

Regional Parks Standing Advisory Committee request for further information

On 29 June 2018, the Department of Environment, Land, Water and Planning (DELWP) received a request from the Regional Parks Standing Advisory Committee for:

- indicative concept plans for the three regional parks (Kororoit Creek Regional Park, Werribee Township Regional Park and Clyde Regional Park); and
- further information about how the regional park boundaries were derived.

The following information responds to this request.

Further information about how the proposed regional park boundaries were derived and associated concept plans

The broad locations of the three new parks have been identified in planning documents since the announcement of the parks and their inclusion in Parks Victoria's *Linking People and Spaces* in 2002.

A Project Control Group (PCG) was established in 2009 to develop principles and 'General Criteria' to identify boundaries for the three proposed parks. Representatives from DELWP (then Department of Sustainability and Environment), the VPA (then Growth Areas Authority), Parks Victoria and the then Department of Planning and Community Development (DPCD) comprised the PCG.

The principles and General Criteria developed by the PCG were used to prepare a set of draft reports in 2009 called the 'Defining the Boundaries Reports'. The draft reports identified boundaries for each park.

Subsequently other government processes occurred that changed several factors considered in identifying the park boundaries. These processes include:

- Amendment VC68 to the Victorian Planning Provisions, which the Victorian Parliament passed in 2010, resulting in the expansion of the Urban Growth Boundary (UGB) encompassing the identified locations of the three new parks; and
- the development of new Growth Area Corridor Plans in 2012.

Therefore, in 2012 the principles and General Criteria were reviewed and refined so that:

- The primary function of the three new metropolitan parks is to provide for informal recreation for large numbers of people associated with enjoyment of natural or semi-natural surroundings or open space.
- The parks may deliver the prescriptions from the Delivering Melbourne's Newest Sustainable Communities Program Report where these prescriptions do not limit the primary function of the park.
- The parks should (where possible) minimise the boundary to area ratio¹.
- The park boundaries should (where possible) respond to the underlying zoning of the growth area to minimise liability associated with the purchase of land for the park.
- The boundaries should maximise the opportunities for incorporating topographic features, vegetation, water courses, geological features and views.
- The park boundaries should ensure sufficient space to enable a sense of getting away from (the surrounding) suburbia.²
- Where parkland interfaces with waterways, boundaries should be setback from the waterway to ensure user amenity is not adversely affected. Use of encumbered land to create these setbacks should be maximised.

¹ A long and irregular boundary with multiple neighbours and private land inliers can create ongoing management issues as well as impact on biodiversity values due to edge effects.

² Refer to Figure 8 for size comparison of proposed parks and an existing regional park.

- There should be adequate unencumbered land within the park where amenities can be established.
- The parks should respond to the existing land use to minimise potential management liabilities associated with the current land use.
- The boundaries should maximise opportunities for natural (passive) surveillance and parkland access from surrounding communities.
- The park boundaries should have a distinct and positive road/boulevard interface and respond to planned future main road patterns and public transport access.
- Where possible the park should be co-located with local council open space to allow for shared facilities.
- The parks should maximise the opportunities for connectivity to the regional nature- based open spaces, drainage corridors and the Metropolitan Trail Network.

Kororoit Creek Regional Park Boundary

Site-specific criteria for this park were developed in 2009 and used in addition to the General Criteria above to inform investigations into the siting and boundaries of the proposed park. Following the expansion of the UGB in 2010, the site-specific criteria for the park were updated in 2012. The site-specific criteria are:

- The park should focus on the Kororoit Creek.
- The southern boundary should extend as far as the Western Highway.
- The western boundary should not extend beyond Sinclairs Road.
- The eastern boundary should not extend beyond Monaghans Lane / Clarke Road.
- The northern boundary should be informed by the environmental values associated with the ephemeral wetlands, the growling grass frog habitat and the spiny rice flower habitat.
- Areas within the investigation area with low environmental values, that are also suitable to deliver the required regional active open space function should be identified for excision from the parkland.

