

8.7.2. EXISTING OPEN SPACE NETWORK

Table 1 identifies a total of 35 open spaces within the suburb of Glenroy, amounting to a combined total area of 125 hectares of open space. This represents approximately 14% of the total land area of the suburb.

Glenroy includes a substantial amount (15.5ha) of open space that is restricted with no existing public access. This is land managed by Melbourne Water for water management purposes. Eight (8) other public open spaces are identified as having a component of restricted open space (eg. Sports club facilities or within a larger public reserve or overland flow path in creek corridor) such as the membership required access of the Northern Golf Course and the restricted hours of Fawkner Memorial Pak.

Distribution of open space within Glenroy is skewed to the north and west periphery along the Moonee Ponds Creek and Western Ring Path corridors. A total of 22.5ha (19%) of the total open space within the suburb is located outside of these precincts.

A total of 33.4m² of open space is available per resident/worker within Oak Park based on 2021 residential/worker population.

Table 2 breaks provides further information on open spaces within Oak Park to give an understanding of the distribution of open space by hierarchy and relative functions.

8.7.3. DISTRIBUTION OF OPEN SPACE AND GAPS ANALYSIS

The following open space analysis has been undertaken using the three types of gaps analysis earlier in this report.

In each map, areas outside the walking catchments of the different open spaces are identified as 'gap areas'. The assessment of the existing public open space networks ability to meet the needs of future residents is informed by this analysis. Recommendations for new open space projects within the suburb are informed by the Principles.

The spatial distribution of open space and 'gaps' identified through this analysis is important in ensuring that future open space projects contribute to establishing an equitable, distributed and connected network of open spaces.

Observations are provided on each gaps analysis which is incorporated into the conclusions and recommended projects identified at the end of this sub-section.

TABLE 2 - OPEN SPACE NETWORK HIERARCHY (GLENROY)					
	Quantity	% of Quantity	Total Area (ha)	% of area vs overall OS	% of area vs suburb area
Definition					
Public Open Space	33	12%	112.18	17.9%	12.6%
Restricted Open Space	2	1%	11.75	1.9%	1.3%
Hierarchy					
Regional	5	2%	77.76	12.4%	8.7%
District	12	4%	90.84	14.5%	10.2%
Neighbourhood	13	5%	2.46	0.4%	0.3%
Local	5	2%	5.56	0.9%	0.6%
Pocket	1	0%	0.04	0.0%	0.0%

Figure 95. Glenroy Existing Network

TABLE 3 - SUBURB OPEN SPACE FUNCTIONS (GLENROY)																	
ID	Open Space Name	Area (ha)	Hierarchy	Linking Space	Play Space	Formal Sports	Informal Sports	Civic	Nature Conservation	Creek Corridor	Heritage	Memorial Park	Passive Recreation	Utility	Horticulture	Dog Park	Undefined
12	ATC Cook Reserve	5.13	District	✓	✓	✓	✓	✗	✗	✗	✗	✗	✓	✗	✗	✗	✗
14	Belair Avenue Park	0.18	Neighbourhood	✓	✓	✗	✗	✗	✓	✗	✗	✗	✓	✗	✗	✗	✗
16	Bill Allen Reserve	0.14	Neighbourhood	✗	✓	✗	✗	✗	✗	✗	✗	✗	✓	✗	✗	✗	✗
31	Everard Street	0.17	Neighbourhood	✓	✗	✗	✗	✗	✓	✗	✗	✗	✓	✗	✗	✗	✗
32	G E Clarke Reserve	1.08	Local	✗	✓	✗	✗	✗	✓	✗	✗	✗	✓	✗	✗	✗	✗
35	Glenroy Bowls Club	0.60	Local	✗	✗	✓	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗
39	Gowanbrae Retarding Basin	25.51	District	✓	✗	✗	✗	✗	✓	✗	✗	✗	✗	✓	✗	✗	✗
48	Langton Street Reserve	1.17	District	✓	✗	✗	✗	✗	✗	✗	✗	✗	✓	✓	✗	✗	✗
49	Laherty Reserve	0.15	Neighbourhood	✓	✓	✗	✗	✗	✓	✗	✗	✗	✓	✗	✗	✗	✗
53	Mott Reserve	0.49	Neighbourhood	✗	✓	✗	✗	✓	✗	✗	✗	✗	✓	✗	✗	✗	✗
54	MWC Retarding Basin	6.82	District	✓	✗	✗	✗	✗	✓	✓	✗	✗	✗	✓	✗	✗	✗
67	W J Turner Reserve	0.20	Neighbourhood	✓	✓	✗	✗	✗	✓	✗	✗	✗	✓	✗	✗	✗	✗
68	Western Ring Road Path	0.94	District	✓	✗	✗	✗	✗	✗	✗	✗	✗	✗	✓	✗	✗	✓
70	Bourchier Street Reserve	0.10	Neighbourhood	✗	✗	✗	✗	✗	✓	✗	✗	✗	✓	✗	✗	✗	✗
72	Bridget Shortell Reserve	0.83	Local	✗	✓	✗	✗	✗	✗	✗	✗	✗	✓	✗	✗	✗	✗
74	Captain Chris Slattery (MBE) Reserve	1.34	Local	✗	✓	✗	✗	✗	✓	✗	✗	✗	✓	✗	✗	✗	✗
86	Ivan Page Reserve	0.12	Neighbourhood	✗	✓	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗
96	McClean Park	0.28	Neighbourhood	✓	✓	✗	✗	✗	✗	✗	✗	✗	✓	✗	✗	✗	✗
104	Robertson Reserve	4.12	District	✓	✗	✗	✗	✗	✗	✓	✗	✗	✗	✗	✗	✗	✗
105	Taggs Reserve	0.20	Neighbourhood	✓	✗	✗	✗	✗	✓	✗	✗	✗	✓	✗	✗	✗	✗
107	Truscott Reserve	0.11	Neighbourhood	✗	✗	✗	✗	✗	✗	✗	✗	✗	✓	✗	✗	✗	✓
115	Gervase Avenue Reserve	1.71	Local	✓	✗	✗	✗	✗	✗	✗	✗	✗	✗	✓	✗	✓	✓
119	Sewell Reserve	5.91	District	✗	✓	✓	✓	✗	✗	✗	✗	✗	✓	✗	✗	✓	✗
120	Wallace Reserve	9.88	District	✗	✓	✓	✗	✗	✗	✗	✗	✗	✓	✗	✗	✓	✗
169	Fran Street Reserve	10.48	Regional	✓	✓	✗	✗	✗	✓	✓	✗	✗	✓	✗	✗	✓	✗
182	Kingsford-Smith-Ulm Reserve	9.78	Regional	✓	✓	✗	✗	✗	✓	✓	✗	✗	✓	✗	✗	✓	✗
184	Arundel Avenue Extension	0.04	Pocket	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✓
206	Box Forest Retarding Basin	3.33	District	✗	✗	✗	✗	✗	✓	✗	✗	✗	✗	✓	✗	✗	✓
209	Northern Golf Course	52.75	Regional	✗	✗	✓	✗	✗	✓	✗	✗	✗	✓	✓	✗	✗	✗
221	Western Ring Road Linear Park	18.12	District	✓	✗	✗	✗	✗	✗	✗	✗	✗	✗	✓	✗	✗	✗
235	Electric Street Western Ring Road Park	1.50	District	✓	✗	✗	✗	✗	✗	✗	✗	✗	✗	✓	✗	✗	✓
255	Cardinal Road Park	0.14	Neighbourhood	✗	✓	✗	✗	✗	✗	✗	✗	✗	✓	✗	✗	✗	✗
258	Djirri Djirri Reserve	3.28	Regional	✓	✗	✗	✗	✗	✓	✓	✗	✗	✓	✗	✗	✓	✗
259	Sydney Railline Easement (VicTrack)	1.48	Regional	✗	✗	✗	✗	✗	✗	✓	✗	✗	✓	✓	✗	✗	✓
266	Glenroy Station Reserve	0.17	Neighbourhood	✓	✗	✗	✗	✓	✓	✗	✗	✗	✓	✗	✗	✗	✗
269	MWC Retarding Basin	8.41	District	✓	✗	✗	✗	✗	✓	✓	✗	✗	✗	✓	✗	✗	✗

