



**MILL PARK BALLAN LANDSCAPE DESIGN &
DOCUMENTATION**

**DRAFT CONCEPT DESIGN REPORT
21ST MAY 2021**

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INTRODUCTION & STAGE 1









In April 2021 GLAS Landscape Architects was engaged by Moorabool Shire Council to develop the design for Mill Park in Ballan. The park is to be refurbished based on the masterplan plan developed by Urbis in 2020. The park refurbishment is to be split into Stage 1 and Stage 2.

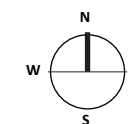
STAGE 1 (CARPARK AND PATHWAY) SHOULD INCLUDE:

- Develop the design for the provision of linking existing pathways and pedestrian crossing points (Items 12, 15 and 16 in the masterplan);
- Develop the design for the provision of a new perpendicular car parking area (inclusive of DDA accessible car parks) and the removal of the existing car park;
- Modifications and upgraded drainage solutions to accommodate new carpark ie: spoon drain between existing road and carparking bays.

STAGE 2 (LANDSCAPING AND PARK FACILITIES) SHOULD INCLUDE:

- Design Development of the following items in the masterplan:
 - Item 5 – Half Court;
 - Item 7 – Pump Track;
 - Item 9 – Play Space Equipment;
 - Item 10 – Picnic Area / BBQ Shelters;
 - Items 11 & 13 – Garden Beds, Trees and Landscaping;
 - Item 14 – Replacement of the Existing Informative Signage with Interactive Paving Features and Signage;
 - Internal Pathways;
 - Misc. Park Furniture;
 - Pipe and Post fencing between carparking and park; and
 - All associated works.
- Provide a detailed brief to a Skate Park Design Company to develop Concept drawings through to detailed documentation including construction of a Skate Park (Item 6 in the masterplan) which will take into consideration the site constraints such as flooding, budget and delivery expectations.

-  ASPHALT
-  CONCRETE PATH
-  ASPHALT PARKING
-  SWALE
-  RAIN GARDEN
-  TURF REINSTATEMENT
-  FUTURE STAGE (TBC)
-  EXISTING TREE



STAGE 1 SUMMARY

- ASPHALT
- CONCRETE PATH
- ASPHALT PARKING
- SWALE
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- TURF REINSTATEMENT
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- EXISTING TREE





KEY OBSERVATIONS

GLAS landscape architects and representatives from Moorabool Shire Council carried out a site visit in April 2021. The existing park occupies a stunning natural location located below the town of Ballan on the side of a large open 'bowl' of east facing land sloping down to the Werribee River. The park contains a large number of exotic trees, with some fragments of native vegetation lining the river edge. Facilities within the park include the Ballan outdoor pool (popular in summer), a small play ground, picnic and bbq facilities. The site contains the ruins of an old Flour mill. These existing qualities of the site will be retained and enhanced by the design.



TOPOGRAPHY - THE SITE AS A NATURAL AMPHITHEATRE

The site slopes up from the Werribee river to the high ground along Simpson street which wraps around the west side of the park creating a large open grassed bowl. The park feels like a large amphitheatre with the river as the stage. These qualities create a naturally defined space and provide opportunities for holding larger events such as festivals or markets. The high points at the entry along Simpson street and the western ridge provide opportunities for panoramic views. The lower areas along the river feel more sheltered. When the river floods almost half of the site is subject to inundation including the pool area, new facilities need to consider the flood overlay.

COMMUNITY PLAY - A LOCAL/ REGIONAL DESTINATION

The existing park includes the outdoor pool, a play area as well as picnic areas and a bbq. The community consultation identified the importance of retaining the pool and a desire to improve the facilities to appeal to a wider age-group of children from toddlers up to teenagers. The ambition is to upgrade the park to be a local/ regional attraction with amenities including a basketball half-court, a skate-park, a bike track, improved play areas and picnic areas.