The boundaries proposed for the park have been refined by using the General Criteria in addition to the site-specific criteria, balanced with the objectives of DELWP, the Victorian Planning Authority, Parks Victoria and Melbourne Water. In addition, several conversations with affected land owners have influenced the resulting proposed boundary particularly along Clarke Road to minimise the impact on these land owners of the creation of the park.

The following factors have influenced the shape of the park significantly, while aiming to meet the General and site-specific criteria:

- Melbourne Water requires the placement of water management infrastructure to the east of Sinclairs Road to service the anticipated growing community to the west (and hence the exclusion of this area from the proposed park);
- Some areas along the eastern boundary with infrastructure (homes, large sheds and other buildings related to these residences) that are not needed for the park for biodiversity reasons nor functional open space reasons have been proposed to be excluded in response to the desire of some land owners to have as little of their land included in the park as possible.
- The exclusion of further land would be inconsistent with the objectives identified for the regional park in the Biodiversity Conservation Strategy (DEPI 2013).

To note:

- Although the site-specific criteria state that the eastern boundary should not extend beyond Monaghans Lane / Clarke Road, the proposal includes the existing Crown Land at the north-east corner as it is already established park land.
- According to the site-specific criteria, the northern boundary should be informed by the environmental values associated with the ephemeral wetlands. However, the area to the north of the creek (Conservation area 2) that includes values associated with the wetlands is not included in the regional park because it has been identified by the Victorian Government's Biodiversity Conservation Strategy (BCS) as specifically for 'nature conservation'. Its management objectives (and security mechanism) are distinct from the regional park.
- While transmission lines traverse the park in a north-south direction, careful planning of visitor activity and park design would ensure their aesthetic impact on the park is minimised.

The proposed park boundaries in detail

The proposed boundary of the Kororoit Creek Regional Park is indicated in Figures 1 and 2 below and comprises approximately 260 hectares. The refinements of the park boundaries are explained as follows:

- Subdivision and excision of house blocks along Clarke Road to the east, north of Neale Road to minimise impact upon these land owners. The exclusion of these areas would not negatively impact access to the potential visitor area in the north-east corner of the park, as a new road, in accordance with anticipated Precinct Structure Plan (PSP)³ guidelines, would be established along the east boundary of the park, running behind the excised house blocks.
- The land in the south-west corner of the proposed park is proposed to be excluded because it has little to no biodiversity value and its exclusion would not impact significantly on visitors' accessibility to the park. Anticipated PSP guidelines would ensure that there are appropriate boundary-interface roads built between the park and developable land. Its exclusion would reduce the impact on affected land owners.
- Access to the park would be along local collector roads along the park edge from Neale Road (south) and Sinclairs Road (west); and along the boundary-interface road to be created along the eastern boundary of the park. There would be trails connecting from the south-western access to the northern sections of the park at safe crossing points over Neale Road (which are to be determined in park and Neale Road design). There are proposed bridges over the Kororoit Creek for pedestrians.
- The boundary has been amended along the western side of the proposed park, north of Neale Road. This has been done to allow for the establishment of required Melbourne Water infrastructure to cater for the existing and future surrounding housing developments. It also excludes an area just south of the creek that had been considered by Council for active recreation that Council has since communicated is no longer required for this purpose. These areas have little to no biodiversity nor recreation value.
- Council had originally identified the parcels bordered by Kororoit Creek to the north and Sinclairs Road to the west for use as active open space, which added to this site's co-location potential. The Council has since located alternative land to provide this need for the growing community. Given that area does not contribute significantly to regional park objectives and has little conservation value, it has not been included in the park.
- While the concept plan at Figure 2 shows limited visitor infrastructure south of Neale Road (apart from access in the south-west corner), the area is a priority for inclusion in the park because:
 - This area has significant biodiversity values including native vegetation that meets the criteria of the nationally significant Natural Temperate Grasslands community. Removal of this native vegetation would not be in accordance with the Commonwealth Government's approvals for urban development in Melbourne's growth corridors.
 - Melbourne Water has advised that any flooding would result in water moving from the south-west corner of the park across the southern section of the park to the eastern boundary of the park. This flow would improve the likelihood of Growling Grass Frog habitat, and possibly preclude the placement of park infrastructure in these areas.
- The potential visitor areas depicted in the concept plan at Figure 2 show where 'hard-stand infrastructure' – which has a high impact on the land, for example car parking – may be placed. There is limited unencumbered land at this site for hand-stand infrastructure due mainly to the presence of extensive native grassland, EPBC-listed species, and Growling Grass Frog habitat. Figure 8 indicates encumbered land within the proposed park site.
- Visitor areas are generally 5-10 hectares, with facilities distributed across this area with park access roads and trails connecting these facilities. Car parking can be 20-80 stalls per section, often staggered for shade-tree opportunities. Visitor facilities like information boards are usually closer to car parking, and near park trails. Toilets with water points are set back around 50-100 metres from picnic and barbeque areas to provide visitor amenity. Because regional metropolitan parks cater for large social groups, there would be multiple picnic and/or barbeque options to enable multiple groups to simultaneously use the space.