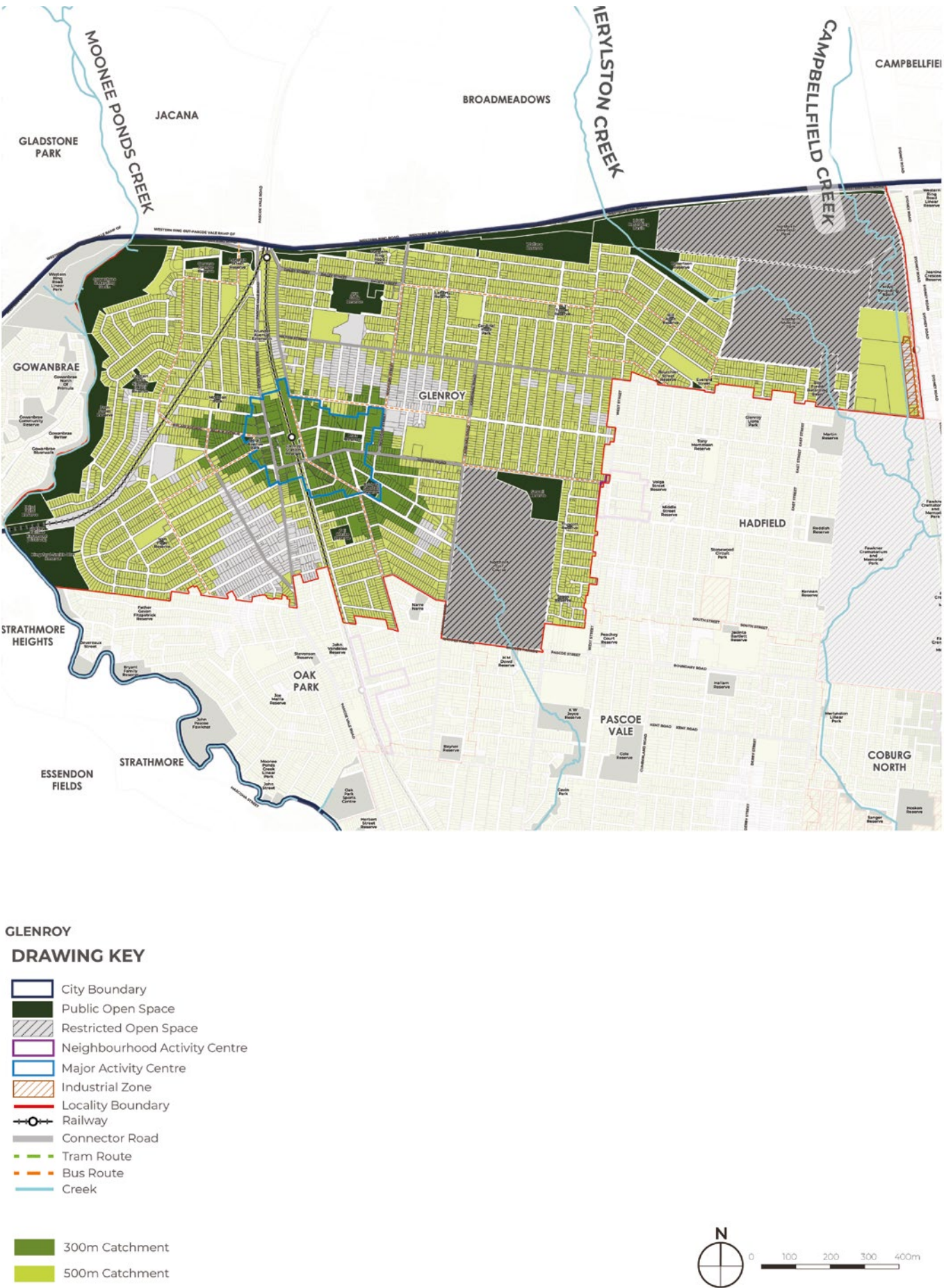
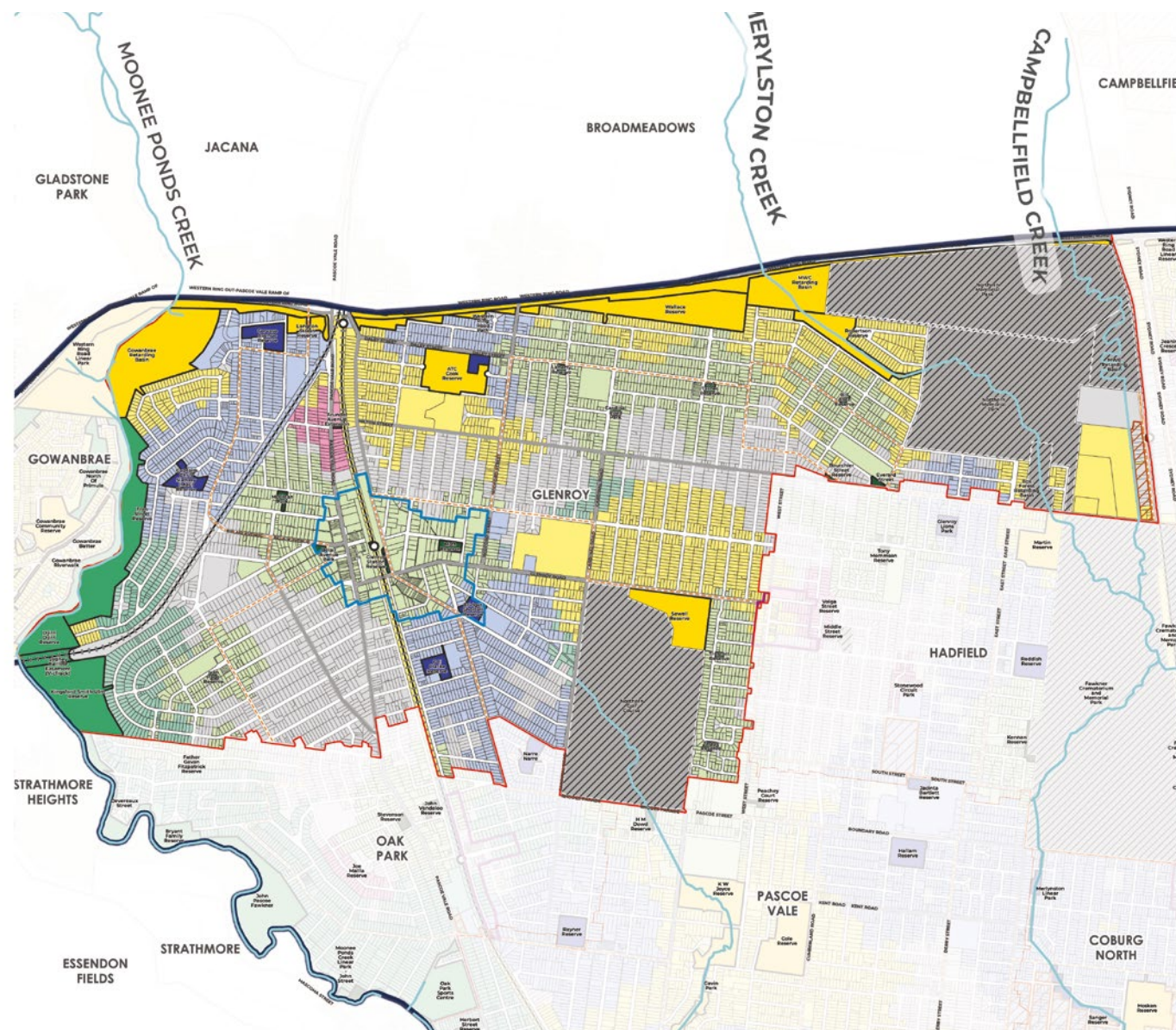


Figure 96. Glenroy Baseline Service Gaps Analysis



GLENROY

DRAWING KEY

- City Boundary
- Industrial Zone
- Neighbourhood Activity Centre
- Major Activity Centre
- Restricted Open Space
- Railway
- Connector Road
- Tram Route
- Bus Route
- Creek

HIERARCHY

- Pocket
- Neighbourhood
- Local
- District
- Regional

CATCHMENT

- 200m
- 300m
- 400m
- 500m (District)
- 500m (Regional)

