement fences abutting the Park are to be constructed of transparent materials such as open grid wire mesh, chicken wire or wire strand (not barbed). These materials are preferable to cyclone mesh. No fencing is the most preferable outcome;
- Residents are encouraged to plant canopy trees of both exotic and native species within their garden areas abutting the Park;

- Avoid planting trees in the view cone of significant views over some roof tops and between some houses;
- Retain the group of *Cupressus macrocarpa* (Cypress trees) and *Pinus radiata* (Pine trees) and undertake a tree management program to enhance their longevity;
- Restrict regular vehicle access into the Park to only the properties that have a present dedicated driveway (south west corner);
- Limit vehicle access within the rest of the Park to loading and unloading and construction access for a limited period. The Outlook Park Reserve Association Committee is to be advised in advance of the need for construction access, dates and duration;
- No more rear access / garages will be permitted;
- No new building or solid fencing should be permitted in private gardens within 6 metres of the boundary with the Park;
- Erect further bollards at regular centres as required, to restrict unauthorised vehicle access;
- Investigate the provision of a water main for fire fighting purposes;
- Any trees requiring replacement should be replaced with the same or similar species;
- Regularly inspect the Park for weed infestation and undertake weed control through hand pulling, smothering with blanket material, or where necessary selective herbicide spraying. All weed material must be disposed of to a legal point of discharge;
- Spread wood mulch to garden beds and underneath certain large canopy trees. Spread shredded pine wood mulch to a depth of 60mm to assist in suppressing weeds, retention of moisture and assist in defining garden beds as opposed to gravel areas. Regularly top up mulch depth as required;
- Commence the compilation of a folder of information for new residents. A history of the Griffin vision, a history of the reserve itself and the values that residents aspire to, this can be included in real-estate marketing packages for the specific properties.

SUMMIT PARK



- Retain the existing concrete roadway and restrict vehicle access to the roadway and the single track running up to the North;
- Limit vehicle parking within the Park to construction vehicles. A time limit for construction vehicles will be set;
- Provide barriers such as rocks and / or bollards to prevent uncontrolled vehicle access across the open grassed areas and under trees within the central area;
- No more rear access / garages will be permitted;
- No new building or solid fencing should be permitted in private gardens within 6 metres of the boundary with the Park;
- Improve the open grassed area by careful cultivation of the compacted ground, including shallow cultivation over tree roots and spread imported topsoil to cultivated areas. Establish kikuyu sprigs and temporarily fence the new establishing grass from pedestrian access;
- Residents are encouraged to plant canopy trees of both exotic and native species within their garden areas abutting the Park;
- Remove *Cotoneaster glaucophyllus* (Tree N^o: 420 & 421) to the fence line;

- Any trees requiring replacement should be replaced with the same or similar species;
- Regularly inspect the Park for weed infestation and undertake weed control through hand pulling, smothering with blanket material, or where necessary selective herbicide spraying. All weed material must be disposed of to a legal point of discharge;
- Spread wood mulch to garden beds and underneath certain large canopy trees. Spread shredded pine wood mulch to a depth of 60mm to assist in suppressing weeds, retention of moisture and assist in defining garden beds as opposed to gravel areas. Regularly top up mulch depth as required;
- Future replacement fences abutting the Park are to be constructed of transparent materials such as open grid wire mesh, chicken wire or wire strand (not barbed). These materials are preferable to cyclone mesh. No fencing is the most preferable outcome;
- Commence the compilation of a folder of information for new residents. A history of the Griffin vision, a history of the reserve itself and the values that residents aspire to, this can be included in real-estate marketing packages for the specific properties.

ORGANISATIONAL STRUCTURES

In workshop discussion groups, in the case of three of the parks, The Eyrie, The Glen and Summit there was no enthusiasm for the establishment of any kind of formal organisational structure. Indeed in some cases there was considerable concern expressed at the possible establishment of a clique that would dictate how their park would be managed. By contrast a management structure already exists for each of the two other parks. This has been developed most effectively in the case of Outlook Park.

There is little point in this document proposing any form of management structure that is not acceptable to the use rights holders of any park. It can only be said that it would be good if in each case there was some kind of organisation if only to ensure that tree inspection, maintenance and replacement occurs on a regular basis. That organisation could lead the discussion on the above prescriptions and, where there is agreement, further the implementation of the prescriptions (some of the prescriptions are of course already present in the Council approved Guidelines). Such an organisation would also be useful in negotiating a common view on how the parks should be used and to convey that information through a set of 'Principles of Park Use' as has been done by the Outlook Park Reserve Association (OPRA) and by a working group of residents faced with similar issues at the Glenard Estate. The idea of such an organisation might be less threatening if it was understood that it was not intended to make any significant changes without the majority support of all the use right holders.

The OPRA 'Principles of Park Use' and the Glenard Estate's agreed 'Managing into the Future' part of the 'Glenard Estate and its Parks' brochure are provided in Appendix 2 for information.

8. CONSULTATION ON THE DRAFT PLAN

A letter was delivered by representatives of the Griffin Estates Heritage Association on 20 September 2010 to all owners with use rights to the parks drawing attention to the full draft report on the Bayule City Council web site and asking for comments in four weeks time on Monday 18 October. When the Association discovered that the circulation of the letter to owners at Summit Park had failed, letters were distributed on 8 October and the time for comment was extended to 25 October

This gave rise to three submissions, two from Summit Park and one from Maltravers Park. Those from Summit Park understandably included concern about the lack of time for submissions.

The issues raised in the submissions are summarised in column 1 of the table below with the study response in column 2:

ISSUES	RESPONSE
Summit Park	
<p>1. Insufficient time to make a submission. One submitter had no knowledge of the consultation process until the letter received in October. Minutes of meetings and copies of there reports should be delivered to everyone.</p>	<p>The delay in notifying owners at Summit Park was regrettable. It is pleasing that the two submitters were able to provide comprehensive submissions in the limited time available.</p> <p>There was a comprehensive consultation process where all owners were offered a choice of two dates for meeting. Minutes were circulated to all participants not to other owners.</p> <p>In the light of this submission Section 4 of the report has been expanded to better report on the consultation process.</p>
<p>2. The need for the report and support for it questioned.</p>	<p>The report was prepared at the request of the Griffin Estates Heritage Association and Bayule Council which provided a grant to the Association for this report and various other projects.</p>
<p>3. The Griffin vision for the parks as places where children can play safely is questioned. It has not really worked it does not today and the vision could simply have been marketing puffery.</p>	<p>The 'Griffin vision' for the use of the common parks is well documented and applies not only to the Mount Eagle Estate but to their other estates designed in the USA and Australia. The Castle Crag Estate in Sydney where the Griffins had more direct control over the development is a better realised example of these ideals.</p>
<p>4. Discouraging more garages is not justified for the following reasons:</p> <ul style="list-style-type: none"> • 11 of the 13 properties already have rear garages which are used regularly and cars are regularly parked in the park. • If Keam or Griffin had wanted to 	<p>It is accepted that the impact on traffic of discouraging more garages will be less than in the case of some other parks and Council may want to take this into account when considering applications under the Heritage Overlay. However it is suggested that the policy is soundly</p>

<p>discourage cars in the parks they could have used the restrictive covenants to do so.</p>	<p>based on the heritage values of the place and that it is not unreasonable to seek to avoid a potential unnecessary increase in traffic movement of 15% which could be expected from 2 extra garages.</p> <p>It is to be hoped that some of the existing garages will eventually cease to be used regularly as has occurred in some of the other parks.</p>
<p>5. Discouraging solid fencing and buildings near the rear boundary is not justified because:</p> <ul style="list-style-type: none"> • 11 of the 13 properties already have a solid fence or building near the boundary. • Owners do not 'care to have passers by staring in their bathroom windows'. <p>Further planning controls is simply closing the stable door once the horse has bolted.</p>	<p>It is to be hoped that as fencing is replaced regularly over time that this situation will change. Many owners adjoining other common parks live happily with more open fencing without any embarrassment.</p>
<p>6. There is no interest in establishing a formal committee to manage the park this will just cause ill feeling. Despite the lack of any formal management Summit Park is superior in general appearance to the other parks.</p> <p>A body corporate approach has some advantages but like a committee could be a problem if a dominant few expect to levy the others.</p>	<p>The meetings with owners indicated that Summit Park is the most conflicted of all the parks. It would seem highly desirable if there should be some kind of opportunity for compromises to be worked out either through a committee or general meetings. As any management measures or works requires majority support it is hard to see how any particular group could dominate the others.</p>
<p>7. How will the suggested improvements be implemented? Is a levy proposed to finance the works?</p>	<p>As with the other common parks improvements can be achieved by voluntary contributions from the owners a process which has been known to work without a formal committee structure.</p>
<p>8. How do the recommendations relate to the property owners right through their title to make rules for the management of their park?</p>	<p>Control of development in the park itself can be implemented by Heritage Victoria, and at the rear of properties by the Council.</p> <p>Proactive changes can be achieved through a voluntary levy with the actual works needing the agreement of a majority of owners.</p>
<p>9. Protection of the heritage values of the park will only be achieved through good will of the community which will not occur if rights are to be restricted.</p>	<p>It is to be hoped that neither of these measures are mutually exclusive.</p>
<p>10. Good to see an effort being made to develop some common understanding as to the varied uses of the parks. Important</p>	<p>It is hoped that the plan can provide a starting point for a discussion between owners at which hopefully a consensus</p>

to reach a consensus regarding park use.	might be reached.
Maltravers Park	
1. The requirement to replace solid fencing with see through fencing is considered unreasonable. Shrubs take too long to grow for privacy. Current solid fencing has been allowed to deteriorate because of this requirement. Would be better to encourage residents to erect see through fencing where possible and require the planting of shrubs to conceal solid fencing.	It is not considered that the state of the current fencing is a result of Council policy as the Residential Precincts Heritage Guidelines for the Mount Eagle Estate, did allow for 'solid' fencing in the form of brush fencing. It is appreciated that there are many high solid fences around this park but it is precisely this feature that makes the park feel shut away and uninviting, therefore a gradual change over time is to be hoped for.
2. The creation of four formalised parking spaces is strongly opposed. The purpose and intent of the reserve is clearly known and documented and any traffic into the reserve poses a safety risk for young children playing in the park.	<p>The provision of four formalised parking spaces is intended to reduce and not increase parking. At present parking is uncontrolled to the detriment of the grassed surface at the Eastern end of the park. It is believed some parking is required as there are two allotments where the only frontage is onto the park itself due to the cutting for Lower Heidelberg Road, so a minimum number of visitor's spaces seems appropriate.</p> <p>Traffic will be greatly reduced with the proposal to close the southern right of way to Maltravers Road to vehicles.</p>

Conclusions

The concerns expressed in the submissions are not unexpected nor are they unreasonable. Given the limited number of submissions it is more than possible that the views expressed against discouraging new garages in Summit Park and the concerns about discouraging solid fencing in both Summit and Maltravers Park are shared by quite a number of the adjoining owners. However it would be wrong to infer that these are majority views. The lack of submissions is probably largely due to indifference but it must be assumed that there is also a measure of consent involved. Certainly there has been no concerted opposition to the proposals.