³ Precinct Structure Plans, or PSPs, are high-level master plans for whole communities. The Victorian Planning Authority (VPA) is responsible for preparing PSPs in Melbourne's growth areas.

- Other areas would be open to low-impact recreation activities (e.g. walking and exploring). There would be shared-use trails provided throughout the park around the environmental and heritage values. A more detailed assessment would inform where certain activities could best be undertaken.
- Conservation area 3 in the south-east would not have public access due to its considerable biodiversity values.
- Other areas south of Neale Road would have less intensive public access due to the conservation values and drainage requirements.



Figure 1: Kororoit Creek Regional Park – context map (VPA)



Figure 2: Kororoit Creek Regional Park – concept plan (Parks Victoria)

Werribee Township Regional Park Boundary

Site-specific criteria for this park were developed in 2009 and used in addition to the General Criteria above to inform investigations into the siting and boundaries of the proposed Werribee Township Regional Park. Following the expansion of the UGB in 2010, the site-specific criteria for the park were updated in 2012. The site-specific criteria are:

- The park should focus on the Werribee River.
- There should be adequate areas above the 1:100-year flood level, and unencumbered by *Environment Protection and Biodiversity Conservation Act 1999* conservation requirements, on both sides of the Werribee River and /or at each end of the park for visitor facilities.
- The eastern boundary should follow Werribee River and Davis Creek to Hogans Road.
- The northern boundary should extend as far as the proposed Armstrong Road extension.
- The south-western boundary of the park should be set by McGrath Road and link to Presidents Park.
- The western boundary should generally be set back by a minimum of 200 metres from the Werribee River or to the Melbourne Water revised post-development 1:100 flood level, whichever is the greater.
- The boundary of the park may be modified or reduced where land is required by Melbourne Water for stormwater management. Areas where a land requirement is likely include:
 - The mouth of the 'flood runner' at the end of Wollarah Rise.
 - The drainage line to the east of Hobbs Road.
 - The depression to the west of Davis Road.

The proposed boundary of the Werribee Township Regional Park is indicated in Figures 3 and 4, and comprises some 340 hectares of land. It is located across two Precinct Structure Plan (PSP) areas. Both the Ballan Road PSP (to the east and south of the park) and the Riverdale PSP (to the north of the park) were approved in July 2014, following the expansion of the UGB in 2010. Both PSPs

identified the park in the currently-proposed location. These PSPs firmly defined the northern and eastern boundaries of the park in consultation with DELWP, Melbourne Water and Wyndham Council.

The proposed park is largely linear, following the Werribee River, as per the criteria above. Some of the land identified for the park is either land that would be transferred through developer contributions (i.e. vested to the Crown at nil cost). Much of the land comprising the north-west extension and north-east extension along the river would fall into this category. Other land is identified for purchase for water management purposes by Melbourne Water.

Much of the remaining land required for the park is undevelopable (for example, riparian land which is within the Flood Zone and land that is within the Rural Conservation Zone). Planning documents and the BCS show the park including small areas of land included in the UGB. The currently-proposed boundary has been reduced to exclude most of this Urban Growth Zone (UGZ) land to uphold the boundary criterion developed in 2012 to *minimise liability associated with the purchase of land for the park* (exclusion of this land would reduce acquisition costs by approximately \$5m⁴).