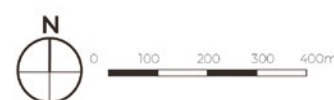
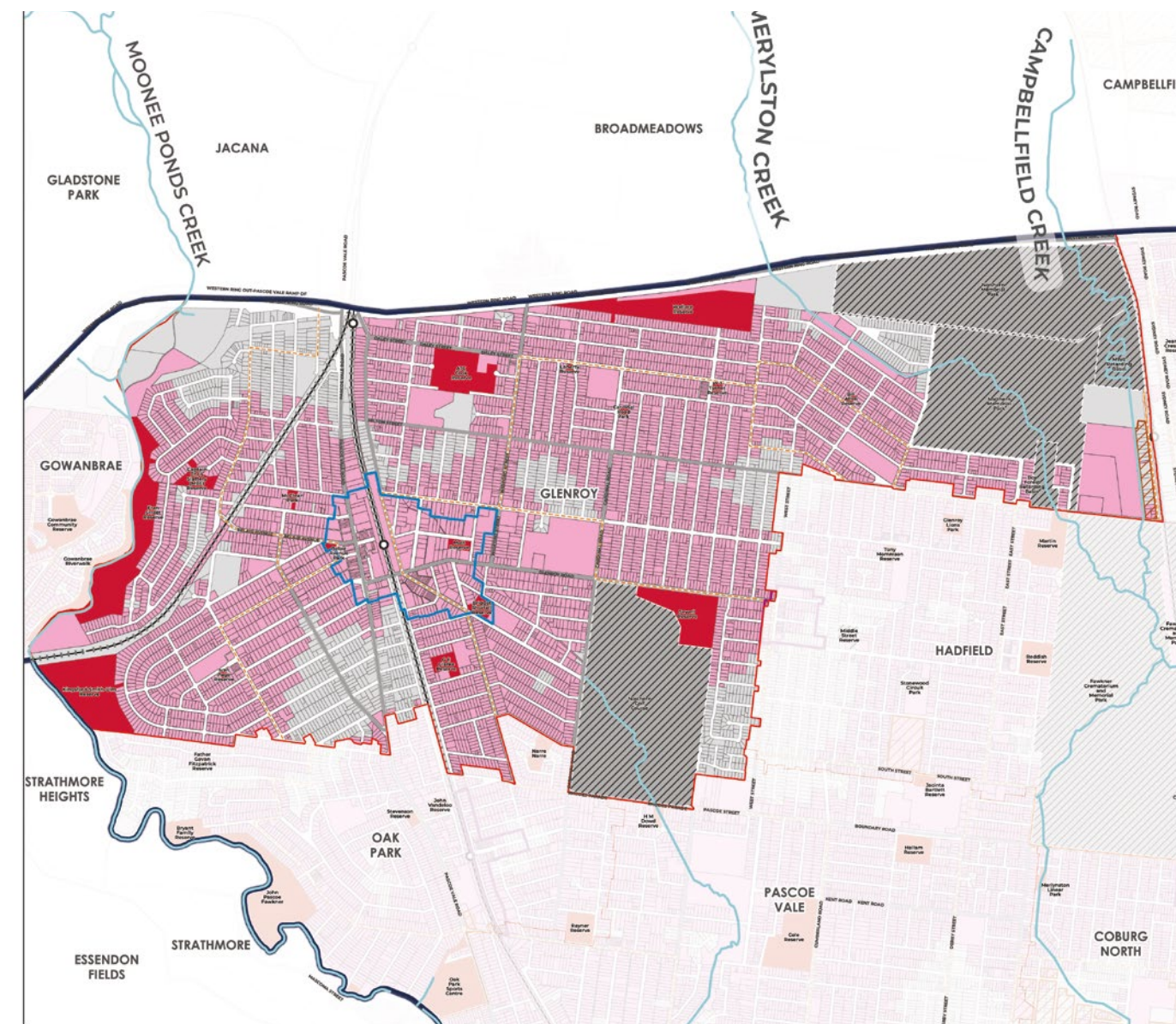


Figure 97. Glenroy Hierarchy Catchment Gaps Analysis



GLENROY

DRAWING KEY

- City Boundary
- Public Open Space
- Restricted Open Space
- Neighbourhood Activity Centre
- Major Activity Centre
- Industrial Zone
- Locality Boundary
- Railway
- Connector Road
- Tram Route
- Bus Route
- Creek

- 300m Catchment
- 500m Catchment

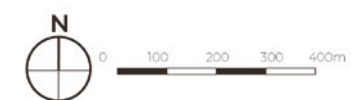
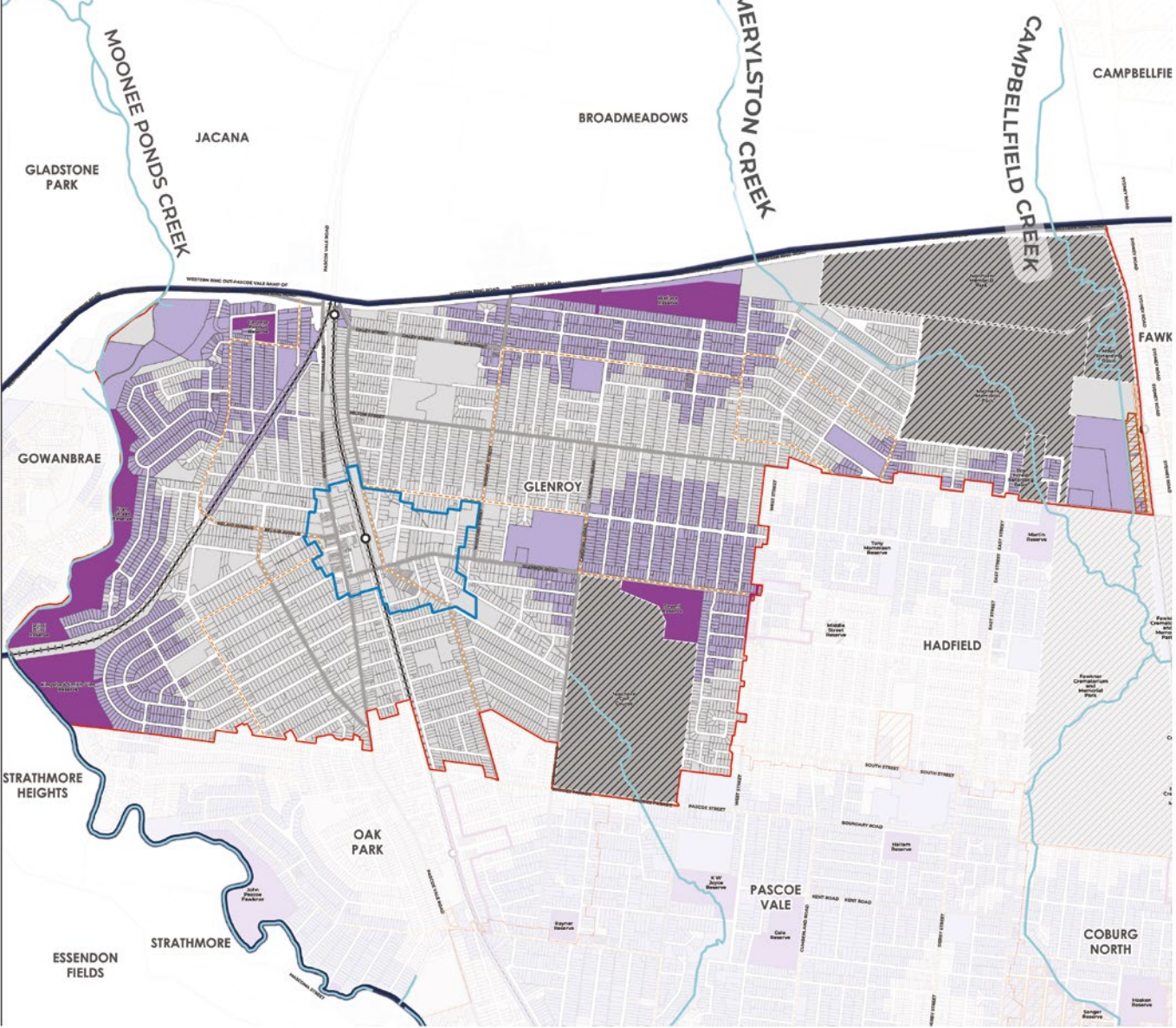


Figure 98. Glenroy Function Gaps Analysis (Play Space)