It is accepted that there is a reasonable argument for a different approach for the Summit Reserve but this is not so compelling as to merit departing from the basic principals which are grounded in the heritage significance of the place and the goal to enhance that heritage significance.

9. RECOMMENDATIONS

It is recommended that:

- **This plan be placed on the City of Banyule web site so as to be available to all holders of use rights who should be notified with a link to the plan.**
- **Council adopt the plan as a basis for assessing planning applications and that the plan be referenced in the Planning Scheme.**
- **Council request the Executive Director Heritage Victoria to have regard to the plan when considering applications under the Heritage Act.**
- **That the final plan be maintained on the web site to assist holders of use rights with future planning.**
- **The Mount Eagle Heritage Estate Guidelines should be amended to discourage any building or any solid fencing within 6 metres of the rear boundary with any common park.**
- **The Banyule Heritage Precinct Guidelines be incorporated or referenced in the Planning Scheme.**

PARK PLANS

LEGEND

- Existing evergreen tree with a trunk Ø greater than 300mm at breast height. Number corresponds to the park tree inventory prepared by Greenwood Consulting 28-06-09
- Existing deciduous tree with a trunk Ø greater than 300mm at breast height. Number corresponds to the park tree inventory prepared by Greenwood Consulting 28-06-09
- Existing evergreen tree or shrub with a trunk Ø less than 300mm at breast height. Number corresponds to the park tree inventory prepared by Greenwood Consulting 28-06-09
- Existing deciduous tree or shrub with a trunk Ø less than 300mm at breast height. Number corresponds to the park tree inventory prepared by Greenwood Consulting 28-06-09
- Existing dead tree or shrub with a trunk Ø less than 300mm at breast height. Number corresponds to the park tree inventory prepared by Greenwood Consulting 28-06-09

- Existing wood mulch
- Existing grassed area
- Existing significant weed infestation
- Existing worn area due to vehicular traffic
- Existing high point
- Existing low point
- Existing drainage pit
- Property boundaries
- Existing non-permeable fence ie, tea-tree/brushwood type
- Existing permeable fence ie, chain mesh/pool type
- Sense of enclosure by vegetation and or built form and topography

Attributes

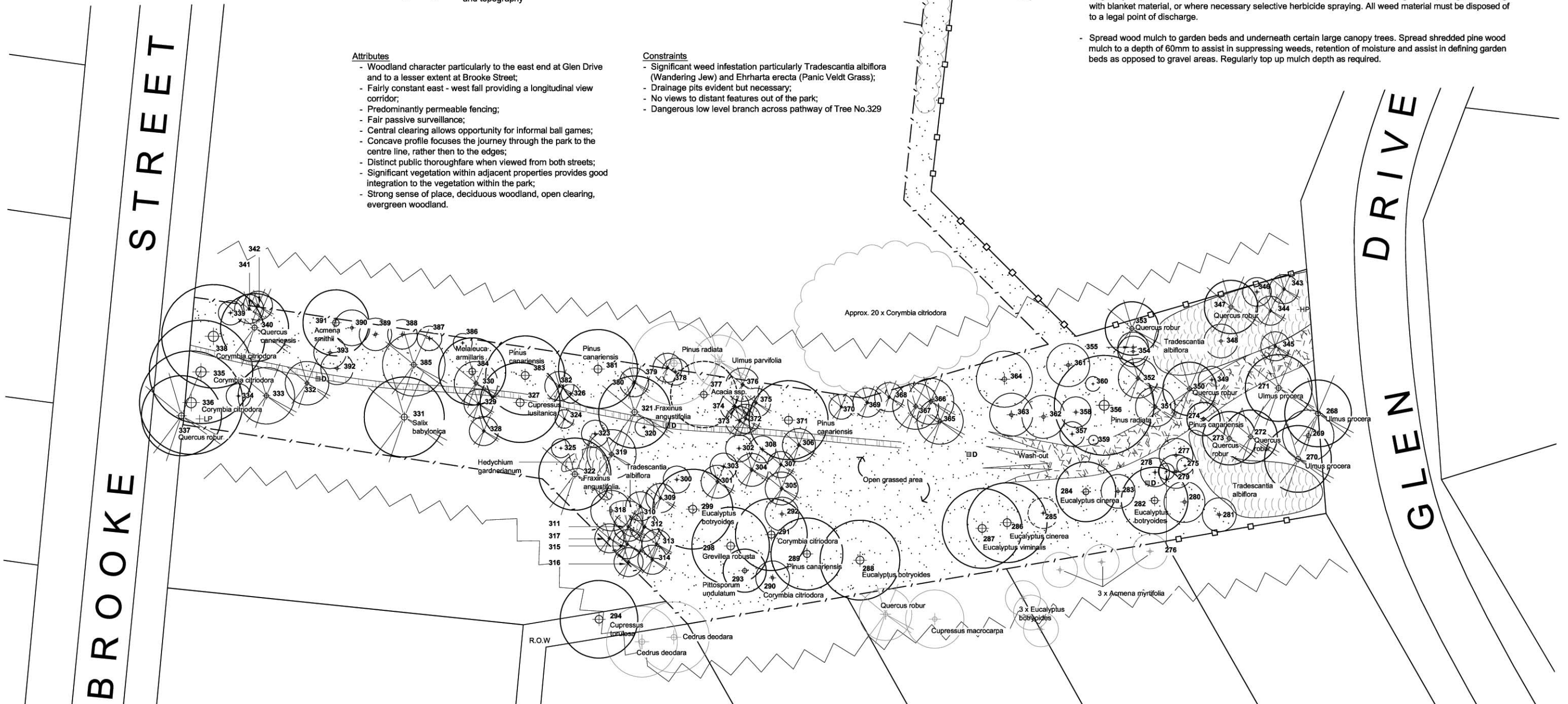
- Woodland character particularly to the east end at Glen Drive and to a lesser extent at Brooke Street;
- Fairly constant east - west fall providing a longitudinal view corridor;
- Predominantly permeable fencing;
- Fair passive surveillance;
- Central clearing allows opportunity for informal ball games;
- Concave profile focuses the journey through the park to the centre line, rather than to the edges;
- Distinct public thoroughfare when viewed from both streets;
- Significant vegetation within adjacent properties provides good integration to the vegetation within the park;
- Strong sense of place, deciduous woodland, open clearing, evergreen woodland.

Constraints

- Significant weed infestation particularly *Tradescantia albiflora* (*Wandering Jew*) and *Ehrharta erecta* (*Panic Veldt Grass*);
- Drainage pits evident but necessary;
- No views to distant features out of the park;
- Dangerous low level branch across pathway of Tree No.329

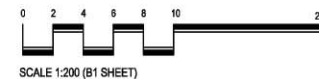
Prescriptions

- Maintain the central open grassed area as a contrast to the adjacent woodland setting and as an informal ball games area;
- Commence a tree replacement program of planned removal and replacement. The replacement program needs to be based on Greenwood Consultant's Arborist Report and with agreed resident (com) input. Replacement trees need to be drought tolerant and a mix of native / indigenous and deciduous species, thus maintaining the mixed species woodland setting.
- Retain some native trees that are in poor health as bird habitats. Ensure that trees of poor health to be retained are in areas where they do not endanger pedestrian movement. Monitor tree safety, with a priority for trees that do not endanger pedestrian movement;
- Residents are encouraged to plant canopy trees of both exotic and native species within their garden areas abutting the Park;
- Maintain the intent of the Park as a floodway. Regularly check the existing drainage system and remove blockages to pits or pipes. Maintain the general overland water flow capability (no mounding garden areas, etc close to the central culvert.);
- Currently no vehicles access the Park and this should continue.
- Future replacement fences abutting the Park are to be constructed of transparent materials such as open grid wire mesh, chicken wire or wire strand (not barbed). These materials are preferable to cyclone mesh. No fencing is the most preferable outcome;
- Commence the compilation of a folder of information for new residents. A history of the Griffin vision, a history of the reserve itself and the values that residents aspire to, this can be included in real-estate marketing packages for the specific properties.
- Any trees requiring replacement should be replaced with the same or similar species.
- Regularly inspect the Park for weed infestation and undertake weed control through hand pulling, smothering with blanket material, or where necessary selective herbicide spraying. All weed material must be disposed of to a legal point of discharge.
- Spread wood mulch to garden beds and underneath certain large canopy trees. Spread shredded pine wood mulch to a depth of 60mm to assist in suppressing weeds, retention of moisture and assist in defining garden beds as opposed to gravel areas. Regularly top up mulch depth as required.



**CONSERVATION MANAGEMENT PLAN
GLEN DRIVE PARK**

PRINT ISSUE: Email Council 30-07-10
Report 17-02-11
REVISIONS: Rev A
Drawn: N.M.
Date: 19-04-10