The proposed park boundaries in detail

The proposed boundaries of Werribee Township Regional Park are depicted in Figures 3 and 4 below. The refinements of the park boundaries are explained as follows:

- Most of the proposed park is potential or existing Growling Grass Frog habitat, with only very small areas that are appropriate for the placement of hard-stand visitor infrastructure such as car parking and toilets (Figure 8 indicates encumbered land within this site). The siting of the park adjacent to Council's Presidents Park to the south, fulfilling the 'co-location' criterion, would enable the sharing of some of these types of facilities with Presidents Park.

Boundaries of the park along the Werribee River are partially informed by an expansion of the Conservation Area 14 in the BCS, and its objective to create a sufficient buffer along the Werribee River and Davis Creek corridors that allows for protection of existing breeding habitat for Growling Grass Frogs, and creation of additional breeding habitat with sufficient areas for foraging and dispersal between sites.

- Primary access to the park would be from Davis Road to the north, and McGraths Road to the south. There would be local access along the park frontage roads along the Werribee River.
- The land north of the river to the west of Davis Road is included in the park, but would mainly be used for Melbourne Water's retarding basin. A small area in the south-east of this land is proposed as a possible visitor node, which would allow pedestrian access to the attractive riparian strip along the river. Melbourne Water would also require access to this area of the park to manage its proposed retarding basin.
- The boundary to the west follows the natural meanderings of the river. This would allow for walking paths with attractive and interesting views of the river and surrounding floodplain areas. A bridge would allow pedestrians to explore both sides of the river.
- Car parking towards the southern boundary allows for visitation in larger numbers, via McGrath Road. Pedestrians can access the proposed park via the adjacent Presidents Park.
- The potential visitor areas depicted in the concept plan at Figure 4 show where 'hard-stand infrastructure' – which has a high impact on the land, for example car parks – may be placed.
- Some visitor areas are depicted as larger than others in Figure 4. The smaller nodes are more constrained by potential flood events and need to be further assessed for their appropriateness for extensive hard-stand infrastructure.
- Visitor areas are generally 5-10 hectares, with facilities distributed across this area with park access roads and trails connecting these facilities. Car parking can be 20-80 stalls per section, often staggered for shade-tree opportunities. Visitor facilities like information boards are usually closer to car parking, and near park trails. Toilets with water points are set back around 50-100 metres from picnic and barbeque areas to provide visitor amenity. Because regional metropolitan parks cater for large social groups, there would be multiple picnic and/or barbeque options to enable multiple groups to simultaneously use the space.

⁴ Victorian Planning Authority desktop estimate 2017

- Other areas, including some parts of the park indicated in Figure 4 as Growling Grass Frog habitat, would be open to low-impact recreation activities (e.g. walking and exploring), and there would be shared-use trails provided throughout the park around the environmental and heritage values. There are specific waterbodies that are primary Growling Grass Frog breeding habitat. These would be relatively inaccessible through planting that would discourage trampling of these areas. A more detailed assessment would inform where certain activities could best be undertaken.



Figure 3: Werribee Township Regional Park – context map (VPA)



Figure 4: Werribee Township Regional Park – concept plan (Parks Victoria)

Clyde Regional Park Relocation and Boundary

Site-specific criteria were developed in 2009 and refined in 2012 to identify appropriate land for the regional park and are in addition to the General Criteria provided above. The site-specific criteria are as follows:

- The park should focus on Cardinia Creek.
- The park should be located south of the Thompsons Road extension and the power line easement.
- The park should include the Category 1 Growling Grass Frog Habitat between the Thompsons Road alignment/transmission line easement in the north with McCormacks Road / Chasemore Road to the south.
- There should be adequate areas above the 1:100 year flood level on both sides of the Cardinia Creek and/or at each end of the park for visitor facilities. The park should contain unencumbered green wedge zoned land south and east of the UGB that can accommodate park activity nodes.
- The park boundary should address access and future transport requirements for the intersection of Officer South Road and Pattersons Road in Officer South that is 50m from Cardinia Creek.

Location of the park

Sites that fulfilled the General Criteria and the site-specific criteria above were investigated in 2009. However, following the expansion of the UGB in 2010, the siting of the park was revisited due to changes in the underlying zoning of the land, and further sites were considered to better meet the General Criteria.

