

Mansfield Shire Council

# Mansfield Station Precinct Masterplan

October  
2023



Mansfield Shire

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## Mansfield Shire Council **Mansfield Station Precinct Masterplan**

Mansfield Shire Council acknowledges the Taungurung people as the traditional owners of the land upon which our Shire is located. We pay our respects to the Taungurung elders, past, present and future and extend that respect to all Aboriginal and Torres Strait Islander peoples.

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## Overview

### Background

The Mansfield Station Precinct (The park) is a calm 17 hectare park located on the entrance to Mansfield Township. The park is managed by Mansfield Shire and is one of the Shire's premier parks, showcasing historical elements of the former railway station and at the final stop of the Great Victorian Rail Trail.

The regional town of Mansfield is in Northeast Victoria, approximately 200 kilometers from Melbourne. The residential population of the township was estimated at 5,541 in 2021<sup>1</sup>.

The Mansfield Station Precinct is at the end of the original Yea railway line that connected Tallarook to Mansfield, officially opened in 1891 and closed in 1978. The precinct is located on a significant approach to Mansfield Township, providing a sense of openness within the town, and home to several significant gumtrees, some of which are estimated to be over 300 years old.

### Purpose

The purpose of a Master Plan is to set strategic direction and framework which ensures that the future investment and improvements to the park are coordinated, sustainable, fit for purpose and support the holistic vision of the park. It aims to transform the precinct into a vibrant, accessible, and environmentally responsible public space, encapsulating the historical heritage of Mansfield, while addressing the evolving needs and aspirations of the community.

The Mansfield Station Precinct Masterplan aims to guide the development, management, operation and programming of the precinct for the next 20 years.

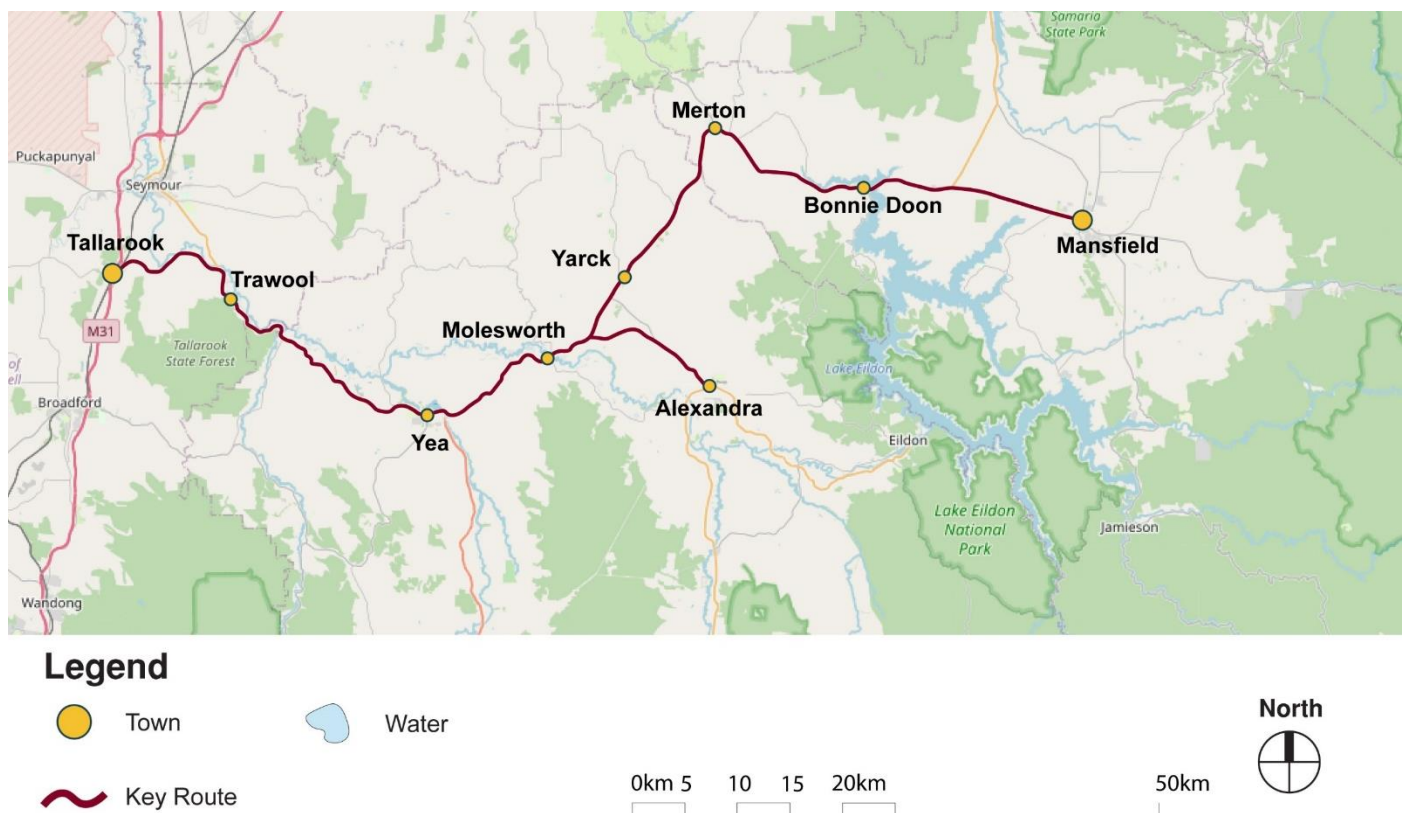


Figure 1 Context

## Study Area

The park is located at 173-175 High Street and Stockmans Drive Mansfield. It is crown land and visible on the approach to Mansfield township from the Maroondah Highway. Maintaining the beauty of this site is a strategic objective enforced both within the Mansfield Planning scheme and the Mansfield Township Approaches and Guidelines Study, 2018.

Planned residential development is proposed to the North of the site, highlighted purple within the adjacent map. Most of these future residents will have the park as their closest and largest open space, making it a significant strategic green open space which must cater for this future growth.

Most of the park is zoned Public Park and Recreation Zone (PPRZ) with a new lineal section into Stockmans Rise being zoned Low Density Residential Zone (LDRZ). The park has a heritage overlay, (HO19 and 31) which protect the Saw Dust Kilns and Former Railway Station respectively.

The park's centrality in Mansfield Township reinforces its significance as a strategic open space which services a large portion of Mansfield residents currently, and into the future.



## Legend

-  Site Boundary
-  Future Residential Development
-  Green Space



Figure 2 Site and Surrounds

## Methodology

### Stage 1: Preliminary Research, Engagement, and Comprehensive Analysis

- ▶ **Review of the Existing Masterplan:** A thorough examination of the current masterplan to understand its foundational structure and glean insights that can inform the update.
- ▶ **Background Research:** Delving into historical, environmental, and cultural aspects of the site to ensure that the updated plan is rooted in context and relevance.
- ▶ **Site Analysis:** An in-depth evaluation of the site's physical characteristics, environmental considerations, and existing infrastructure to identify strengths and constraints.

### Stage 2: Identification of Issues and Exploration of Opportunities

- ▶ **Community and Stakeholder Engagement:** Engaging with local community members, businesses, and other relevant stakeholders to gather their insights, perspectives, and aspirations for the precinct.
- ▶ **Drafting the Precinct Masterplan:** Synthesizing all the insights and findings from the initial research and engagement phases to draft a preliminary masterplan.
- ▶ **Council Review and Feedback:** Presenting the draft to the council for an initial review, allowing for feedback and guidance on desired modifications.