HERITAGE TRACES

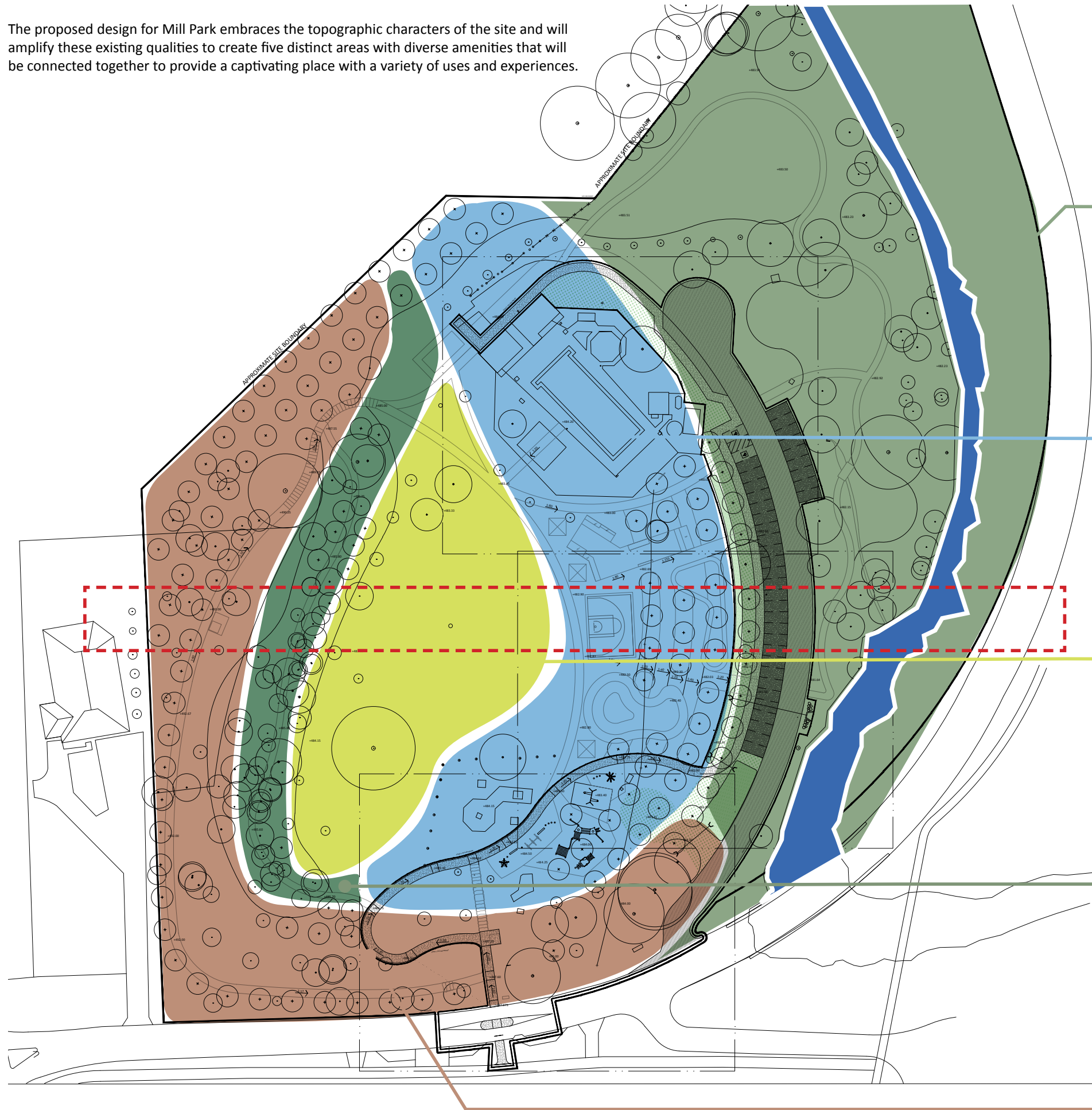
Prior to being a park, the site used as a flour mill and produce store. Built in 1856 by James, Andrew and Nathaniel Young, the flour mill was steam driven and operated until it destroyed by a fire in 1909. Stone rubble walls to the south of the play area indicate where the main mill would have stood and are served by an interpretation sign with historic photographs. Site mapping has revealed that the old Mill race (water channel) once ran through the site, diverting water from the Werribee river 500m upstream to the Mill for the steam process. Investigations on site suggest the channel may still be visible in the undergrowth of the embankment on site.

NATURAL ECOLOGY

Prior to European colonization this site would have been dominated by the riparian vegetation along the river, with a grassy open woodland on the higher slopes above the river. The riparian vegetation would have included species that thrive with flood and drought mostly grasses and sedges with River Red Gum trees along the banks of the river. The open woodland would have been scattered trees mainly Acacia and Sheoak with a grassy understory of tussock forming grasses including Spear grass, Poa and Kangaroo grass. Today some pockets of native grasses vegetation can be seen along the rivers edge, with the micro topography of the river bank still showing the undulations typical of a natural flood plain the potential for restoring a diverse native habitat is high.

