

# Boroondara Open Space Strategy

Adopted by Council 9 December 2013



### **Acknowledgements**

The Boroondara Open Space Strategy has been prepared for the City of Boroondara by **Thompson Berrill Landscape Design Pty Ltd** in association with **Environment & Land Management Pty Ltd**. The population forecast information used in this strategy was commissioned by and prepared for Boroondara City Council by **.id Consulting**.

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# Index

	Page #
1. Introduction	1
2. Definition of open space for this strategy	2
3. Existing open space in Boroondara	3
4. Open space framework	4
5. Key changes that influence this strategy	7
6. Municipal-wide recommendations	8
7. Precinct recommendations	13
7.1 Ashburton	14
7.2 Balwyn/Mont Albert	16
7.3 Balwyn North	18
7.4 Camberwell	20
7.5 Canterbury	22
7.6 Deepdene	24
7.7 Glen Iris	25
7.8 Hawthorn	27
7.9 Hawthorn East	29
7.10 Kew	31
7.11 Kew East	33
7.12 Surrey Hills	35
8. Open space design and management recommendations	37
9. Implementation	39





# 1. Introduction

Open space contributes to our quality of life in many ways and is an essential part of the natural and built environment of Boroondara. We value open space for many reasons including for fitness, exercise, socialising, relaxing, protecting and improving biodiversity values, contact with nature and participating in sport.

The Boroondara Open Space Strategy (BOSS) provides the strategic direction for the future planning, provision, design and management of open space in Boroondara through to 2026. Providing a robust, quality open space system for the existing and forecast future population that is easily accessible has carefully been assessed as part of the strategy. Quality open space contributes to mental and physical health and wellbeing of our community along with the ecological health of our urban environment.

Some of the major challenges that we are facing include climate change; providing for diverse and changing recreational

needs; and population change. Open space is already an important part of the character and identity of Boroondara and this strategy identifies opportunities for future improvements to open space to meet the future challenges and changes through to 2026. The funding for the improvements will be a combination of rates, external grants and open space contributions.

## Open space principles and aims

This strategy has adopted the Vision from 'Our Boroondara – Our City, Our Future':

*A vibrant, livable city which fosters the cultural, environmental, economic and personal wellbeing of our community.*

The following open space principles and aims meet the municipal vision. Please note these principles are listed in alphabetical order, as all of them are of equal importance.

### Accessible

The open space network is accessible to the Boroondara community including people of all ages, abilities, health, gender and cultural background.

### Adaptable

Open space and its facilities are flexible to adapt to changing environmental,

recreational and social needs and expectations.

### Connected

The open space network and other public land provides recreational, habitat corridors and sustainable commuter transport corridors and links that improve accessibility along with recreational and environmental values of open space.

### Cultural

Open space reflects and celebrates indigenous and non-indigenous cultural heritage and contemporary values.

### Diverse

The open space network provides a diversity of places for the community to visit and habitats for native flora and fauna.

### Equitable

Open space is within easy and safe walking distance of the Boroondara community.

### Recreational

Open space encourages the community to be outside, play sport, exercise and/or keep fit to improve their health and wellbeing.

### Shared

The open space network will continue to embrace a variety of values and uses encouraging respect and consideration of all in sharing the space.

### Social

Open space provides opportunities for the Boroondara community to meet, socialise and participate in a variety of activities so it is accessible and safe for all.

### Sustainable

The open space network is designed and managed to maximise opportunities to mitigate climate change, improve biodiversity and achieve improved ecological outcomes.





## 2. Definition of open space for this strategy



### Public open space

Open space for the purposes of this strategy is the publicly owned land that is currently set aside, or has the potential in the future to be set aside primarily for recreation, nature conservation and passive outdoor enjoyment. This includes parks, gardens reserves, waterways, civic forecourts and plazas.

This definition has been developed to be consistent with open space for which a contribution from developers can legitimately be required within the *Subdivision Act 1988*. Public open space is defined in this Act as *'land set aside in a plan or land in a plan zoned or reserved under the planning scheme - (a) for public recreation or public resort; or (b) as parklands; or (c) for a similar purpose'*.

Throughout this strategy public open space is referred to as 'open space'.

### Ancillary open space

This term is used to refer to other areas of public land that are sometimes also referred to as open space, but are not included in our definition for public open space in this strategy. Ancillary open space includes streets, school grounds, railway reserves (where they are not managed as public open space) and road reserves.

The strategy recognises the contribution that ancillary open space makes to

the public realm. However in all cases ancillary open space is primarily reserved for other purposes and those take precedence over its value and use as open space. For example schools can decide to construct new classrooms over existing multi-use courts. Similarly, railway lines can be duplicated or stations expanded and the incidental recreational use the railway reserve may have had for walking or presence of trees and contribution of green character is not a priority or reasons to prevent an infrastructure upgrade.

The reason these distinctions are made is to ensure that this strategy focuses on ensuring there is adequate provision of open space that is reserved primarily for this purpose so it is there for future generations, without the ability for it to be sold or converted to another use without clear demonstration that it is no longer required by the community as open space.

### Other useful definitions

#### Publicly accessible private open space

This refers to privately owned land which is designed for the public to use for some of the time or on a membership or fee-paying basis. This includes church grounds, private forecourts to buildings and private golf courses. As with ancillary open space these areas can contribute

to the public realm, however they cannot be relied upon as being available to the public as open space in the long term. This land can be built on or redesigned for a different purpose at the discretion of the private landholder.

#### Public realm

Public realm refers to all public open space along with other publicly owned land between buildings including streets. This strategy recognises that the public realm is important to consider as a whole, but that there are a range of other strategies to guide different elements of the public realm including Urban Design Frameworks, Structure Plans, Streetscape Design Plans and Street Tree Strategies.

#### Structured sport and recreation

This refers to an activity that is organised by a club, association, school or community group and participation is by becoming a member of the club or on a fee paying basis.

#### Unstructured recreation

An activity that is initiated by individuals and not organised by a club or other group.



### 3. Existing open space in Boroondara

The City of Boroondara lies within the clan territory of the Wurundjeri Willam who moved seasonally through the area spending the summer months on the banks of the Yarra River where food was abundant. The Yarra River and Gardiners Creek frame three of the four boundaries of the municipality and are highly valued biodiversity and recreational corridors. The Yarra River changes from a broader floodplain with wetlands in Kew East, to the steeply graded escarpment sections in Yarra Bend and Studley Parks. The Main Yarra Trail and other path networks provide connectivity along the open space corridor. Popular recreational uses include walking, cycling, jogging, picnics, golf, kayaking and rowing.

Substantial areas of open space along Gardiners Creek include HA Smith Reserve, Patterson Reserve, Nettleton Park, Eric Raven Reserve, Dorothy Laver East and West Reserves and Markham Reserve.

These accommodate a range of structured sporting facilities, along with unstructured recreation and informal use. The shared trail moves between the cities of Stonnington and Boroondara due to discontinuity of public land ownership. Other key waterway corridors include the Koonung Creek system in the north through Balwyn North and the linked system of open space along Back Creek in Glen Iris.

Away from the waterways native planting

in open space is featured in Maranoa Gardens, which has a unique collection of Australian flora. Directly adjoining this is the remnant woodland in Beckett Park. Other areas of remnant woodland are present in Belmont, Cato and Greythorn Parks, along with scattered remnant indigenous trees in a number of other open spaces.

Contrasting the native and indigenous vegetation character in the City are the well-established exotic plantings in the heritage gardens. Some of the earliest include Creswick Gardens, Yarra Bank Reserve and St James Park followed by those from the early 1900s including Read Gardens, Central Gardens and Alexandra Gardens. While the railways had a key role in facilitating urban development, the closure of two of these lines including the shorter Spur Line and the Outer Circle Railway has shaped open space connectivity through the city today. The Anniversary Trail in the Outer Circle Linear Park today link some larger open spaces along it including Boroondara Park and Frog Hollow Reserve.

The diversity of open space encourages people outdoors and Boroondara has above average levels of participation in exercise compared with other municipalities. This is assisted by the large number of quality outdoor structured and unstructured sporting facilities positively contributing to an active and healthy community.

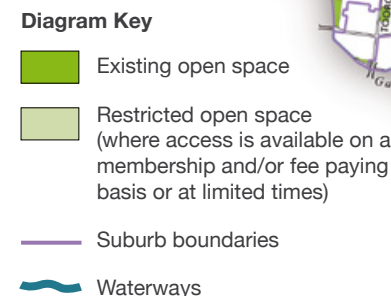


Diagram 3-1 Existing open space



# 4. Open space framework





## Standards for the provision of open space

Currently there are no specific benchmarks for open space provision in the planning system applicable to established urban areas like Boroondara. Open space planning principles as set out in the current metropolitan planning strategy and Clause 56 of the Boroondara Planning Scheme have been used as the basis for developing a hierarchy system for use in analysis and planning for the open space network in Boroondara. A summary of these include:


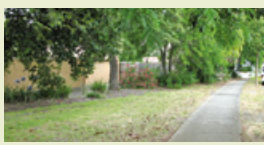
- Provide a network of quality, well-distributed, multi-functional and adaptable public open space.
- Encourage healthy and active communities.
- Protect and enhance natural and cultural features where appropriate.
- Provide local open space within safe walking distance of at least 95 per cent of all dwellings.
- Provide additional small local open space and public squares in activity centres and higher density residential areas.
- Provide active open space within one to two kilometres of 95 per cent of all dwellings.

## Open space hierarchy for Boroondara

The hierarchy is based on the intended catchment of users and the relative size and design of the open space to adequately cater to its intended use. It is a guide for analysing the spatial distribution of open space and is a management tool to direct appropriate facility development and maintenance levels in different types of open space reserves.

Hierarchy	Size	Walking distance	Example
<b>Regional</b> – Primarily caters to the broader regional population and/or protection and enhancement of biodiversity values in a regional context. Examples include Maranoa Gardens, open space along the Yarra River and Gardiners Creek.	Unlimited	<ul style="list-style-type: none"> <li>• Unlimited for regional visitors</li> <li>• 500 metre distance applied for neighbourhood use</li> </ul>	
<b>Municipal</b> – Provide facilities and features that attract the municipal-wide population and/or protect municipal biodiversity and heritage values. This can include structured sporting facilities, historical gardens or major unstructured recreation facilities including fitness equipment and multi-purpose courts. Examples include Macleay Park, St James Park and Outer Circle Linear Park.	Minimum 3 hectares	<ul style="list-style-type: none"> <li>• Located within 2 km of 95% of dwellings</li> <li>• 500 metre walking distance applied for neighbourhood use</li> </ul>	
<b>Neighbourhood</b> – Provide facilities and features that appeal to the neighbourhood population including a range of unstructured recreation and informal facilities. Examples include Frog Hollow Reserve, Summerhill Park and Canterbury Gardens.	Minimum 1 hectare	<ul style="list-style-type: none"> <li>• 500 metre safe walking distance from dwellings and workplaces</li> </ul>	
<b>Local</b> – Provides at least enough space for two activities or groups to use the open space simultaneously, for example an open grassed area with seating and playground. Examples include Mary MacKillop Reserve, Bowen Gardens and Windella Avenue Reserve.	Less than 1 hectare to 0.26 hectare	<ul style="list-style-type: none"> <li>• 300 metre safe walking distance from dwellings and workplaces</li> </ul>	

# Open space framework (continued)

Hierarchy	Size	Walking distance	Example
<b>Small Local</b> – Provides at least enough space for one main activity to occur in the open space, for example an open grassed area with seating or a playground. Examples include Allambee Reserve and Railway Place Reserve.	From 0.25 to 0.03 hectare in size and min. 10m width in any direction	<ul style="list-style-type: none"> <li>200 metre safe walking distance from dwellings and workplaces</li> </ul>	
<b>Small Local Links</b> – These provide improved connectivity between streets and open space.	Less than 0.03 hectare in size	Not applicable	

## Character classification for Boroondara

The character of open space is influenced by its inherent natural and physical characteristics, along with its urban context and facilities. Defining the primary and secondary character of each open space assists to identify if there are gaps in the provision of different types of open space. The strategy has assigned a primary and secondary character classification to all open space. In Boroondara just over 30 per cent of the open space is classified as Nature conservation representing the largest proportion of open space compared with other character types. These are located primarily along the waterway corridors. Open space with Sporting as the primary character comprises just under 30 per cent of open space. The remaining 40

per cent is made up of a diversity of character types with just over 14 per cent being Linear and nearly 11 per cent being Informal. The primary character classification guides future design and management priorities for open space. The character of some open spaces may change over time to better meet diverse open space needs of the changing community and environment.

## Quality

The quality of open space is important as it influences whether the open space is well used, appreciated and meets its intended function and value. Each open space is influenced and shaped by a range of factors including its size, form, use, location, design, adjoining use and history. The diversity of the character and quality of open space appeals to different age groups and those of all abilities.

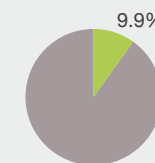
The quality of each open space is assessed as to whether the open space meets the existing and forecast community needs based on the consultation outcomes, the site assessment and research into forecast change and other influences. The combined results of this analysis influences whether the open space requires any change, or is adequately meeting existing and future needs. Where the quality is considered inadequate now or in the future, actions for upgrading the open space or provision of additional open space are included in this strategy.



## Quantity

### Fast facts

9.9% of the municipality is public open space



■ = 10sqm

36sqm of open space per person on a municipality-wide level



The 266 open spaces in Boroondara represent approximately 595 hectares and equates to 9.9 per cent of the municipality. The proportion of open space relative to each suburb varies across the municipality and is described in more detail in the Precinct Recommendations section of this strategy.

The quantity of open space is also measured relative to population density. At a municipal-wide level, there is 36sqm of open space per person based on the 2011 estimated population.

# Open space framework (continued)

## Distribution of open space

### Overview

Open space has been established in Boroondara during different historical periods of urban development. Overall open space is reasonably well distributed with linked open space systems along the waterway corridors and the Outer Circle Linear Park. There are some gaps in the provision of continuous open space along the waterways including the lower reaches of the Yarra River and Gardiners Creek.

The analysis of open space distribution outside of the linear open space corridors is done by assigning the relevant hierarchy and corresponding safe walking distance to each open space. The walking distances take into account major barriers to access including major roads and railways. The gap analysis diagram illustrates the distribution of open space across the municipality with the relevant walking distances applied in accordance with the hierarchy.