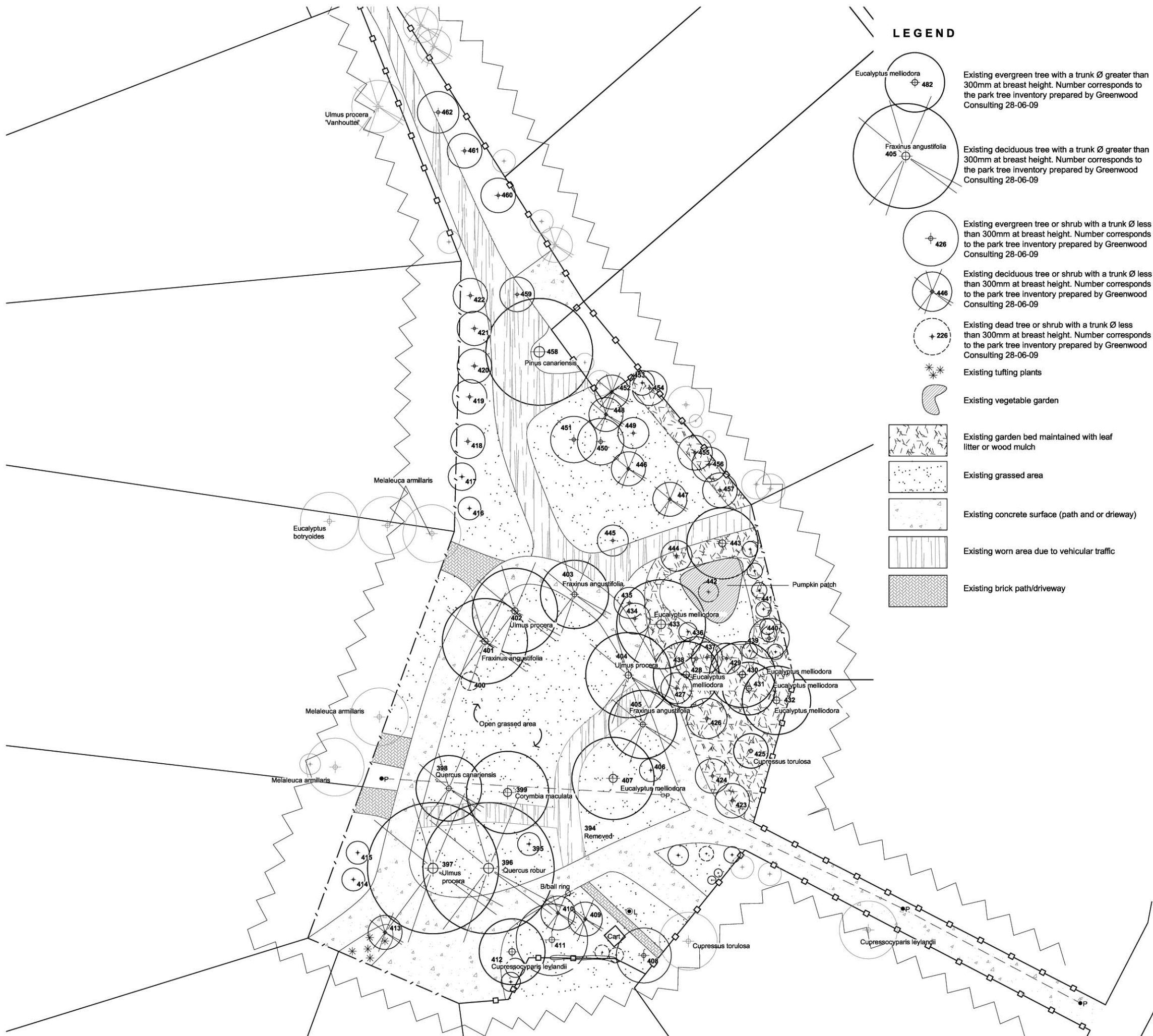


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PROJECT No. 10-025
DRAWING No. 10-025-DOCSET
SHEET OF 1 5



LEGEND

- Existing evergreen tree with a trunk Ø greater than 300mm at breast height. Number corresponds to the park tree inventory prepared by Greenwood Consulting 28-06-09
- Existing deciduous tree with a trunk Ø greater than 300mm at breast height. Number corresponds to the park tree inventory prepared by Greenwood Consulting 28-06-09
- Existing evergreen tree or shrub with a trunk Ø less than 300mm at breast height. Number corresponds to the park tree inventory prepared by Greenwood Consulting 28-06-09
- Existing deciduous tree or shrub with a trunk Ø less than 300mm at breast height. Number corresponds to the park tree inventory prepared by Greenwood Consulting 28-06-09
- Existing dead tree or shrub with a trunk Ø less than 300mm at breast height. Number corresponds to the park tree inventory prepared by Greenwood Consulting 28-06-09
- Existing tufting plants
- Existing vegetable garden
- Existing garden bed maintained with leaf litter or wood mulch
- Existing grassed area
- Existing concrete surface (path and or driveway)
- Existing worn area due to vehicular traffic
- Existing brick path/driveway

- Existing light pole
- Existing basketball ring
- Existing power pole & overhead cables
- Property boundaries
- Existing non-permeable fence ie, tea-tree/brushwood type
- Existing permeable fence ie, chain mesh/pool type
- Sense of enclosure by vegetation and/or built form and topography

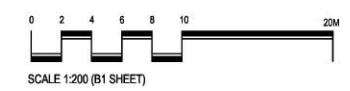
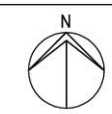
- Attributes**
- Flat topography and circular layout;
 - One access corridor trafficable to vehicles;
 - Fair passive surveillance;
 - Small central opens space suitable for informal ball games;
 - Concrete circuit provides access for residents;
 - Good integration of the Park's tree canopy to adjoining residential properties;
 - Two residents with gardens and another with vegetables within the Park;
 - Basketball ring and wagon/cart;
 - Edges of the Park vary; some well defined others less defined. There is a mixture of permeable and non-permeable fencing to property boundaries with some property boundaries having been appropriated with extensions into the Park

- Constraints**
- Poor condition of concrete along the access corridor;
 - Overhead powerlines cross the site;
 - No views out of the Park;
 - Evidence that vehicles drive across the grassed area from the access corridor to access dwellings;
 - Park easily accessible to vehicles;
 - Lack of seating

- Prescriptions**
- Residents need to reach a common understanding about the values of the Park and how it should be used, presented and maintained;
 - Retain the existing concrete roadway and restrict vehicle access to the roadway and the single track running up to the North;
 - Limit vehicle parking within the Park to construction vehicles. A time limit for construction vehicles will be set.
 - Provide barriers such as rocks and / or bollards to prevent uncontrolled vehicle access across the open grassed areas and under trees within the central area;
 - No more rear access / garages will be permitted;
 - No new building or solid fencing should be permitted in private gardens within 6 metres of the boundary with the Park.
 - Improve the open grassed area by careful cultivation of the compacted ground, including shallow cultivation over tree roots and spread imported topsoil to cultivated areas. Establish kikuyu grass and temporarily fence the new establishing grass from pedestrian access;
 - Residents are encouraged to plant canopy trees of both exotic and native species within their garden areas abutting the Park;
 - Remove Cotoneaster glaucophyllus (Tree No. 420 & 421) to the fence line;
 - Future replacement fences abutting the Park are to be constructed of transparent materials such as open grid wire mesh, chicken wire or wire strand (not barbed). These materials are preferable to cyclone mesh. No fencing is the most preferable outcome;
 - Commence the compilation of a folder of information for new residents. A history of the Griffin vision, a history of the reserve itself and the values that residents aspire to, this can be included in real-estate marketing packages for the specific properties.
 - Any trees requiring replacement should be replaced with the same or similar species.
 - Regularly inspect the Park for weed infestation and undertake weed control through hand pulling, smothering with blanket material, or where necessary selective herbicide spraying. All weed material must be disposed of to a legal point of discharge.
 - Spread wood mulch to garden beds and underneath certain large canopy trees. Spread shredded pine wood mulch to a depth of 60mm to assist in suppressing weeds, retention of moisture and assist in defining garden beds as opposed to gravel areas. Regularly top up mulch depth as required.

**CONSERVATION MANAGEMENT PLAN
SUMMIT DRIVE PARK**

PRINT ISSUE: Email Council 30-07-10 Report 17-02-11 REVISIONS: Rev A Drawn: N.M. Date: 16-04-10

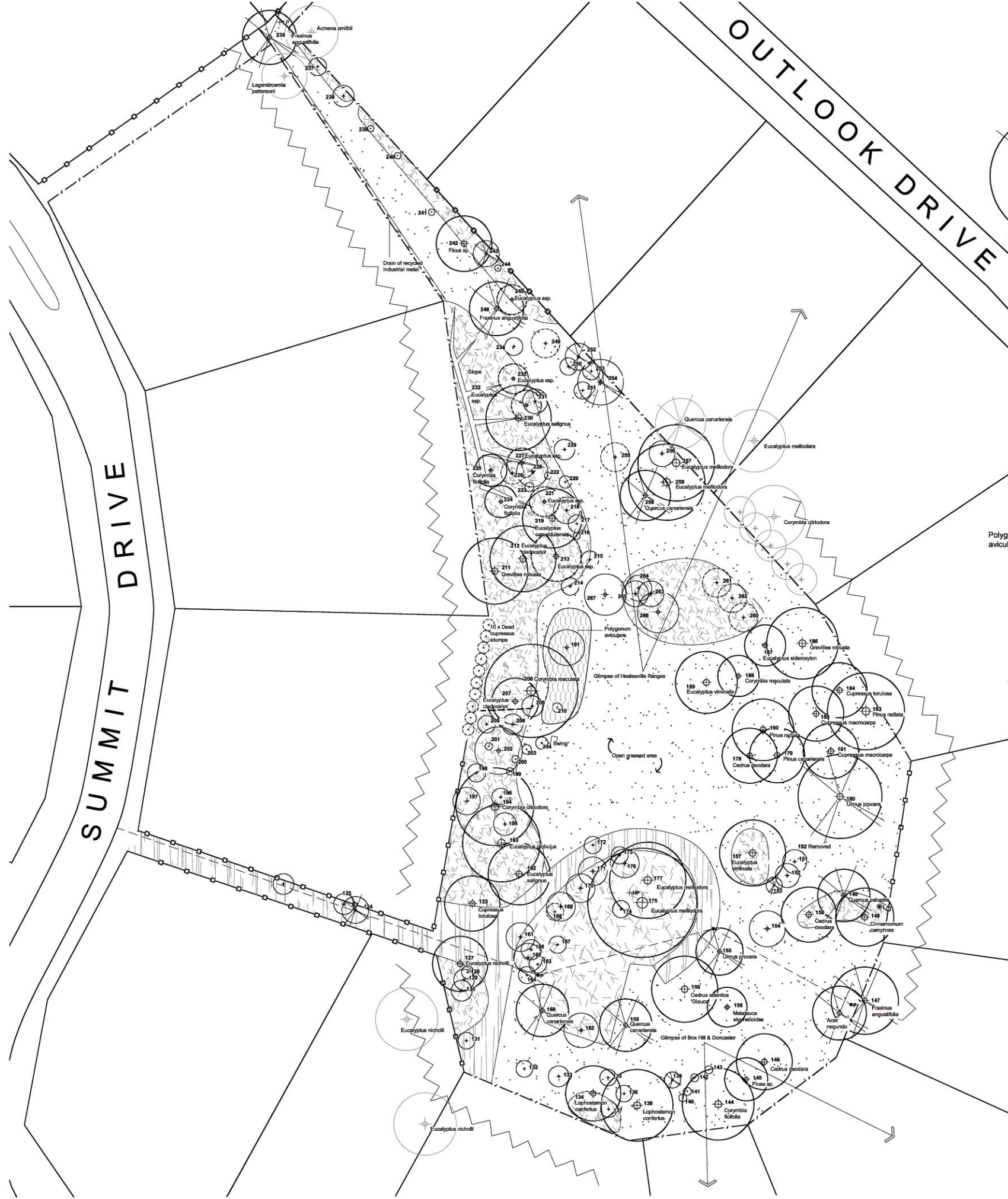


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PROJECT No. 10-025
DRAWING No. 10-025-DOCSET
SHEET OF 2 5