FIVE LAYERS OF LANDSCAPE

The proposed design for Mill Park embraces the topographic characters of the site and will amplify these existing qualities to create five distinct areas with diverse amenities that will be connected together to provide a captivating place with a variety of uses and experiences.



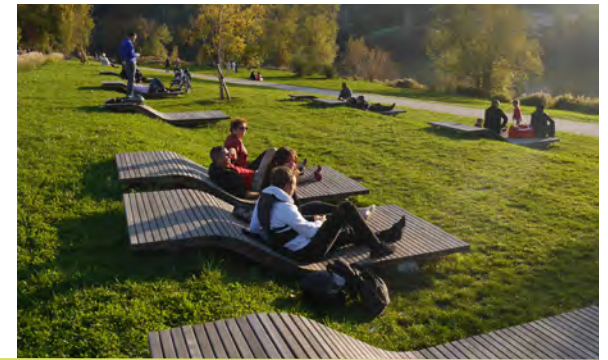
NATIVE GRASSLAND



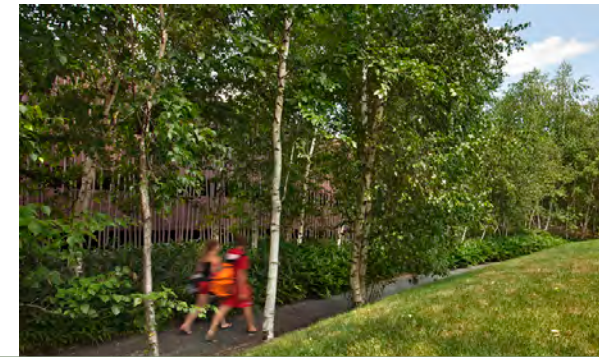
SPORTS PLAIN



ARBORETUM LAWN



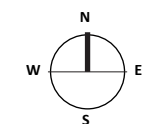
EMBANKMENT



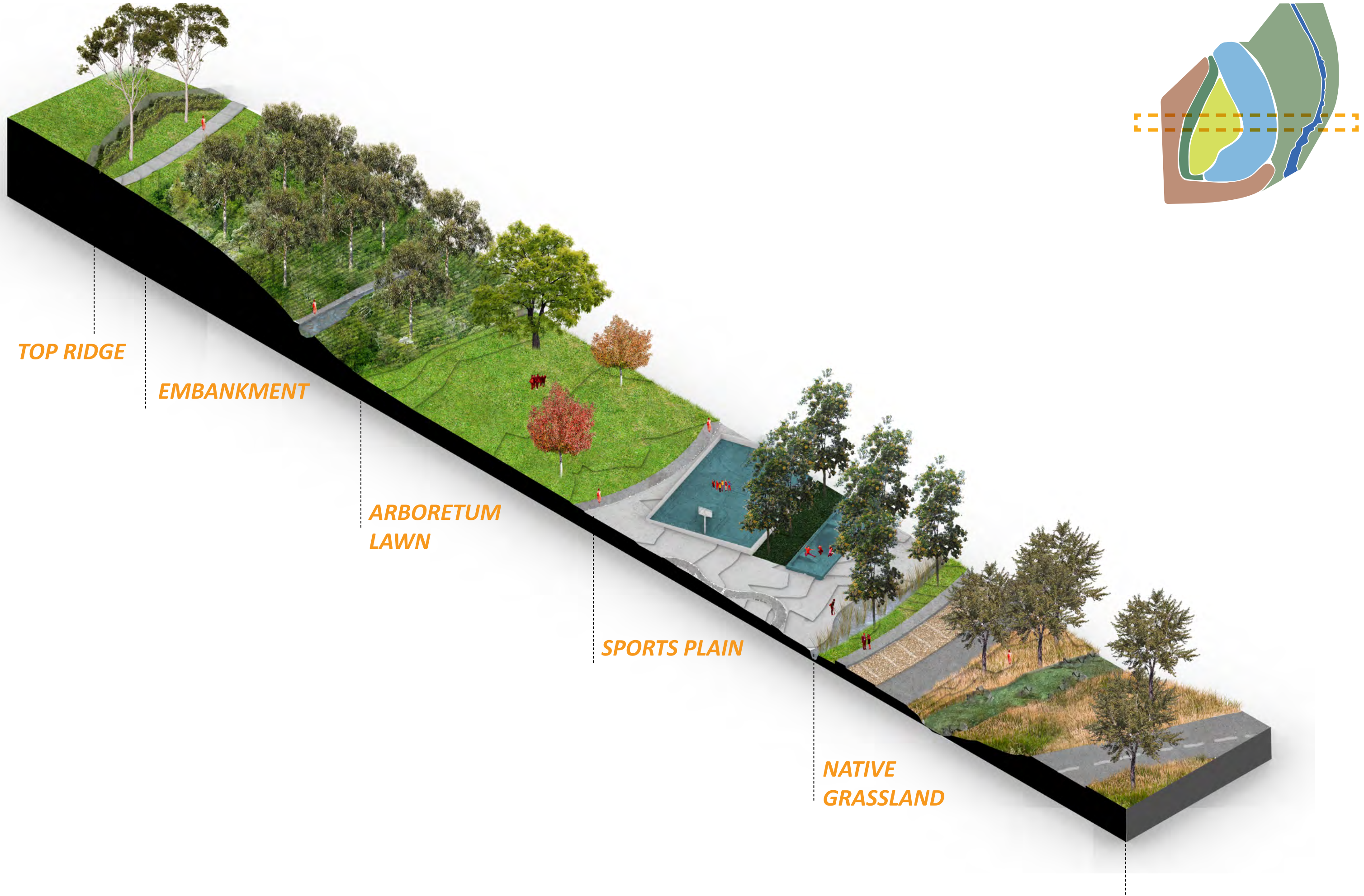
TOP RIDGE



MILL PARK PLAN, LANDSCAPE ZONES

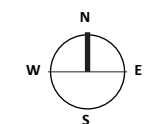


LANDSCAPE TRANSECT



PROPOSED CONCEPT PLAN

- 1 Entry to pool relocated
- 2 DDA accessible Car parks
- 3 Drop-off zone
- 4 Proposed '3x3' basketball court
- 5 Proposed skate park
- 6 Proposed pump track
- 7 Proposed 'Splash park'
- 8 Traditional play equipment upgraded to 'Nature Play'
- 9 Shelter
- 10 Upgraded toilet block
- 11 River path
- 12 Ridge path
- 13 Mill race path
- 14 Native grass planting to river edge
- 15 Picnic lawns
- 16 Entry sign
- 17 Heritage sign
- 18 New entry path
- 19 New pedestrian crossing
- 20 Upgraded car park
- 21 Lookout
- 22 Stepped path