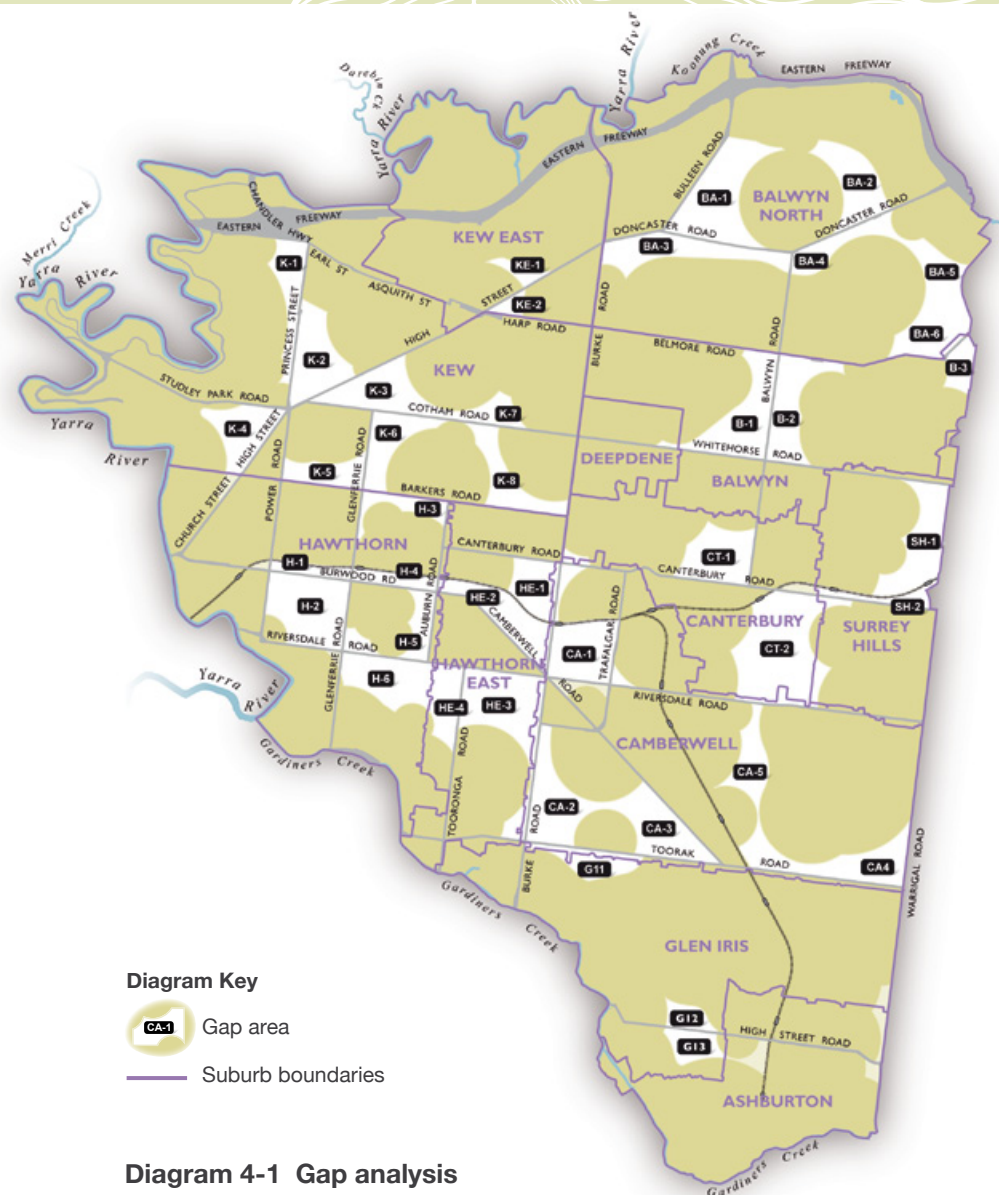
### Gaps in the distribution of open space

Gaps in the distribution of open space refer to locations where there is no open space available within safe easy walking distance of the population. In these gap areas people need to travel further than the recommended safe walking distance applied to open space relevant to its size – ranging from 200 to 500 metre walking

distance, or the need to cross a major road or railway to reach open space.

The strategy aims to overcome these gaps through either provision of additional open space or by improving the pedestrian amenity in the local street network to improve the journey and accessibility to open space. The gap analysis assessment is one tool in considering the suitability of the provision of open space. Other factors include the relative density of people living and working in a precinct. Where higher densities occur, this generally results in higher levels of use of open space in part due to a lack of private open space and also increased number of people in the catchment of each open space.

The analysis in the strategy has considered existing levels of use and forecast increase in urban densities and in some locations additional open space is proposed to accommodate increased levels of use.





# 5. Key changes that influence this strategy

## Forecast population growth and development

Population growth forecast for Victoria is significant in the foreseeable future. Boroondara's population is increasing and the demographics are changing which has implications on the quantity, use, distribution and design of open space.

The estimated residential population of Boroondara in 2011 was approximately 168,000 persons. This is forecast to grow to about 184,000 persons by 2026, which is approximately a 10 per cent increase of around 16,000 people. More than 9,000 new dwellings are forecast to be added to the housing stock in Boroondara over this same time period. Some precincts will change more than others and recent trends have been towards higher density development in activity centres. The precincts with the greatest change forecast include Hawthorn, Balwyn, Kew, Camberwell, Balwyn North, Glen Iris and Hawthorn East. Additional to the residential population is the worker population which is estimated to increase by approximately 7,000 between 2011 and 2026. These will also be located in the activity centres and commercial corridors.

With increasing urban densities there is a trend towards people having less private open space and a greater reliance on public open space to maintain their physical and mental health and wellbeing.

This change will require improvements to the overall quantity, quality, diversity and natural features in open space to cater to this increased population.

## Climate change

In this time of climate change it is increasingly important to focus on sustainability in all aspects of open space, provision, design and management.

### Urban heat island (UHI) effect

This is the localised increase in temperature in urban areas due to the greater presence of non-porous surfaces that absorb heat during the day and then radiate heat during the evening resulting in longer sustained periods of heat, particularly during the late afternoon and evening. This can have significant impact on human health and comfort particularly in the elderly and frail due to heat exhaustion. Increased building heights and urbanisation of the activity centres particularly has the potential to create warmer microclimates within the



centre. Provision of well distributed open spaces with natural features in the activity centres including surfaces that absorb and store moisture and provide shade will help offset the build up of urban heat. This may include changing the design of some existing spaces and or the provision of additional open space.

### Sustainable water use

The more extreme weather patterns that are forecast to result from climate change are likely to increase the prevalence of severe storms contrasted with longer dry periods, as experienced recently with the 13 year drought in Victoria. With more recent research recommending to retain moisture in the landscape to mitigate UHI effect, there is a need to investigate sustainable water capture, treatment, storage and reuse in the urban landscape including in open space. This has been reflected in design and management recommendations along with the recommended sizes of open space that consider inclusion of these features in future open space.



## Health and wellbeing

Some of our open spaces are experiencing high levels of structured sporting and unstructured recreational use, with demand exceeding the capacity of the existing open space to meet the existing demands for use. With forecast population growth and increased urban densities, open space will need to change and expand to accommodate increased levels of use to adequately support changing community health and wellbeing needs.



## 6. Municipal-wide recommendations

### Additional open space

#### Criteria to assess the need for additional open space

This strategy recommends some additional open space in Boroondara is likely to be needed in the longer term if the forecast future change occurs. In the majority of locations the need for additional open space is catering to both the forecast population and the existing population, while in others it is primarily for the forecast future population.

The following criteria has been used to assess where additional open space is required:

- Where people live or work without any open space within safe walking distance.
- Where a substantial increase in population is forecast and the existing open space is already well used and will be insufficient to provide for increased demands placed on it by the forecast future change.
- Where there is an identified need for a strategic link in the open space network.

- Where features of natural or cultural significance require protection in public ownership.
- Where there is a lack of diversity of open space type resulting in lack of accessibility for all.

Based on the criteria, the strategy has identified where additional Local and Small Local open spaces are likely to be required as described in the individual precinct descriptions in Section 7 of this strategy.

#### Criteria to assess the suitability of land as open space

All land proposed as new open space will need to be suitable for this purpose as the quality and the location of the open space is as important as the size. The criteria is described in Table 6A.

**Table 6A Assessment criteria for suitability of land area for public open space**

Criteria	Description
<b>Accessibility</b>	Physical access into the site including the inherent topography, at ground level (not elevated as part of a building) and ability to make the site safe and accessible to people with limited mobility or with a disability. (Note - refer also to Transport, Visibility, Condition and Location in this list of Criteria for other access related issues).
<b>Adjoining land use (compatibility)</b>	The adjoining land has a positive influence contributing to the recreational, ecological, social and cultural value of the open space, without private appropriation of public open space, excessive traffic, noise, light spill or overshadowing.
<b>Amenity</b>	Visual and passive amenity values relate to the influence open space has on the livability of neighbourhoods, providing visual relief from built form, the break open space provides from noise levels associated with traffic and other urban land use activities and adequate levels of sunlight (a minimum of 3 hours of direct sunlight between 9am and 3pm during mid-winter and at least 5 hours of direct sunlight between 9am and 3pm on September 22).
<b>Council policies</b>	The land is subject to other planning processes and policies that may be consistent or inconsistent with all or part of the site becoming public open space.
<b>Condition</b>	The existing physical condition of the land which may have inherent issues such as contamination or weed infestation, which have significant financial or safety implications for Council if the land becomes public open space.



# Municipal-wide recommendations (continued)

Table 6A (continued)

Criteria	Description
<b>Ecological</b>	Includes the site's existing biodiversity values and the site's potential to contribute to climate change adaptation. This includes the protection and enhancement of biodiversity values along with a site's contribution to existing or future habitat corridors, protection of mature canopy trees and other protection or construction of other natural features that may contribute to urban heat mitigation.
<b>Equity</b>	The Boroondara community should have reasonable access to public open space.
<b>Financial</b>	The cost to Council in obtaining, improving, managing and maintaining the land as open space.
<b>Heritage character</b>	Indigenous and non-Indigenous values that could be enhanced and protected in the open space including natural features such as large canopy trees. These values will also influence the future use and design of the open space.
<b>Landscape character</b>	Its contribution to the character and attractiveness of the neighbourhood.
<b>Location/Linkages</b>	The site's contribution to the wider open space network including forming open space corridor links. This includes consideration of the other strategic planning projects in Council for forecast expansion of the population, and where it is appropriate, to provide connections.
<b>Ongoing maintenance and management</b>	That Council can adequately resource the ongoing management and maintenance of the land.

Table 6A (cont)

Criteria	Description
<b>Ownership</b>	Where the land is already in public ownership, there is more potential for Council to negotiate to obtain the land without the need for purchase. Where the land is privately owned, there are methods for acquiring the land through open space contributions.
<b>Recreation</b>	The potential for the site to accommodate a range of organised, unstructured and informal recreational uses. These can include organised sports, play, sitting, walking, jogging, cycling exercising, informal games, picnicking and dog walking.
<b>Services/ Easements</b>	Extent of services and easements that would affect the development and use of the land as open space including water supply, power supply, roadways, overhead structures, flood mitigation and drainage.
<b>Size</b>	<p>The minimum size for the site to meet its intended purpose, on its own or in combination with adjoining land. Refer to minimum size parcels for each type of open space as follows:</p> <ul style="list-style-type: none"> <li>• Regional open space, unlimited</li> <li>• Municipal open space, minimum 3 hectares, subject to the proposed municipal recreation facility located in it.</li> <li>• Neighbourhood open space, minimum of 1 hectare.</li> <li>• Local open space, minimum 0.26 and up to 0.99 hectares.</li> <li>• Small Local open space, minimum 0.03 and up to 0.25 hectares, with a minimum width of 20 metres in at least one direction.</li> <li>• Small Local Link space, with a minimum width of 5 metres.</li> </ul>

# Municipal-wide recommendations (continued)

Table 6A (continued)

Criteria	Description
Transport	The range of transport options for residents to easily access the site including proximity to public transport, linear shared trails, path links and major roads.
Visibility	The site's visual prominence to maximise its use and contribution to the broader community. Generally, land is preferred which has at least two access points and local roads to two sides and is provided at natural surface level.

### Method for acquiring/securing additional open space

It is likely that a range of methods will be required to secure additional open space using a combination of the following:

- as a land contribution as part of a future subdivision
- conversion of existing public land to open space
- conversion of Council owned land to open space
- purchase of undeveloped land
- purchase of developed land
- inclusion of a Public Acquisition Overlay.

### Changes to forecast development

If there is substantial change to the location or intensity of forecast development in this strategy, the priorities for actions linked to the intensity and rate of development will be adjusted to reflect this. The changes will not alter the criteria,

which can be used to identify additional open space beyond what is in the strategy if there is significantly more growth than anticipated and described.

### Open space contributions from future development

The strategy has planned for the forecast future population change. The strategy recommendations include additional open space, provision of facilities and upgrades to existing open space to meet the needs of the forecast population. Refer to the Implementation Section of this strategy for a description of the contributions framework.

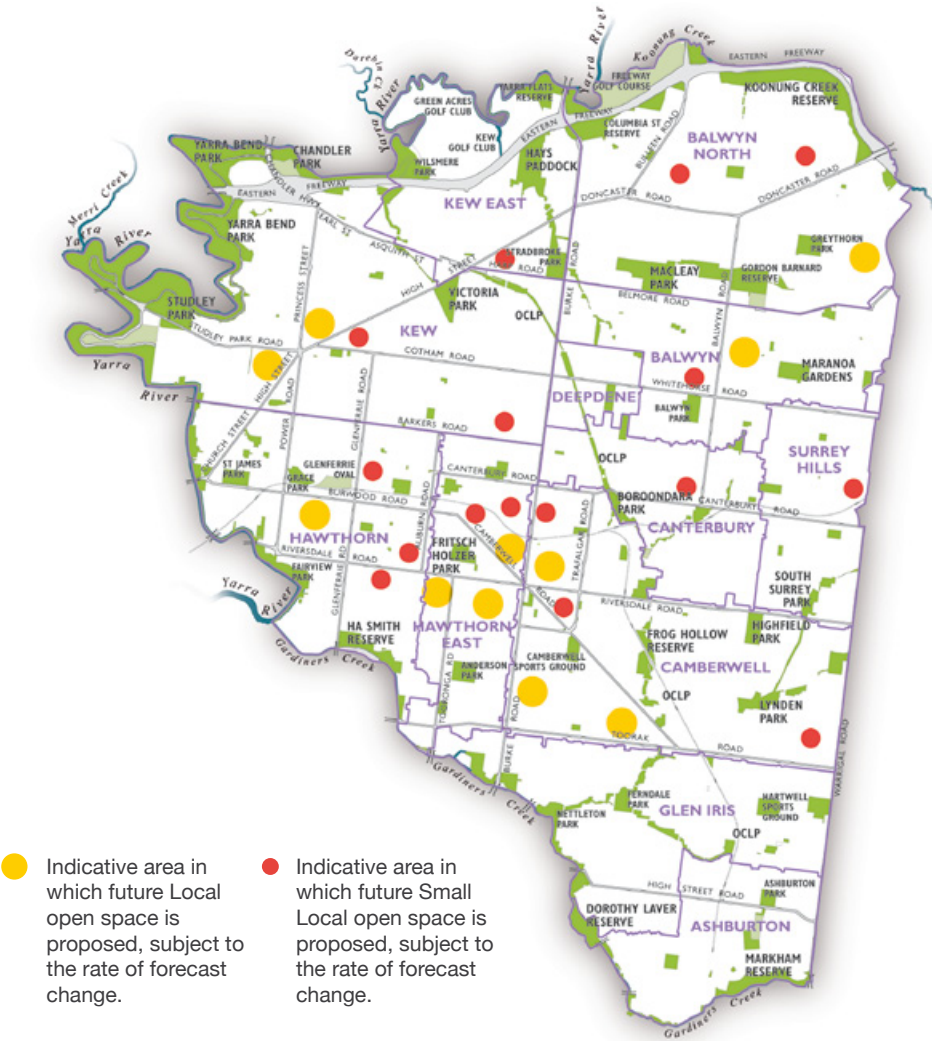


Diagram 6-1 Additional open space

# Municipal-wide recommendations (continued)

## Improve community health and wellbeing



Open space encourages people outdoors for a range of reasons which can include: to participate in physical activity; to relax and unwind; to meet people and socialize; to play and have fun; to enjoy being outside in the fresh air and the sun; to stroll; and to enjoy being in a natural setting. These reasons listed are not all necessarily satisfied in the one open space. The Strategy is about improving the diversity of the existing open space system and adding to it where needed to better meet the aim of improving accessibility for all.