### Stage 3: Finalization and Adoption of the Masterplan

- ▶ **Analysis and Incorporation of Feedback:** Assimilating all the feedback received from the council, community, and stakeholders to finalize the masterplan's components.
- ▶ **Presentation of the Final Masterplan to Council:** Submitting the polished masterplan to the council for final review and official adoption, thereby setting the stage for the next steps in the precinct's development.



## **Background Research**

### **Strategic Alignment**

#### **Promoting Sustainable and Liveable Communities**

One of the key objectives of the Victorian State Government is promoting sustainable and liveable communities<sup>ii</sup>. The Mansfield Station Precinct Masterplan, which could involve the preservation and development of open green spaces, walkability improvements, and cycling paths (such as the Great Victorian Rail Trail), would contribute to this objective by enhancing the sustainability and liveability of the Mansfield area.

#### **Cultural Heritage and Recognition of Indigenous Peoples**

The Victorian Government is committed to recognizing and preserving the cultural heritage of Indigenous peoples. If the Mansfield Station Precinct Masterplan includes elements that respect and recognize the Taungurung and Gadhaba peoples' history and culture, it would align with this objective.

#### **Economic Development and Tourism**

As part of the Mansfield Shire Council's strategic objective to stimulate economic growth and boost tourism, the Precinct Masterplan might propose features that make the precinct a tourist attraction or support local businesses.

#### **Community Engagement**

The Mansfield Shire Council has emphasized community engagement and trust in their plan. If the development of the Masterplan involves extensive community consultation and aims to create spaces that serve the local community's needs, it would align with this objective.

#### **Environmental Sustainability**

The Victorian Government has made commitments towards environmental sustainability. If the Masterplan incorporates eco-friendly design elements or contributes to local biodiversity, it will align with this objective.

## Literature Review

The masterplan has been created to proactively achieve the needs and vision set fourth through wide community and stakeholder consultation. In preparing the masterplan, detailed research was undertaken which is included as an appendix to this report. Research included reviewing a broad range of strategies and plans used to inform the creation of the plan. Some of these strategies and documents include:

- ▶ Mansfield Planning Strategy, 2022
- ▶ Great Victorian Rail Trail Strategic Development Plan, 2019
- ▶ Mansfield Shire Environmental Strategy, 2019
- ▶ Mansfield Shire Stage One Heritage Survey, 2015
- ▶ Urban Design Guidelines for Victoria
- ▶ Taungurung Land and Waters Council Strategic Plan 2021-2025, 2021
- ▶ Taungurung Country Plan
- ▶ State disability plan (2022-2026)
- ▶ Traditional Owner Settlement Act 2010 (Victoria)
- ▶ Victoria's Tourism 2020 Strategy
- ▶ Victorian Public Health and Wellbeing Plan 2019-2023
- ▶ Victoria's Cycling Strategy 2018-2028
- ▶ Urban Design Guidelines for Victoria
- ▶ Goulburn Valley Regional Growth Plan 2014
- ▶ Regional Development Victoria Strategic Framework
- ▶ Regional Movers Index March 2023 quarter report, 2023
- ▶ Hume Strategy for Sustainable Communities 2010-2020
- ▶ Hume Regional Growth Plan, 2014
- ▶ MSC Council Plan 2021-2025
- ▶ MSC Municipal Public Health and Wellbeing Plan 2021-2025
- ▶ MSC Open Space Strategy 2022
- ▶ MSC Sports Facility Strategy 2018
- ▶ MSC Environment Plan 2019-2023
- ▶ MSC Economic Development Strategy 2020-25
- ▶ MSC Access and Inclusion Charter
- ▶ Mansfield Township Structure Plan 2015
- ▶ Mansfield Township Approaches and Guidelines Study, 2019



Figure 3 Gadhaba Meeting Place



## History of the Site

Mansfield, located in Victoria, Australia, boasts a remarkable history tied to its former railway station. The Mansfield railway line, an integral part of the Victorian Railways, connected Tallarook to Mansfield via Maindample. This approximately 112km railway line was constructed in the late 19th century to support the thriving local agricultural community.

In 1886, construction commenced on the Mansfield railway line, culminating in the official opening of the Mansfield railway station on November 10, 1891. At its zenith, the railway line played a vital role as a transportation link, facilitating the movement of livestock, timber, milk, and other produce from Mansfield to Melbourne.

However, as improved road transport systems emerged, the demand for railway services dwindled, particularly in the mid-20th century. Consequently, passenger services to Mansfield ceased in 1977, and the line was formally closed in 1978.

Following its closure, the Mansfield railway station and its adjacent land underwent a transformation, becoming the Mansfield Station Precinct—a public park that now stands as a testament to Mansfield's historical past. Within the precinct, the preserved old station building houses the Mansfield Historical Society, serving as a repository for artifacts and information pertaining to the history of Mansfield and its surrounding regions.

When considering the Mansfield Station Precinct Masterplan, it is essential to honour and accentuate this rich historical context while simultaneously adapting the space to meet the evolving needs of the community. The heritage-listed Mansfield railway station stands as a tangible symbol of the town's illustrious past. Today, as the Mansfield Station Precinct, it offers a blend of historical significance and recreational opportunities for the local community.

As the planning for the Mansfield Station Precinct progresses, it is vital to preserve and showcase this historical heritage, ensuring that it continues to inspire and resonate with both current and future generations.