LEGEND

- Existing evergreen tree with a trunk Ø greater than 300mm at breast height. Number corresponds to the park tree inventory prepared by Greenwood Consulting 28-06-09
- Existing deciduous tree with a trunk Ø greater than 300mm at breast height. Number corresponds to the park tree inventory prepared by Greenwood Consulting 28-06-09
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- Existing dead tree or shrub with a trunk Ø less than 300mm at breast height. Number corresponds to the park tree inventory prepared by Greenwood Consulting 28-06-09
- Existing garden bed maintained with leaf litter or wood mulch
- Existing grassed area
- Existing significant weed infestation
- Existing worn area due to vehicular traffic
- Existing high point
- Existing low point
- Existing light pole
- Existing power pole & overhead cables

- Property boundaries
- Existing non - permeable fence ie, tea-tree/brushwood type
- Existing permeable fence ie, chain mesh/pool type
- Sense of enclosure by vegetation and/or built form and topography

Prescriptions

- The central grassed area around the large *Eucalyptus melliodora* (Yellow Box tree) and extending northward requires careful weed eradication and progressive revegetation with indigenous species to some areas and the establishment of Kikuyu grass for informal ball games / gatherings;
- Erosion management is required to the area documented in the previous prescription and to the north arm of the site. Already revegetation with native species has taken place to the areas suffering from erosion and should continue. Banyule City Council has a plant schedule of indigenous species, specific to the area and this should be adopted in future revegetation efforts;
- Maintain transparent boundary fence lines to the reserve to enhance the feeling of spaciousness from both the reserve and private property and to maintain passive surveillance.
- Future replacement fences abutting the Park are to be constructed of transparent materials such as open grid wire mesh, chicken wire or wire strand (not barbed). These materials are preferable to cyclone mesh. No fencing is the most preferable outcome;
- Residents are encouraged to plant canopy trees of both exotic and native species within their garden areas abutting the Park;
- Avoid planting trees in the view cone of significant views over some roof tops and between some houses;
- Retain the group of *Cupressus macrocarpa* (Cypress trees) and *Pinus radiata* (Pine trees) and undertake a tree management program to enhance their longevity;
- Restrict regular vehicle access into the Park to only the properties that have a present dedicated driveway (south west corner).

Attributes

- Two access corridors one trafficable by vehicles;
- Glimpse views to the Healesville Ranges to the north east and glimpse views of Box Hill and Doncaster to the south;
- Slightly conical, evenly contoured at the top all round internal views at the top;
- Predominantly transparent/permeable wire/metal fencing to property boundaries;
- Good passive surveillance;
- Focal tree of *Eucalyptus melliodora* combined with conical profile contributes to a special sense of place;
- Scattered groups of large trees;
- Efforts in recent re-vegetation and mulching;
- Scar tree commemorating the Wurundjeri people as the traditional custodians of the land

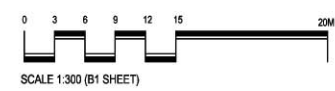
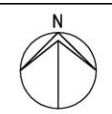
Constraints

- Worn areas where vehicles enter to the north side of the *Eucalyptus melliodora*;
- Overhead powerline to Park;
- Weeds in parts ie, *Ehrharta erecta* (Veldt Grass), *Polygonum aviculare* (wireweed);
- Lack of integration in parts between vegetation at the boundary of privately owned land and the Park

- Limit vehicle access within the rest of the Park to loading and unloading and construction access for a limited period. The Outlook Park Reserve Association Committee is to be advised in advance of the need for construction access, dates and duration;
- No more rear access / garages will be permitted;
- No new building or solid fencing should be permitted in private gardens within 6 metres of the boundary with the Park.
- Erect further bollards at regular centres as required, to restrict unauthorised vehicle access;
- Investigate the provision of a water main for fire fighting purposes;
- Commence the compilation of a folder of information for new residents. A history of the Griffin vision, a history of the reserve itself and the values that residents aspire to, this can be included in real-estate marketing packages for the specific properties.
- Any trees requiring replacement should be replaced with the same or similar species.
- Regularly inspect the Park for weed infestation and undertake weed control through hand pulling, smothering with blanket material, or where necessary selective herbicide spraying. All weed material must be disposed of to a legal point of discharge.
- Spread wood mulch to garden beds and underneath certain large canopy trees. Spread shredded pine wood mulch to a depth of 60mm to assist in suppressing weeds, retention of moisture and assist in defining garden beds as opposed to gravel areas. Regularly top up mulch depth as required.

**CONSERVATION MANAGEMENT PLAN
OUTLOOK DRIVE PARK**

PRINT ISSUE: Email Council 30-07-10 Report 17-02-11 REVISIONS: Rev A Drawn: N.M. Date: 19-04-10

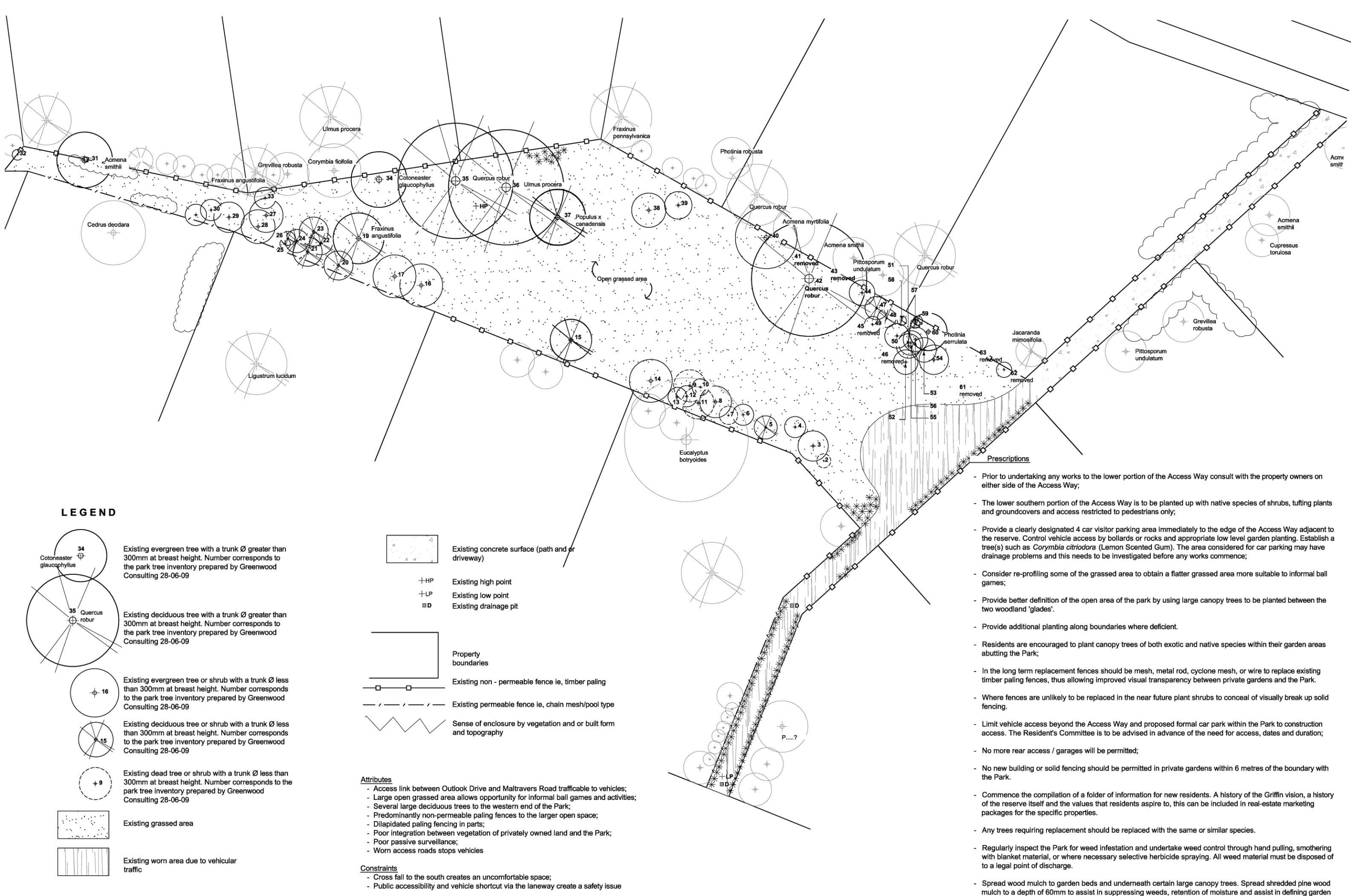


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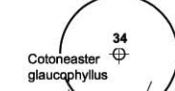













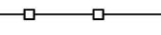
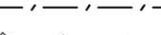

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PROJECT No. 10-025
DRAWING No. 10-025-DOCSET
SHEET OF 3 5



LEGEND

- 
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 Existing dead tree or shrub with a trunk Ø less than 300mm at breast height. Number corresponds to the park tree inventory prepared by Greenwood Consulting 28-06-09
- 
 Existing grassed area
- 
 Existing worn area due to vehicular traffic

- 
 Existing concrete surface (path and/or driveway)
- 
 Existing high point
- 
 Existing low point
- 
 Existing drainage pit
- 
 Property boundaries
- 
 Existing non-permeable fence ie, timber paling
- 
 Existing permeable fence ie, chain mesh/pool type
- 
 Sense of enclosure by vegetation and/or built form and topography

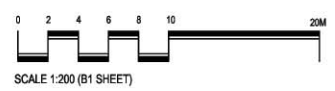
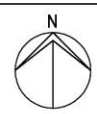
- Attributes**
- Access link between Outlook Drive and Maltravers Road trafficable to vehicles;
 - Large open grassed area allows opportunity for informal ball games and activities;
 - Several large deciduous trees to the western end of the Park;
 - Predominantly non-permeable paling fences to the larger open space;
 - Dilapidated paling fencing in parts;
 - Poor integration between vegetation of privately owned land and the Park;
 - Poor passive surveillance;
 - Worn access roads stops vehicles

- Constraints**
- Cross fall to the south creates an uncomfortable space;
 - Public accessibility and vehicle shortcut via the laneway create a safety issue