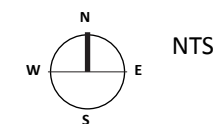
MASTERPLAN COMPARISON



MASTERPLAN BY URBIS 25.11.20

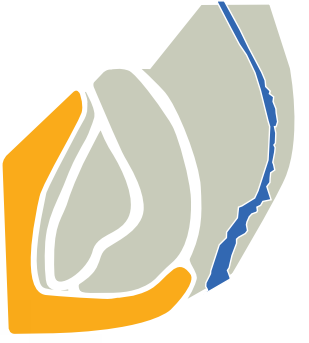


UPDATED MASTERPLAN



TOP RIDGE

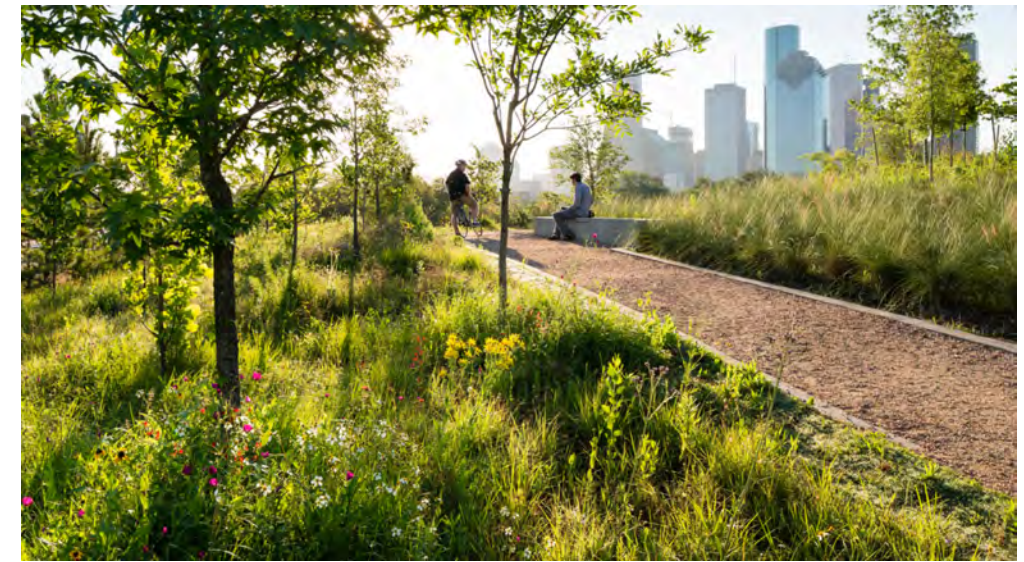
The high point of the site, the top ridge path connects Simpson street to the pool. At the highest point it is ten metres above the car park. It provides good views over the park and down to the Werribee river to the east. The top ridge will be a simple path within grass with a new line of native trees to the west, providing shelter and screening views of the adjacent property and the golf course. Due to the existing topography the northern section of the path will be very steep and may need to be stepped which would restrict access for wheelchair and pram users.