### Increasing the diversity of use of Municipal open space

One of the key values of the open space network is the excellent sporting facilities and in particular the sporting fields located throughout the municipality, which are well used for structured sporting use and informally by the community. There are locations where the sporting fields are in high demand particularly during the late

afternoon and early evening, and on weekends.

In the longer term, opportunities will be investigated for the provision of two additional areas that can accommodate intensive outdoor sports field training purposes (estimated to be approximately 1 hectare in size). This is proposed in order to free up some of the natural turf sports fields in the existing Municipal open spaces for unstructured recreational activities during peak times, and allow the sporting clubs to expand their training programs where required. The location of these two open spaces is subject to further investigation with one likely to be required in the north and one relatively central in the municipality.



### Provide open space within easy walking distance

Some of the beneficial effects of having open space nearby include: being outside in the fresh air; for children to explore and play; to exercise; to relax and unwind; and to have access to a natural setting for people living in areas of higher urban density. As urban densities increase and our lifestyles change, the need to be within an easy walk of open space to be outside is increasing.

This strategy recommends upgrading some of the existing areas of Small Local and Local open space, particularly within and nearby activity centres. The strategy also identifies locations where the provision of some of additional Local and Small Local open spaces in and around the activity centres may be required in the future to meet recent or forecast future population change.

Refer to the Precinct recommendations in Section 7 of this strategy for more

information on the locations for proposed additional Local and Small Local open space and improvements to the quality of the existing network.

### Upgrades to existing open space

Open spaces will be upgraded to include a diversity of facilities that encourage people of all abilities and ages to participate in social and physical activities and events. Additional trees will be planted where appropriate to increase shade, natural character and canopy cover in the open space. Within the local neighbourhood the aim is to achieve different open space character types so there is a diversity of spaces to choose from.

The sense of open space without the clutter of built form and infrastructure is highly valued by the community. Upgrades to open space will include the value of the open parkland character in the design guidelines for future concept master plans and facility upgrades including building and sports facility upgrades in open space.





# Municipal-wide recommendations (continued)

## Environment and sustainability



### Biodiversity

Biodiversity values in open space are guided by the Urban Biodiversity Strategy and other related assessments. This strategy recognises these plans and has also identified some key actions to support and improve biodiversity values in open space including:

- Advocate for relevant Victorian government agencies to secure additional public land along the Yarra River as identified in the existing Public Acquisition Overlays and expand the public open space corridor. This will allow access to and improvement of biodiversity values as well as recreational values.
- Continue to strengthen the habitat corridor values along the waterways in Boroondara with revegetation of the riparian corridors and increasing the width of these where appropriate.

- Strengthen the biodiversity values where appropriate in the Outer Circle Linear Park.
- Prepare an Urban Forest Strategy to facilitate increased presence of mature canopy trees where appropriate in the public realm including in public open space.

### Climate change

Open space can mitigate some impacts of climate change in the future, and this strategy has identified the following relevant actions:

- Increase the presence of natural features in open space including large broad spreading canopy trees, moisture absorbing surfaces and sustainable capture and reuse of water in open space to off-set urban heat island effect.
- Investigate the provision of additional open space to increase accessibility to open space for the community,



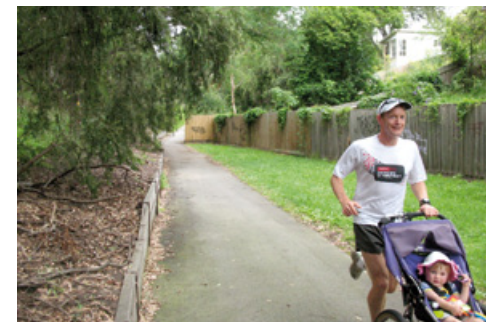
particularly where the open space provides a respite from heat wave conditions as experienced in recent years.

- Investigate the provision of additional open space in areas that are forecast to receive increased urban densities, to off-set the build up of urban heat.
- Improve pedestrian and cycle access to open space to reduce reliance on vehicle use as the means of transport to reach open space.
- Increase the set back of recreational infrastructure from the waterways, where feasible, to allow them to adapt as required to forecast increased severity of storm events.

### Sustainability

Provision, design and management of open space can improve meeting Council's sustainability objectives. Some of these are included in the climate change section above, and others include:

- Continue to support existing programs to reduce reliance on potable water for open space management and maintenance.
- Integrate stormwater capture, treatment and reuse as a key source of sustainable water in future open space design and upgrades where appropriate.



- Ensure adequate area is provided to incorporate sustainable water re-use infrastructure features when planning for and designing new open space.
- Reduce emissions in open space by utilising the most energy efficient products in facility and open space design.
- Design new and existing facilities to minimise energy consumption by incorporating ecologically sustainable design (ESD) principles into all future designs including passive solar orientation and design.
- Use sustainable materials in future open space design including consideration of their source, full lifecycle cost and ongoing maintenance.

# 7. Precinct recommendations

## Introduction

### Precincts

The open space analysis has been undertaken at a precinct level to allow more detailed assessment of the existing open space needs. 12 precincts are included based on the suburb boundaries. They are included in alphabetical order as follows:

- Ashburton
- Balwyn/Mont Albert
- Balwyn North
- Camberwell
- Canterbury
- Deepdene
- Glen Iris
- Hawthorn
- Hawthorn East
- Kew
- Kew East
- Surrey Hills

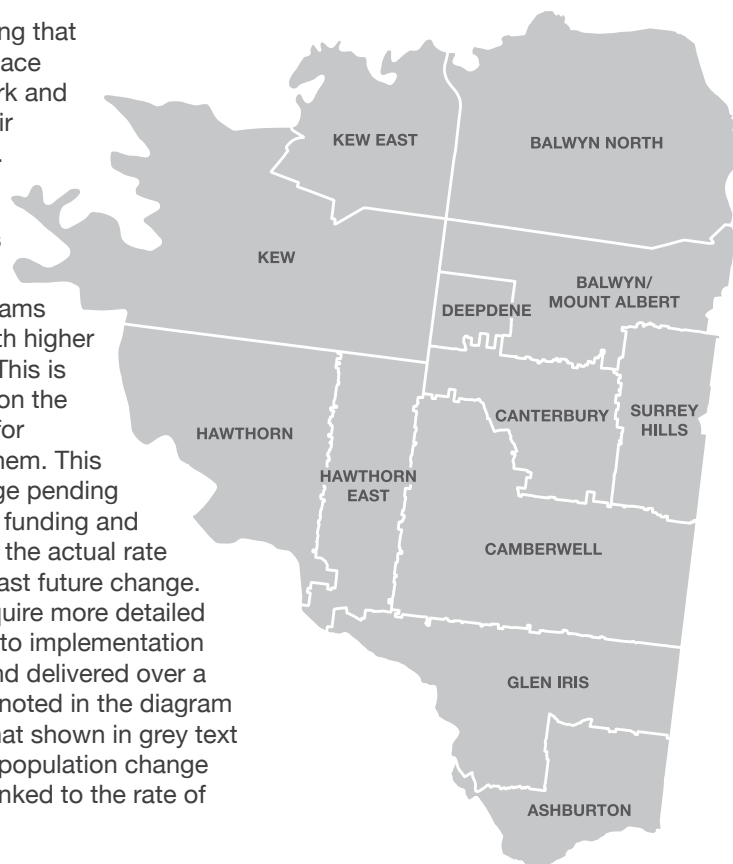
Diagram 7-1 shows the precinct boundaries and names.

The precinct analysis is based on Council's strategic work for its activity centres, local centres and residential neighbourhoods, which identify where future development and population change is forecast to occur. This analysis has considered both the employment population forecasts and residential forecasts associated with the activity

centres acknowledging that workers use open space during the day at work and it is important for their health and wellbeing.

### Implementation of precinct actions

The actions shown on the precinct diagrams have been shown with higher and lower priorities. This is to provide guidance on the expected sequence for commencement of them. This sequence may change pending allocation of suitable funding and resources along with the actual rate and location of forecast future change. Many actions will require more detailed analysis before prior to implementation and will be staged and delivered over a number of years. As noted in the diagram key below, actions that shown in grey text are subject to future population change and delivery will be linked to the rate of change.

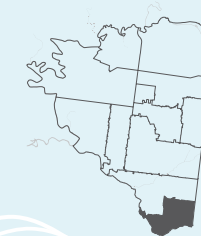


### Drawing key for the precinct diagrams in Sections 7.1 to 7.12 of this strategy

- Existing open space
- Restricted open space
- Activity centres
- Neighbourhood Centres
- Higher priority actions
- Lower priority actions
- Sub-precinct for proposed Local open space
- Sub-precinct for proposed Small Local open space
- Grey text: Actions that are subject to future population change. Delivery will be linked to the rate of change.

Diagram 7-1 Precinct locations

# 7.1 Ashburton



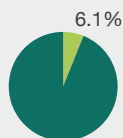
## Fast facts

### Quantity of open space:

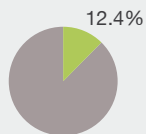
36.71 ha of open space



6.1% of all open space in Boroondara



12.4% of the total suburb area is open space



### Gap analysis:

Walking distance access to existing open space (gaps shown in white)



### Open space use:

Most frequently visited open space within walking distance of home:

1. Ashburton Park
2. Gardiners Creek Trail
3. Ferndale Park

Most frequently visited open space beyond walking distance of home:

1. Other – Outside City of Boroondara
2. Gardiners Creek Trail
3. Outer Circle Linear Park



## Precinct summary

Gardiners Creek flows along the southern boundary of Ashburton and is a key environmental and open space feature of the precinct. The Gardiners Creek Trail extends both upstream and downstream of the precinct and links key areas of open space including Markham Reserve, Dorothy Laver East and Dorothy Laver West Reserves. Markham Reserve has recently received a major upgrade including a regional playground. Dorothy Laver East Reserve is a structured sporting reserve and Dorothy Laver West provides structured sport and informal facilities including a picnic area overlooking the creek.

The open space system along Gardiners Creek is discontinuous with private land extending down to the Creek in some locations and in others, the open space reserve is very narrow and without space for a trail. The Anniversary Trail along the Alamein Railway Line and the southern end of the Outer Circle Linear Park provides north-south connectivity through the precinct and is popular for a range of activities including cycling, walking and jogging. Other key open spaces outside the linear networks include Ashburton Park, Warner Reserve and Watson Park, providing a variety of structured sporting facilities and some unstructured recreation and informal use.

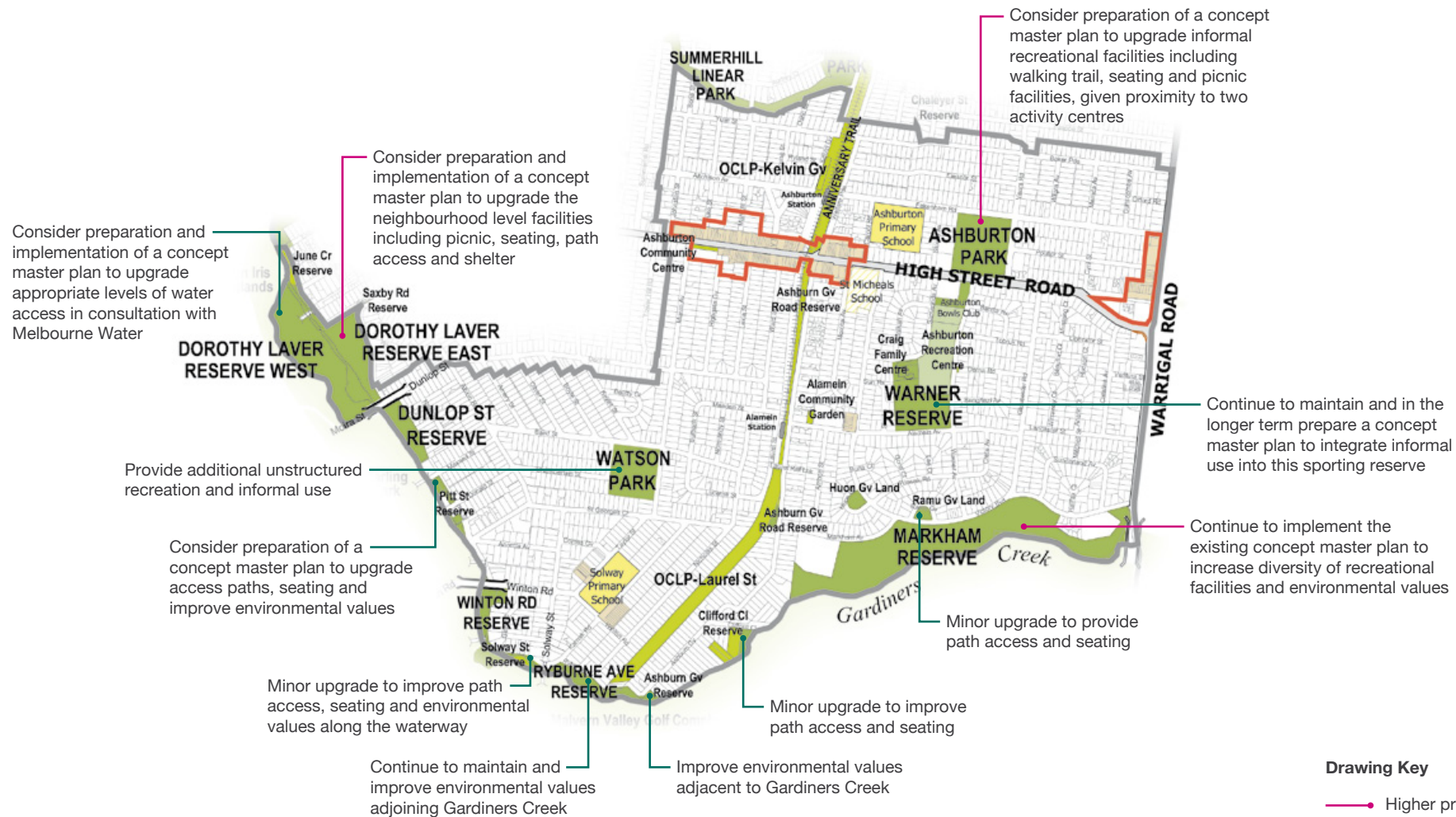
Open space is generally well distributed in Ashburton with no identified key gaps in its distribution that need to be addressed in relation to safe and easy walking access to open space. The only gap in distribution of open space is a continuous linear open space corridor on the north side of Gardiners Creek to achieve biodiversity improvement and recreational access along the waterway corridor.