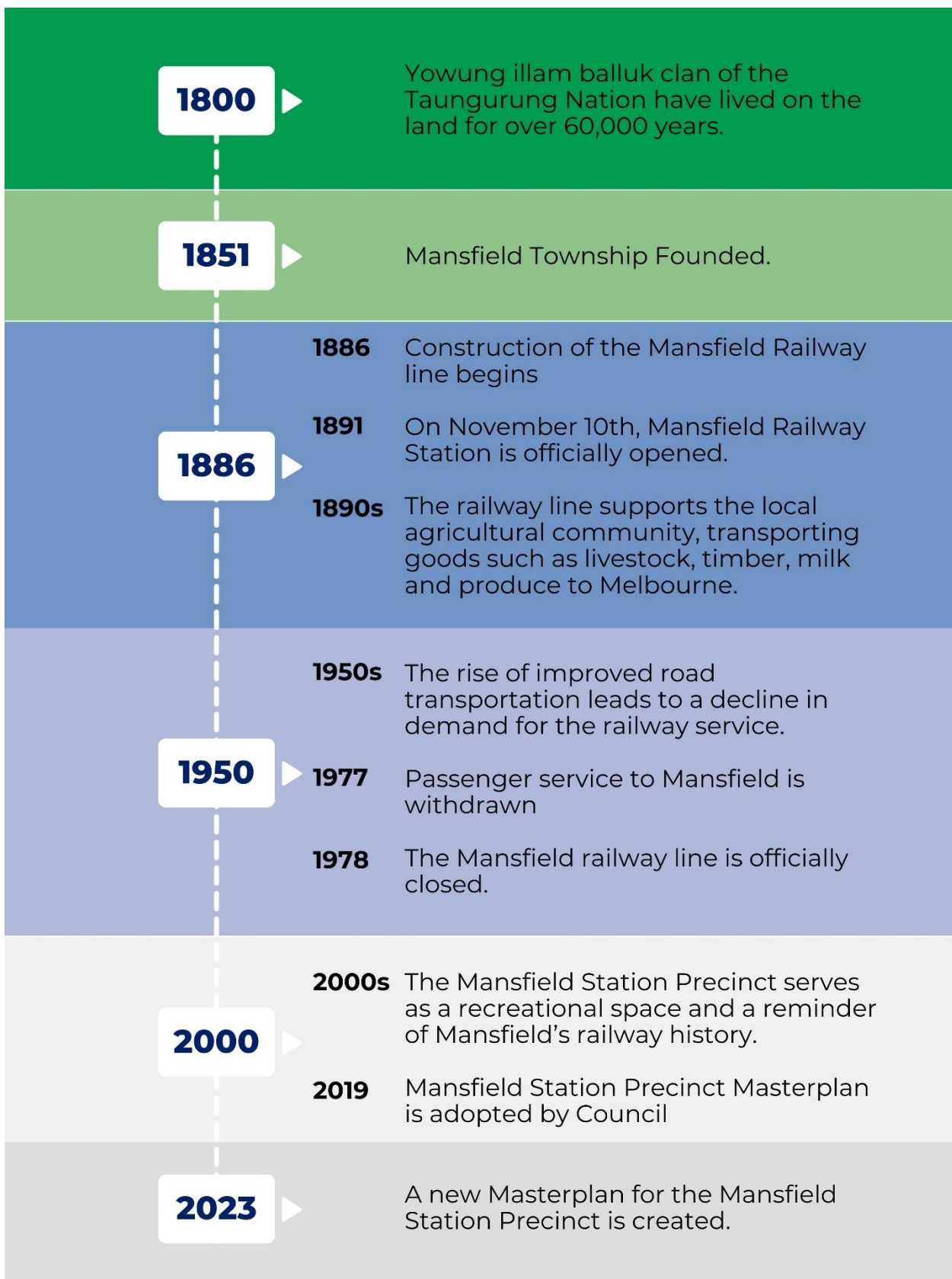


Figure 4 Historic Timeline

## Demographics Summary

Our demographic makeup reveals a diverse, vibrant community with various needs. The Masterplan will ensure accessible, inclusive facilities that cater to everyone, from young families to older adults. With a significant proportion of lone households, small dwellings, communal spaces will be essential.

The education demographics underline the need for child-friendly spaces. With high employment levels, facilities supporting local businesses and commuting will be prioritized. Our plan recognizes the need to maintain Mansfield's low-density residential character while also accommodating a mix of homeowners, renters, and low-income earners.

Finally, given the proportion of residents with long-term health conditions, our Masterplan will strive to ensure that the environment is inclusive and healthcare services are easily accessible.



### Housing Tenure and Income

We've got a mix of 41.3% homeowners, 29.3% homebuyers, and 20.4% renters, with 26.7% earning a low income.



### Dwelling Summary

We love our space, with 92.0% living in separate houses, and 14.1% of dwellings often unoccupied, hinting at holiday homes.



### Labour Force

Employment is high here, with 98.1% of our population actively involved in the workforce.



### Education

Our young learners are ahead, with 11.0% in pre-school or primary versus 5.9% in secondary school and 3.7% in tertiary education.



### Population

Mansfield Township has a close-knit community of 5,541 with a balance of 48.1% males and 51.9% females. 6.5% require special assistance.



### Age Structure

Our age diversity shines, with 17.8% "Parents and homebuilders" and 16.0% "Empty nesters and retirees."



### Household Types

We host varied households, 31.3% "Couples without children," 22.9% "Couples with children," and a substantial 28.1% being "Lone person households."



### Health Conditions

Health is a priority, with 35% having long-term health conditions.



## **Key User Groups**

### **Walkers**

Local community member and visitors alike make use of the Station Precinct for passive recreation through walking dogs, general exercise and bird watching. The precinct also acts as a link between residents within Stockman's Rise and the centre of town.

### **Gadhaba**

The Ghadaba gathering place is located within the Station Precinct and is used substantively by this local indigenous group. They are considered as being a key driver in the development of the precinct, having applied for grants which have assisted in the improvement of the station precinct as a whole.

### **Friends of the Great Victorian Rail Trail**

Formed in late 2017, Friends of the Great Victorian Rail Trail is an independent community group of like-minded volunteers working to provide input to the three respective Shires - Mansfield, Murrindindi and Mitchell - related to the ongoing management, development and promotion of the Trail.

### **Mansfield Historic Society**

The Mansfield Historic Society have resided within the Mansfield Station Precinct since 2006 within the old railway station building. The premises archives contain a wealth of information about the history of Mansfield and the surrounding district including genealogical information, microfiche documents, photos, memorabilia, maps and an extensive clothing collection.

### **Bush Kinder**

Bush kinder is run for 4-year-olds, where local kindergartens hold education outdoors in a natural setting and in all-weather at the park. Children are encouraged to play, explore and learn in a bush or natural environment. Physical activity is encouraged and children and adults benefit from using only what nature has provided.

### **Dog Walkers**

The precinct is often used by many casual dog walkers. It is currently not clearly specified whether dogs must be on a leash in the park.

### **Cyclists**

Cyclists primarily use the station precinct because it is located at the end of the Great Victorian Rail Trail. There are existing facilities on site for general bike repair, parking and public toilets.

### **Horse Riders**

Horse riders mainly utilise the Station Precinct yards for the beginning of trail rides to park horse floats and use the existing stock yards on site. The Great Victorian Rail Trail is an asset for horse riders that and the precinct as a starting location should be maintained for this user group.

## Consultation

In the development of the Mansfield Station Precinct Masterplan, it was crucial to integrate the voices and perspectives of our community. This section provides an analysis of submissions and survey responses to capture the collective vision and concerns surrounding the precinct's development.

The following activities were conducted during June to December 2023:

- ▶ Notification to over 1,000 ratepayers via direct letter
- ▶ Community survey
- ▶ Community drop in session at Council Chambers
- ▶ An online engagement meeting
- ▶ Internal stakeholder meeting with Mansfield Shire Council Staff
- ▶ 2 Walks through the Station Precinct with community members

Over 15 people attended the station precinct site walks, 5 members of the community wrote submissions to the plan and 7 completed the survey. Interestingly, the greatest engagement occurred in person.

Council officers collated, analysed and summarised all feedback to the plan. Including all feedback verbally given during the site walk through the precinct. The key points raised during consultation were as follows:

- ▶ The community envisages the precinct as a cultural and community hub, embracing aspects of arts, history, and communal gatherings. The sentiment underscores the precinct's potential multifaceted role.
- ▶ Balancing active and passive activities is a shared aspiration. Community feedback also highlighted the importance of preserving local wildlife and curbing potential disturbances from intense activities.
- ▶ Feedback suggests a demand for diverse amenities, from splash parks to nature trails. There is also a clear focus on environmental sustainability, evident from suggestions like butterfly enclosures and electric vehicle charging points.
- ▶ Current communication channels, especially Facebook and Email, have proven effective. However, diversifying outreach methods will ensure broader community engagement.
- ▶ Universal accessibility remains paramount, suggesting potential relocation of community utilities. Moreover, collaborations with local organizations offer potential avenues for enriching the precinct's offerings.
- ▶ Emphasizing Mansfield's rich heritage and environmental beauty stands out in feedback. Concurrently, creating spaces conducive to local businesses and tourism also emerges as a priority.

## Analysis

From the submissions, it's evident that the community holds Mansfield's aesthetic and historical essence in high regard. While they are open to new developments and enhancements, they want them to be aligned with Mansfield's character. The emphasis on safety, accessibility, and recreational offerings suggests that the community envisions Mansfield as a vibrant hub for both

residents and visitors. Governance concerns and the push for consistency in design further highlight the desire for a well-executed and coherent development strategy.

There is a somewhat even split between those happy (57.2%) and unhappy (28.6%) with the current plan, indicating differing views on what amenities should be included. The mixed feelings about the current plan suggest that there may need to be further refinement or discussion about what elements are included, with particular attention to the concerns of the unhappy respondents.