- Prescriptions**
- Prior to undertaking any works to the lower portion of the Access Way consult with the property owners on either side of the Access Way;
 - The lower southern portion of the Access Way is to be planted up with native species of shrubs, tufting plants and groundcovers and access restricted to pedestrians only;
 - Provide a clearly designated 4 car visitor parking area immediately to the edge of the Access Way adjacent to the reserve. Control vehicle access by bollards or rocks and appropriate low level garden planting. Establish a tree(s) such as *Corymbia citriodora* (Lemon Scented Gum). The area considered for car parking may have drainage problems and this needs to be investigated before any works commence;
 - Consider re-profiling some of the grassed area to obtain a flatter grassed area more suitable to informal ball games;
 - Provide better definition of the open area of the park by using large canopy trees to be planted between the two woodland 'glades'.
 - Provide additional planting along boundaries where deficient.
 - Residents are encouraged to plant canopy trees of both exotic and native species within their garden areas abutting the Park;
 - In the long term replacement fences should be mesh, metal rod, cyclone mesh, or wire to replace existing timber paling fences, thus allowing improved visual transparency between private gardens and the Park.
 - Where fences are unlikely to be replaced in the near future plant shrubs to conceal or visually break up solid fencing.
 - Limit vehicle access beyond the Access Way and proposed formal car park within the Park to construction access. The Resident's Committee is to be advised in advance of the need for access, dates and duration;
 - No more rear access / garages will be permitted;
 - No new building or solid fencing should be permitted in private gardens within 6 metres of the boundary with the Park.
 - Commence the compilation of a folder of information for new residents. A history of the Griffin vision, a history of the reserve itself and the values that residents aspire to, this can be included in real-estate marketing packages for the specific properties.
 - Any trees requiring replacement should be replaced with the same or similar species.
 - Regularly inspect the Park for weed infestation and undertake weed control through hand pulling, smothering with blanket material, or where necessary selective herbicide spraying. All weed material must be disposed of to a legal point of discharge.
 - Spread wood mulch to garden beds and underneath certain large canopy trees. Spread shredded pine wood mulch to a depth of 60mm to assist in suppressing weeds, retention of moisture and assist in defining garden beds as opposed to gravel areas. Regularly top up mulch depth as required.

**CONSERVATION MANAGEMENT PLAN
MALTRAVERS ROAD PARK**









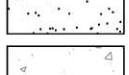

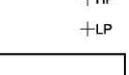


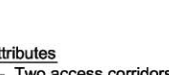
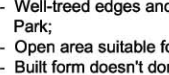
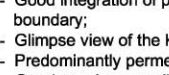
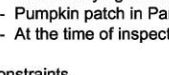
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PROJECT No. 10-025
DRAWING No. 10-025-DOCSET
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-  Existing grassed area
-  Existing concrete surface (path and or driveway)
-  Existing worn area due to vehicular traffic
-  Existing high point
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-  Property boundaries
-  Existing non - permeable fence ie, tea-tree/brushwood type
-  Existing permeable fence ie, chain mesh/pool type
-  Sense of enclosure by vegetation and or built form and topography

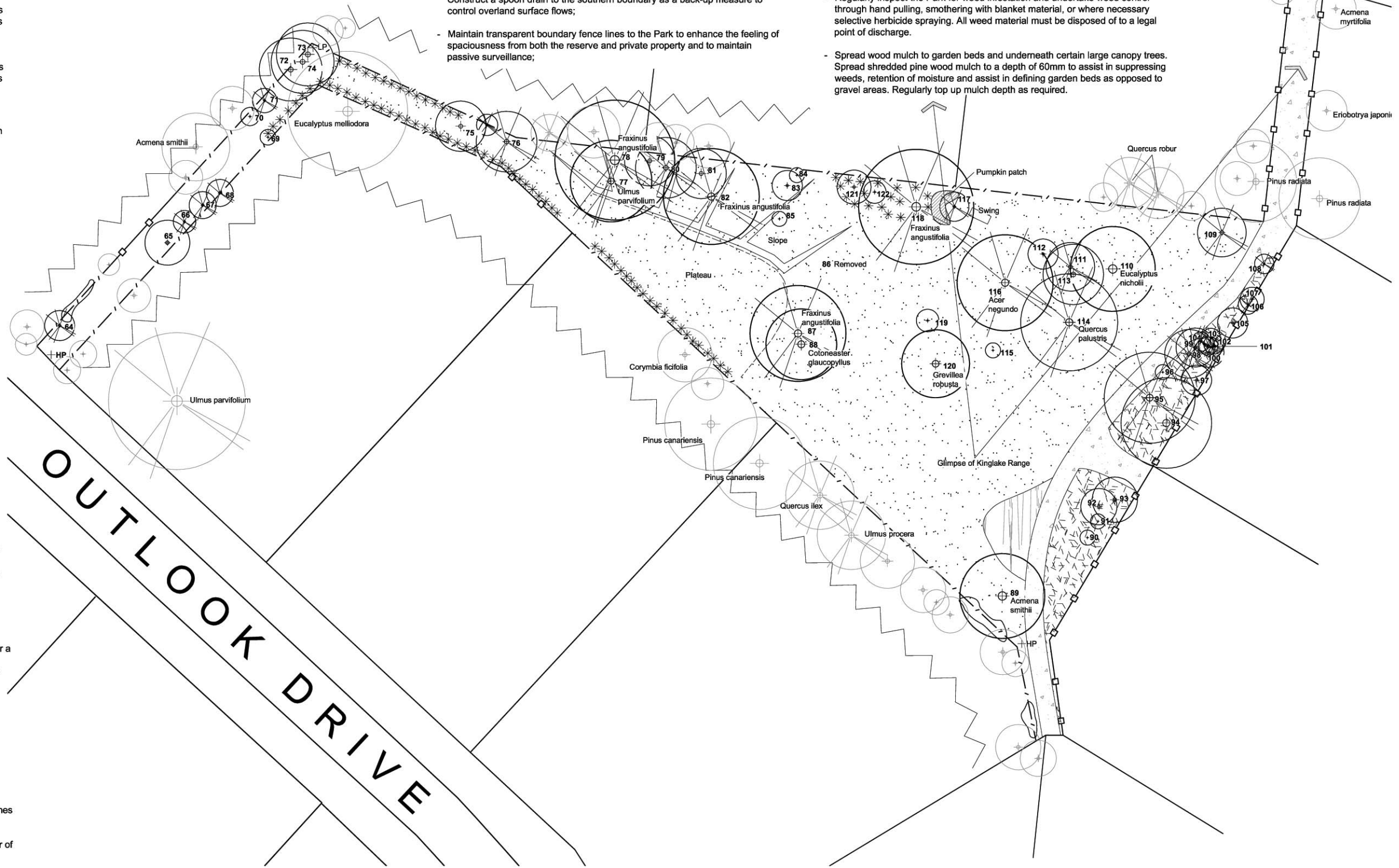
- Attributes**
- Two access corridors one trafficable to vehicles from the Eyrie and the other a minor pedestrian access corridor from Outlook Drive;
 - Well-treed edges and only several groups of trees (mainly exotic) within the Park;
 - Open area suitable for ball games, but on a cross fall to the north;
 - Built form doesn't dominate the Park, as dwellings are set at a reasonable distance from boundaries;
 - Good integration of private space to the Park's setting along the northern boundary;
 - Glimpse view of the Kinglake Ranges to the north-east;
 - Predominantly permeable fences (wire/rod/cyclone/mesh);
 - Good passive surveillance;
 - Good Kikuyu grass cover;
 - Pumpkin patch in Park displays sense of ownership;
 - At the time of inspection the Park displayed distinctly different mowing regimes

- Constraints**
- Steep cross fall making it difficult for informal ball games of any size/number of people;

Prescriptions

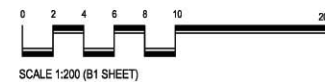
- Removal of tree 116 *Acer negundo*, as it is reaching senescence. The health of all trees in the Park should continue to be monitored. Any trees removed in the Park should be replaced with deciduous and native trees, these could be of the following species; *Acer freemanni* "Autumn Blaze"; *Acer rubrum* "October Glory"; *Eucalyptus leucoxylon* "Rosea"; * Residents suggestions
- Residents are encouraged to plant canopy trees of both exotic and native species within their garden areas abutting the Park;
- Avoid planting trees in the view cone of significant views over roof tops and between some houses;
- Retain the open grassed area for informal gatherings and ball games; No change to the existing slope is required
- Regularly clean out of the spoon drain to the entire north fence line of the Park. Construct a spoon drain to the southern boundary as a back-up measure to control overland surface flows;
- Maintain transparent boundary fence lines to the Park to enhance the feeling of spaciousness from both the reserve and private property and to maintain passive surveillance;

- Future replacement fences abutting the Park are to be constructed of transparent materials such as open grid wire mesh, chicken wire or wire strand (not barbed). These materials are preferable to cyclone mesh. No fencing is the most preferable outcome;
- Continue to limit regular vehicle access to only the eastern end of the Park as at present;
- Limit vehicle access within the Park itself to construction access. A time limit for construction vehicles will be set. No other vehicles are permitted access;
- No more rear access / garages will be permitted;
- Commence the compilation of a folder of information for new residents. A history of the Griffin vision, a history of the reserve itself and the values that residents aspire to, this can be included in real-estate marketing packages for the specific properties.
- Any trees requiring replacement should be replaced with the same or similar species.
- Regularly inspect the Park for weed infestation and undertake weed control through hand pulling, smothering with blanket material, or where necessary selective herbicide spraying. All weed material must be disposed of to a legal point of discharge.
- Spread wood mulch to garden beds and underneath certain large canopy trees. Spread shredded pine wood mulch to a depth of 60mm to assist in suppressing weeds, retention of moisture and assist in defining garden beds as opposed to gravel areas. Regularly top up mulch depth as required.



**CONSERVATION MANAGEMENT PLAN
THE EYRIE PARK**

PRINT ISSUE: Report 17-10-11 REVISIONS: Rev A Drawn: N.M. Date: 19-04-10



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PROJECT No: 10-025
DRAWING No: 10-025-DOCSET
SHEET OF 5 5

APPENDIX 1
Notes of Consultation Meetings

Mount Eagle Estate Common Parks Conservation Management Plans Project

Notes of Meeting with Eyrie Park User Rights owners

held on Thursday 20 May 2010 at the Drop In Centre rear of the Sycamore Tree Coffee Shop at 187 Burgundy Street at 8.00 PM.

Present

User Rights owners: Michael Villani, Loredana Villani, Cherie De Wind, Cliff De Wind, Lisa Donohue, Richard Wardlaw, Rosemary Hodgson,

Consultants: Mike Smith, Ian Wight.