The investigation in 2009 identified three sites as follows:

- Site A - the original investigation area for the Cranbourne Regional Park, located in Cranbourne East, on the south-western corner of the Thompsons Road and Berwick-Cranbourne Road intersection;
- Site B - located in Clyde North, to the northeast of the Thompsons Road and Berwick-Cranbourne Road intersection.
- Site C - also located in Clyde North, at the eastern end of Thompsons Road, extending beyond the Cardinia Creek into Officer South.

Following the expansion of the UGB further sites were considered as follows:

- Site D – located in Clyde, with Cardinia Creek running through it, with McCormacks Road to the south and Officer South Road to the north. Two possible areas were considered within this site. The first area was on the west side of Cardinia Creek, within the UGB; and the second area was on the east side of the creek, outside the UGB.
- Site E – the currently-proposed Clyde Regional Park site, outside the UGB south of Ballarto Road.

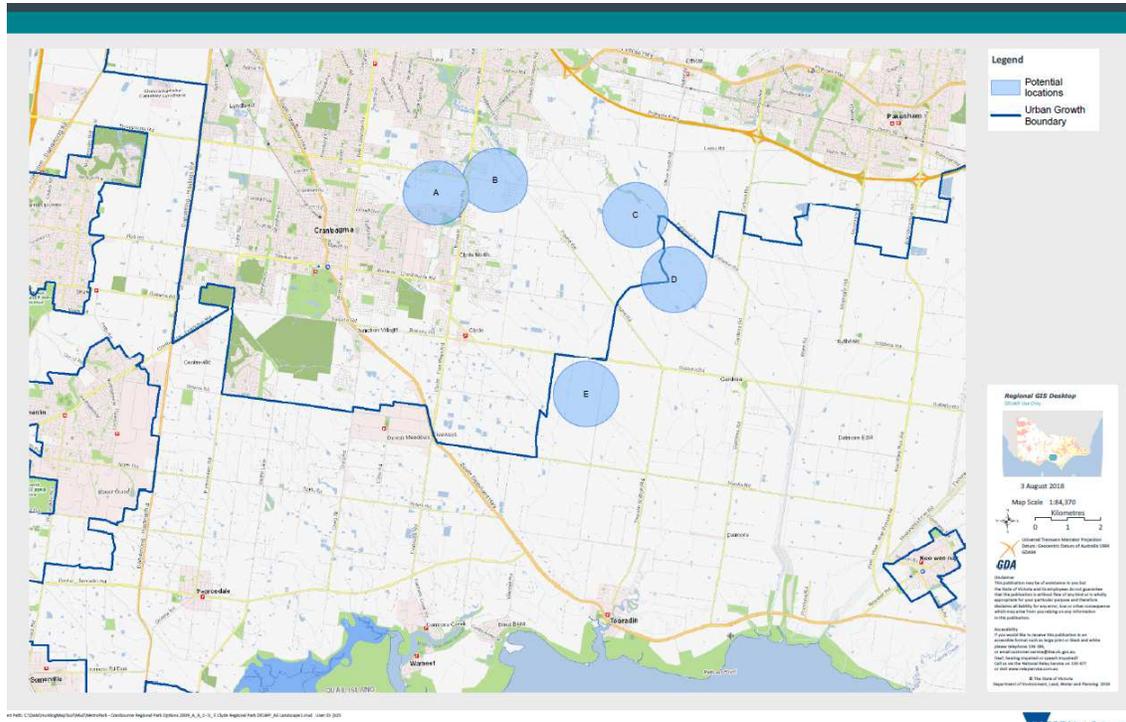


Figure 5: Previous Cranbourne Regional Park Options (A-D) and Clyde Regional Park (E) 2018 (DELWP)

Each investigation area was reviewed as to its landform, vegetation, accessibility, current land use, land ownership, visual and spatial character and planning context.

Based on a range of criteria derived from strategic policy and site investigations, a comparative matrix of strengths and weaknesses of each investigation area was prepared. Based on this assessment, in 2010 the preferred site was Site C.