There is strong support for the precinct to include spaces for community events and gatherings (71.4% consider it extremely or very important) and facilities that support local businesses and tourism (85.7% consider it extremely or very important). This indicates the community views the precinct as a potential hub for social and economic activity. Therefore, it's crucial to prioritize facilities and spaces that cater to these needs in the masterplan.

While there seems to be a significant interest in environmental sustainability, responses to the level of satisfaction with the current environmental sustainability features are mixed. There are as many unhappy respondents as there are happy ones, and the majority is neutral. It may be inferred that the community is interested in further integrating sustainability into the plan, potentially through more plantings, bird nesting boxes, and the inclusion of EV charging stations.

Among the open-ended responses, there is a preference for the precinct to maintain a natural feel, including suggestions for maintaining wetlands, adding more plantings, and providing more natural play areas instead of constructed play facilities. Respondents also suggested using the precinct as an educational hub for the community, such as having a butterfly enclosure or supporting workshops related to the local flora and fauna. It suggests that the community values the natural environment and wants it to be a key feature of the precinct.

## **Recommendations**

- ▶ **Harmonious Developments:** While introducing new amenities or infrastructures, the plan should ensure they seamlessly integrate with Mansfield's existing environment.
- ▶ **Prioritize Safety & Accessibility:** The plan should earmark projects that elevate safety, such as improved crossings. Additionally, enhanced pathways that connect major hubs can improve accessibility, making the town more navigable for both locals and visitors.
- ▶ **Uphold Previous Commitments:** The plan should lean heavily on the Station Precinct Activation Plan of 2019 as a foundation. Any deviations from this plan should be approached transparently, with active community consultations to ensure the changes are in line with the evolving needs and desires of the community.
- ▶ **Diverse Recreational Offerings:** The Masterplan should diversify Mansfield's recreational palette, introducing facilities that cater to a wide range of age groups and interests, ensuring the town remains vibrant and attractive.
- ▶ **Consistent Design Language:** Develop a design blueprint for the town. From infrastructural changes to signs, every new development should echo this design ethos, ensuring Mansfield retains a consistent aesthetic appeal.
- ▶ **Strengthen Governance Mechanisms:** Address and rectify the highlighted governance issues. A more transparent, communicative, and efficient governance model will bolster community trust and ensure smoother execution of projects.



## The Masterplan

The park's overarching theme revolves around fostering community engagement, promoting health and wellbeing, celebrating Mansfield's rich history, and embracing sustainable practices. Each project is designed to contribute towards one or several of these thematic pillars, ensuring a cohesive and unified vision for the park's development.

This park's emphasis on community engagement, health, heritage, and sustainability is well aligned with the key priorities of the Victorian Government, making it a strong contender for state funding. Projects that promote active living, enhance accessibility, preserve cultural heritage, or contribute to environmental sustainability are particularly likely to receive funding support, as they directly contribute to the objectives outlined in various state policies and strategies.

By presenting the park's development in this way, Council can make a strong case for state funding, demonstrating how each project contributes to wider state objectives and improves the quality of life for the residents of Mansfield Shire.

## Vision

In 2043, the Mansfield Station Precinct will be a vibrant, sustainable hub that celebrates our rich railway heritage and modern community aspirations. It will seamlessly blend history, nature, and culture to promote active lifestyles, social connection, and environmental sustainability, while serving as a beacon of community spirit and a symbol of Mansfield's enduring identity.

## Mission Statement

Our mission is to transform the Mansfield Station Precinct into a vibrant and sustainable public space that honours our railway heritage, fosters community interaction, promotes active lifestyles, and embodies environmental responsibility. We strive to create a hub that seamlessly integrates historical preservation, natural beauty, and modern amenities to serve and inspire current and future generations



*Figure 5 Cattlemen and art installations*

## Objectives

- ▶ **Historical Preservation:** To conserve and enhance the heritage elements of the Mansfield Station Precinct, ensuring that the rich railway history remains a key feature of the precinct.
- ▶ **Community Engagement:** To create a vibrant hub that fosters social interaction, community cohesion, and cultural expression, thus enriching the social life of Mansfield.
- ▶ **Active Lifestyles:** To promote health and well-being by providing diverse recreational facilities and open spaces for both locals and visitors.
- ▶ **Environmental Sustainability:** To ensure the implementation of sustainable practices in the development and maintenance of the precinct, thereby contributing to the resilience of Mansfield in the face of environmental challenges.
- ▶ **Accessibility:** To enhance the connectivity of the precinct with the broader Mansfield community and ensure equitable access to all its facilities and services.
- ▶ **Education:** To use the precinct as an educational resource, promoting awareness of Mansfield's historical, cultural, and natural heritage.
- ▶ **Economic Vitality:** To stimulate local economic activity and tourism through the attraction of the precinct, making it a destination for locals and visitors alike.
- ▶ **Long-term Stewardship:** To establish sustainable management strategies that will ensure the longevity and ongoing enhancement of the Mansfield Station Precinct for generations to come.

## Themes



### **Inclusive Accessibility**

Designing a precinct that is welcoming and accessible for everyone, regardless of age, ability, or socio-economic status.



### **Connectivity and Integration**

Ensuring the precinct is well-connected to its surroundings and integrates well with local and regional infrastructures.



### **Community Engagement & Partnerships**

Engaging the local community in the precinct's use, design, and management, to foster a sense of ownership and pride.



### **Activity and Wellbeing**

Providing opportunities for community members of all ages and abilities to engage in active and healthy lifestyles.



### **Nurture the Precinct**

Creating an environment-friendly precinct that conserves resources and protects biodiversity for future generations.

# Illustrative Masterplan



**Legend**

- |               |                |                 |                       |                 |
|---------------|----------------|-----------------|-----------------------|-----------------|
| Site Boundary | Buildings      | Horse Yards     | Shed                  | Proposed Museum |
| Scar Tree     | Structures     | Horshage Kiln   | Goods Platform        | Lunch Shelters  |
| Rail Trail    | Vegetation     | Bird Hide       | Ga'zaha Meeting Place |                 |
| Footpath      | Deciduous Tree | Train turntable | Information Centre    |                 |
| Bridge        | Native Tree    | Water Tank      | Goods Shed            |                 |
| Gravel Road   | Water          | Old Weighbridge | Heritage Station      |                 |

**New Projects**

- |                             |                                   |  |
|-----------------------------|-----------------------------------|--|
| New Carpark                 | Turntable and Service Bay Renewal | Heritage Museum  |
| Fenced Dog off-leash area   | Shed Renewal                      | New Carpark  |
| Future Footpath             | Changing Places Pod               | Shared Footpath  |
| New Trees                   | All Abilities Playground          | Refurbished Historic Goods Bay                             |
| Bollards closing road       | Events Space                      | Bicycle Pump Track   |
| Footpath to new subdivision | Conference/Cafe and events        | Potential future building expansion and accessible showers |

Date: 03.10.2023  
 Scale: 1:750 @ A1 (1:1500 @ A3)  
 0m 20m 40m 60m 100m  
 North

**MANSFIELD STATION  
 PRECINCT MASTERPLAN**





## Masterplan Implementation

### Objectives

To ensure that the plan is holistic, achievable and responds to all requirements of stakeholders to create a unified vision with implementable projects.

### Projects

#### New Carparks

Two new car parks will be constructed. The eastern car park, with more than 70 spaces, will be conveniently located close to town. The western car park, designed for long vehicles, will provide easy access to the dog park. These parking facilities will enhance visitor experience, manage congestion, and improve access to the park.