- GLENROY**
- DRAWING KEY**
- City Boundary
 - Industrial Zone
 - Neighbourhood Activity Centre
 - Major Activity Centre
 - Restricted Open Space
 - Railway
 - Connector Road
 - Tram Route
 - Bus Route
 - Creek
- FUNCTION**
- Dog Park
- CATCHMENT**
- 500m

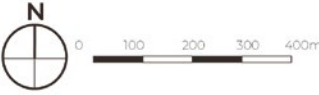
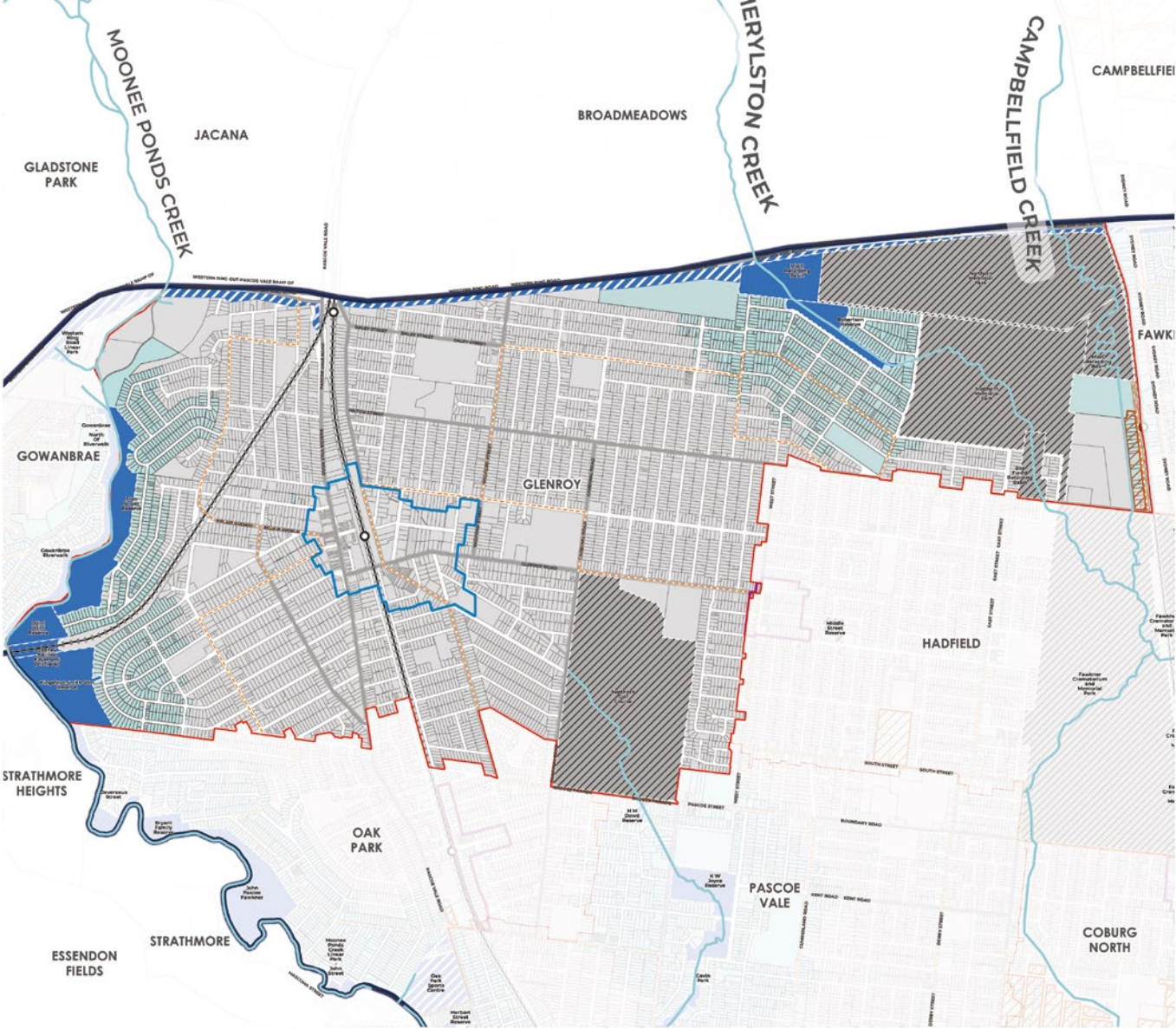


Figure 99. Glenroy Function Gaps Analysis (Dog Park)



- GLENROY**
- DRAWING KEY**
- City Boundary
 - Industrial Zone
 - Neighbourhood Activity Centre
 - Major Activity Centre
 - Restricted Open Space
 - Railway
 - Connector Road
 - Tram Route
 - Bus Route
 - Creek
- FUNCTION**
- Creek Corridor
 - Potential to improve creek corridor function
- CATCHMENT**
- 500m

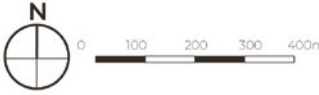
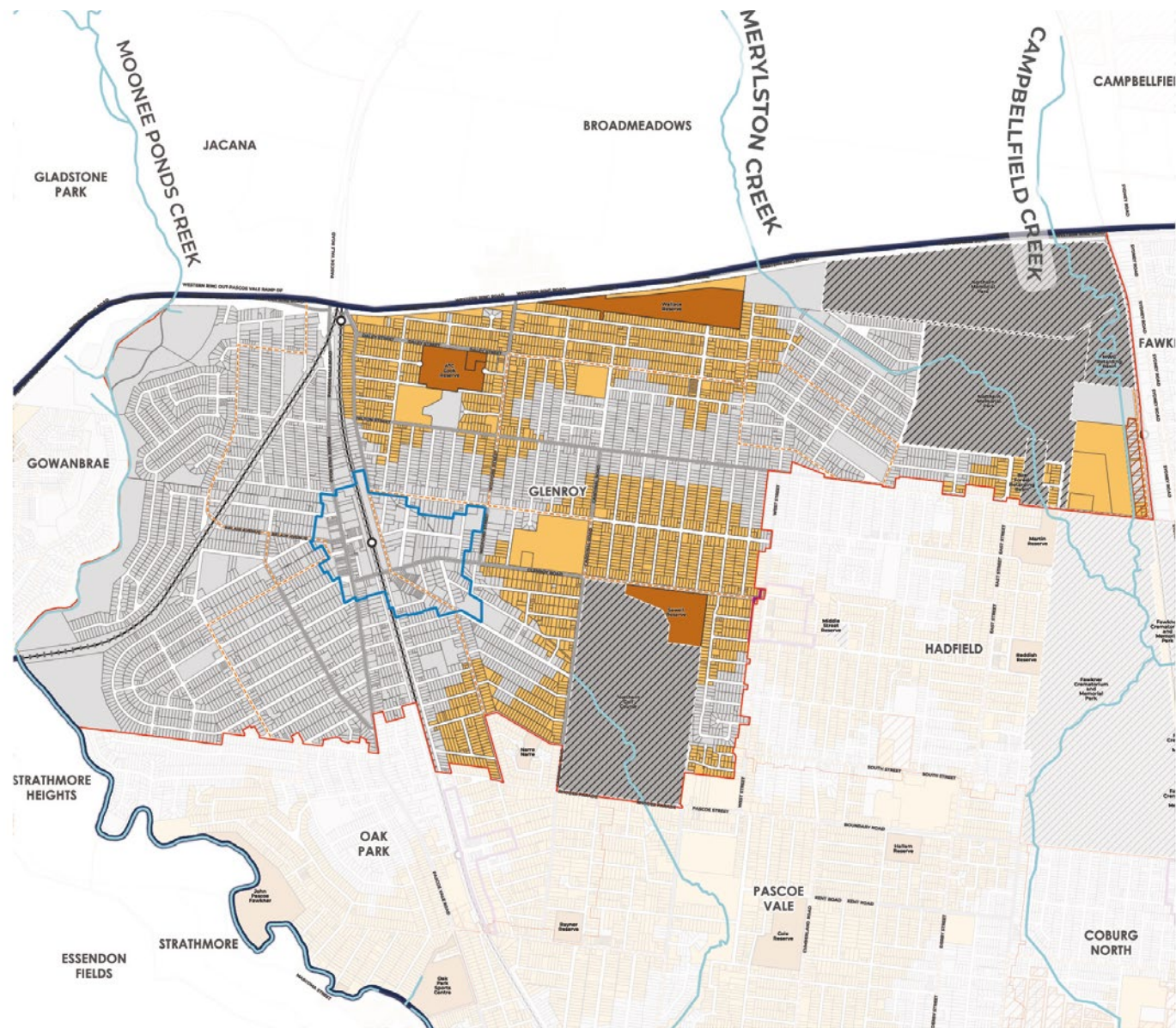