In Attendance Gurlu Hughes

Ian Wight explained the nature of the project and explained that a conservation management plan was a management plan that sought to address the management need of the place in a way that did not compromise and might even enhance its heritage values.

Mike Smith then described the Park's existing character and assets, commenting on its pleasant open character (no solid fences) sunlit north facing slopes and mature ash tree at the western end. The slope might be a bit of a problem but at least it was north facing.

Rosemary Hodgson advised she had been told that some levelling of the crossfall had occurred near the south boundary when a grader was brought in some time in the past, certainly more than nine years ago when she moved in. The Consultants commented on the obviously different mowing regimes and were advised that there was an area in the middle that was known as the Bermuda Triangle which somehow often did not get cut!

The owners then talked about what they valued about the park. Neighbourliness was particularly valued. It was good to be able to see and catch up, with people as they walked through the park. We were also advised that there are neighbourhood picnics and gatherings and an annual Christmas Party.

The owners were brought together when a massive conifer split in half and crashed affecting three of the property owners. (The owners of these properties lost their street access when the cutting was constructed). The three owners were reconciled to paying the \$2000 required to remove the tree but other user right owners recognised a collective responsibility and got together and called a meeting. As a result the cost was eventually split 10 ways.

There was a desire to remove dead or dying trees and to get rid of some of the weed tree species such as Pittosporum and the Fraxinus angustifolia (ashes). The group hopes to involve a member who is an horticulturalist who might assist with advice.

Drainage was something of an issue Michael Villani explaining that he had been completely flooded not long after moving in to No. 9 The Eyrie, although it was fully admitted that this was an extra-ordinary event which improved drainage would not have prevented. There was discussion about the value of cut off drains, the need to maintain all of the length of the swale drain along the park's northern boundary, comment on the rather dark and dank character of the western accessway and ideas for plants that would soak up surplus moisture.

The consultants learned that the pleasant open area to the south west of the park had been created by the removal of a substantial eucalypt and a peppercorn to allow a helicopter to land so that it could remove a large poplar that had fallen against the upper

storey of 349 Lower Heidelberg Road. The trees have been replaced by a peppercorn which is still small but thriving and in time could become a majestic tree.

There was discussion about the suitability of planting exotic as well as native trees. The consultants responded that while the Griffins put much emphasis on conserving native vegetation they were never averse to using exotics for contrast or emphasis. There was general support for planting an accent tree of exotic species.

At this stage the owners (those present at least) did not see the need for a formal Committee of Management. The feeling was that things were working pretty well and residents are generally supportive.

There was support for replacing more dying and unsuitable trees with new planting and a comment that some of the tree planting was too crowded. A large Acer (perhaps Acer freemanni or Acer rubrum) would be good. The group would like the consultants' view on this. Ian Wight explained that the plan to be produced would not be a detailed planting plan but would provide a framework of tree types and, importantly, would also indicate where NOT to plant.

The group had no concerns about the crossfall of the Park and would be happy with no change in that respect.

At the conclusion of the meeting Ian Wight explained that a draft of the management plan would be circulated to all user rights owners with an invitation to comment. As far as practical these comments would be taken into account in preparing the final document.

The meeting closed at 9.15 PM.

IW 21/05/10

Mount Eagle Estate Common Parks Conservation Management Plans Project

Notes of Meeting with The Glen Park User Rights owners

held on Tuesday 1 June 2010 at the Drop In Centre rear of the Sycamore Tree Coffee Shop at 187 Burgundy Street at 6.30 PM.

Present

User Rights owners: Neville Palmer, Peter Cohn, Stewart Johnson, Graeme Parker, John Rickard, Elspeth Riggall, Rowan Harrison, John Travalini, Nigel Corben, Charles Rosedale, Rachael Rosedale.

Consultants: Michael Smith, Ian Wight.

In Attendance: Gurli Hughes

Ian Wight then explained the nature of the project and explained that a conservation management plan was a management plan that sought to address the management needs of the place in a way that did not compromise and might even enhance its heritage values. He also provided a summary of Heritage Victoria's Permit Policy which applied to the parklands and suggested that although The Glen was not on the Heritage Register as it was not formed to the original Griffin design, the Park was still in the Heritage Overlay and the Council might adopt similar attitudes to those of Heritage Victoria.

Mike Smith then described the Park's existing character and assets, commenting on its delightful natural appearing woodland character. He also particularly liked the open area at the centre which contrasted nicely with the quite dense woodland at the eastern end of the Park. He also commented on the good visual permeability between the gardens of the surrounding properties and the park as all fences had a good level of transparency. He also drew attention to the prevalence of Wandering Jew and the difficulties inherent in its eradication.

Stewart Johnson said he particularly liked the natural non-manicured nature of the Park which he said his children used to call 'the Fairy Forrest'. This thought was immediately taken up by Rachael Rosedale who said her children had their own secret fairy tree, and that it was an ideal place for children to play hide and seek. Michael Smith commented on the remnant tree house which Rowan said was 55 years old and had already been in too poor a condition for him to have been allowed to play in it as a child.

Rachael agreed with the importance of the central open space for gatherings and advised that a Christmas Party was held there each year.

Elizabeth Riggall commented on the beauty of the park and the fine trees particularly at the Brooke Street end of the park. She would like to see more feature trees in the park, although she admitted that drought problems would need to be considered. Michael Smith commented that The Glen, in as far as it followed a former watercourse probably had more natural moisture than the other parks. Stewart suggested that as there was plenty of indigenous vegetation nearby along the course of the Yarra that it would be more appropriate to concentrate on exotics.

Comment was made that there was abundant bird life in the Park thanks to the older trees and logs that afforded protection and nesting spots. The birdlife included many owls and black (as well as the more common white) cockatoos. There were visits by flying foxes, but these were not a nuisance as there were no signs of moves to establish a colony here.

On the question of problems there might be with the park, it was suggested that there were a lot more dog droppings in the neighbourhood generally than there had been in the past.

There had been cars driving through the park occasionally in the past, but that problem had been solved by erecting bollards.

There was some concern expressed about the danger of snakes in summer because of the long grass. Concern was also expressed about the dangers to very young children wandering through grass and undergrowth and perhaps tripping over concealed drain covers.

There was quite an extensive discussion about how to tackle weed control and questions on what ground cover should replace the Wandering Jew. One householder said they had noticed that the Wandering Jew had increased quite substantially in the last ten years while they were living elsewhere.

There was little enthusiasm for forming a committee to manage the Park as there was resistance to any person or minority group being in charge and concern that that person or group might become liable should an accident happen in the Park.

There had been confusion when a large tree had dropped onto the roof of a house. The Council would not become involved but a neighbour called the SES and they removed the part of the tree from the roof, but left everything else to be cleared up by the residents.

Some owners would remove dead or dying trees adjacent to their property, but there was a large willow that was dead or dying and would need to be removed. Rowan Harrison advised that this willow was the last of a number of willows that had since died and disappeared when the usually dry drain running through the park was piped.

Most people maintain the area adjacent to their property although some do more than others but eventually the work gets done.

Those that had queries about some of the Drainage Reserves that had been closed off or might be closed off were then given the opportunity to seek clarification from others at the meeting. It appears that some sections of the Drainage Reserves had been acquired from the original subdivider Peter Keam and later from the Keam Estate. A number of these acquisitions are purchases in common and have two or three owners.

At the conclusion of the discussion Ian Wight explained that a draft management plan would be circulated to all owners with a request for any comments. These would be reflected where possible in the final plan.

The meeting closed at 9.15 PM.

IW 3/06/10

Mount Eagle Estate Common Parks Conservation Management Plans Project

Notes of Meeting with Maltravers Park User Rights owners

held on Tuesday 25 May 2010 at the Drop In Centre rear of the Sycamore Tree Coffee Shop at 187 Burgundy Street at 8.10 PM.

Present

User Rights owners: Anna Caruso, Rosemary Portelli, Noel Spink, Geraldine Holmes
Consultants: Michael Smith, Ian Wight.
In Attendance: Gurli Hughes

Before the meeting commenced Anna Caruso who was a relatively new resident, wanted to know who she needed to talk to before removing a mound of earth in the park right at her rear fence. She also wanted clarification of her liability for any damage or injury sustained in the park.

The other residents commented that there was a drain (or sewer?) running along the back of the Caruso property, so care might be needed if any excavation was involved. It was agreed that Anna Caruso should meet with some of the group at the meeting to inspect the mound to make sure there was to be no problem if it was removed.

Residents advised that the public liability provisions in their household policy would cover any liability arising from their obligations related to the park but that the insurance company should be informed.

Ian Wight then explained the nature of the project and explained that a conservation management plan was a management plan that sought to address the management needs of the place in a way that did not compromise and might even enhance its heritage values. He also provided a summary of Heritage Victoria's Permit Policy which applied to the parklands.

Mike Smith then described the Park's existing character and assets, commenting on its substantial size and open character, and the splendid elm and oak trees at the eastern end of the park. He also commented on the quite steep crossfall, the high solid fences that closed off views to the gardens and surrounding houses. He commented on the opportunity provided by the Right of Way (ROW) from Outlook Drive to Maltravers Road for traffic to 'hurtle through' that end of the park. Judging by the extent of the bare area near the ROW there also appeared to be quite a lot of parking at the eastern end of the park.

The discussion then touched on the following points:

- At one time a collapsible bollard had been erected to stop vehicles entering the southern section of the ROW but that had soon been bowled over.
- The lower end of the existing ROW from Maltravers Rd is eroded and rutted making walking access difficult. The advantage is it also slow/deters vehicles from using the ROW.
- A number of residents would like to plant out this lower section of the ROW and make it part of the park with pedestrian access only. There was some discussion as to how agreement could be reached on this and it was thought that it would be essential to obtain the support of the immediate adjoining owners in the first instance. Thereafter it was thought reasonable to adopt the approach taken at Outlook Park, when any serious work was contemplated, which is to notify each

owner of the proposal and asking them to indicate their consent with a signature. Works can proceed once a majority of owners have signed.