#### Fenced Dog Off Leash Area

A sanctuary for both large and small dogs alike, the dog park will have distinctive sections separated by a beautiful permeable fence. This area will be landscaped with playful features such as ramps and rocks, encouraging dogs to frolic and socialize.

Simultaneously, the fenced design will protect the diverse bird and wildlife in the adjacent wetland. This improvement can increase community usage of the park and provide a dedicated space for dogs.

#### Future Footpath

A proposed footpath will link the new western car park to various points of interest, making them more accessible. The path will highlight the park's natural and historical features, enhancing visitor experience.

#### New Trees

Indigenous trees, native to the Mansfield climate, will be planted. These will provide a pleasant shade canopy, improving aesthetics, enhancing biodiversity, and helping mitigate climate change effects. They will also act as an educational piece to celebrate and teach indigenous culture to users of the precinct.

#### Bollards and end of Stock Route Closure

The closure of the end of the stock route will make the park a safer, car-free zone. The addition of bollards and a maintenance vehicle-only access road will ensure the area is enjoyed without concerns about dust or safety.

#### Footpath to new subdivision

A new developer-funded path will connect the park to the new Stockmans Rise subdivision and the childcare centre. This will enhance accessibility and connectivity for residents and visitors.

#### Turntable and Service Bay Renewal

The old turntable and service bay will be revitalized into a seating and recreational area. The restoration will maintain the heritage character while repurposing the space for modern use, ensuring it is enjoyed safely.

#### Shed Renewal

The galvanized iron shed will be refurbished into a storage facility for the Mansfield Historical Society as the new heritage museum takes shape. This renewal will ensure the preservation of essential historical materials and artifacts.

#### All Abilities Playground

This inclusive playground will cater to children of all abilities, offering a variety of fun elements like slides and swings. Besides promoting physical activity and outdoor play, it will foster social inclusivity. This recreational space will cater to a side of town

that currently lacks such facilities.

### **Shared Footpath**

A new shared footpath along the Maroondah Highway will improve safety by offering more space for cyclists where the existing path is too narrow. It will also create a running loop around the entire park, promoting fitness and active living.

### **Heritage Museum**

The Mansfield Historical Society will lead this initiative to showcase the region's rich history - from indigenous heritage to the lives of the mountain cattlemen to the fascinating prehistoric fossils discovered in the area. The museum will serve as an educational hub for residents and visitors alike and help boost local tourism.

### **Bicycle Pump Track**

This exciting new feature will link directly to the Great Victorian Rail Trail, offering a thrilling ride for cyclists of all ages. The surrounding landscaping will highlight indigenous flora and create an inviting gateway to Mansfield, drawing more visitors to the park.

### **Events Space**

The old loading platform will be transformed into a dynamic performance area or stage for community events, festivals, and performances. This will enhance the park's utility and create a focal point for community activities.

### **Changing Places Pod**

This pod will act as a larger than standard accessible toilet adjacent to the all abilities playground.

### **Refurbished Historic Loading Bay**

The historic loading bay across from the existing galvanised shed will be restored to showcase the area's rail heritage. This can act as an educational feature and contribute to the aesthetic appeal of the park.

### **Restaurant and Multi-use Venue**

The goods shed will be refurbished into a bustling restaurant or café, providing a unique dining experience right in the heart of the park. The venue will also host various



events, thereby attracting more visitors to the

park and boosting local business

Figure 6 Start of the Great Victorian Rail Trail

### Implementation Timeline

Project	Short Term (0-5 years)	Medium Term (6-9 years)	Long Term (10+ years)
New Trees	█		
Goods Platform Events Space	█		
Goods Shed Refurbishment	█		
Shared Footpath	█		
Heritage Museum	█		
Fertiliser Shed Renewal	█		
Bollards and End of Stock Route Closure	█		
Footpath to New Subdivision	█		
Turntable and Service Bay Renewal	█		
Bicycle Pump Track	█		
Fenced Dog Off Leash Area	█	█	
New Carparks	█	█	
Future Footpaths	█	█	
Refurbished Historic Loading Bay		█	
All Abilities Playground		█	█
Restaurant and Multi-use Venue			█



## Design Framework

Ensuring that the Mansfield Station Precinct encapsulates the essence of the area and promotes a consistent and cohesive design throughout its spaces is essential. These guidelines stem from the deep-rooted historical and aesthetic values integral to Mansfield. It seeks to ensure that regardless of the scope, budget, or nature of any individual project within the precinct, there exists a harmonious design language that anchors the site to its identity, providing a unifying sense of place.

The following subsections are the frameworks which will act as a guide for the design of the precinct with accompanying examples shown to the right of this page:

### Colour Palette:

Drawing from the Sign Policy created for Mansfield Shire Council in 2008, the colour palette captures the vibrant hues of snow gums, pristine snow, the rusticity of Craig's hut, and the earthy tan tones reminiscent of horses and timber. These colours not only represent the site's natural beauty but also resonate with the rich cultural and historical narratives interwoven in Mansfield's tapestry.



Figure 7 Colour Palette, based on Mansfield Shire Council Direction, Tourism and Advertising Signs Policy, 2008 (MSC T&A 2008)

**Materials and Tones:**

- ▶ **Wood/Posts:** Ideal for structures such as park benches, picnic tables, boardwalks, and signage posts. Wood offers a warm and natural aesthetic that seamlessly integrates into the park environment. Use of local timber species, when appropriate, could further enhance the site's connection to its location.
- ▶ **Post and Rail:** This is a great option for fencing or barrier systems within the precinct, providing both safety and visual accessibility. It can be used to demarcate spaces without impeding views or access.
- ▶ **Rusting Steel (Corten Steel):** This material ages beautifully, with a rust-like appearance that blends well with natural settings. It can be used in construction of elements like signage, art installations, barriers, and possibly structural elements in buildings or shades.
- ▶ **Patina Brass:** The aged look of patina brass adds a timeless element to the design. It can be used for elements like plaques, signs or accent details on structures, providing a contrast to other materials.
- ▶ **Aluminium:** Lightweight and durable, aluminium could be used for various infrastructure, including light poles, railings, or other structural elements. It's especially useful for structures that require a lighter material or ones exposed to elements.
- ▶ **Rammed Earth:** This sustainable building method has great thermal mass and can create beautiful, textured walls. Ideal for larger structural elements, such as walls for buildings or enclosures, rammed earth also has a natural aesthetic that fits well with a park setting.
- ▶ **Galvanised Steel:** This material is ideal for structures requiring high durability and resistance to weathering. It could be used for infrastructures like railings, pergolas, bike racks, and structural components in buildings or shades.
- ▶ **Stone/Rocks:** These could be used in various ways, from pathways and patios to decorative and retaining walls. Natural stone and rocks can enhance the natural landscape aesthetics and can also be used for seating or natural play elements.

**Typography:**

To maintain a consistent visual communication across the precinct, the suggested fonts are **FFMetaPlus** and **ITC Baskerville**. These fonts have historical precedence, given their use on township signs throughout the Shire, ensuring a coherent visual narrative.