Figure 100. Glenroy Function Gaps Analysis (Creek Corridor)



- GLENROY**
- DRAWING KEY**
- City Boundary
 - Industrial Zone
 - Neighbourhood Activity Centre
 - Major Activity Centre
 - Restricted Open Space
 - Railway
 - Connector Road
 - Tram Route
 - Bus Route
 - Creek

FUNCTION

- Formal Sport

CATCHMENT

- 500m

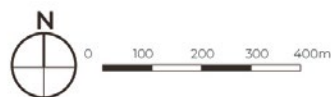


Figure 101. Glenroy Function Gaps Analysis (Formal Sports)

BASELINE SERVICE OBSERVATIONS

Baseline accessibility to any open space is generally good around the western and northern edges of the suburb. Gap areas are evident in proximity to the Glenroy MAC, occurring to its south and to its north-east. A smaller gap areas also occurs to the east of the suburb close to the boundary with Hadfield.

A small gap in the west of the suburb near Capt. Chris Slattery Reserve is notable, highlighting the limited points of access to the open space.

HIERARCHY CATCHMENT OBSERVATIONS

The gap areas identified in the baseline analysis are corroborated by the hierarchy catchment analysis and illustrate that the gaps are larger, once the relative scale of each open space is taken into consideration.

A significant gap area occurs in the suburb's south-west and along the southern side of Hilton Street. We note the Ballerit Mooroop site is in the process of being handed over to Wurundjeri Woi-wurrung Aboriginal Cultural Heritage Corporation and its future use will be determined by this corporation accordingly.

SPECIFIC FUNCTIONS OBSERVATIONS

Analysis has been undertaken on specific functions to identify gap areas for some general open space uses. The previously identified gap areas also feature as gap areas for play space in the municipality and should be provided as functions of any new open spaces provided to fill these gap areas.

Glenroy has a significant gap in the provision of off-lead or fenced dog areas in and around the Glenroy NAC. It is recommended that a dog park (fenced or off-lead) be included in new open space close to the Glenroy MAC to support the increased population in this area.

8.7.4. OPEN SPACE CHARACTER AND QUALITIES

Glenroy benefits from a range of open spaces from larger reserves along the Moonee Ponds Creek and Metropolitan Ring Road to local community parks in residential surrounds.

Large regional and district scale spaces such as Kingsford Smith Ulm Reserve, Djirri Djirri Reserve and Gowanbrae Retarding Basin provide expansive open space that connect people to nature and the creek as well as provide linking spaces, passive recreation and habitat. support nature conservation and creek corridors.

The Moonee Ponds Creek trail and Western Ring Path plays a critical role in open space access providing over 7km of contiguous shared path network around the suburb's north and western edges that link a network of open spaces or regional significance, attracting users from within and beyond the suburb.

ATC Cook Reserve is an important District scale open space offering formal sports and play opportunities. Its adjacency to the Ballerit Mooroop site to its south present an opportunity for to strengthen the open space offering subject to future collaborations with Wurundjeri Woi-wurrung Aboriginal Cultural Heritage Corporation.

The Northern Golf Course is a significant private land holding in the suburb with extensive landscape and creek corridor values. Opportunities to better integrate the site for public open space benefit should be pursued when they arise.

Local scale parks vary in quality but generally provide a range of open space functions intended to service the local population. Bridget Shortell Reserve is well located adjacent to the Glenroy Hub and Glenroy MAC. It is currently configured primarily to facilitate play and passive recreation. Opportunity exists to upgrade this space with the growth and development of the MAC.

Captain Chris Slattery Reserve is another Local scale park which provides passive recreation and play functions. Opportunity exists to improve access to the south and east to increase the catchment of this park.

Neighbourhood open spaces in Glenroy generally include a single function beyond passive recreation such as Mott Reserve and McClean Park. Citadel Park, Glenroy is an example of newer Neighbourhood Parks that provide multi-functional park space that should be encouraged in future projects.

No Pocket spaces exist currently in Glenroy.

8.7.5. COMMUNITY ENGAGEMENT INPUTS

Glenroy community consultation, captured:

- + North-West residents are not as well serviced with close-proximity parks and are more reliant on their car travel to their local park.
- + CALD respondents in the North-West more often travel more than 3km to a park (26%) than their non-CALD neighbours.
- + North-West residents more often said they use/value BMX/skate tracks than those in other wards. The upgrade of skate track in Glenroy was a consideration within identified projects.
- + Recommended improvement for more equipment for children under 5 was selected by higher proportions of residents in the North-West (45%).

8.7.6. FUTURE POPULATION CHANGE AND OPEN SPACE NEEDS

Table 4 below shows the forecast population growth for the residential and worker populations in Glenroy from 2021 to 2041.

Glenroy is anticipated to grow significantly by 17% over the time period, adding 4,326 new residents.

Notably, worker population is anticipated to grow substantially by 56%, adding an additional 2,635 workers. This is anticipated to occur almost exclusively within the Glenroy MAC given the lack of industrial land within the suburb.

At present, Glenroy provides a total 60.01m² of public open space per resident/worker. In 2041, this is anticipated to reduce to 48.54m² - a reduction of 8% if the existing open space is maintained.

8.7.7. FUTURE ANTICIPATED SETTLEMENT PATTERN

Table 5 and 6 show the projected growth in dwellings by building typology and area of designated activity centres within Glenroy.

A total of 1,954 additional dwellings are anticipated to be constructed to support the new population.

42% of dwellings within Glenroy are currently medium density (units and townhouses up to 2-storeys) indicating substantial infill development dispersed across the suburb. This is anticipated to continue with the share of medium density housing rising to 48% by 2041. Higher density housing is expected to comprise 20% of all dwellings constructed, but will comprise only 4% of the total housing stock by 2041.

With only 4% of the suburb within a designated activity centre and a relatively small anticipated growth in higher density development, it is anticipated that future population will continue to be dispersed across the suburb in infill medium density development. Consequently, addressing gap areas as well as supporting upgrades of the existing open space to improve accessibility, function and quality is identified as a priority within Glenroy.

TABLE 4 - SUBURB RESIDENT AND WORKER PROJECTED GROWTH (GLENROY)					
	2021	2041	Growth	% of Suburb Growth vs Overall Growth	% Change
Estimated Resident Population	24,770	29,096	4,326	7%	17%
Open Space per resident - sqm/person	71.32	60.72	- 11		-15%
Estimated Worker Population	4,686	7,320	2,635	13%	56%
Open Space per worker - sqm/worker	377.06	241.35	- 136		-36%
Estimated Resident + Worker Population	29,456	36,416	6,961	8%	24%
Open Space per Resident + Worker - sqm/population	59.98	48.51	- 11		-19%

TABLE 5 - SETTLEMENT PATTERNS AND BUILDING TYPOLOGY (GLENROY)					
	2021		2041		Growth
	Total Dwellings	%	Total Dwellings	%	No. of New Dwellings
Separate Dwellings	5,755	57%	5,755	48%	-
Medium Density	4,165	42%	5,729	48%	1,564
High Density	91	1%	481	4%	390
Total	10,011	100%	11,965	100%	1,954

TABLE 6 - ACTIVITY CENTRE AREA TO HIGH DENSITY (GLENROY)		
Suburb Area (ha)		239
	Total Area (ha)	% of Suburb Area
Major Activity Centre	35.70	4.00%
Neighbourhood Activity Centre	0.16	0.02%
Total	35.86	4.02%
Total Dwellings (2041)	11,965	
Total High Density Dwellings in Suburb	481	
Total High Density Dwellings in Suburb %	4%	

8.7.8. CONCLUSIONS

Table 7 provides a summary of key anticipated open space and settlement changes in Glenroy.

Glenroy is anticipated to support 8% of the municipality's future residents and workers while occupying 17% of the municipality's land area.

While the land area of the suburb is high, it includes significant land areas devoted to restricted open space or specialised private land such as the Northern Memorial Park and Northern Golfcourse alongside MW Retarding Basins.