Most of the future population change is forecast to occur in the Ashburton and the Ashwood Neighbourhood Centres. Upgrades to open space are recommended to better cater to the existing and forecast population needs including increasing the diversity of facilities and open space character.

Other recommendations include upgrading and providing additional informal recreation facilities, improving access through the open spaces and improving environmental values along the linear reserves and waterway corridor. High priority upgrades are required at Dorothy Laver Reserve East and Ashburton Park.



# Ashburton (continued)

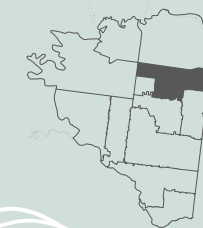


## Drawing Key

- Higher priority projects
- Lower priority projects



# 7.2 Balwyn/Mont Albert



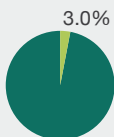
## Fast facts

### Quantity of open space:

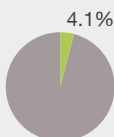
18.16 ha of open space



3.0% of all open space in Boroondara

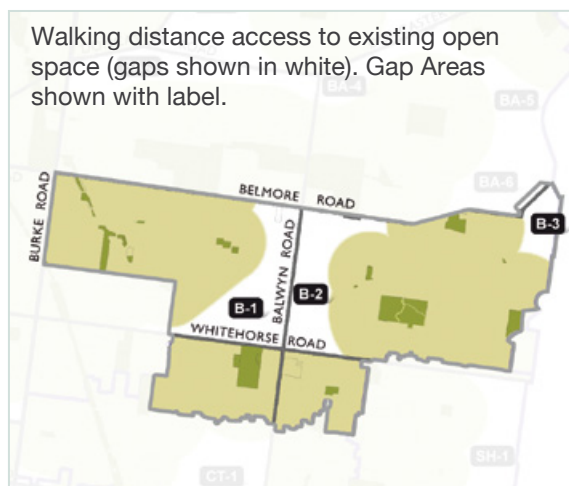


4.1% of the total suburb area is open space



### Gap analysis:

Walking distance access to existing open space (gaps shown in white). Gap Areas shown with label.



### Open space use:

Most frequently visited open space within walking distance of home:

1. Maranoa Gardens
2. Beckett Park
3. Macleay Park

Most frequently visited open space beyond walking distance of home:

1. Hays Paddock
2. Koonung Creek Reserve
3. Outer Circle Linear Park



## Precinct summary

Maranoa Gardens is a unique Regional open space in Boroondara containing a native plant botanical collection that is visited by people from all over Melbourne and the second most popular open space after Hays Paddock in the municipality. The high quality attention to and maintenance of this open space means it is well appreciated. Beckett Park directly adjoins Maranoa Gardens and contains remnant indigenous woodland including overstorey and ground storey vegetation, which contributes to its significance at a municipal-wide level.

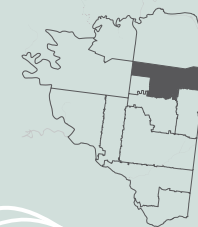
Balwyn Park is the other Municipal open space in Balwyn, providing structured sporting facilities including sports fields for football and cricket and tennis facilities. Located in the Balwyn Neighbourhood Centre, it will require improvement to better meet the open space needs of the existing and forecast community. A series of smaller linked open spaces continue to the north-west along the Glass Creek tributary from King Street Reserve and Ropley Ave Reserve north through to Stradbroke Park in Kew East. A range of smaller open spaces are distributed through the precinct and people travel outside the precinct to use other open space nearby.

Open space is well distributed in the west, south and east of the precinct with open space in the adjoining suburbs being easily accessible to the south and east via the local street network. There are gaps in the provision of open space in the centre of the precinct, both east and west of Balwyn Road and north of Whitehorse Road. These gaps are located in the catchment of the Neighbourhood Centre that is forecast to receive the majority of the future population change. If this forecast change occurs, a new Small Local open space is proposed to the west of Balwyn Road in Gap Area B-1. Similarly if the forecast future population change occurs, Gap Area B-2 proposes either an additional Local open space positioned so that people to the north and south of the gap area can reach it, or alternatively two Small Local open spaces with one located in the north and the second close to the Neighbourhood Centre.

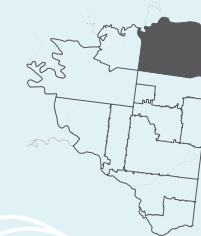
Higher priority actions for the existing open space include upgrades to Balwyn Park to increase the diversity of facilities and appeal for the existing and forecast community and a Conservation Management Plan for Beckett Park to guide future management and upgrades.



# Balwyn/Mont Albert (continued)



# 7.3 Balwyn North



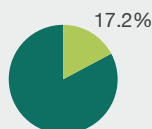
## Fast facts

### Quantity of open space:

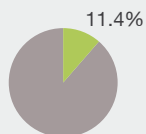
103.02 ha of open space



17.2% of all open space in Boroondara



11.4% of the total suburb area is open space



### Open space use:

Most frequently visited open space within walking distance of home:

1. Koonung Creek Reserve
2. Macleay Park
3. Greythorn Park

### Gap analysis:

Walking distance access to existing open space (gaps shown in white). Gap areas shown with label.



Most frequently visited open space beyond walking distance of home:

1. Hays Paddock
2. Maranoa Gardens
3. Koonung Creek Reserve

## Precinct summary

The extensive open space system associated with Koonung Creek and the Yarra River along the northern boundary of this precinct. Although Koonung Creek is highly modified and contained in an underground pipe for much of its length, the linked open space system associated with it including Koonung Creek Reserve, Winfield Road Reserve, Boroondara Tennis Centre and Freeway Golf Course, provides a valuable recreational and overstorey habitat corridor. The Koonung Creek Trail connects these open spaces with a range of informal activities and environmental features including wetlands with boardwalk system, revegetation with native and indigenous vegetation, seating, BMX facility, playground, and a range of walking paths. The shared trail links through Columba Street and Musca Street Reserves and Yarra Flats Reserve to the Main Yarra Trail.

The major sporting precinct associated with Gordon Barnard Reserve, Hislop Park, Macleay Park and Myrtle Park in the south of Balwyn North provides municipal facilities that are extremely well used. Macleay Park is the most popular of these and provides structured sporting, unstructured recreation facilities and informal use of the sports fields. The elevated character of Greythorn Park offers expansive views, environmental character and structured sporting use.

Other smaller open spaces are distributed through the precinct.

The northern and southern areas of Balwyn North are well provided for with open space however there are some gaps in open space distribution in the central area and towards the south-east. Doncaster, Bulleen and Balwyn Roads form major barriers to easy and safe walking access to open space. North of Doncaster Road, Gap Areas BA-1 and BA-2 will be addressed with provision of additional Small Local open spaces if forecast future change occurs in the catchments of local centres. South of Doncaster Road, Gap Areas BA-5 and BA-6 are in the catchments of activity centres and if the forecast future population growth occurs, an additional Local open space is proposed.

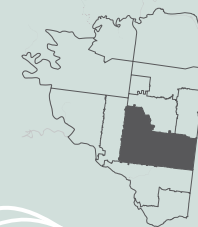
Higher priority upgrades are proposed at Columba Street Reserve, Macleay Park and Myrtle Park to address the needs of the existing and forecast population.







# 7.4 Camberwell



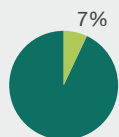
## Fast facts

### Quantity of open space:

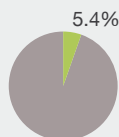
41.94 ha of open space



7% of all open space in Boroondara



5.4% of the total suburb area is open space



### Gap analysis:



### Open space use:

Most frequently visited open space within walking distance of home:

1. Lynden Park
2. Through Road Reserve
3. Frog Hollow Reserve

Most frequently visited open space beyond walking distance of home:

1. Wattle Park
2. Gardiners Creek Trail
3. Maranoa Gardens



## Precinct summary

In Camberwell, the former Outer Circle railway and some of the waterway corridors link together the key areas of open space. Back Creek, which is a tributary of Gardiners Creek, flows in a south-westerly direction through the precinct linking the popular open spaces of Lynden Park and Through Road Reserve with a shared trail. Frog Hollow and Willison Park are linked via the Outer Circle Linear Park and Alamein Railway Line in a generally north south alignment through the precinct. Other key open spaces located outside the linear networks include the sporting reserves of Highfield Park and Camberwell Sports Ground, and Read Gardens with its established heritage garden character catering for unstructured recreation and informal use. Camberwell is an established leafy garden suburb with predominantly detached dwellings dating from the late 1800s, through to the Edwardian era and contemporary buildings including higher density dwellings and apartments. Street trees contribute to the landscape character with a mix of native and exotic species.

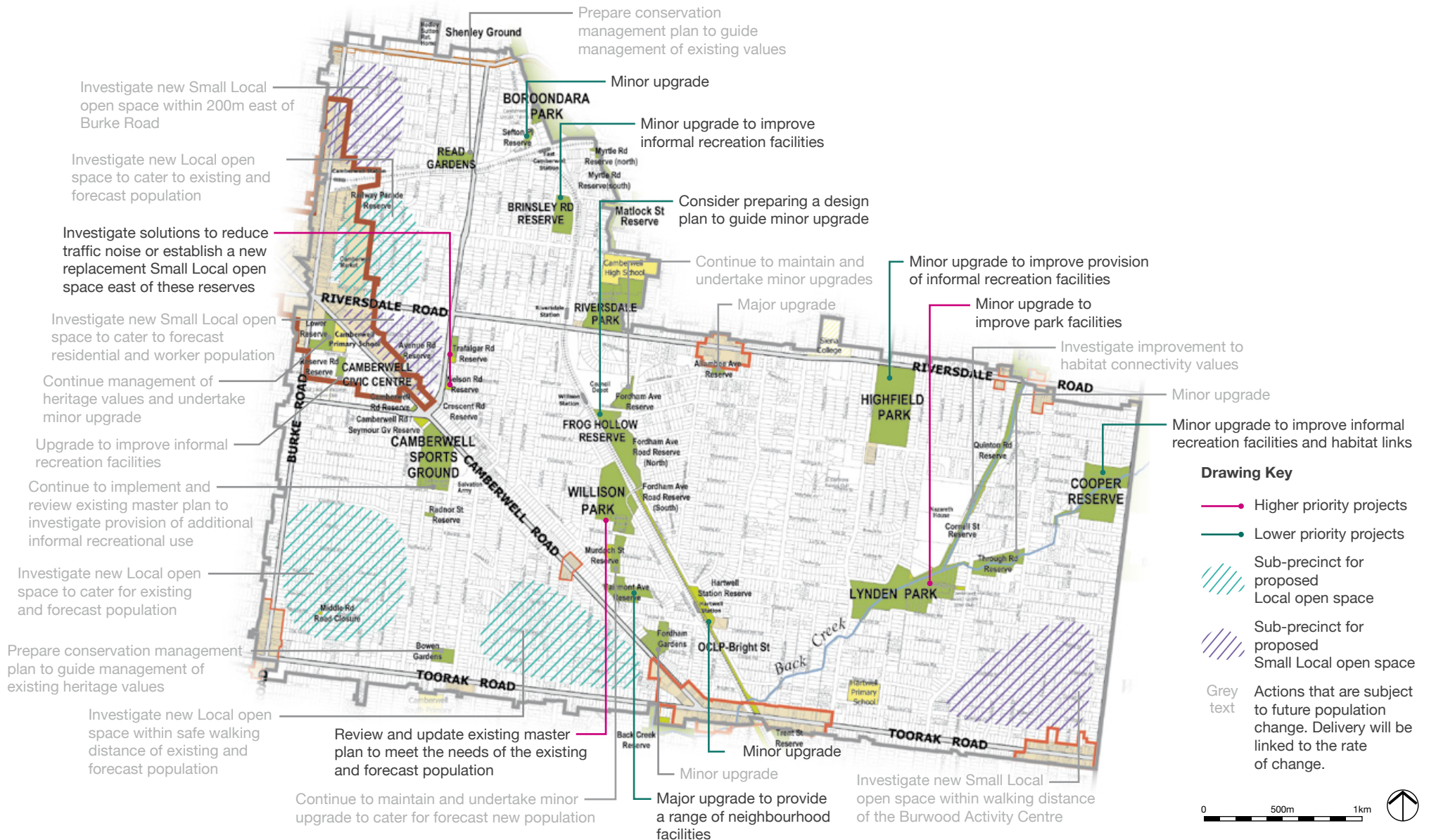
The eastern and central areas of Camberwell are generally well provided with open space, including linear links to open space in adjoining suburbs to the north and east. Open space is not as well distributed in the southern and western areas in the precinct, where

people need to travel further than an easy walk of their home or workplace to reach open space. The majority of these gap areas coincide with areas of forecast change with one of the key locations being the Camberwell Junction Activity Centre. Higher density residential and non-residential development in and around this centre is forecast to continue. Additional Local and Small Local open space is recommended to cater for the forecast change and provide for the existing population. Ongoing change is forecast to continue in some of the smaller neighbourhood centres including Hartwell, Middle Camberwell and Burwood Village. Additional Local and Small Local open spaces are required in some of the other gap areas in the southern area of the precinct for both the existing and forecast population.

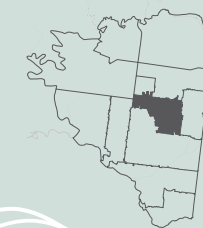
Upgrades are identified for a range of existing open spaces to improve the diversity of facilities and character of these spaces, encouraging informal and unstructured recreational use by a broad cross section of the population. These include Lynden Park, Willison Park, Fordham Gardens, Camberwell Sports Ground and Read Gardens.