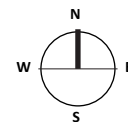
Proposed plan



Hargreaves - Queen Elizabeth Olympic Park

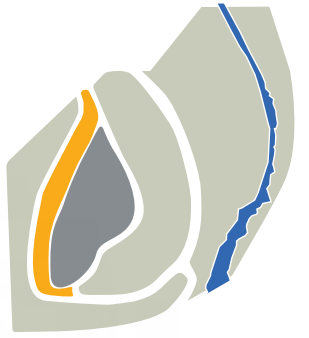


Reed Hilderbrand - Jane Gergory Garden, Houston

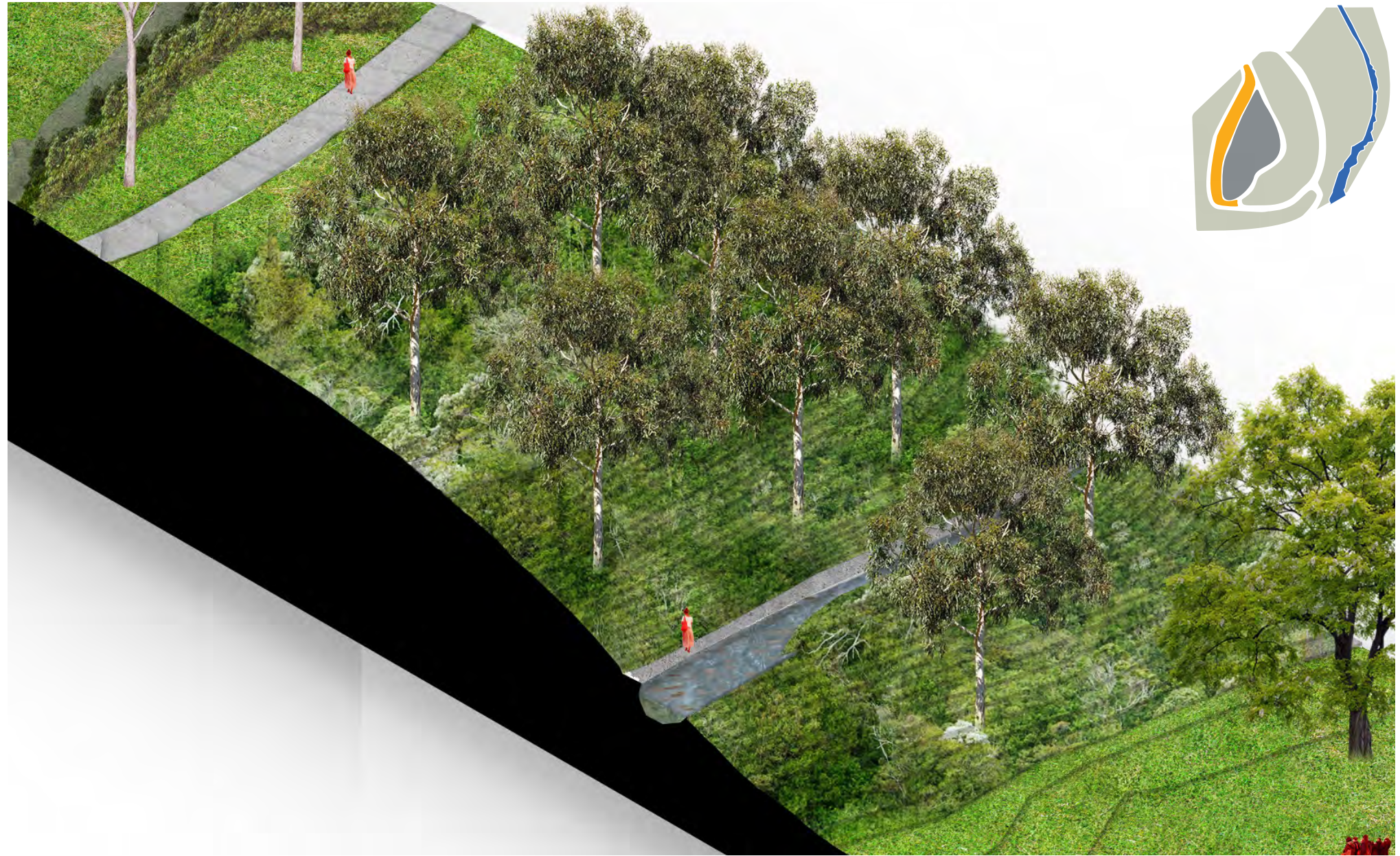


EMBANKMENT

The embankment is a scrubby embankment that hides the secret 'Mill race' channel. The embankment will be improved with additional native planting and removal of weed species. A new path will follow the lower edge of the embankment following the relatively flat path of the old 'Mill race' and providing good views over the park. Investigations should be undertaken to see whether any sections of the old channel can be uncovered and repaired for heritage interpretation.



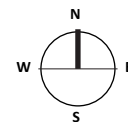
Proposed plan



MVVA - Penn Park, USA

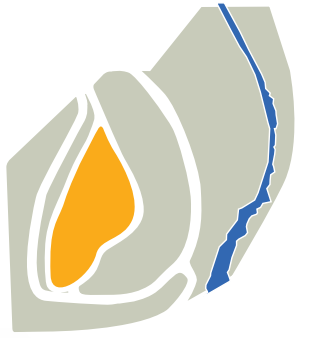


Novartis - Shanghai Campus



ARBORETUM LAWN

The existing large open lawn will be maintained as a large lawn with scattered trees to invite relaxation and provide a space for events. New tree planting will encourage a wide collection of deciduous, exotic species to build the collection into an arboretum. Plant labels and signage will identify the different tree species. Individual plantings of specimen trees with good autumn colour will be preference to create a stunning autumn display.



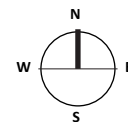
Proposed plan



Enzo Enea - Tree Museum



Sorenson - Asrhus University



SPORTS PLAIN

The sports plain is the zone between the car park and the arboretum lawn. This area provides a variety of sports facilities and play equipment integrated in a patchwork of trees and pathways. A grid of native trees provides an open woodland of shelter and shade within which the play, picnics and sport can flourish.