Figure 8 Font examples (MSC T&A, 2008)

WOOD/TIMBER POSTS  
RUSTING STEEL  
PATINA BRASS  
RAMMED EARTH  
ALUMINIUM  
GALVANISED STEEL  
STONES/ROCKS

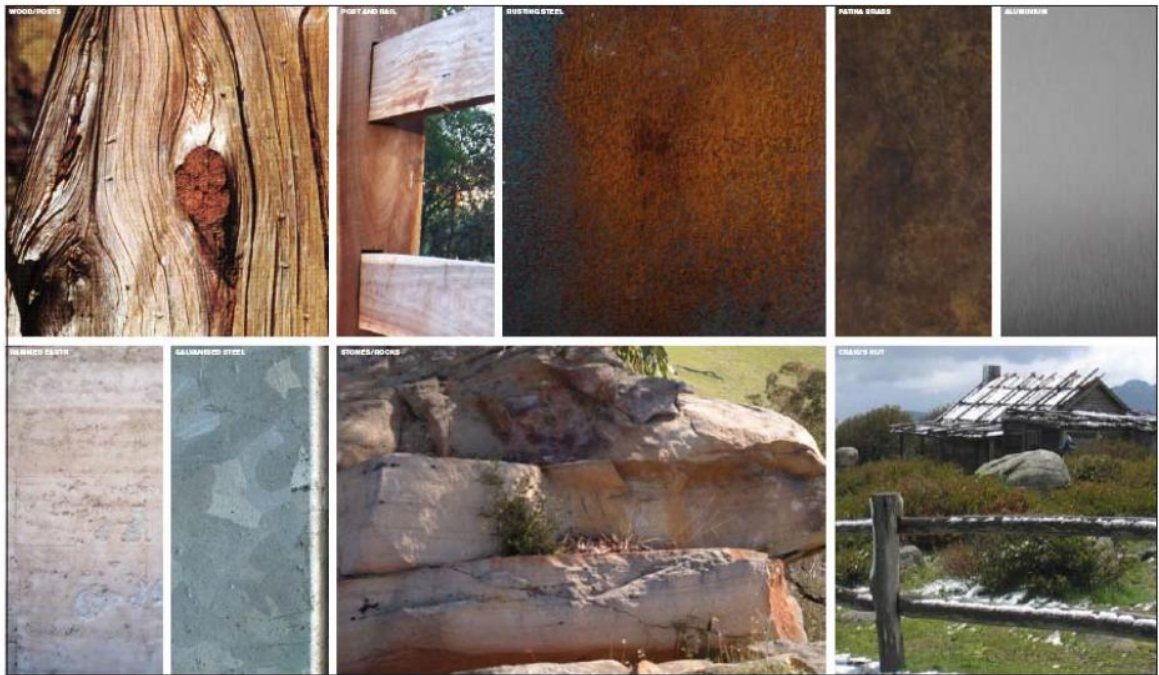


Figure 9 Materials (MSC T&A, 2008)



Lightweight Cladding types - vertical panel



Lightweight Cladding types - timber



Brick, stone, and rammed earth

Figure 9 Building elements (MSCT&A, 2008)



## **Planting Schedule**

Trees play an indispensable role in creating aesthetically pleasing, environmentally sound, and thriving urban spaces. For the Mansfield Station Precinct, our tree planting strategy pivots around the integration of predominantly Australian native species, seamlessly complementing the existing theme and ensuring sustainability, ecological benefits, and visual harmony. These trees also allow users to become educated in parts of indigenous culture, including how the plants are traditionally used. The following are examples of preferred plantings, with a focus on locally indigenous species. The next page also shows images of each plant for reference.

## Planting Schedule

Trees play an indispensable role in creating aesthetically pleasing, environmentally sound, and thriving urban spaces. For the Mansfield Station Precinct, our tree planting strategy pivots around the integration of predominantly Australian native species, seamlessly complementing the existing theme and ensuring sustainability, ecological benefits, and visual harmony. The following are examples of preferred plantings, with a focus on locally indigenous species. The next page also shows images of each plant for reference.

PLANT TYPE	CODE	BOTANICAL NAME	COMMON NAME	HEIGHT/m (AT MATURITY)	WIDTH/m (AT MATURITY)	POT SIZE	FLOWERING SEASON											
							SPRING			SUMMER			AUTUMN			WINTER		
							SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG
Tree	ALL.TOR	<i>Allocasuarina torulosa</i>	Forest Oak	15	6	100L												
	EUC.LEU	<i>Eucalyptus leucoxylon</i>	Yellow Gum	20	7	100L												
	EUC.MEL	<i>Eucalyptus melliodora</i>	Yellow Box	25	15	100L												
	TRI.LAU	<i>Tristaniopsis laurina</i>	Water Gum	8	5	100L												
	CUP.ANA	<i>Cupaniopsis anacardioides</i>	Tuckeroo	15	10	100L												
Medium Shrub	ACA.PYC	<i>Acacia pycnantha</i>	Golden Wattle	6	3	45L												
	ACA.PAR	<i>Acacia acinacea</i>	Gold-dust Wattle	2	4	45L												
	PRO.LAS	<i>Prostanthera lasianthos</i>	Victorian Christmas Bush	8	4	45L												
	BUR.SPI	<i>Bursaria spinosa</i>	Sweet Bursaria	8	5	45L												
Small Shrub	HIB.EMP	<i>Hibbertia empetrifolia</i>	Scrambling Guinea-flower	0.6	1.5	45L												
	TET.CIL	<i>Tetradlea ciliata</i>	Pink Bells	0.6	0.6	45L												
	COR.REF	<i>Correa reflexa</i>	Common Correa	2	3	45L												
	GOO.OVA	<i>Goodenia ovata</i>	Hop Goodenia	2	3	45L												
	SPY.PAR	<i>Spyridium parvifolium</i>	Dusty Miller	3	1.5	45L												
	GRE.ALP	<i>Grevillea alpina</i>	Mountain Grevillea	0.6	0.6	45L												
Prostrate Herb	AST.HUM	<i>Astroloma humifusum</i>	Cranberry Heath	0.5	1	140mm												
	ACR.SER	<i>Acrotriches serrulata</i>	Honey-pots	0.5	0.6	140mm												
Medium Herb	GON.TET	<i>Gonocarpus tetragynus</i>	Common Raspwort	0.3	0.5	140mm												
	CHR.SEM	<i>Chrysocephalum semipapposum</i>	Clustered Everlasting	0c	2	140mm												
Small Herb	BUL.BUL	<i>Bulbine bulbosa</i>	Bulbine Lily	0.6	0.3	140mm												
	HAR.VIO	<i>Hardenbergia violacea</i>	Native Sarsparilla	1	2	140mm												
	BRA.MUL	<i>Brachyscome multifida</i>	Cut-leaf Daisy	0.2	0.75	140mm												
					0.2	0.75	140mm											
Graminoid	THE.TRI	<i>Themeda triandra</i>	Kangaroo Grass	0.9	0.75	140mm												
	DIA.REV	<i>Dianella revoluta s.l.</i>	Black Anther Flax Lily	0.75	2	140mm												
	LOM.FIL	<i>Lomandra filiformis</i>	Wattle Mat-rush	0.5	0.3	140mm												