# Camberwell (continued)

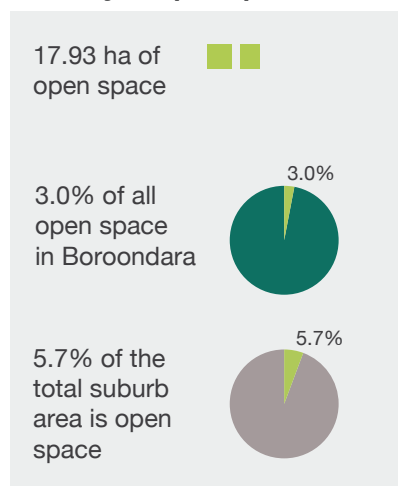


# 7.5 Canterbury



## Fast facts

### Quantity of open space:



### Gap analysis:



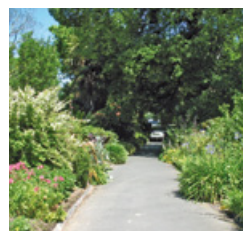
### Open space use:

Most frequently visited open space within walking distance of home:

1. Outer Circle Linear Park
2. Canterbury Gardens
3. Boroondara Park

Most frequently visited open space beyond walking distance of home:

1. Hays Paddock
2. Maranoa Gardens
3. Studley Park



## Precinct summary

The Outer Circle Linear Park (OCLP) forms a north-south open space spine through Canterbury, with the Anniversary Trail connecting some key open spaces including Boroondara Park, Shenley Ground and Riversdale Park. The heritage and formal garden character of Canterbury Gardens is located on an easterly open space spine that extends to Matlock Reserve. Canterbury Gardens is the second most popular open space after the OCLP, recognised for its ambience and beauty. The stand of remnant indigenous woodland in Belmont Park and lack of formal facilities celebrates its natural values as a contrast from the exotic character of other open spaces in Canterbury. Located in the north east, John August Reserve has an undulating informal parkland character.

Structured sporting facilities in Canterbury include the tennis club in Shenley Ground and the hockey field at Matlock Reserve. The closest natural turf sports fields within walking distance of Canterbury are Riversdale Park in Camberwell and Canterbury Sports Field in Surrey Hills. A range of Local and Small Local open spaces are located along the two linear open space spines, and provide a diversity of unstructured recreation and informal facilities including play areas, picnic and seating. Some of these spaces also have heritage character with Colville Reserve noted for its mature exotic trees

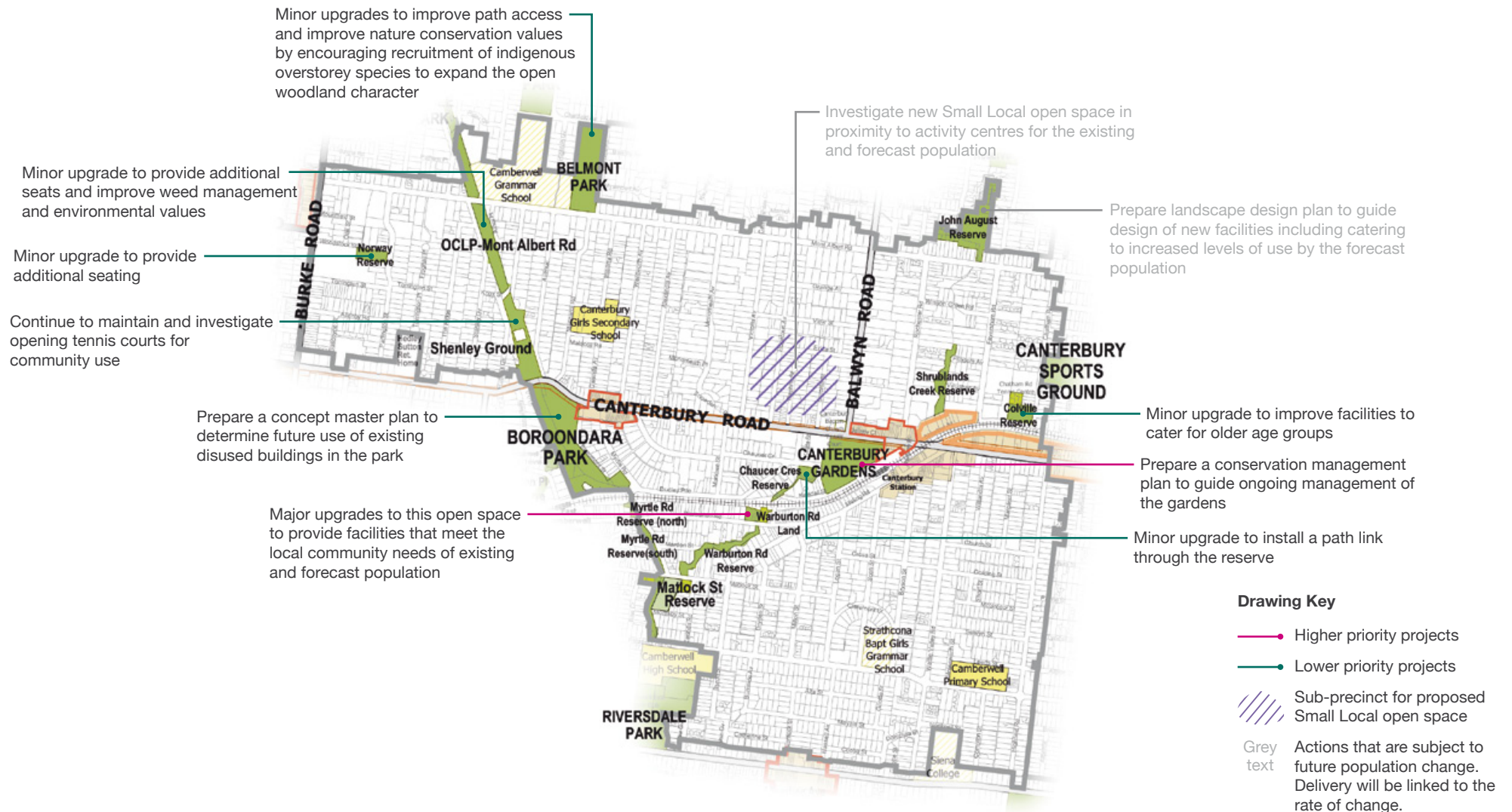
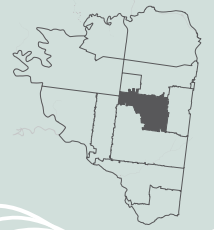
and Myrtle Road Reserve for its exotic plant species.

Open space is well provided in the western part of Canterbury. The central and eastern areas of Canterbury have some gaps in open space including to the north of Canterbury Road and west of Balwyn Road referred to as CT-1 and south of Canterbury Road and east of the railway referred to as CT-2. Gap Area CT-1 coincides with some forecast future population change around the Canterbury Village Neighbourhood Centre and an additional Small Local open space is recommended if the forecast population change occurs. For Gap Area CT-2, improved walkability in the street network is recommended to assist with overcoming the barrier that the railway forms to Canterbury Gardens.

Higher priority actions for the existing open space include preparing a conservation management plan for Canterbury Gardens to guide the ongoing management of its heritage values, upgrade works for John August Reserve to address forecast future population change primarily in Balwyn, and major upgrades to Warburton Road Land if the change occurs. Medium priority works include a concept master plan for Boroondara Park to determine the future use for the disused railway and substation buildings in the park and minor upgrades at Norway Park.



# Canterbury (continued)

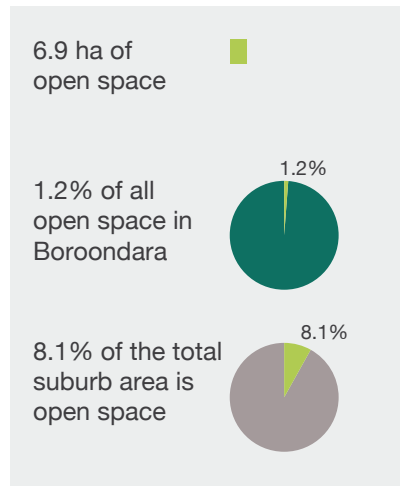


# 7.6 Deepdene



## Fast facts

### Quantity of open space:



### Gap analysis:



### Open space use:

Most frequently visited open space within walking distance of home:	Most frequently visited open space beyond walking distance of home:
1. Outer Circle Linear Park	1. Maranoa Gardens
2. Deepdene Park	2. Alexandra Gardens
3. Belmont Park	3. Beckett Park

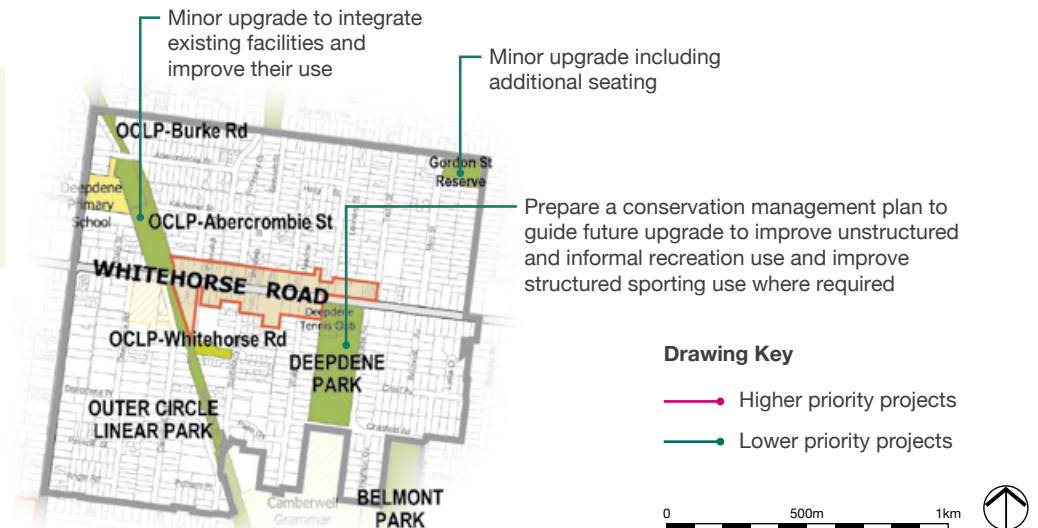


## Precinct summary

Located centrally, the Outer Circle Linear Park (OCLP) runs in a generally north-south alignment through the west of Deepdene and provides good off-road shared trail connectivity to the open space north and south of the precinct. The Abercrombie Street section of the OCLP provides a diversity of uses including open grassed areas, playground and picnic area. The OCLP is the most frequently used open space. Located within the Deepdene Activity Centre, Deepdene Park provides sporting facilities including sports fields that are also used informally, a playground and picnic area along with established trees that contribute to its parkland character. Belmont Park in

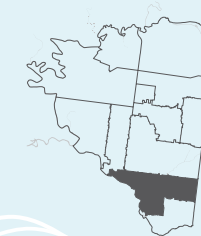
Canterbury is within walking distance of Deepdene Park and is also well used by the local residents.

There is good distribution of open space in Deepdene with the OCLP providing open space connectivity to the north and south. The forecast future population change is likely to occur in the Deepdene Neighbourhood Centre. Preparation and implementation of a conservation management plan and concept master plan for Deepdene Park is proposed to improve the quality and diversity of facilities including the unstructured recreation and informal use, catering to the existing and future population change if this occurs.





# 7.7 Glen Iris



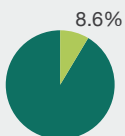
## Fast facts

### Quantity of open space:

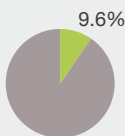
51.38 ha of open space



8.6% of all open space in Boroondara



9.6% of the total suburb area is open space



### Gap analysis:

Walking distance access to existing open space (gaps shown in white). Gap areas shown with label.



### Open space use:

Most frequently visited open space within walking distance of home:

1. Ferndale Park
2. Gardiners Creek Trail
3. Summerhill Park

Most frequently visited open space beyond walking distance of home:

1. Gardiners Creek Trail
2. Hays Paddock
3. Other – Outside City of Boroondara



## Precinct summary

The key open space feature in Glen Iris is the variety of linked linear open space networks along the waterways and the railway. The most extensive system is along Gardiners Creek, which is connected via the Gardiners Creek Trail on both sides of the creek to overcome sections where private land extends to the edge of the waterway. The shared trail links key areas of open space including Eric Raven Reserve, Nettleton Park, Howard Dawson Reserve and Burke Road South Reserve.

Back Creek is a major tributary that flows into Gardiners Creek at Nettleton Park and forms a continuous linear open space system. The linear open space diverges at Ferndale Park to extend north towards Toorak Road via the Back Creek Reserve and to the south east towards Summerhill Park along what is known as the Ferndale Trail. These networks of linear open spaces provide a combination of natural waterway and riparian values, structured sporting use and informal recreational facilities including picnic areas and playgrounds.

The Ferndale Trail system connects to the Outer Circle Linear Park or Anniversary Trail, providing north-south connectivity through the precinct between the Main Yarra Trail in the north and Gardiners Creek Trail in the south. Other key individual open spaces in Glen Iris include Hartwell Sports Ground and Burwood

Reserve which are predominantly structured sporting reserves.

The linear open space networks in Glen Iris provide a well distributed system of open space through the precinct. Some gaps in continuity of open space are identified along Gardiners Creek, which are difficult to overcome due to the patterns of urban development. Gardiners Creek Trail crosses between the Cities of Boroondara and Stonnington to create a continuous shared trail along the length of the creek. Away from the creek, two gap areas are identified west of the railway north and south of High Street Road, in proximity to the High Street Road Neighbourhood Centre where population growth is forecast to occur in the future. Upgrades to the adjoining Eric Raven Reserve will cater for the needs of the existing and forecast population in this activity centre.

The majority of the future population change is forecast to occur at Tooronga Village, and the remainder located throughout the suburb. The provision of unstructured and informal facilities in some of the larger open spaces that currently cater for structured sporting use is required to meet both existing and forecast future population needs if this change occurs. These upgrades include provision of walking paths to improve access within the reserves, provision of shelters, seats and picnic facilities.