- The openness of the park was appreciated by a number of those present and one eight year old was known to use it for football. Some cut and fill to provide a level area in part of the park would be appreciated.
- The area at the Eastern end of the Park could turn into a quagmire at times and drainage and soil conditions would need to be investigated before any works were contemplated. Apparently there used to be a huge tree at that point.
- It was pointed out that some properties relied on the Park ROW from Outlook Drive as the only access to the property as street frontage access had been lost in the construction of the Lower Heidelberg Road cutting. The Park was also relied upon to provide visitors parking so it was essential to provide for some car parking at that end of the Park. It was considered however that provision of about 4 spaces should be sufficient and that these should be confined to designated car parks. Parking usually occurred close to the ROW but on hot summers days the cars scatter across the Park seeking shade under the limited number of trees.
- There is a drainage pit at southern section of the ROW which fills up with gravel which has to be dug out. It will be necessary to ensure that the flow of water into the pit is not impeded if the proposed planting of this area proceeds.
- Geraldine has been working with an informal group for 18 years and has collected \$100 from each household to pay for maintenance, mainly cutting the grass.
- There is an issue with fire access as it has been found that MFB fire trucks are too large to get into the park.
- Rosemary Portello was concerned about loss of security if there was no fence between her back garden and the Park. It was explained that while having no fence was in many ways ideal from a heritage and aesthetic point of view, there was no suggestion that all new fences would be banned. It was only proposed that new fences should be visually transparent.
- Gurli Hughes commented on the need for a 6M setback for any buildings in the back yard to maintain view lines from the gardens to the Park and vice-versa.

At the conclusion of the discussion Ian Wight explained that a draft management plan would be circulated to all owners with a request for any comments. These would be reflected where possible in the final plan.

The meeting closed at 9.15 PM.

IW 3/06/10

Mount Eagle Estate Common Parks Conservation Management Plans Project

Notes of Meeting with Outlook Park User Rights owners

held on Thursday 20 May 2010 at the Drop In Centre rear of the Sycamore Tree Coffee Shop at 187 Burgundy Street at 6.45 PM.

Present

User Rights owners: Christine Flanagan, Gurli Hughes, and Keith McLachlan
Consultants: Michael Smith, Ian Wight.

Before the start of the meeting Gurli Hughes reminded the consultants that an unincorporated association, OPRA – Outlook Park Reserve Association had existed for some time. The association has annual general meetings, strikes an annual levy and elects a committee/office bearers which develops a plan for maintenance and improvements. All owners of user rights are eligible for membership. There is however no mechanism for enforcing payment of the levy by every eligible owner. Majority support for any works proposed is obtained by circulating information about the proposals to every user right owner and inviting comments. Until recently the levy was \$500 per household per annum over a time when a tree inventory and condition survey was commissioned and paid for well in advance of the surveys of the other parks that had been funded by the Council. More recently a levy of \$200 has been found to be sufficient.

At the start of the meeting Ian Wight explained the nature of the project and explained that a conservation management plan was a management plan that sought to address the management need of the place in a way that did not compromise and might even enhance its heritage values.

Michael Smith described the parks existing character and assets, commenting on its conical (or mounded) shape and distant views. This gave rise to a lively discussion of the parks character and the projects OPRA was involved in. The following topics were discussed generally in the order as set out below:

- OPRA had received useful advice from an horticulturist on weed management and grass regeneration. As a result they were intending to run a back hoe over areas that had become compacted through traffic – mainly the area adjacent to and north of the large yellow box tree. The possibility of importing topsoil was also being considered although the risk of importing more weeds was recognised.
- The need for a set back from the rear boundary of allotments for any type of building was raised. This would maintain view lines across the rear of allotments from the park and provide an appropriate area for planting trees or shrubs that could assist in visually linking the private and communal spaces. The risk of roots from trees in the park undermining buildings would also be reduced.
- The significance of the domed shape of the park's terrain from which most of the private allotments fell away was discussed with emphasis on the opportunity that this provided for distant views from the Park to the north/northeast and to the south both above and between buildings. It was thought necessary to consider the nature of planting in back gardens as well as in the park to avoid blocking views from the park and houses. Keith McLaughlan noted that he had recently removed a tree which enhanced his neighbours views substantially and said he was not contemplating any substantial planting on his rear boundary. He was thinking of some light structured low level eucalypts.

- This emphasised the need to preserve the gap views from the park between as well as over buildings. This suggests that planting substantial trees between buildings within the significant view cones should be avoided and more importantly extending buildings towards side boundaries should also be avoided. In later comment Gurli Hughes cited two appeal decisions which had upheld the idea that views to and from the heritage place and even from one property to another were important and not just the view from the street.
- Christine Flanagan has just removed her pittosporum hedge and likes the unobstructed view of the park. She will keep the wire fence however and recognises that fences are essential to keep in young children and pets. The fact that there are no solid fences around this park was appreciated.
- The Cyprus and pine trees near the Christine Flanagan's boundary were discussed and while Cyprus and pine trees are often fashionably unpopular they met with approval from this group. This gave rise to a discussion of the remnants of an avenue apparently planted in anticipation of building Government House on this site.
- The open area at the centre of the park is quite well used including by two brothers in their twenties who still kick a football there.
- Controlling car traffic by the use of bollards has been very successful. The bollards were erected when it was discovered that a BMW car club had listed the park for one of its rallies! Attempts to set bounds to the turning area at the south end of the park by placing large logs on the perimeter have been less successful. It was considered fortunate that the regular car access through the park was confined to properties very close to the entrance driveway. This made control of traffic elsewhere much easier. It was accepted that access through the park by construction vehicles was sometimes necessary, but where it appeared that this was being abused with too many vehicles at one time, neighbours had raised their concerns and the matter had been rectified.
- Drainage and the need to control erosion was discussed with the suggestion that contour cut off gravel drains might be useful. The usefulness of the large spoon drain along the northern access way was queried.
- The possibility of a high pressure mains water supply for fire fighting and irrigation was raised. This could be seen as being in conflict with the current philosophy of planting self sustaining species that could survive long periods without water, but was however worthy of investigation.
- OPRA would like to compile a folder of all the useful information about the history and current management of the park that could be duplicated for each householder and would be particularly useful for newcomers.

At the conclusion of the discussion Ian Wight explained that a draft management plan would be circulated to all owners with a request for any comments. These would be reflected where possible in the final plan.

The meeting closed at 7.55 PM.

IW 21/05/10

Mount Eagle Estate Common Parks Conservation Management Plans Project

Notes of Meeting with Summit Park User Rights owners

held on Tuesday 25 May 2010 at the Drop In Centre rear of the Sycamore Tree Coffee Shop at 187 Burgundy Street at 6.45 PM.

Present

User Rights owners: Ian Roddick, Joanna Wriedt, Chris Wriedt, Graeme Steinfort, Luciana Perin

Consultants: Michael Smith, Ian Wight.

In Attendance Gurlu Hughes

Ian Wight explained the nature of the project and explained that a conservation management plan was a management plan that sought to address the management needs of the place in a way that did not compromise and might even enhance its heritage values. Mike Smith then described the Park's existing character and assets, commenting on its tree cover and plantings, vehicular circulation patterns and sense of enclosure, as well as noting two areas where there had been obvious encroachment into the park from private allotments.

Joanna Wriedt said she valued the park and was an enthusiast for Burley Griffin and his work. She felt that if the park could be cleaned up a bit it could provide a really useful resource and a basis for valuable social interaction. But this required a common understanding between all adjoining residents about the values of the park and how it should be used.

She agreed that the informal way that the Park had developed was part of its charm and did not want to change it fundamentally, but just clean up the mess both for aesthetic reasons and to be able to enjoy a more extensive area for recreation. One of the difficulties was the amount of parking in the park itself and the fact that some drivers clearly did not confine themselves to the formed roadway. There was one property with six to ten visitor cars which she suggested were related to semi-business and this level of visitation gave rise to concerns about security.

The park is used by some kids for playing soccer and some grandparents bring their grandchildren out there to play. Graeme Steinfort mows the grass but not many others look after it.

A short while ago 5 families each contributed money to get the park tidied up. They brought in machinery to loosen the soil that vehicles had compacted as well as extra topsoil and grass seed and had a working bee one weekend to do the work. A few days later all the work had been trashed by cars having executed wheelies and been driven backwards and forwards over the new work.

This background was expanded on by Daniella Gretch who attended the meeting called in 1 June for all those that could not attend their own park meeting. She commented that the irrigation system that she was prepared to supply had also been ripped up and a bollard placed to protect the new planting knocked over. She also commented that garages had been built at the northern end of the park and were regularly used, despite the fact that those properties had good access from the front.

Luciana Perin, said she likes the ease of access to parkland for those that lived there and also its private nature. She felt that the owners did a pretty good job of looking after their part of the Park. She likes the natural look of the place.

Asked whether the concrete driveway helped to regulate traffic we were told that it was some help. It had been constructed by a Mr. Freddie Watts (of EA Watts Builders). Apparently he had also levelled part of the park for a cricket pitch.

Graeme Steinfort advised that he put a lot of effort into looking after the area but he has 11 or so cars, all Austin 7s, and does sometimes leave his trailer with a car on the back when he returns from a show late at night. He also claimed what he called 'grandfather rights' to have a say about the park that he had been involved with for thirty years. He sometimes found it necessary to drive across the middle of the park with his trailer as he had done for so many years. He disputed the designation of a worn area due to vehicle traffic leading up to his property on the plans prepared by the consultants.

At this point the discussion became livelier with two very different views of the use of the park being expressed. One view was looking to improve the quality of the park by supporting its use primarily as a park or garden while the other view, while not wishing necessarily to damage the park, sought to maintain usage of the park for the passage of vehicles and even occasional parking.

Concern was expressed by the consultants and several residents that the vehicle access across the ground beside large trees would be contributing stress to the trees through compaction of tree routes.

In later comment Graeme Steinfort expressed the view that the park was not a mess and said that the efforts by 5 families seven or eight years ago had failed as the work had not been done with the mutual agreement of all those that had an interest in the park. He suggested that bringing in top soil simply achieved the introduction of weeds and that the installation of a watering system was pointless as it relied on one neighbour to supply all the water. He pointed out he had stopped the rotary hoe working under the oak tree because of its shallow roots.

He said he liked the park the way it is, maintained that the trees were suffering from age and drought and not through compaction of the soil by vehicles, and saw no reason to restrict its vehicular use in the park.

Ian Roddick suggested that it might be more helpful if the park was redesigned so that paths were aligned with where people wanted to walk and carriageways were aligned with where people wanted to drive. This view was based on 25 years experience of running one of Victoria's largest public parks.

There was further lively discussion with Ian Roddick eventually suggesting that a carriageway that followed the rear boundary of each property would give everyone access to their property by car and maximise the area of unencumbered parkland in the centre which should be protected by effective barriers i.e. rocks or bollards. The merit of this was appreciated but there was also a view expressed that planting along the property line was important to help to visually blend the private back gardens with the park.

At the conclusion of the discussion Ian Wight explained that a draft management plan would be circulated to all owners with a request for any comments. These comments would be reflected where possible in the final plan.