Glenroy has a significant portion of the municipality's open space (28%), however as noted earlier, significant sections are restricted in access, limiting public use.

Further the distribution of this open space is primarily to the north and west, leaving other areas of Glenroy underserved, particularly to the south and north-east of the Glenroy MAC.

Resident and worker growth is expected to be significant, but is anticipated to continue in a dispersed fashion due to the anticipated dominance of medium density development in future housing stock. This supports resolving gap areas in dispersed locations to provide equitable access and improving accessibility and quality of existing open spaces to better leverage existing assets. A smaller portion of higher density development, is likely to be deliver in and around the Glenroy MAC warranting projects that address gap areas and provide function upgrades in its proximity.

Table 7 - SUMMARY OF CHANGE (GLENROY)		
	Suburb Based	Municipality Based
Projected Growth and Demand		
Projected Growth (Residents + Workers) and %	6,961	8%
Total Suburb Area (sqm) and %	8,923,982.22	17%
Existing Open Space Supply		
Total Existing OS Area		1,766,711.02
Total Existing OS Area as % of Suburb		20%
Total Existing OS Suburb Area vs OS Municipality Area		28%
Projected High Density Settlement Pattern		
Projected High Density Dwellings and %	481	4%
Total Area (sqm) of Activy Centres (Major and Neighbourhood)	358,554	4.02%

8.7.9. OPEN SPACE PROJECT RECOMMENDATIONS

Projects have been identified which respond to the conclusions summarised in the previous sub-section.

The vision for Glenroy is to address gap areas in and around the Glenroy MAC in anticipation of its continued growth as one of only three Major Activity Centres within the municipality. In addition, recommendations include improving accessibility to and the quality of existing open space assets to support the population into the future.

Gap areas do exist within the suburb due to the distribution of open space mainly along the suburb's western and northern edges. Additional open space is required to service these gap areas, to meet population growth that is likely to be dispersed across the suburb.

In Glenroy, key recommendations include:

- + New Local scale open space to address the significant gap area to the south of Glenroy MAC.
- + New Neighbourhood scale open space to address the gap area to the north-east of Glenroy MAC
- + New Pocket scale open space to the east to address an existing gap area.
- + Improve accessibility to AC Cooke Reserve through any future project on the Ballert Mooroop site.
- + Acquire land to improve accessibility to Capt. Chris Slattery Reserve from the south and east.
- + Upgrade GE Clarke Reserve as a dog off-lead park (subject to community consultation)



Figure 102. Glenroy Open Space Key Recommendations

8.7.10. GLENROY KEY PROJECTS

TABLE 8 - PROJECT LISTS					OBJECTIVES						
Project ID	Open Space / Project Name	Project Description	Suburb	Priority of De- livery (L, M, H)	OBJECTIVE 1	OBJECTIVE 2	OBJECTIVE 3	OBJECTIVE 4	OBJECTIVE 5	OBJECTIVE 6	Cost Bracket
GR01	New Local Park 1 in Glenroy	To service people in and around activity centre and fill gap area in south west of the suburb. New park to include play space and multiple functions for passive recreation	Glenroy	H	Y	Y	N	N	N	N	\$\$\$\$
GR02	Bridget Shortell Reserve	Upgrade of exercise equipment and to provide additional seating, shelter and amenities while maintaining the heart of the site for use as flexible lawn for events and recreation.	Glenroy	L	N	N	Y	N	N	N	\$
GR03	G E Clarke Reserve	Upgrade and enhancement of existing playground, including new pedestrian path through the park and relocation of the playground possibly towards the street.	Glenroy	L	N	N	Y	N	Y	N	\$\$\$
GR04	Captain Chris Slattery Reserve	Upgrade and enhancement of existing playground.	Glenroy	M	N	N	Y	N	N	N	\$\$\$\$
GR05	Ballerrt Moorroop	Creation of open space infrastructure to support First Nations use of this open space through development of a shared path link between Hilton Street and ATC Cook Reserve that respects the ongoing indigenous significance of the site.	Glenroy	H	N	N	Y	N	Y	N	\$\$\$
GR06	New Neighbourhood Park 1 in Glenroy	To deliver a Neighbourhood Park to service the Gap area to the NE of the Glenroy AC. Should include opportunities for play.	Glenroy	H	Y	Y	N	N	N	N	\$\$\$\$
GR07	New Pocket Park 1 in Glenroy	To deliver a Pocket Space to serve the eastern gap area near Hadfield. Should provide opportunities for Play and passive recreation	Glenroy	H	Y	Y	N	N	N	N	\$\$\$\$
GR08	Box Forest Retarding Basin	Joint project with Melbourne Water to improve public open space access to part or all of the Box Forest Retarding Basin land to deliver a Neighbourhood Park in close proximity to Gowrie Station (future potential SRL station)	Glenroy	H	N	N	N	Y	Y	Y	\$\$\$
GR09	ATC Cook Reserve	Improvements including playground upgrade and upgrade to playing field including levelling and turf renewal, strategic drainage and sportsfield lighting.	Glenroy	H	N	N	Y	N	N	N	\$\$\$\$
GR10	Wallace Reserve	Improvements to Wallace Reserve including upgrades to playing fields including levelling, turf renewal, new drainage and irrigation system and sports field lighting.	Glenroy	M	N	N	Y	N	N	N	\$\$\$\$
GR11	Glenroy Lions Park	Upgrade and enhancement of existing playground.	Glenroy	M	N	N	Y	N	N	N	\$
GR12	Reserve Court / Captain Chris Slattery (BME) Playground	Upgrade and enhancement of existing playground	Glenroy	L	N	N	Y	N	N	N	\$
GR13	Jacana Wetlands	Upgrade and enhance nature play elements with NRM focus.	Glenroy	M	N	N	Y	N	N	N	\$
GR14	Upper Moonee Ponds Creek corridor (KSU to Jacana)	Develop conservation management plan in line with Nature Plan for both sides of the creek and implementation to undertake habitat corridor planting as well amenity improvements including seating, drinking fountains, path upgrades (10m link at Fran St) and wayfinding signage.	Glenroy	M	N	N	Y	N	Y	N	\$
GR15	Bill Allen Reserve	Upgrade and enhancement of existing playground.	Glenroy	M	N	N	Y	N	N	N	\$

TABLE 8 - PROJECT LISTS					OBJECTIVES						
Project ID	Open Space / Project Name	Project Description	Suburb	Priority of De- livery (L, M, H)	OBJECTIVE 1	OBJECTIVE 2	OBJECTIVE 3	OBJECTIVE 4	OBJECTIVE 5	OBJECTIVE 6	Cost Bracket
GR16	Everard Street	Upgrade and enhancement of existing playground.	Glenroy	M	N	N	Y	N	N	N	\$\$\$
GR17	McClean Park	Upgrade and enhancement of existing playground.	Glenroy	L	N	N	Y	N	N	N	\$\$\$
GR18	Truscott Reserve	Upgrade and enhancement of existing playground.	Glenroy	L	N	N	Y	N	N	N	\$\$\$
GR19	William Turner Reserve	Upgrade and enhancement of existing playground	Glenroy	L	N	N	Y	N	N	N	\$\$\$
GR20	Mott Reserve	Upgrade and enhancement of existing playground.	Glenroy	L	N	N	Y	N	N	N	\$\$\$
GR21	Fran Street Park	Upgrade and enhancement of existing playground.	Glenroy	M	N	N	Y	N	N	N	\$\$\$\$
GR22	Kingsford Smith Ulm Reserve	Improvements including playground upgrade, and design and construction of a wetland, stormwater treatment including improving the quality of public open space by creating new publicly accessible habitat, walking tracks, access to nature and biodiversity.	Glenroy	M	N	N	Y	Y	N	N	\$\$\$\$
GR23	Laherty Reserve	Upgrade and enhancement of existing playground.	Glenroy	L	N	N	Y	N	N	N	\$
GR24	Belair Avenue Park	Upgrade and enhancement of existing playground.	Glenroy	L	N	N	Y	N	N	N	\$
GR25	Glenroy Train Station	Upgrade and enhancement of existing playground.	Glenroy	L	N	N	Y	N	N	N	\$\$\$
GR26	Sages Road Retarding Basin	Sages Road Retarding Basin upgrade	Glenroy	M	N	N	Y	Y	N	N	\$\$\$\$
GR27	Gowanbrae Retarding Basin	Sages Road Retarding Basin upgrade.	Glenroy	M	N	N	Y	Y	N	N	\$\$\$\$
GR28	Northern Golf Course	"Northern Tan" proposal to create a 3km circuit track in partnership with Northern Golf Course. Open Space Strategy action.	Glenroy	H	N	Y	N	Y	Y	Y	\$
GR29	Glenroy Specialist School	AAA park and play revitalisation project in partnership with Glenroy Specialist School.	Glenroy	H	N	N	Y	N	N	N	\$\$\$\$
GR30	Campbellfield Retarding Basin	Joint project with Melbourne Water to improve public open space access.	Glenroy	M	N	N	N	Y	N	Y	\$\$\$
GR31	Jack Roper	Joint project with Melbourne Water to improve public open space access.	Glenroy	M	N	N	N	Y	N	Y	\$\$\$
GR32	Ivan Page Reserve	Upgrade and enhancement of existing playground.	Glenroy	M	N	N	Y	N	N	N	\$