# Glen Iris (continued)





# 7.8 Hawthorn



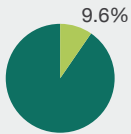
## Fast facts

### Quantity of open space:

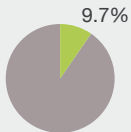
57.21 ha of open space



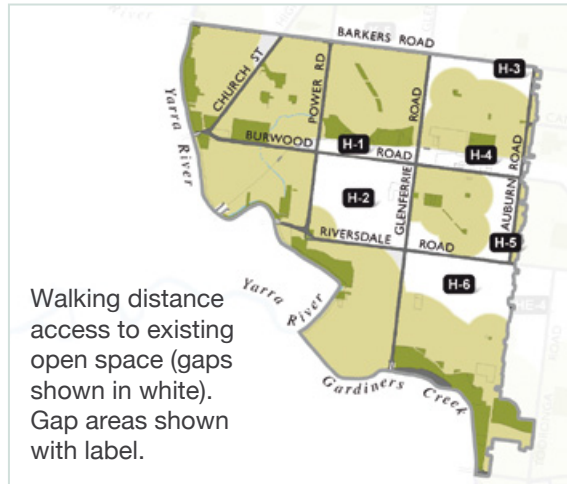
9.6% of all open space in Boroondara



9.7% of the total suburb area is open space



### Gap analysis:



### Open space use:

Most frequently visited open space within walking distance of home:

1. Central Gardens
2. St James Park
3. Grace Park

Most frequently visited open space beyond walking distance of home:

1. Fairview Park
2. Hays Paddock
3. Studley Park



## Precinct summary

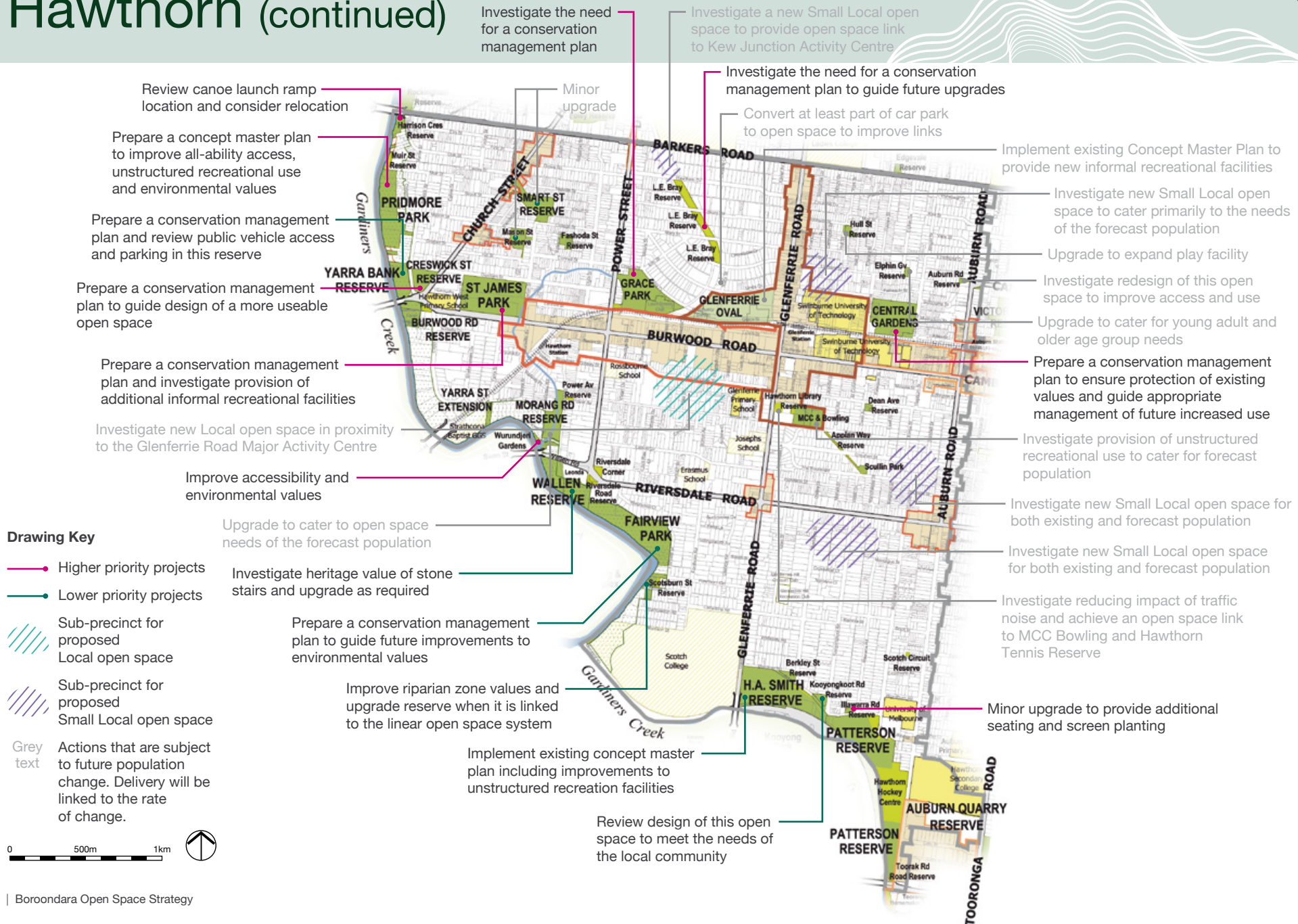
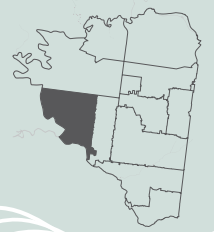
The Yarra River and Gardiners Creek flow along the western side of Hawthorn, shaping its environmental and open space character. The Hawthorn Road Bridge on Bridge Road was the first formal crossing of the Yarra. St James Park, along with Creswick Park and Yarra Bank Reserve are some of the earliest open spaces established in the city in the 1850s. Key open spaces along the Yarra include Pridmore Park, Fairview Park and Yarra Bank Reserve. Structured sporting facilities are located at Fairview Park, with others providing for unstructured recreation, including launching points for kayaking and rowing. Unfortunately the confluence of the Yarra River and Gardiners Creek is in private ownership with no open space connectivity on the Boroondara side between HA Smith Reserve and Fairview Park. HA Smith Reserve combined with Patterson Reserve provides an extensive sporting precinct adjacent to Gardiners Creek including sports fields, cycling velodrome and synthetic hockey fields.

Away from the waterway corridors Glenferrie Oval is a key sporting facility and the original home of the Hawthorn Football Club. Auburn Quarry provides significant sports facilities as well. Central Gardens, located in the Glenferrie Road Neighbourhood Centre, Grace Park and Morang Road Reserve provide for unstructured recreation and informal use. Many of the open spaces have heritage

values that will continue to inform future design and management of these open spaces in the future.

Glenferrie Road West Hawthorn Neighbourhood Centres on Burwood Road have more recently been experiencing change and this is forecast to continue in the future. The majority of the future population in Hawthorn is forecast to occur within these centres. If this forecast future population change occurs, additional Local and Small Local open spaces are proposed to address the Gap Areas and forecast increased urban densities. Additionally it is recommended the former Spur railway corridor (LE Bray Reserve) be extended to improve connectivity between Hawthorn and Kew Junction Neighbourhood Centres in the future. If forecast change occurs, high priority actions for the existing open space include upgrades to Pridmore Park, Hull Street Reserve and Hawthorn Library Reserve. Investigate integrating unstructured recreational use into MCC Bowling Club & Hawthorn tennis site given its location within the Glenferrie Road MAC. A number of high priority conservation management plans are proposed to guide future management and upgrade works including for St James Park, Creswick Street Reserve, Grace Park and LE Bray Reserve.

# Hawthorn (continued)





# 7.9 Hawthorn East



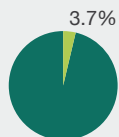
## Fast facts

### Quantity of open space:

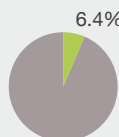
22.2 ha of open space



3.7% of all open space in Boroondara



6.4% of the total suburb area is open space



### Open space use:

Most frequently visited open space within walking distance of home:

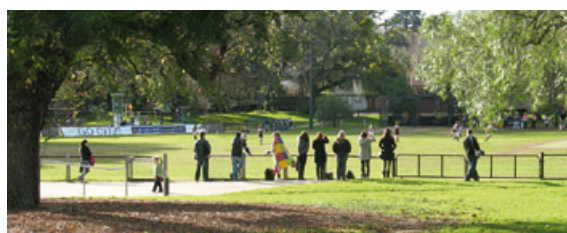
1. Anderson Park
2. Fritsch Holzer Park
3. Central Gardens

Most frequently visited open space beyond walking distance of home:

1. Fairview Park
2. Yarra Trail
3. Central Gardens

### Gap analysis:

Walking distance access to existing open space (gaps shown in white). Gap areas shown with label.



## Precinct summary

Hawthorn East has a range of large open spaces with uniquely different characters. Anderson Park includes a range of structured sport and unstructured recreation facilities and activities, with the elevation of this reserve providing expansive views to the city skyline. Cato Park is a smaller reserve to the south of Anderson Park and has remnant indigenous woodland providing a contrasting character. Fritsch Holzer Park is a more recently established open space on a former brickworks site and is popular for walking and dog walking. The adjoining Swinburne Recreation Reserve has sporting fields and if the forecast future population increase in the Camberwell Junction activity centre occurs, these two reserves are likely to receive increased levels of use over the next 10 to 15 years.

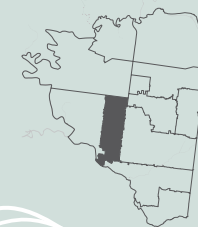
North of the railway, two sporting reserves including Victoria Road Reserve and Rathmines Reserve both integrate informal and unstructured use. The established trees in both the reserves contribute to their character and use.



The future population change for Hawthorn East is forecast to be in the Neighbourhood Centres, with the main ones being the Tooronga Road Commercial Corridor (CC), the Camberwell Junction activity centre and the Burwood Road CC. Major roads and railways create a number of significant barriers to safe pedestrian access within this precinct and the gap analysis reflects this. A number of gaps are identified in the vicinity of the Camberwell Junction activity centre and the Burwood Road CC. If the forecast future change occurs, then additional Local and Small Local open spaces are proposed to address the Gap Areas and forecast increased urban densities. It is also recommended the Gardiners Creek linear open space corridor be widened in the vicinity of the Tooronga Road CC.

Higher priority actions for the existing open space include upgrades to Fritsch Holzer Park and Swinburn Recreation Reserve, along with upgrades to informal and unstructured recreation facilities at Anderson Park. Preparation of Conservation Management Plans for Anderson Park and Victoria Road Reserve are proposed to inform future management and design of these open spaces.

# Hawthorn East (continued)



# 7.10 Kew



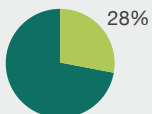
## Fast facts

### Quantity of open space:

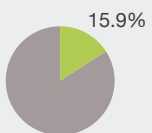
166.91 ha of open space



28% of all open space in Boroondara



15.9% of the total suburb area is open space



### Open space use:

Most frequently visited open space within walking distance of home:

1. Victoria Park
2. Alexandra Gardens
3. Outer Circle Linear Park

### Gap analysis:

Walking distance access to existing open space (gaps shown in white). Gap areas shown with label.



## Precinct summary

The Yarra River flows along the western and part of the northern boundary of Kew and is a key habitat and open space corridor for the precinct and metropolitan Melbourne. The major open space reserves in Kew are located along the Yarra River and include Studley Park, Yarra Bend Park and Chandler Park. These open spaces provide unique areas of remnant bushland of national biological significance with a highly valued habitat corridor on both sides of the river. The established shared trail along the Yarra River links these key open spaces and provides access to a range of structured, unstructured recreation and informal uses as well as access points across the river to the extensive open space system on the western side of the Yarra River and Merri Creek.

The Outer Circle Linear Park (OCLP) provides linear connectivity in a south-east direction along the northern boundary linking the Main Yarra Trail to the Anniversary Trail via the Chandler Highway. Away from the Yarra River, Victoria Park, established in the 1850s, provides structured and unstructured recreational facilities including ovals, tennis, well established exotic and nature trees and play/picnic facilities. Alexandra Gardens is also popular for its formal heritage and public garden ambience and relaxation. Eglinton Reserve, Foley Reserve, Kellett Reserve and Reservoir

Reserve provide a diversity of characters and use and are distributed through the precinct, along with some smaller open spaces located around the Kew Junction activity centre.

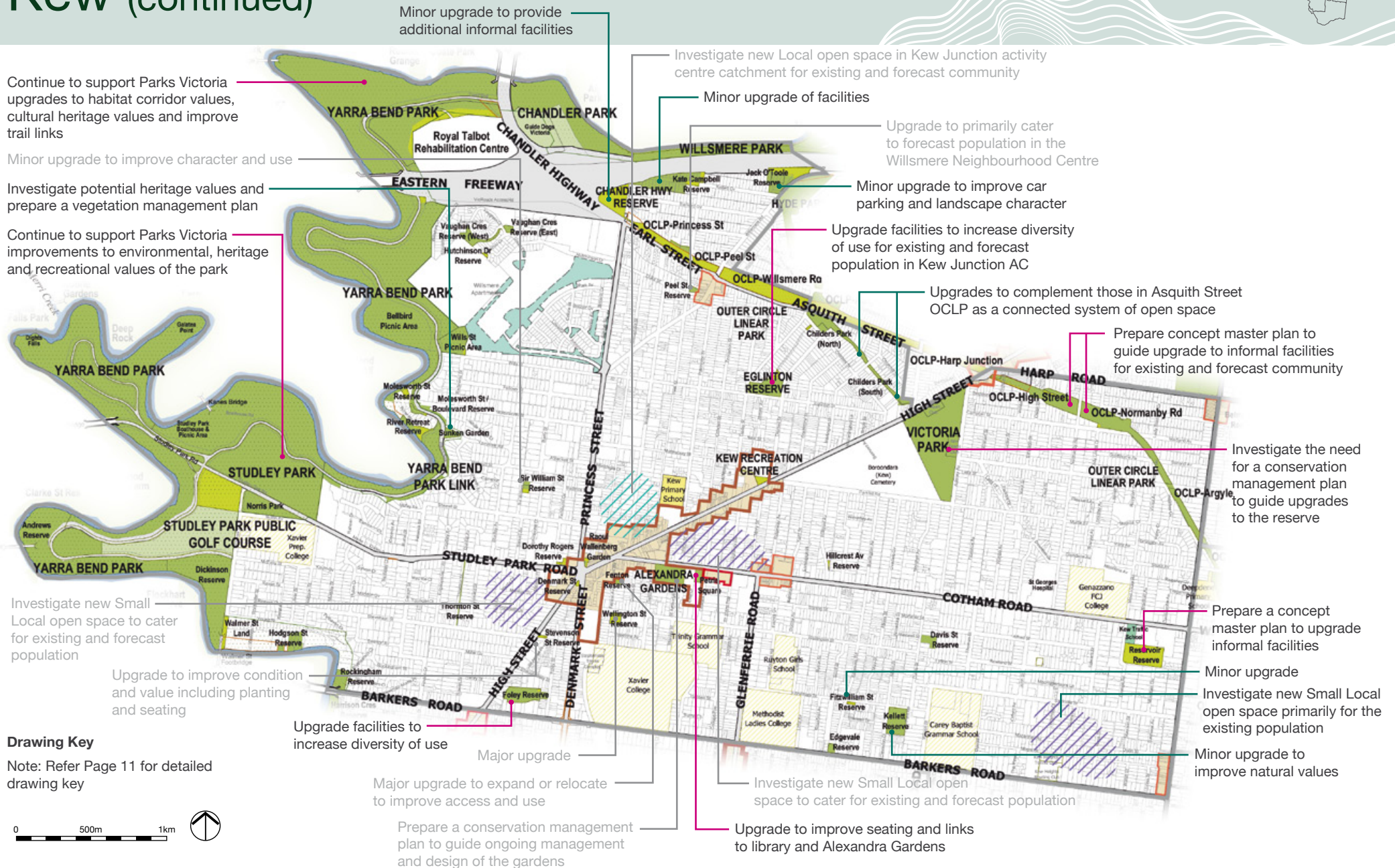
The majority of open space in Kew is located along the Yarra River corridor and the OCLP to the north-east. There are some gaps in the provision of open space in the central area, including some within the Kew Junction activity centre where future population growth is forecast to occur. If the forecast population change occurs, additional Local and Small Local open spaces are proposed to address some of the gap areas along with upgrades to some existing open spaces to cater for the increase in use and achieve a balance between provision of facilities and natural areas.