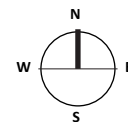
COLOURMEWILD skate park



Modular Pumptrack



MVVA - Hudson River Park, USA



SPORTS PLAIN PLAN



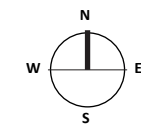
3x3 half sized basketball court



Upgraded play equipment integrating natural play



Splash park - The Ian Potter Children's Garden, Melbourne Botanic Gardens

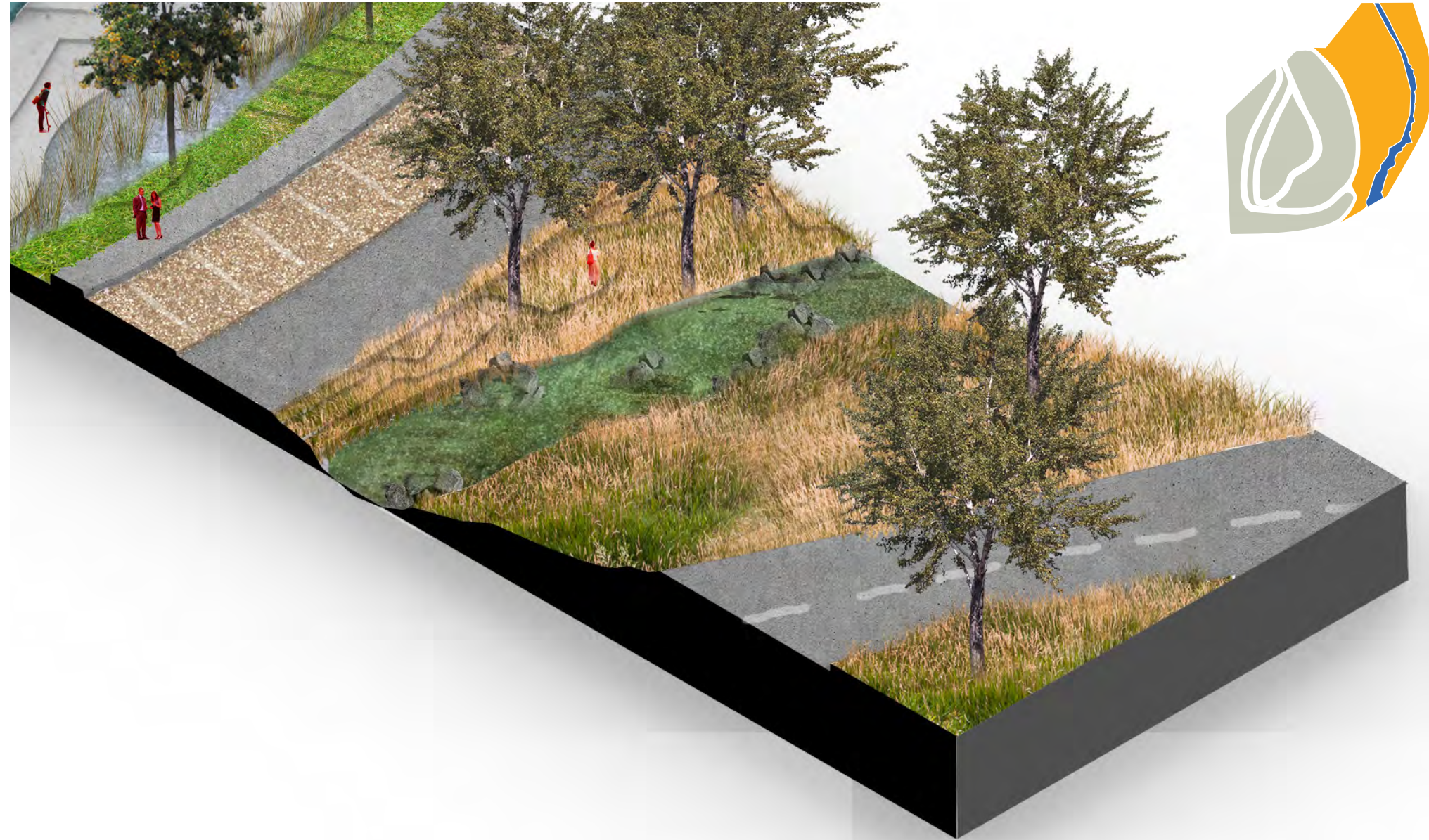


NATIVE GRASSLAND

Along the rivers edge the existing native vegetation will be protected and enhanced to create a wide native grassland. A new path will weave in and out of the grasses providing access to the river and defining spaces for picnic lawns.



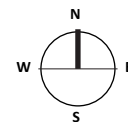
Proposed plan



Lanw areas for picnics - MVVA - Hudson River Park



Native grasses adjacent to the river - GLAS - Wootten Reserve



PROPOSED STAGING

The redevelopment of the masterplan for Mill Park will be split into a number of stages to facilitate funding and delivery. The unfunded stages, four and five may be delivered out of sequence subject to the availability of funding.

STAGE 1

Stage 1 will include the new works to the car park and access path and is currently funded to be delivered prior to December 2021.

STAGE 2

Stage 2 will include the 'Sports plain' and the new sports facilities including the basketball court, skate park and picnic facilities and associated paths as well as the arboretum lawn.

STAGE 3

Stage 3 will include the 'Splash park' and is separately funded.

STAGE 4

Stage 4 will include the new path and steps to the top ridge and the associated new planting

STAGE 5

Stage 5 will include the riverwalk path, picnic areas and native revegetation.

STAGE 6

Stage 6 will include the revegetation of the embankment including the Mill race path and interpretation of the Mill race feature.



APPENDIX 1: STAGE 1 DESIGN DRAWINGS