Following the expansion of the UGB, further sites were considered and compared to those originally investigated. The overall preferred site is Site E.

A summary of the locations and assessments is provided in the table below.

Table 1: summary of considered locations for the Clyde Regional Park

Site	Location (see Fig 5)	Assessment	Inside or outside UGB?	
			Before 2010 UGB expansion	After 2010 UGB expansion
A	Cranbourne East, on the south-western corner of the Thompsons Road and Berwick-Cranbourne Road intersection.	Comparatively weak based on its lack of landscape character and impacts from adjoining uses.	Outside	Inside
B	Clyde North, to the northeast of the Thompsons Road and Berwick-Cranbourne Road intersection.	Strong landscape character and topography.	Outside	Inside
C	Clyde North, at the eastern end of Thompsons Road, extending beyond the Cardinia Creek into Officer South.	Strong landscape character and regional connectivity (preferred site in 2009). No significant co-location with significant Council open space nor Melbourne Water land.	Partly inside, partly outside	Mostly inside, small part of the site is outside
D (west side of creek)	Clyde, with McCormacks Road to the south and Officer South Road to the north, on the west side of the Cardinia Creek.	Strong landscape character and regional connectivity. No co-location with Council open space. Adjacent to riparian strip included in BCS Conservation Area 36 (GGF habitat). Note that this strip is protected regardless of RP location, as the riparian strip is protected from development as Melbourne Water 100-metre buffer zone.	Outside	Inside
D (east side of creek)	Clyde, with McCormacks Road to the south and Officer South Road to the north, on the east side of the Cardinia Creek.	Strong landscape character and regional connectivity. No co-location with Council open space.	Outside	Outside
E ('the proposed location')	South of Ballarto Road, Cranbourne, in the Shire of Casey.	Strong landscape character and regional connectivity. Very significant co-location (i.e. extensive boundary-sharing) with both Council Sporting Reserve and Melbourne Water retarding basin. This site adds a further 113 hectares of potential habitat for GGF and wetland migratory birds.	Outside	Outside

The proposed location

Site E is proposed as the best location for the park and is supported as such by DELWP, Melbourne Water, Parks Victoria, the Casey City Council and the Victorian Planning Authority. It is located south of Ballarto Road in Cranbourne.

The proposed site fulfils the General Criteria, three of which are particularly relevant:

The park boundaries should (where possible) respond to the underlying zoning of the growth area to minimise liability associated with the purchase of land for the park.

Acquisition costs of land for establishment of the park at the proposed location are a fraction of the estimated cost for the sites now within the UGB, so this site represents a more efficient use of government resources.

Where possible the park should be co-located with local council open space to allow for shared facilities.

This site provides co-location with other proposed open space. It adjoins land that is subject to existing Public Acquisition Overlays (PAOs) for a Melbourne Water retarding basin, as well as Casey City Council's planned Municipal Sporting Reserve.

This would create one large contiguous parkland for the community, providing the benefits of a 'borrowed landscape', and would maximise sharing of facilities and co-location synergies offering a number of benefits to both Casey City Council and the broader community by: convenience for community members using multiple services (e.g. less travel); allowing sustainable management and maintenance practices to support community facilities to be financially viable into the longer-term; efficient and effective use of Casey City Council and Victorian Government resources; improving health outcomes by encouraging walking or cycling to integrated facilities, connected by a network of shared paths and trails; encouraging community interaction and connection by providing increased opportunity for spontaneous encounters; enhancing community sense of place and pride; and providing improved passive surveillance, and hence safety and security, of sporting facilities and open spaces.

The parks should maximise the opportunities for connectivity to the regional nature-based open spaces, drainage corridors and the Metropolitan Trail Network.

The BCS has identified the site as 'another area of biodiversity significance', adjoining and extending upon an area of Growling Grass Frog corridor within Conservation Area 36 along the Clyde Creek.

Note that the 100-metre-wide BCS Conservation Area 36 GGF area buffering the Cardinia Creek will remain protected as it is a non-developable riparian zone.

Further advantages of the proposed location

The subject land is considered to represent primary Growling Grass Frog habitat. The land is dominated by open grassy areas suitable for foraging by Growling Grass Frog, and they have been recorded within the subject land and in areas directly adjoining it. They are considered likely to regularly utilise the subject land for foraging and dispersal.