8.8. HADFIELD

8.8.1. INTRODUCTION

Hadfield is a 3.1km² suburb located within the north of the municipality. Adjoining suburbs include Glenroy, Fawkner, Pascoe Vale and Coburg North. The suburb boundaries of Hadfield are irregular but are generally defined by Sydney Road in the east, South Street and Boundary Road in the south, West Street in the west and Hilton Street/Box Forest Road in the north. Topographically, Hadfield rises from south to north, with the lowest point being along Merlynston Creek where it enters Fawkner Cemetery.

Post-European settlement of the area began in earnest with the operation of Fawkner Station in 1889, closely followed by Fawkner Cemetery in 1906. The railway was electrified in 1920 but significant residential development of the lands in Hadfield did begin until the late 1950's. The area has maintained its predominantly residential character with Fawkner Cemetery accounting for a significant portion of the suburb.

Clause 2.03 – Strategic Directions of the Merri-bek Planning Scheme identifies one neighbourhood activity centre within Hadfield - being the West Street Neighbourhood Activity Centre (NAC).

Schedule 24 of Clause 43.02 – Design and Development Overlay outlines development objectives for neighbourhood centres as lower order centres supporting increased densities.

Fawkner Cemetery is the largest cemetery within Victoria and dominates the eastern end of the suburb. Managed by the Greater Melbourne Cemeteries Trust it is publicly accessible with restricted hours (open weekdays). As a

significant land parcel with widespread native vegetation, lawns and Merlynston Creek running through it, there is an opportunity to facilitate greater use of Fawkner Cemetery as an open space destination.

Fawkner Railway Station is located within Hadfield and surrounded by Fawkner Crematorium and Memorial Parkand. While accessibility to the west from the station is possible there are some open space limitations due to the nature of the open space use which discourages types of movement through the space such as cycling or other recreational open space activities.

Table 1 outlines some of the key population and area statistics for Hadfield.

TABLE 1 - SUBURB OVERVIEW (HADFIELD)	
Total Suburb Area - sqm	3,150,692.36
% of Suburb Area vs Municipality Area	6%
Open Space Profile	
No. of Open Space	8
Total Open Space Area - sqm	89,820.98
% of suburb open space vs all open space	1%
% of suburb open space area vs suburb area	3%
Demographic Profile	
Resident Population (2021) - persons	7,350
Worker Population (2021) - persons	955
Open Space per resident + worker - sqm/person	10.82
*Total open space area includes all public open space, restricted open space	

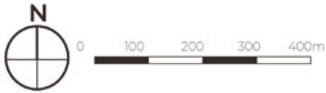


Figure 103. Hadfield Existing Network

8.8.2. EXISTING OPEN SPACE NETWORK

Table 1 identifies a total of 8 open spaces within the suburb of Hadfield, amounting to a combined total area of 8.9 hectares of open space. This represents approximately 3% of the total land area of the suburb. This excludes Fawkner Cemetery which occupies approximately one third of the entire suburb.

Middle Street Reserve is a restricted open space, largely dedicated to the Hadfield Tennis Club. Reddish Reserve is a public open space identified as having a component of restricted open space being the sport club facilities and soccer field.

Larger open spaces are generally located to the east of the suburb with smaller open spaces located to the west. No open spaces are located within the West Street NAC, however Volga Street Reserve and Middle Street Reserve are located in close proximity to its east.

A total of 10.82m² of open space is available per resident/worker within Hadfield based on 2021 residential/worker population.

Table 2 breaks provides further information on open spaces within Hadfield to give an understanding of the distribution of open space by hierarchy and relative functions.

TABLE 2 - OPEN SPACE NETWORK HIERARCHY (HADFIELD)

	Quantity	% of Quantity	Total Area (ha)	% of area vs overall OS	% of area vs suburb area
Definition					
Public Open Space	7	3%	8.09	1.3%	2.6%
Restricted Open Space	1	0%	0.90	0.1%	0.3%
Hierarchy					
Regional	0	0%	0.00	0.0%	0.0%
District	1	0%	4.01	0.6%	1.3%
Neighbourhood	2	1%	0.74	0.1%	0.2%
Local	3	1%	4.10	0.7%	1.3%
Pocket	2	1%	0.14	0.0%	0.0%

TABLE 3 - SUBURB OPEN SPACE FUNCTIONS (HADFIELD)

ID	Open Space Name	Area (ha)	Hierarchy	Linking Space	Play Space	Formal Sports	Informal Sports	Civic	Nature Conservation	Creek Corridor	Heritage	Memorial Park	Passive Recreation	Utility	Horticulture	Dog Park	Undefined
36	Glenroy Lions Park	0.86	Local	✗	✓	✗	✗	✗	✓	✗	✗	✗	✓	✗	✗	✗	✗
61	Reddish Reserve	2.34	Local	✗	✓	✓	✗	✗	✓	✗	✗	✗	✓	✗	✗	✗	✗
66	Volga Street Reserve	0.07	Pocket	✗	✗	✗	✗	✗	✗	✗	✗	✗	✓	✗	✗	✗	✗
93	Kennan Reserve	0.40	Neighbourhood	✓	✗	✗	✗	✗	✗	✗	✗	✗	✗	✓	✗	✗	✗
130	Martin Reserve	4.01	District	✓	✓	✓	✓	✗	✗	✗	✗	✗	✓	✗	✗	✓	✗
208	Middle Street Reserve	0.90	Local	✗	✗	✓	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗
211	Tony Mommson Reserve	0.34	Neighbourhood	✓	✓	✗	✗	✗	✗	✗	✗	✗	✓	✗	✗	✓	✗
257	Stonewood Circuit Park	0.07	Pocket	✓	✓	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗

8.8.3. DISTRIBUTION OF OPEN SPACE AND GAPS ANALYSIS

The following open space analysis has been undertaken using the three types of gaps analysis earlier in this report.

In each map, areas outside the walking catchments of the different open spaces are identified as 'gap areas'. The assessment of the existing public open space networks ability to meet the needs of future residents is informed by this analysis. Recommendations for new open space projects within the suburb are informed by the Principles.

The spatial distribution of open space and 'gaps' identified through this analysis is important in ensuring that future open space projects contribute to establishing an equitable, distributed and connected network of open spaces.

Observations are provided on each gaps analysis which is incorporated into the conclusions and recommended projects identified at the end of this sub-section.