High priority upgrades are proposed for the OCLP High Street and Normanby Road sections in proximity to the Harp Village Neighbourhood Centre. Preparation of a conservation management plan for Alexandra Gardens to guide its ongoing management is proposed, along with upgrades to Eglinton, Foley and Sir William Street Reserves. Other high priorities include preparation of a conservation management plan for Victoria Park, and upgrades to Reservoir Reserve.

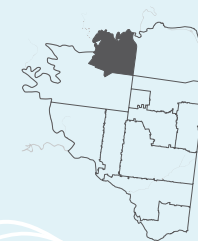




# Kew (continued)



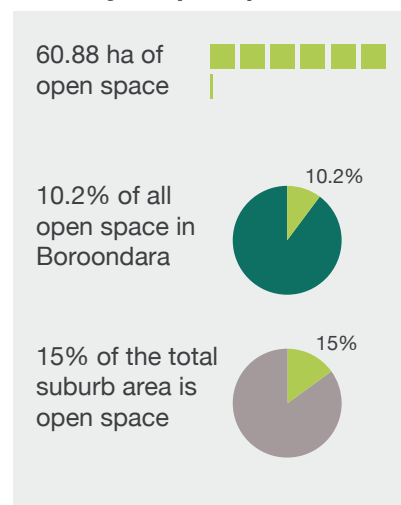




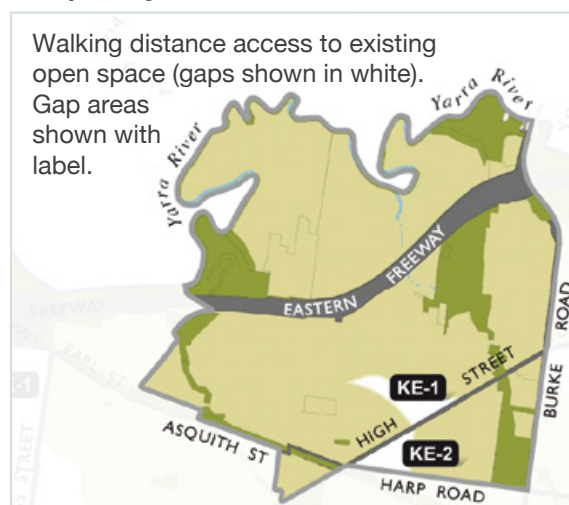
# 7.11 Kew East

## Fast facts

### Quantity of open space:



### Gap analysis:



### Open space use:

Most frequently visited open space within walking distance of home:

1. Hays Paddock
2. Stradbroke Park
3. Willsmere Park

Most frequently visited open space beyond walking distance of home:

1. Maranoa Gardens
2. Studley Park
3. Hays Paddock



## Precinct summary

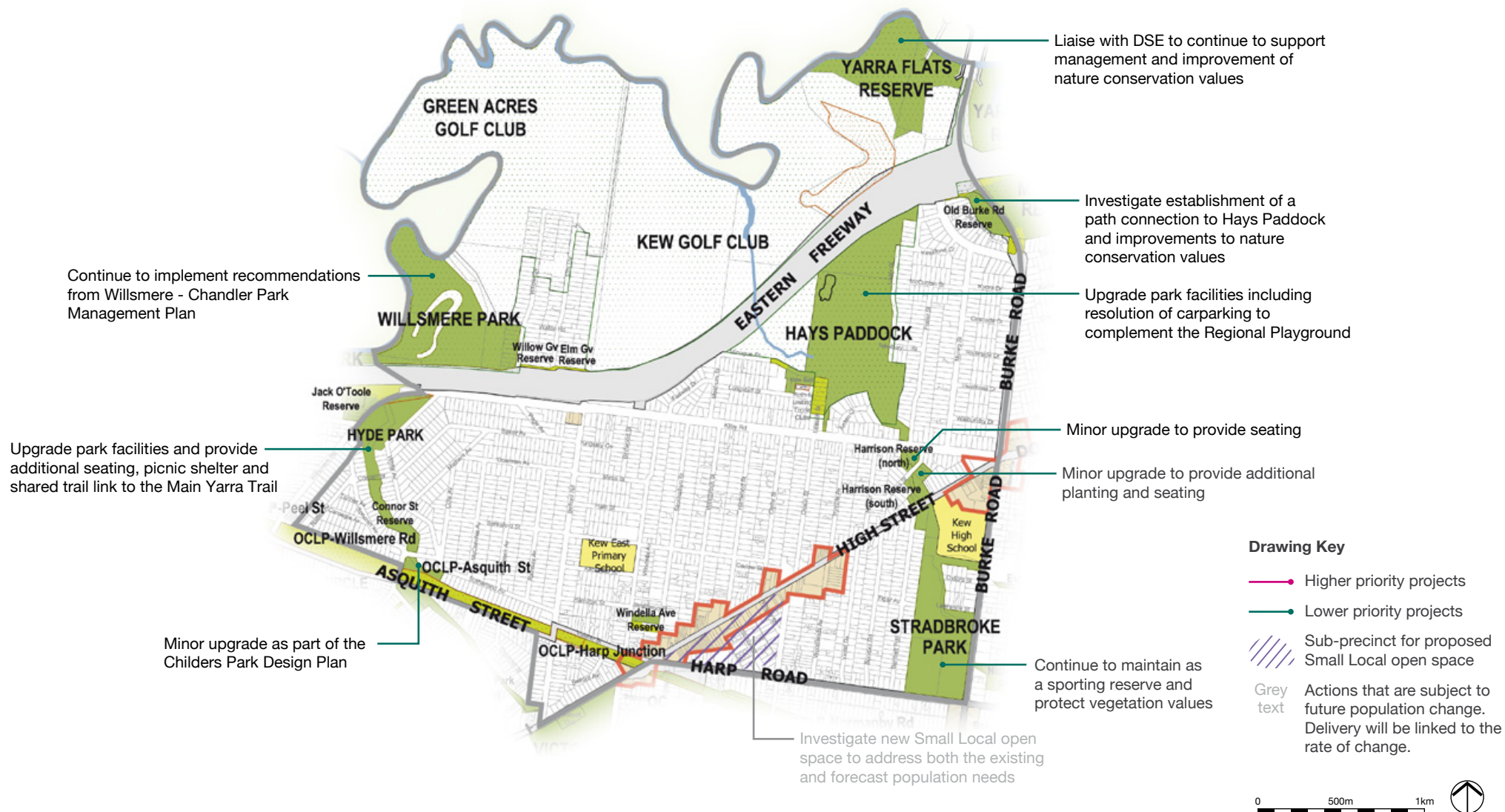
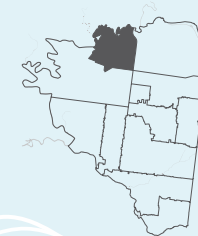
Hays Paddock, Yarra Flats Reserve and Willsmere Park are the major Regional open spaces in Kew East along the Yarra River. At a municipal-wide level the open space survey identified Hays Paddock is the most popular open space in Boroondara, mainly for the regional playground and its setting near the Yarra River with associated picnic facilities. Stradbroke Park is the second most popular open space, and is connected via an open space linear link along Glass Creek tributary to Hays Paddock making this popular for walking. Both Stradbroke Park and Hays Paddock provide structured sporting use as well as unstructured and informal use and facilities. Willsmere Park located along the Yarra is popular for walking, dog walking and is highly valued for its environmental significance, peaceful character and the sports field. The Main Yarra Trail connects the Yarra Flats Reserve and Willsmere Park, which then extends through Chandler Park downstream of the precinct.

Hyde Park is connected to the Outer Circle Linear Park (OCLP) that runs along the southern boundary of the precinct. The Anniversary Trail connects down through Hyde Park and via an underpass to the Main Yarra Trail at Willsmere Park. Tennis courts are located at Jack O'Toole Reserve adjacent to the freeway.

Harp Village and Dickens Village are the two Neighbourhood Centres and where the majority of the forecast future population change for Kew East is anticipated to occur. Open space is well distributed in the majority of the precinct, with two gaps areas around High Street and Harp Road in the catchment of the Harp Village Neighbourhood Centre. The Gap Area KE-1 to the north of High Street will be overcome by improving the east-west links and accessibility to Windella Avenue Reserve. Gap Area KE-2 is located between two major roads and if the forecast future population growth occurs, a new Small Local open space with good east-west pedestrian connectivity is proposed close to the Centre.

Higher priority actions for the existing open space include implementation of the Hays Paddock Master Plan, investigating a path connection through Old Burke Road Reserve to connect Musca Street Reserve in Balwyn North to Hays Paddock. Other actions include upgrades to sections of the OCLP and Hyde Park.

# Kew East (continued)

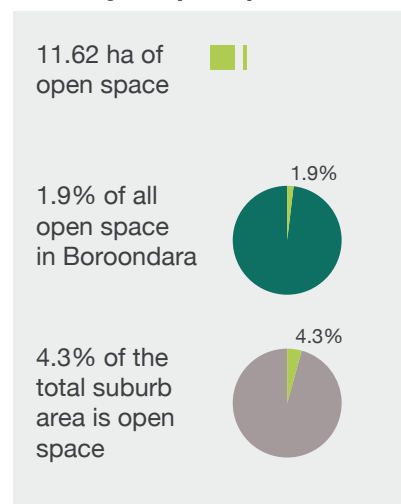


# 7.12 Surrey Hills

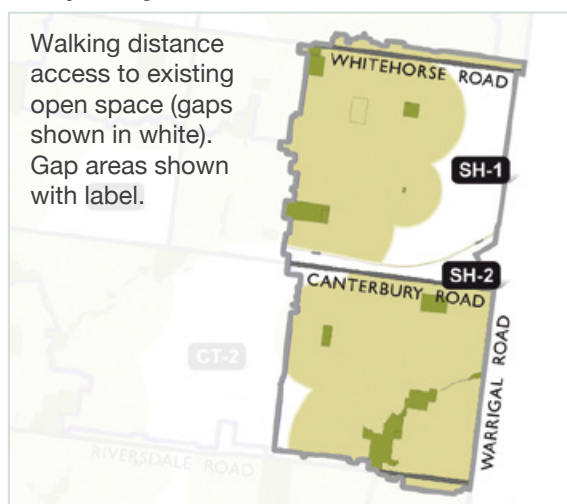


## Fast facts

### Quantity of open space:



### Gap analysis:



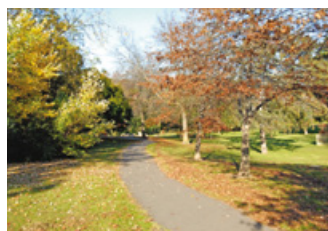
### Open space use:

Most frequently visited open space within walking distance of home:

1. South Surrey Park
2. Canterbury Sports Ground
3. Surrey Gardens

Most frequently visited open space beyond walking distance of home:

1. Hays Paddock
2. Maranoa Gardens
3. Wattle Park



## Precinct summary

Canterbury Road and the railway run east west through Surrey Hills which creates two distinct areas north and south of it. South of Canterbury Road, South Surrey Park is the most popular open space in Surrey Hills providing a diversity of unstructured recreational uses along with its heritage values including significant native and exotic plantings and informal character. Surrey Gardens provides a contrasting space with its formal exotic planting character, layout and monuments. The elevated views from Mary McKillop Reserve contribute to the sense of space within this Local open space popular for its playground.

North of Canterbury Road, Canterbury Sports Ground is the major Municipal open space for this area and is popular for watching and playing sport, exercising and visiting the playground. Grovedale Park is a Local open space and has a diverse range of mature exotic trees with some elevated views to the north but does not appear to be well used. Located in the north east of the precinct is the Balwyn Community Centre, the grounds of which are used as open space with tennis courts and a community garden.

Open space is generally well distributed to the west, with a lack of any open space to the east, north of Canterbury Road. Two Gap Areas are identified which coincide with the catchment of two Neighbourhood

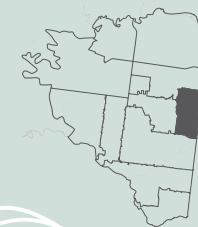
Centres and a Commercial Corridor where the larger proportion of the forecast population is anticipated to occur in the future.

The northern Gap Area, SH-1 is located towards Whitehorse Road. Gap Area SH-2 is located between the railway and Canterbury Road. If forecast future population change occurs, an additional Small Local open space is proposed for both the existing and forecast population, accessible to both areas.

Higher priority actions for the existing open space include to prepare a conservation management plan for Surrey Gardens to guide the ongoing management of its heritage values and to prepare and implement a landscape design plan for Grovedale Park to better meet the needs of the local community and improve use of this open space. Lower priority works include a conservation management plan for South Surrey Park to guide the ongoing management of its heritage values, and a landscape design plan for Balwyn Park Community Centre to resolve the future use of this space in the context of other open space in Balwyn.



# Surrey Hills (continued)



# 8. Open space design and management guidelines

## Biodiversity

Boroondara is committed to protecting and improving biodiversity values in open space where feasible. These values have been referred to in this strategy through the use of the Nature conservation character classification. This has been applied to sites with identified values consistent with Councils biodiversity plans and strategies. Where Nature conservation is the primary or secondary character classification of open space, the recreational use and infrastructure will be designed and managed to complement and in some cases improve the interpretation and conservation values. This includes:

- Lighting for recreational use will be designed to limit any negative impact on areas identified to have native fauna habitat significance.
- Defining no dog access areas in locations with significant native habitat values.



- As future open space upgrades occur review proximity of existing and new facilities to riparian corridors and waterways and other areas of biodiversity significance.
- Proposals for change in use and design in reserves with biodiversity values will need to demonstrate the changes will contribute to these values.

## Environmental sustainability

In this time of climate change, Council can contribute positively to mitigating the impacts from and adapting to climate change through sustainable design and management of open space. This includes:

- Water sensitive open space design that recognises all water streams in the urban water cycle as a resource including rainwater, stormwater, potable mains water, greywater and blackwater.
- Where feasible, our open space system will rely on sustainable water supply for its ongoing management and maintenance.
- Infrastructure design will continue to promote sustainable materials including their source and ongoing longevity and maintenance.
- Encourage natural features including large canopy shade trees and natural surfaces in open space located in

and near higher density urban areas, particularly activity centres. This achieves multiple benefits including mitigating urban heat island effect impacts and improving community health and wellbeing.