The value of the land for Growling Grass Frog is further enhanced by the following:

- Its connection to other sections of Conservation Area 36 to the north (within the UGB) via a bridge under Ballarto Road. The current bridge provides sufficient openness to facilitate the north-south movement of Growling Grass Frog.
- It adjoins large sections of land that is planned for future public land (the total area of public land would be 395 hectares). This includes land for a Melbourne Water-managed water reserve to the south and municipal sports reserves to the east. The water reserve would complement the Growling Grass Frog conservation objectives of Conservation Area 36 through creation of stormwater wetlands and a retarding basin.

- The land provides a strategic location for the creation of breeding wetlands for Growling Grass Frog due to its large size, proximity to Clyde Creek and connection to sections of Conservation Area 36 within the UGB.
- The proposed location change would remove 62.7 hectares of otherwise developable land from Conservation Area 36, and add up to 113.36 hectares of land within the park. It is important to note that the Growling Grass Frog habitat along the riparian zone of Conservation Area 36 will still be protected even if the regional park is relocated, as it is not developable.

The expansion of the UGB has increased the need for a regional park further out from Melbourne, to service surrounding growing communities that would follow the UGB movement.

The proposed location outside the UGB frees up developable land within the UGB for much-needed housing.

This location delivers a park with proximity to future public transport services and higher-density housing development in the form of the future Clyde Train Station and Major Town Centre to the west.

The proposed park boundaries in detail

- The proposed boundary of the Clyde Regional Park is indicated in Figures 6 and 7, and comprises some 120 hectares of land. This is approximately half the size of the proposed Kororoit Regional Park, and about a third the size of the proposed Werribee Township Regional Park.
- The smaller size of Clyde Regional Park would be offset by the long sight-lines provided by the adjacent Melbourne Water retarding basin, as well as the proposed adjacent Municipal Sporting Reserve. However, it is important to retain as much land as possible for the regional park to ensure that it meets the community's requirements for a large open space park, quite distinct from smaller Council parks. This means that it needs to be a vast space for visitors to explore, and to provide a feeling of being away from suburbia.
- The southern boundary of the proposed park follows the delineation of the retarding basin, and the eastern boundary meets the boundary of the proposed Municipal Sporting Reserve.
- The western boundary follows title boundaries and represents the edge of the UGB, meaning there would be residential development directly to the west of the park (separated by a road delivered through anticipated PSP guidelines). This boundary also follows the attractive creek line and allows potential access points to a possible visitor node in the south-west corner of the park.
- Ballarto Road lies to the north, providing good regional access to the park, with park nodes proposed in the north of the park and a couple towards the east of the park, protected by wind breaks.
- Several potential visitor areas have been identified. The potential visitor areas depicted in the concept plan at Figure 7 show where 'hard-stand infrastructure' – which has a high impact on the land, for example car parking – may be placed.
- Visitor areas are generally 5-10 hectares, with facilities distributed across this area with park access roads and trails connecting these facilities. Car parking can be 20-80 stalls per section, often staggered for shade-tree opportunities. Visitor facilities like information boards are usually closer to car parking, and near park trails. Toilets with water points are set back around 50-100 metres from picnic and barbeque areas to provide visitor amenity. Because regional metropolitan parks cater for large social groups, there would be multiple picnic and/or barbeque options to enable multiple groups to simultaneously use the space.
- Other areas would be open to low-impact recreation activities (e.g. walking and exploring), and there would be shared-use trails provided throughout the park around the environmental

and heritage values. A more detailed assessment would inform where certain activities could best be undertaken.

- Rows of windbreak trees would be planted as identified in Figure 7, to mitigate the impact of this wind-prone park and create smaller areas of interest and delineation between large visitor groups within the park.
- Proposed bridges are indicated in Figure 7. These would provide safe crossing of waterbodies and water courses by pedestrians and perhaps motor vehicles (to be determined through further planning).