The meeting closed at 8.10.PM

IW 03/06/10

APPENDIX 2

Existing Principals of Park Use



Outlook Park Reserve Association

OPRA PRINCIPLES OF RESERVE USE & ORGANISATION

OUTLOOK PARK RESERVE ASSOCIATION (OPRA): Outlook Park Reserve Association is an organisation with the goal of preserving the Heritage of environmental qualities contained in Walter Burley Griffin's vision for Outlook Park Reserve. A key objective is building community and consultation amongst Title Holders. Good neighbourliness and our shared responsibilities are made easier by an agreed set of "Principles of Park Use" and OPRA Procedural Rules.

Title Holder Use, Enjoyment and Control of Outlook Park Reserve arises from an Encumbrance on their Lot Titles which authorises a Majority of Title Holders to make Rules and Regulations for the Reserve.

OPRA currently has seven established *PRINCIPLES OF RESERVE USE*:

1. ENCROACHMENTS:

Encroachments on the Reserve boundaries should not be permitted.

2. REFUSE:

Refuse from properties should be disposed of without siting it on the Reserve.

3. PARKING:

Residents should park on their own properties. Visitor and other vehicles should only be permitted in the reserve for short periods in designated areas away from trees.

4. ACCESS OF HEAVY VEHICLES:

Heavy vehicles are permitted access only for maintenance purposes or building work on lots and lot owners shall be liable for full restoration of damage to original condition if contractors fail to make restoration.

5. CONSTRUCTIONS:

Permanent constructions of any kind in the Reserve are not permitted.

6. FUNCTIONS:

Functions in the Reserve require notification to the OPRA Committee and neighbours.

7. GATES:

All gates and access ways shall be annually closed to the public on ANZAC day or at any other time without notice.

OPRA STRUCTURE & PROCEDURES

1. **MEMBER:** Every Title Holder of the Twenty Two Lots around Outlook Park Reserve which have an Encumbrance on their Title 'to enjoy' the Reserve is a MEMBER of OPRA.
2. **VOTE:** Each of the above Twenty Two Lots is allocated one Vote to be exercised by its Title Holder or its Title Holders in common (a Lot Vote) or by Proxy.
3. **QUORUM:** A Quorum for OPRA is formed when Title Holders representing Eight Lots are present.
4. **MAJORITY:** A Majority for a Motion moved at any OPRA Meeting shall be a combined total of Twelve Lot Votes whether cast at the Meeting or later provided by a signature against a copy of the Motion.
5. **ANNUAL GENERAL MEETING:** An AGM of OPRA will be held to hear Reports and elect Officers (Ordinary General Meetings will be held from time to time to conduct business in accord with adopted rules and regulations).
6. **MANAGEMENT COMMITTEE:** A Management Committee shall be established for day-to-day conduct of OPRA affairs with a Quorum of five comprised of the Chairman, Secretary, Treasurer and two additional Members. Its meetings shall be notified to all Members by e-mail. The Management Committee may make urgent decisions subject to ratification or modification by a General Meeting.
7. **GENERAL MEETING:** A General Meeting may be called at any time by Title Holders together qualified to exercise a Majority of 12 Lot Votes.
8. **COMMON LAW MEETING PROCEDURE:** This applies to all matters not addressed above.

31-03-05

From 'The Glenard Estate and Its Parks' Brochure prepared on behalf of the Glenard Estate Working Group 2008.

Managing into the Future

Maintenance

Adjoining owners will continue to be expected to maintain adjoining parkland as far as the centre of the park (the 'maintenance area'). Where this is neglected other residents are encouraged to undertake maintenance work in the area. From time to time it may be necessary for donations to be collected for work on the parks.

Likewise access ways to the parks should be maintained by adjoining owners but it is open to any owner to prune vegetation for safety and clearance should this become necessary.

Gardening

It is acceptable for some garden beds to be created in the 'maintenance area' but these should not predominate or inhibit movement across and around the park.

New Planting

The planting of large trees or substantial areas of shrubs has the potential to alter the appearance of the registered land and requires a permit from Heritage Victoria.

While every attempt should be made to preserve the few examples of the original vegetation and the planting of indigenous trees is encouraged, new or, where needed, replacement trees should also include similar exotic species to those that exist in order to retain the present character. Over-planting should be avoided. Tree stock should not be planted closer than 2 metres.

New garden beds also require a permit. These should not extend beyond 1.5 metres of the rear boundary of the private property.

Shrub planting along fences and within 2 metres of the rear boundary is encouraged to soften the visual barrier between private and communal space.

Rear Fences

No fence, or a visually transparent fence, is preferred for rear boundaries. The removal of solid fencing is encouraged.

Parking

Regular parking within the park is not compatible with the future vision for the park. Cars should be stored on private property. Parking of construction vehicles for a limited period or parking in connection with a function or bar-b-que is acceptable.

Access

To minimise traffic, more vehicle movement through the parks than is necessary is discouraged. It is recognised that vehicle access is required to the rear of those properties that do not have a satisfactory front access. In Banksia Park no car ports or garages accessed from the rear should be constructed unless these can also be accessed from the front and in Homestead Park no additional rear access carports or garages should be built where access from the front is acceptable.

Access Tracks

Making access track loops discontinuous could assist in reducing vehicle speeds.

Storage of Building Materials and Other Items.

Temporary storage of building materials during construction is not acceptable nor is the long term storage of materials, boats, trailers and the like ..

The text of this brochure and the management system it suggests has been developed from ideas first suggested by participants at a public meeting open to all owners and residents of the Glenard Estate and then further refined and developed in meetings of a voluntary working group formed at the public meeting and subsequently augmented. A draft of the text was sent to each owner for comment in mid-2007 and adjustments were made by the working group in the light of the four, largely supportive, submissions received.

It can therefore claim to represent as close as possible the consensus view across the estate in 2007-08. There is nothing in this brochure that would preclude further development of management proposals in the future, presumably through the same or a similar process.

APPENDIX 3

Indigenous species suitable for planting in Eaglemont Griffin Heritage Reserves
From Banuyle City Council

**LIST OF INDIGENOUS SPECIES SUITABLE FOR
PLANTING IN THE EAGLEMONT GRIFFIN
HERITAGE RESERVES**

This is a list of the more widespread or important habitat species in Banyule which are generally available from indigenous plant nurseries. Other rarer species not listed have limited availability. The list does not include most annuals or species less suited to cultivation.

A complete list of the indigenous species and an explanation of the vegetation communities and sub-communities that occur in Banyule is provided in the report "The Vegetation Communities of Banyule" (Beardsell, 2000), which is available from Banyule City Council.

This list does not apply to Eyrie Park (the most north east reserve) which falls in a different vegetation community.

Plains Grassy Woodland, (exposed Plain-slope) applies to
the north east reserve

Scientific Name	Common Name
TREES and MISTLETOES	
<i>Eucalyptus camaldulensis</i>	River Red Gum
<i>Eucalyptus melliodora</i>	Yellow Box
<i>Eucalyptus ovata</i>	Swamp Gum
TALL SHRUBS and CLIMBERS	
<i>Acacia implexa</i>	Lightwood
<i>Acacia mearnsii</i>	Black Wattle
<i>Acacia melanoxylon</i>	Blackwood
<i>Acacia paradoxa</i>	Hedge Wattle
<i>Acacia pycnantha</i>	Golden Wattle
<i>Allocasuarina littoralis</i>	Black Sheoke
<i>Allocasuarina verticillata</i>	Drooping Sheoke
<i>Bursaria spinosa</i>	Sweet Bursaria
<i>Cassinia longifolia</i>	Dogwood
<i>Clematis microphylla</i>	Small-leaved Clematis
<i>Convolvulus erubescens</i>	Pink Bindweed
<i>Hardenbergia violacea</i>	Purple Coral-pea
<i>Hymenanthera dentata</i>	Tree Violet
<i>Kunzea ericoides</i>	Burgan
LOW SHRUBS	
<i>Acacia acinacea</i>	Gold-dust Wattle
<i>Atriplex semibaccata</i>	Berry Saltbush
<i>Chrysocephalum apiculatum</i>	Common Everlasting
<i>Chrysocephalum semipapposum</i>	Clustered Everlasting
<i>Pimelea curviflora</i>	Curved Rice-flower
<i>Platylobium obtusangulum</i>	Common Flat-pea
<i>Pultenaea pedunculata</i>	Matted Bush-pea
SEDGES, LILIES and RUSHES	
<i>Arthropodium strictum</i>	Chocolate Lily
<i>Dianella longifolia</i> var. <i>longifolia</i>	Pale Flax-lily
<i>Dianella revoluta</i>	Black-anther Flax-lily
<i>Lepidosperma laterale</i>	Variable Sword-sedge
<i>Lomandra filiformis</i>	Wattle Mat-rush
<i>Tricoryne elatior</i>	Yellow Rush-lily
GRASSES	
<i>Agrostis aemula</i> var. <i>aemula</i>	Purplish Blown-grass
# <i>Austrodanthonia caespitosa</i>	Common Wallaby-grass
# <i>Austrostipa mollis</i>	Supple Spear-grass
<i>Deyeuxia quadriseta</i>	Reed Bent-grass
<i>Dichelachne crinita</i>	Long-hair Plume-grass

<i>Elymus scaber</i>	Common Wheat-grass
<i>Eragrostis brownii</i>	Common Love-grass
<i>Hemarthria uncinata</i>	Mat Grass
<i>Microlaena stipoides</i>	Weeping Grass
# <i>Poa labillardieri</i>	Common Tussock-grass
<i>Themeda triandra</i>	Kangaroo Grass
HERBS	
# <i>Acaena agnipila</i>	Hairy Sheep's Burr
<i>Asperula conferta</i>	Common Woodruff
<i>Bossiaea prostrata</i>	Creeping Bossiaea
<i>Cynoglossum suaveolens</i>	Sweet Hound's-tongue
<i>Dichondra repens</i>	Kidney-weed
<i>Einadia nutans</i>	Nodding Saltbush
<i>Gonocarpus tetragynus</i>	Common Raspwort
<i>Hydrocotyle laxiflora</i>	Stinking Pennywort
<i>Kennedia prostrata</i>	Running Postman
<i>Pimelea humilis</i>	Common Rice-flower
<i>Plantago varia</i>	Variable Plantain
<i>Stylidium variabilis</i>	Variable Trigger-plant
<i>Velleia paradoxa</i>	Spur Velleia
<i>Veronica gracilis</i>	Slender Speedwell
<i>Viola hederacea</i>	Ivy-leaf Violet
<i>Wahlenbergia gracilis</i>	Sprawling Bluebell
DAISIES	
<i>Leptorhynchos squamatus</i>	Scaly Buttons
<i>Leptorhynchos tenuifolius</i>	Wiry Buttons
# <i>Senecio quadridentatus</i>	Cotton Fireweed