## Mansfield Shire Council Mansfield Station Precinct Masterplan



***Allocasuarina torulosa***  
Forest Oak

Mature Height:  
15m

Mature width:  
6m

Flower Colour:  
/

Flowering Time:  
/



***Eucalyptus leucoxylon***  
Yellow Gum

Mature Height:  
20m

Mature width:  
7m

Flower Colour:  
Pink/Red/White

Flowering Time:  
Winter



***Eucalyptus melliodora***  
Yellow Box

Mature Height:  
25m

Mature width:  
15m

Flower Colour:  
White

Flowering Time:  
September to December



***Tristaniopsis laurina***  
Water Gum

Mature Height:  
8m

Mature width:  
5m

Flower Colour:  
Yellow/White

Flowering Time:  
Summer



***Cupaniopsis anacardioides***  
Tuckeroo

Mature Height:  
15m

Mature width:  
10m

Flower Colour:  
White

Flowering Time:  
March to July



***Tetradlea ciliata***  
Pink Bells

Mature Height:  
0.6m

Mature width:  
0.6m

Flower Colour:  
Pink/Purple

Flowering Time:  
July to November



***Correa reflexa***  
Common Correa

Mature Height:  
2m

Mature width:  
3m

Flower Colour:  
Yellow

Flowering Time:  
March to September



***Goodenia ovata***  
Hop Goodenia

Mature Height:  
2m

Mature width:  
3m

Flower Colour:  
Yellow

Flowering Time:  
August to December



***Spyridium parvifolium***  
Dusty Miller

Mature Height:  
3m

Mature width:  
1.5m

Flower Colour:  
White

Flowering Time:  
July to November



***Grevillea alpina***  
Mountain Grevillea

Mature Height:  
0.6m

Mature width:  
0.6m

Flower Colour:  
Orange/Red/Yellow

Flowering Time:  
All Year



## Mansfield Shire Council Mansfield Station Precinct Masterplan



***Acacia pycnantha***

Golden Wattle

Mature Height:  
6m

Mature width:  
3m

Flower Colour:  
Yellow

Flowering Time:  
July to October

***Acacia acinacea***

Gold Dust Wattle

Mature Height:  
2m

Mature width:  
4m

Flower Colour:  
Yellow

Flowering Time:  
August to October

***Prostanthera lasianthos***

Victorian Christmas Bush

Mature Height:  
8m

Mature width:  
4m

Flower Colour:  
Pink/White

Flowering Time:  
Summer

***Bursaria spinosa***

Sweet Bursaria

Mature Height:  
8m

Mature width:  
5m

Flower Colour:  
White

Flowering Time:  
December to March

***Hibbertia empetrifolia***

Scrambling Guinea-flower

Mature Height:  
0.6m

Mature width:  
1.5m

Flower Colour:  
Yellow

Flowering Time:  
August to October



***Astroloma humifusum***

Cranberry Heath

Mature Height:  
0.5m

Mature width:  
1m

Flower Colour:  
Red

Flowering Time:  
April to September

***Acrotriches serrulata***

Honey-pots

Mature Height:  
0.5m

Mature width:  
0.6m

Flower Colour:  
/

Flowering Time:  
/

***Gonocarpus tetragynus***

Common Raspwort

Mature Height:  
0.3m

Mature width:  
0.5m

Flower Colour:  
/

Flowering Time:  
/

***Chrysocephalum***

***semipapposum***

Clustered Everlasting

Mature Height:  
OC

Mature width:  
2m

Flower Colour:  
Yellow

Flowering Time:  
October to February

***Bulbine bulbosa***

Bulbine Lily

Mature Height:  
0.6m

Mature width:  
0.3m

Flower Colour:  
Yellow

Flowering Time:  
September to December

## Mansfield Shire Council Mansfield Station Precinct Masterplan



***Hardenbergia violacea***  
Native Sarsparilla

Mature Height:  
1m

Mature width:  
2m

Flower Colour:  
Pink/Purple/White

Flowering Time:  
July to November

***Brachyscome multifida***  
Cut-leaf Daisy

Mature Height:  
0.2m

Mature width:  
0.75m

Flower Colour:  
Blue/Pink/Purple

Flowering Time:  
March to December

***Themeda triandra***  
Kangaroo Grass

Mature Height:  
0.9m

Mature width:  
0.75m

Flower Colour:  
/

Flowering Time:  
September to February

***Dianella revoluta s.l.***  
Black Anther Flax Lily

Mature Height:  
0.75m

Mature width:  
2m

Flower Colour:  
Blue

Flowering Time:  
August to December

***Lomandra filiformis***  
Wattle Mat-rush

Mature Height:  
0.5m

Mature width:  
0.3m

Flower Colour:  
Yellow

Flowering Time:  
September to December



## Literature Review

### Victorian State Government Plans and Strategies

Document	Purpose/relevance	Implications for the Mansfield Station Precinct Masterplan
<b>Plan Melbourne 2017 - 2050</b>	This strategic planning document outlines the vision for Melbourne's growth and development, focusing on housing, connectivity, sustainability, and maintaining Melbourne's unique character. While primarily focused on Melbourne, its principles and policies can provide a broad guide for regional Victoria as well.	The Masterplan should adhere to principles of integrating transport and land-use planning, promoting walkable neighbourhoods, and enhancing local character
<b>State disability plan (2022-2026)</b>	This plan has the purpose of ensuring that things are fairer for people with a disability and presents itself as a key document to hold the Victorian Government accountable in making all parts of a community inclusive and accessible for everyone. It is relevant to the development of the masterplan because the open space must be designed in such a way that it incorporates principles to ensure that it is accessible for everyone to fully enjoy.	The Masterplan should ensure the precinct is universally accessible with provisions for wheelchair access, clear signage, and inclusive facilities
<b>Victorian Planning Provisions:</b>	These are the state-wide planning provisions that govern land use in Victoria. They include rules and regulations about zoning, overlays, particular provisions, general provisions, and definitions. Any Masterplan will need to comply with these provisions.	The Masterplan should adhere to these provisions and consider different zones and heritage overlays, if applicable
<b>Climate Change Act 2017 (Victoria):</b>	The Act outlines Victoria's approach to climate change mitigation and adaptation. It sets net-zero greenhouse gas emissions by 2050 as a legislative target. Masterplans should align with these goals, promoting sustainability and reducing emissions where possible.	The Masterplan should incorporate climate change mitigation strategies such as green spaces, sustainable building designs, and promotion of low carbon transportation options
<b>Traditional Owner Settlement Act 2010 (Victoria)</b>	This Act provides for out-of-court settlements between the State and traditional owners. It recognizes that traditional owners have rights to land and resources and can be involved in land management. Given that the Mansfield area is part of the Country of the Taungurung people, engagement and consultation with the Taungurung Land and Waters Council should be considered in the master planning process.	Consultation with the Taungurung Land and Waters Council is vital to respect traditional owners' rights and consider their cultural heritage in precinct development
<b>Victoria's Tourism 2020 Strategy</b>	This state-wide strategy aims to grow Victoria's tourism sector, an aspect that could be relevant if the Masterplan seeks to promote tourism in the Mansfield Station Precinct.	If the Masterplan aims to promote tourism, distinctive architectural designs, public art, and tourist-friendly facilities should be incorporated
<b>Victoria's 30-Year</b>	This long-term strategy provides guidance on Victoria's infrastructure needs and priorities. Any	Any major infrastructure within the precinct should align with



## Mansfield Shire Council **Mansfield Station Precinct Masterplan**

<b>Document</b>	<b>Purpose/relevance</b>	<b>Implications for the Mansfield Station Precinct Masterplan</b>
<b>Infrastructure Strategy</b>	major construction or redevelopment within the precinct would need to consider this strategy.	this strategy, considering future community needs and allowing for adaptability
<b>Creative State 2021-2025</b>	This is Victoria's strategy for growing the state's creative industries and culture. If the Masterplan includes components related to arts and culture, this strategy would be relevant.	If arts and culture elements are included in the Masterplan, alignment with this strategy's goals should be considered
<b>Victorian Public Health and Wellbeing Plan 2019-2023</b>	This strategy outlines the government's key priorities for improving health and wellbeing. If the Masterplan includes components aimed at improving community health (like recreational facilities, walking paths, etc.), it will need to consider this plan.	The Masterplan should promote community health through recreational facilities, walkable spaces, and areas for social interaction
<b>Victoria's Cycling Strategy 2018-2028</b>	If the Masterplan includes infrastructure for cycling or aims to promote cycling, this strategy will provide a useful guide.	If cycling infrastructure is included in the Masterplan, it should provide safe and accessible bike lanes, bike parking, and connectivity to other cycling routes
<b>Urban Design Guidelines for Victoria</b>	Provides an exhaustive guide to how to design public spaces, including principles of design for parks to make them safe and accessible for all users. Elements of these guidelines relevant to the masterplan are all those located within section 3 of the guide.	The Masterplan should promote sustainable development while preserving the precinct's natural and cultural heritage
<b>Victoria's Infrastructure Strategy 2021-2051</b>	This strategy looks at all the future infrastructure requirements across Victoria through detailed analysis of future demand and existing scenarios. The plan also looks at regional Victoria and makes recommendations for infrastructure provision to them. Recommendation 83, to update community infrastructure, is relevant to the masterplan as it advocates for state funding to improve community infrastructure where current community facilities are no longer fit for purpose.	The Masterplan should support community development and stimulate economic growth