Figure 6: Clyde Regional Park – context map (VPA)

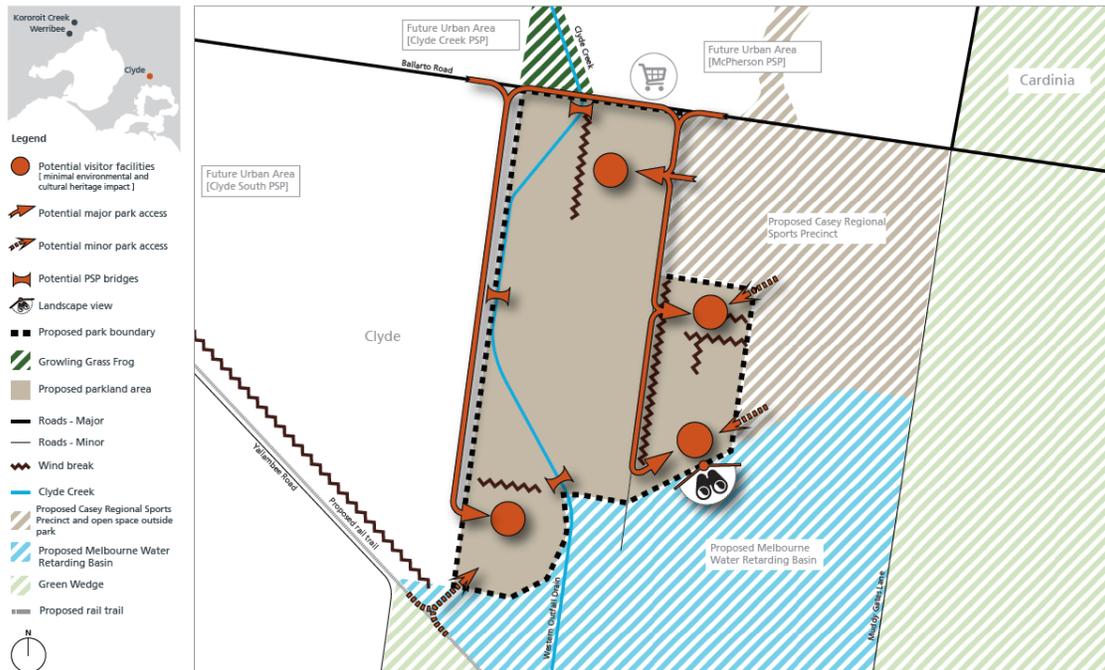


Figure 7: Clyde Regional Park – concept plan (Parks Victoria)

Park size

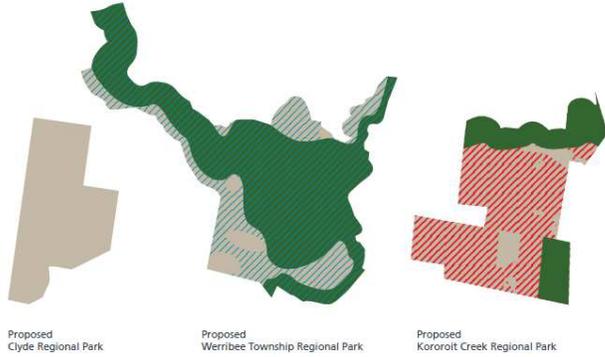
Westerfolds Park, in Melbourne’s northern suburb of Templestowe, is an example of an existing metropolitan regional park. The image at Figure 8 below provides a comparison between Westerfolds Park and the three proposed parks. It illustrates that the three proposed parks are similar in size.

Park boundaries (which ultimately determine the size and shape of a park) are strongly influenced by park design, which is in turn limited by encumbrances such as access points, flooding and cultural and heritage values. It is important to note that park size needs to allow for existing encumbrances which preclude the establishment of infrastructure (eg for safety or maintenance reasons) so that there are several potential areas to establish the required infrastructure and cater for visitor movement and activities in accordance with these types of regional parks.

Figure 8: Size of proposed parks in relation to Westerfolds Park



- Legend**
-  Visitor roads and carparks
 -  Growing Grass Frog
 -  Park area
 -  Flood area
 -  Grassland values



Proposed Clyde Regional Park

Proposed Werribee Township Regional Park

Proposed Kororoit Creek Regional Park

Westerfolds Park