- Continue to increase tree canopy cover across the municipality where feasible, facilitated through a future municipal wide urban forest or tree management strategy.



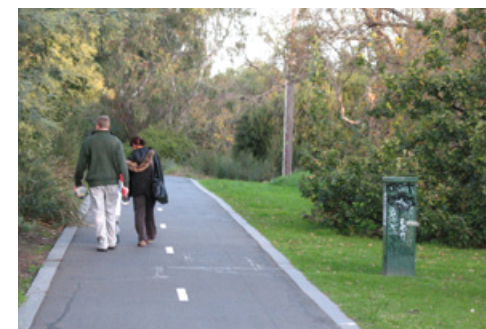
## Community health and wellbeing

The benefits of open space on community health and wellbeing are numerous. This includes participation in sport, exercise and play along with the more intangible benefits including to relax and unwind; social contact; being outdoors and fresh air; and as a break from the urban environment. Boroondara's open space network is well used and highly valued

for a diversity of reasons and the future design and management of open space will focus on promoting these values and uses balanced with protecting the biodiversity values.

## Accessibility to open space

- Investigating practical ways to improve access for people of all abilities, ages and backgrounds to open space as part of the ongoing program of upgrades.
- Increase the diversity of open space design, character and facilities to appeal to a broad cross-section of the community.
- Minimise conflicts between different uses through appropriate design and management responses in open space.





# Open space design and management guidelines (continued)

## Different types of recreational use in open space

- Adaptability in open space and facility design to increase the opportunities for a range of structured and unstructured recreational uses to occur, encouraging fitness and health in the community.
- Provide for structured sport and recreation uses recognising the important contribution structured sport has on the fitness and health of our community, especially for family groups and young people.
- Provide for unstructured recreational activities in open space with a variety of facilities including paths, shared trails, play areas, fitness equipment and multipurpose courts.
- Balance the need for additional built facilities in open space with the high value placed on the open parkland character.



## Informal use

- Recognise and encourage informal use of open space with provision of seating, maintaining horticultural display areas and providing a variety of landscape settings that appeal to different parts of our diverse community.
- Continue to provide a variety of picnic and barbecue facilities in open space encouraging social connectedness.
- Encourage natural features and character in open spaces within activity centres to provide a balance to their urban character and context.



## Culture, arts and community involvement

Open space protects and promotes the historical and contemporary cultural values of our community. Some of the key directions include:

- The Indigenous cultural heritage values of open space in Boroondara are generally located along waterways. These values are to be protected in the future by preparing cultural heritage management plans where required.
- Recognise, protect and interpret the non-Indigenous historical values of open space through the preparation of selected Conservation Management Plans in open space with identified or potential historical values.
- To guide future design and management of selected open space a range of plans are proposed to be prepared. These include: concept master plans for selected Regional and Municipal open spaces; and landscape design plans for selected Neighbourhood, Local and Small Local open spaces. Council's Community Engagement Strategy is referred to for appropriate levels of community engagement in the preparation of these plans.

- The strategy recognises the importance of public art where it is a reflection of the intrinsic natural, cultural and community values of open space, which will be guided by relevant policies in Council.
- Community gardens have positive features including growing food sustainably and social connectedness, but do restrict access for other purposes. As they can be run successfully on public land other than open space as well, future proposals for them in open space will be assessed within this context.
- Establish an Open Space Forum model that provides a range of community engagement process in all aspects of ongoing decision making in our open space network including establishing Friends Groups.





# 9. Implementation

## Overview

The recommendations and actions have been prioritised over a 15-year timeframe. Timeframes will be influenced by the allocation of suitable funds and resources, the rate of forecast land use change and collection of fair and equitable open space contributions. Responsibility for implementation involves different directorates including City Planning, Environment and Infrastructure, Community Development and Corporate Services. Regular meetings to monitor the progress of the actions including revising priorities where required to respond to updated circumstances will occur throughout this 15-year period.

## Funding

The open space projects recommended in this strategy include improvements to the unstructured recreation and informal open space facilities and design in existing and new open space, and the provision of land area for new open space. The funding for the improvement works will be sourced from a combination of:

- Council revenue
- external grants from other State and Federal Government agencies
- open space contributions.

### Open space improvement works

Council revenue and external grants will fund the works identified for the existing population. The annual allocation of funding for capital works projects will be subject to adequate resources and budgets being made available by Council to fund the strategy projects. Council will continue to apply for external government grants towards specific projects. Council also funds an ongoing replacement program for infrastructure in open space referred to as the Open Space Asset Management Plan. This replacement program has been aligned to the strategy actions and priorities. Open space contributions will be used to fund improvement works required for the future population as population change occurs.

### Land area

A number of new open spaces are identified for the 15-year timeframe of the strategy, the majority of which are linked to the forecast future population growth and change. The land area for these new areas of open space will be achieved through a combination of:

- percentage of land area as part of an open space contribution on behalf of the future population
- purchase of land area using a combination of open space cash contributions and Council revenue
- conversion of existing public land to open space.

## Open space contributions

### Contributions levy and rate under the *Subdivision Act 1988*

Council levies contributions for public open space under the *Subdivision Act 1988*. Section 18 of the Act allows Council to require a contribution toward the provision of open space in the municipality as part of a subdivision approval. The contribution is expressed as a percentage of the land area of the development site or the equivalent value of undeveloped land as a monetary contribution, or a combination of both. Land contributions are required to be transferred to the Council and zoned as public open space.

There are two components to the levy. Firstly, Council needs to be satisfied there will be a need for more open space as a result of the development based on the assessment criteria included in Section 18(1A) of the Act. This strategy considers this question for the different open space precincts and concludes that all subdivisions eligible to be levied under the Act should make a contribution to public open space. For each precinct, the intensification of use has been evaluated holistically in terms of the existing open space in the neighbourhood (places of public resort or recreation) and the forecast demand and benefit that will be derived from this open space by the occupants of new subdivisions in that

precinct. The individual assessments undertaken by Council will use the Section 18(1A) criteria as set out in Table 9A and will be undertaken in light of the holistic and strategic evaluation of open space use provided in this strategy.

Secondly, once the need for more open space is identified, Council will set a contribution rate to be paid. A basic principle is that the levy should represent a reasonable proportion of the value of the open space improvements that the Council will provide on behalf of the new population. An analysis undertaken for this strategy using the recommended projects and the forecast population growth concluded that an averaged municipal contribution rate of 5 per cent represents a reasonable allocation of costs to the future population. For larger sites comprising 10 lots or more, Council is encouraged to negotiate more than a 5 per cent contribution as part of the overall development negotiations. This recognises that historically Council has received larger, negotiated contributions for major sites and reflects the intensification and concentration of population with higher density development and the consequent demand on open space.

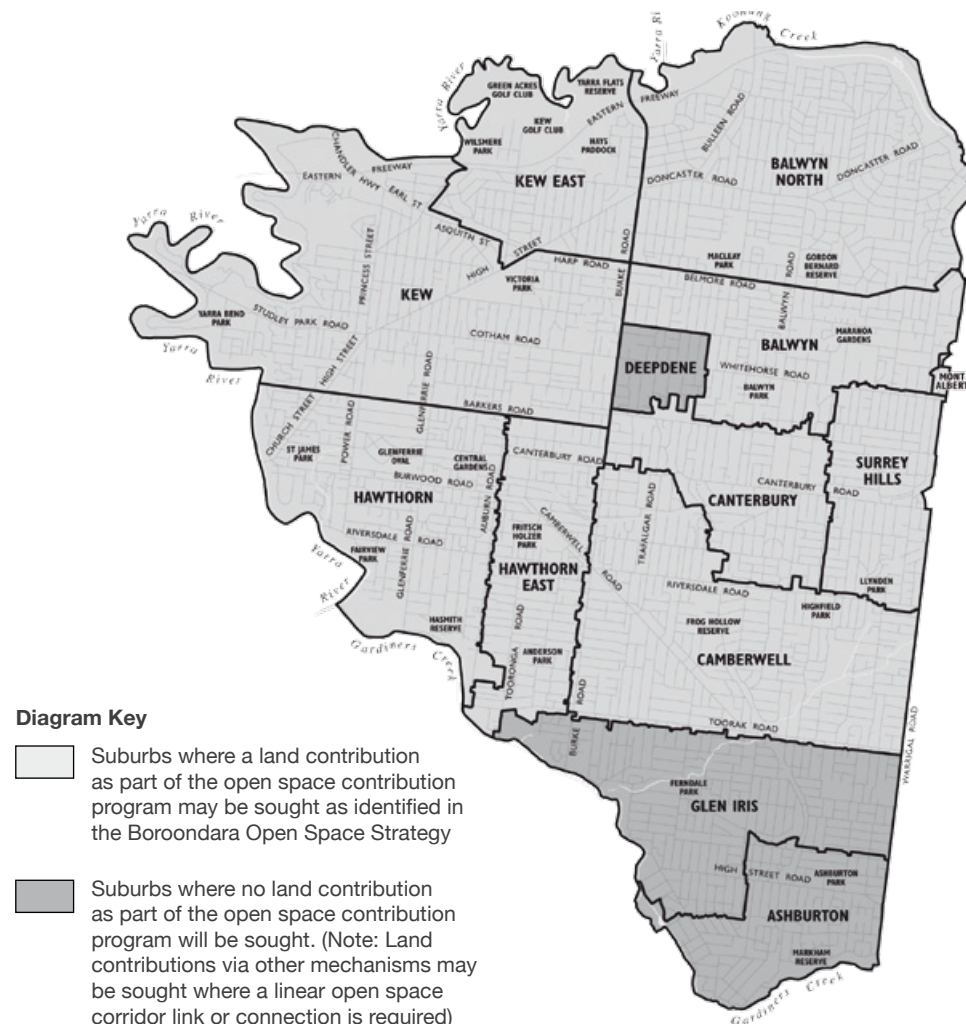
Most subdivisions will be required to make a cash contribution toward open space. However the Council may require the levy as a land contribution where the need for more open space is identified,

# Implementation (continued)

as shown in Diagram 9-1, and the land meets the criteria in Table 6A. This decision will have regard to the municipal-wide recommendations and the relevant precincts as set out in this strategy.

## Contributions expenditure

Contributions collected by the Council must be separately accounted for and allocated to land acquisition for new reserves or open space capital works. Council will allocate contribution funds in line with the open space priorities for the new population on whose behalf the contributions are collected. The contributions funding component of each recommended open space project is to reflect the proportion of identified need or benefit that will accrue to the new population from that project. As projects are implemented over time, there should be an equitable and balanced distribution of contributions expenditure, so that locations with larger numbers of new dwellings (and therefore a larger new population) benefit in line with the level of contributions made toward strategy implementation.



**Diagram 9-1** Where land contributions may be sought as part of the open space contribution program

# Implementation (continued)

Table 9A Applying the *Subdivision Act 1988* criteria

Criteria from <i>Subdivision Act 1988</i> Section 18(1A)	Matters to be considered (different options are indicated for some responses)
<i>(a) the existing and proposed use or development of the land</i>	<ul style="list-style-type: none"> <li>The development is an intensification of use on the land resulting in increased development, <i>and/or</i></li> <li>The development is part of the overall intensification of use and development for the local area.</li> </ul>
<i>(b) any likelihood that existing open space will be more intensively used after than before the subdivision</i>	<ul style="list-style-type: none"> <li>The subdivision will result in an increase in the (<i>residential, worker</i>) population, and therefore the existing open space will be used more intensively after the subdivision. Incremental increases in population add pressures on existing open space. Even minimal pressures require additional resources and contribute to a cumulative increase in use.</li> <li>Dwellings with less private open space can mean an increased reliance on public open space for residents' recreational needs.</li> </ul>
<i>(c) any existing or likely population density in the area of the subdivision and the effect of the subdivision on this</i>	<ul style="list-style-type: none"> <li>The subdivision is located in: <ul style="list-style-type: none"> <li>an established neighbourhood where there is a trend toward infill development, <i>or</i></li> <li>an area in transition to residential or mixed use development, <i>or</i></li> <li>an activity centre.</li> </ul> </li> <li>Additional development is: <ul style="list-style-type: none"> <li>increasing the number of buildings, scale of buildings, <i>and/or</i></li> <li>introducing new development into the area.</li> </ul> </li> </ul> <p>This development is part of this trend.</p>

Table 9A (continued)

Criteria from <i>Subdivision Act 1988</i> Section 18(1A)	Matters to be considered (different options are indicated for some responses)
<i>(c) any existing or likely population density in the area of the subdivision and the effect of the subdivision on this</i>	<ul style="list-style-type: none"> <li>Council's forecasts indicate that the population density of the municipality and the local area in which the subdivision is located is predicted to increase. This development is adding incrementally to that increased density. Population density in the area of the subdivision will increase cumulatively through the effects of: <ul style="list-style-type: none"> <li>infill development, <i>or</i></li> <li>large scale redevelopment</li> </ul> such as this subdivision.</li> </ul> <p>Refer to Section 6 of this strategy for municipal open space planning and Section 7 for the local precinct analysis.</p>
<i>(d) whether there are existing places of public resort or recreation in the neighbourhood of the subdivision, and the adequacy of these</i>	<p>Where a cash contribution is required:</p> <ul style="list-style-type: none"> <li>The existing places of resort and recreation within the local area include (<i>refer to precinct maps in Section 7</i>). These open spaces are recommended for improvement or upgrade.</li> </ul> <p>Where a land contribution is required:</p> <ul style="list-style-type: none"> <li>The gap analysis has identified the need for additional open space in the local area (<i>refer to recommendations for additional land and Diagram 9-1</i>) because of an increasing (<i>residential, worker</i>) population. Refer to Section 7 of this strategy for specific actions on relevant open space.</li> </ul>



# Implementation (continued)

Table 9A (continued)

Criteria from <i>Subdivision Act 1988</i> Section 18(1A)	Matters to be considered (different options are indicated for some responses)
<i>(e) how much of the land in the subdivision is likely to be used for places of resort and recreation for lot owners</i>	<ul style="list-style-type: none"><li>• This statement is not applicable because the development does not set aside public open space facilities for the use of all of the lot owners.</li></ul>
<i>(f) any policies of the Council concerning the provision of places of public resort and recreation</i>	<ul style="list-style-type: none"><li>• The Council has adopted an open space strategy, which details the actions for public open space in the municipality and in the local area in which the subdivision is located. These actions have been planned to respond to the needs of the changing (<i>residential, worker</i>) population.</li><li>• The occupants of the subdivision can expect to enjoy the benefits of improvements and additions to the open space network.</li></ul>