## Regional Plans and Strategies

<b>Document</b>	<b>Purpose/relevance</b>	<b>Implications for the Mansfield Station Precinct Masterplan</b>
<b>Goulburn Valley Regional Growth Plan 2014</b>	The plan provides direction for sustainable growth in the region over the next 30 years. It emphasizes environmental resilience, connectivity and transport, economic diversification, and balancing growth with the preservation of natural and cultural heritage.	The Masterplan should promote environmental sustainability The Masterplan should consider this, designing to accommodate population growth and attract visitors with high-quality facilities and services

## Mansfield Shire Council Mansfield Station Precinct Masterplan

Document	Purpose/relevance	Implications for the Mansfield Station Precinct Masterplan
Regional Development Victoria Strategic Framework	This strategy aims to grow and develop vibrant regions in Victoria with a focus on innovation, creating jobs, and supporting community development.	Should consider how the Botanic Park can contribute to regional growth, innovation, job creation, and community development.
Hume Strategy for Sustainable Communities 2010-2020	This strategy provides a vision and framework for sustainable communities in the Hume region, which includes Mansfield. It outlines initiatives in areas such as housing, transport, employment, and climate change adaptation.	Should align with the sustainable initiatives in areas like housing, transport, and employment, and adapt to climate change.
Hume Regional Growth Plan, 2014	Identifies Mansfield as a key sub-regional settlement where growth is likely to occur. It estimates Mansfield Shire's population to be 9,000 in 2021 and reach 10,200 by 2031. Mansfield Shire's population reached 10,318 in 2022, 9 years prior to what was estimated <sup>iii</sup> . The plan also sets out key directions for growth within the Hume region, but not specifically for Mansfield Township. The background report identifies Mansfield as being a tourism destination and marks that it is desirable to increase the range of high quality and diverse accommodation in Mansfield.	Should consider how the park can contribute to tourism development, providing high-quality and diverse experiences, and align with population growth.

## Mansfield Shire Council Plans and Strategies

Document	Purpose/relevance	Implications for the Mansfield Station Precinct Masterplan
<b>MSC Council Plan 2021-2025</b>	This Plan seeks to Maximize health and wellbeing of families and communities, promote connection and fitness, and ensure intelligent land use and infrastructure. Strategies: Support arts community, create an environment for recreation and socializing, protect natural vistas, and improve roads, drainage, and footpaths.	The Masterplan's recommendations should aim to help implement relevant objectives, strategies, and initiatives of the Council Plan; including encouraging physical activity, socializing, and connecting, improving recreation infrastructure, and providing suitable spaces for events
<b>MSC Community Vision 2040</b>	This Strategy outlines a long-term vision for Mansfield Shire. This vision is expressed in the form of key destinations. The vision is to create an Engaged and active community, physically and mentally healthy residents, rich environment with open spaces, and robust, sustainable, and equitable infrastructure	The Masterplan should support the key initiatives of the Community Vision: an engaged and active community, sustainable and environmentally friendly infrastructure, and protection and enhancement of flora and fauna
<b>MSC Municipal</b>	The plan outlines the Council's key priorities with respect to the health and well-being of its	The key priorities/actions of the Health and Wellbeing Plan

Document	Purpose/relevance	Implications for the Mansfield Station Precinct Masterplan
<b>Public Health and Wellbeing Plan 2021-2025</b>	community and the action it will take to implement to achieve these key priorities. These priorities include the need to encourage active and healthy lifestyles and maintain the spaces in which these activities can occur.	should be considered when framing the Masterplan's directions, including encouraging physical activity and maintaining and improving playgrounds and recreational spaces
<b>MSC Open Space Strategy 2022</b>	The aim of the Open Space Strategy is to establish a strategic vision and policy directions to guide the future planning, provision and management of open space across the Mansfield township over the next 20 years (2021-2040).	Relevant findings, guiding principles, and actions from the Open Space Strategy should be considered in the Masterplan, including balancing various demands on open space, enhancing connectivity, ensuring high-quality spaces, promoting active and healthy lifestyles, reflecting cultural heritage, utilizing natural landscape assets, and implementing actions such as park expansion, habitat protection, and community engagement
<b>MSC Sports Facility Strategy 2018</b>	This Documents makes recommendations about the future provision of recreation facilities in Mansfield. It finds that upgrades to existing sporting field facilities are required and that investigations for future activity areas is appropriate.	Should consider recommendations for creating an activity area or improving existing facilities might be necessary.
<b>MSC Environment Plan 2019-2023</b>	This Strategy contains Council's intentions and commitments with respect to protecting and enhancing the natural environment. The references in the Strategy that have relevance to Mansfield Botanic Park are as follows: Maintain public drinking water taps, improve biodiversity, encourage urban tree cover, support renewable energy projects, advocate for low carbon infrastructure.	Should align with goals for improving biodiversity, supporting urban tree cover, and encouraging public infrastructure investment.
<b>MSC Economic Development Strategy 2020-25</b>	This document contains a strategy to guide the growth and resilience of the local economy over the five year period between 2020-25. Some key recommendations are to improve and increase events throughout Mansfield Shire.	Should consider how the park can contribute to the economic well-being of Mansfield, particularly through targeted tourism and events.
<b>MSC Access and Inclusion Charter</b>	This Charter outlines Council's commitments to improving opportunities for people with disabilities or experiencing other disadvantages from participating in community life. The commitments that have relevance to Mansfield Botanic Park are as follows: Reduce barriers for access to goods, services, and facilities, aim for inclusivity, accessibility, and affordability.	Should enhance the physical accessibility of the park and its structures and reduce barriers to all goods, services, and facilities.



Document	Purpose/relevance	Implications for the Mansfield Station Precinct Masterplan
<b>Mansfield Township Structure Plan 2015</b>	This Document provides a plan for the development of Mansfield from a land use perspective. The information/suggestions contained in the Plan that have relevance for and should be considered when framing the Station Precinct Masterplan. Some key features of the plan include Potential development north of the park, expansion and enhancement of park, improved access from surrounding streets, extension of bicycle paths, and intersection upgrades.	Should consider suggestions about potential subdivision and development, improving park access, and extending bicycle paths.
<b>Mansfield Township Approaches and Guidelines Study, 2019</b>	This study makes recommendations for the built form and landscape design of the 4 township approaches to Mansfield Township.	The Station precinct is located along the Maroondah Highway approach. Any detailed design or form should respond to the guidelines specified within the study.

<sup>i</sup> Taken from ABS census 2021.

<sup>ii</sup> Action in *Plan Melbourne*

<sup>iii</sup> See .idcommunity statistics profile for Mansfield Shire.