HADFIELD

DRAWING KEY

- City Boundary
- Public Open Space
- Restricted Open Space
- Neighbourhood Activity Centre
- Major Activity Centre
- Industrial Zone
- Locality Boundary
- Railway
- Connector Road
- Tram Route
- Bus Route
- Creek

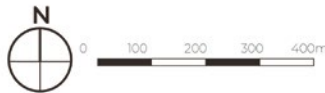
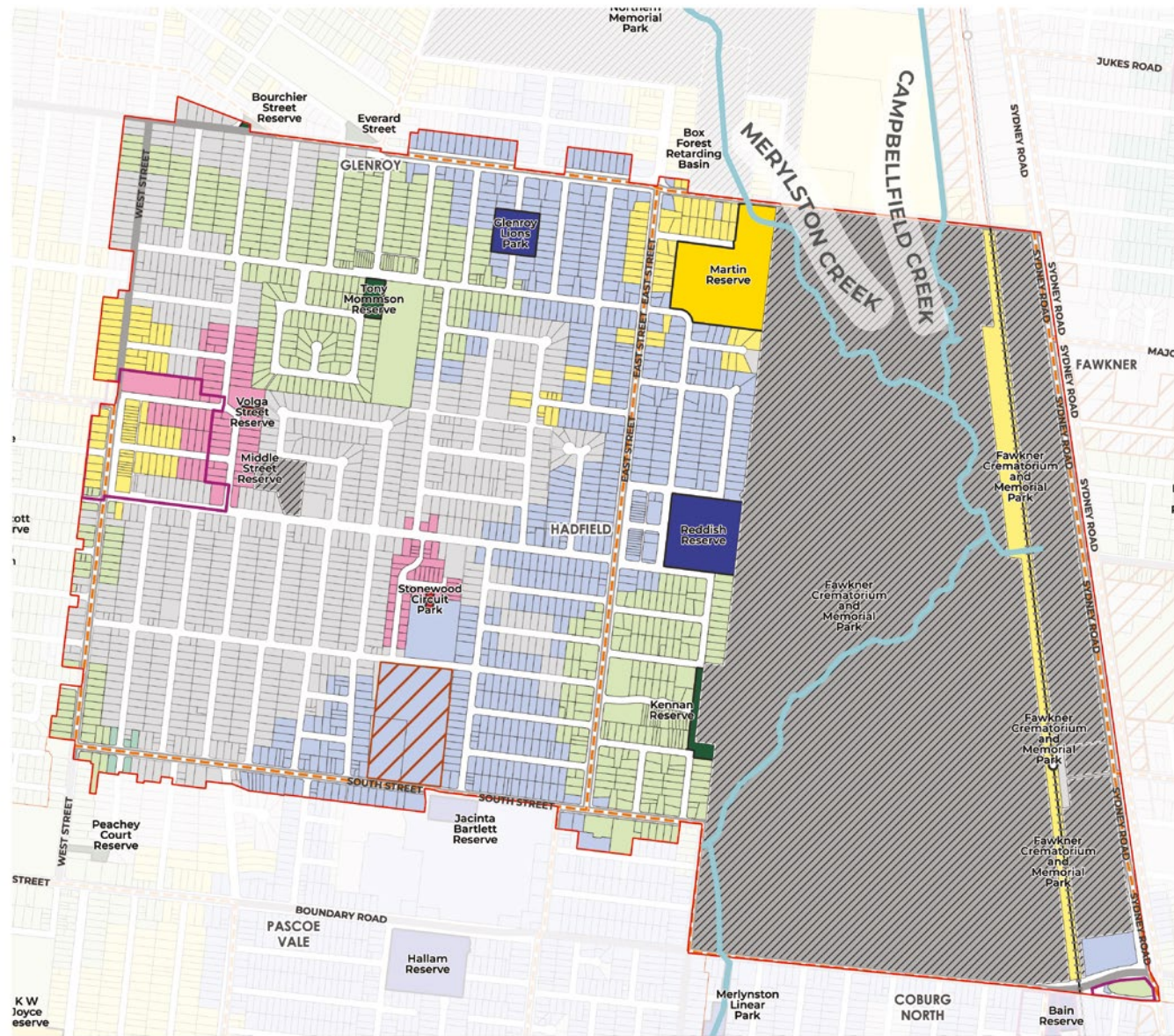


Figure 104. Hadfield Baseline Service Gaps Analysis



HADFIELD

DRAWING KEY

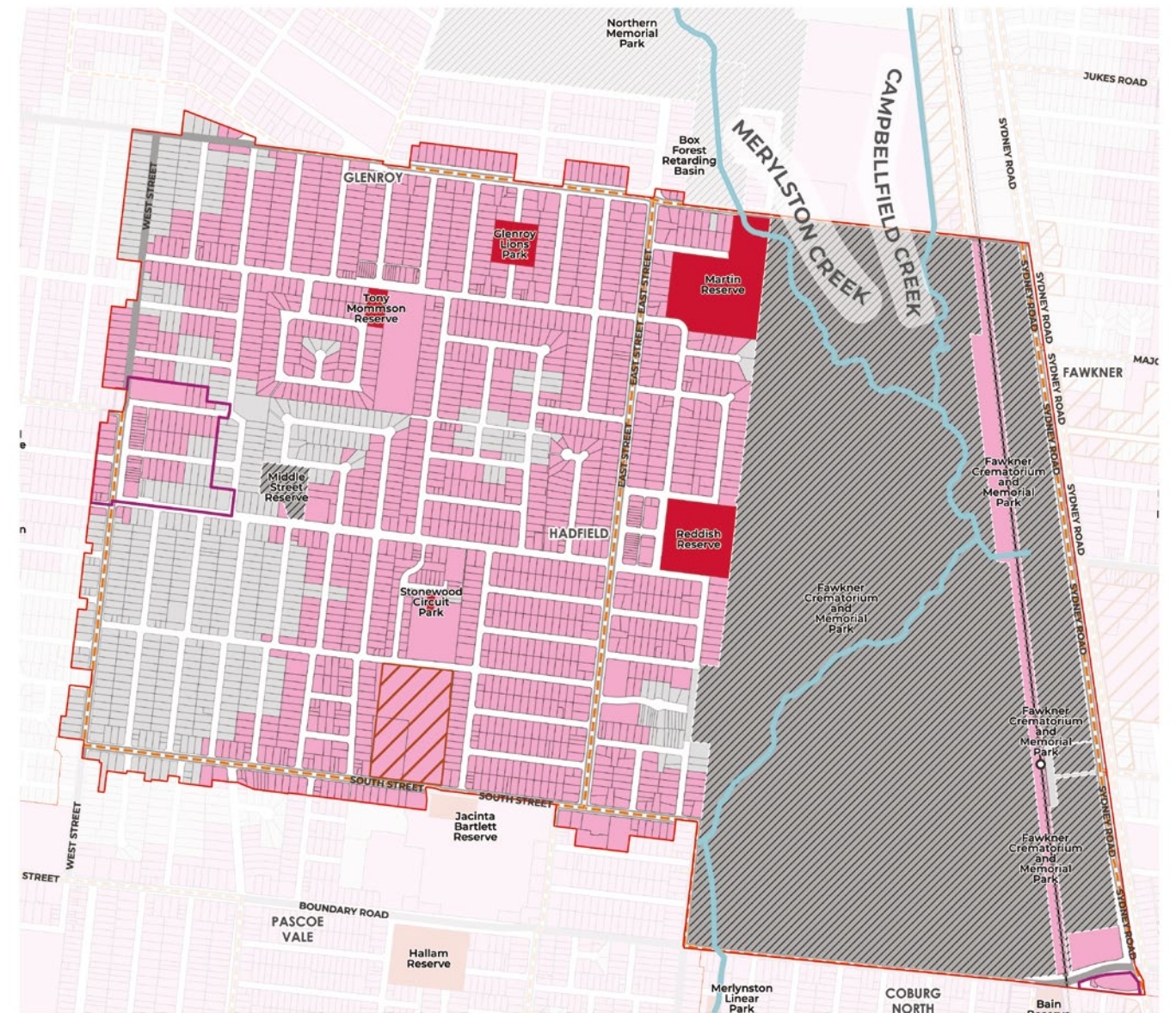
- City Boundary
- Industrial Zone
- Neighbourhood Activity Centre
- Major Activity Centre
- Restricted Open Space
- Railway
- Connector Road
- Tram Route
- Bus Route
- Creek

HIERARCHY

- Pocket
- Neighbourhood
- Local
- District
- Regional

CATCHMENT

- 200m
- 300m
- 400m
- 500m (District)
- 500m (Regional)



HADFIELD

DRAWING KEY

- City Boundary
- Industrial Zone
- Neighbourhood Activity Centre
- Major Activity Centre
- Restricted Open Space
- Railway
- Connector Road
- Tram Route
- Bus Route
- Creek

FUNCTION

- Play Space

CATCHMENT

- 500m

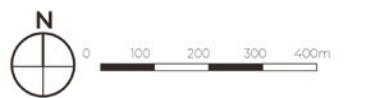


Figure 105. Hadfield Hierarchy Catchment Gaps Analysis

Figure 106. Hadfield Function Gaps Analysis (Play Space)

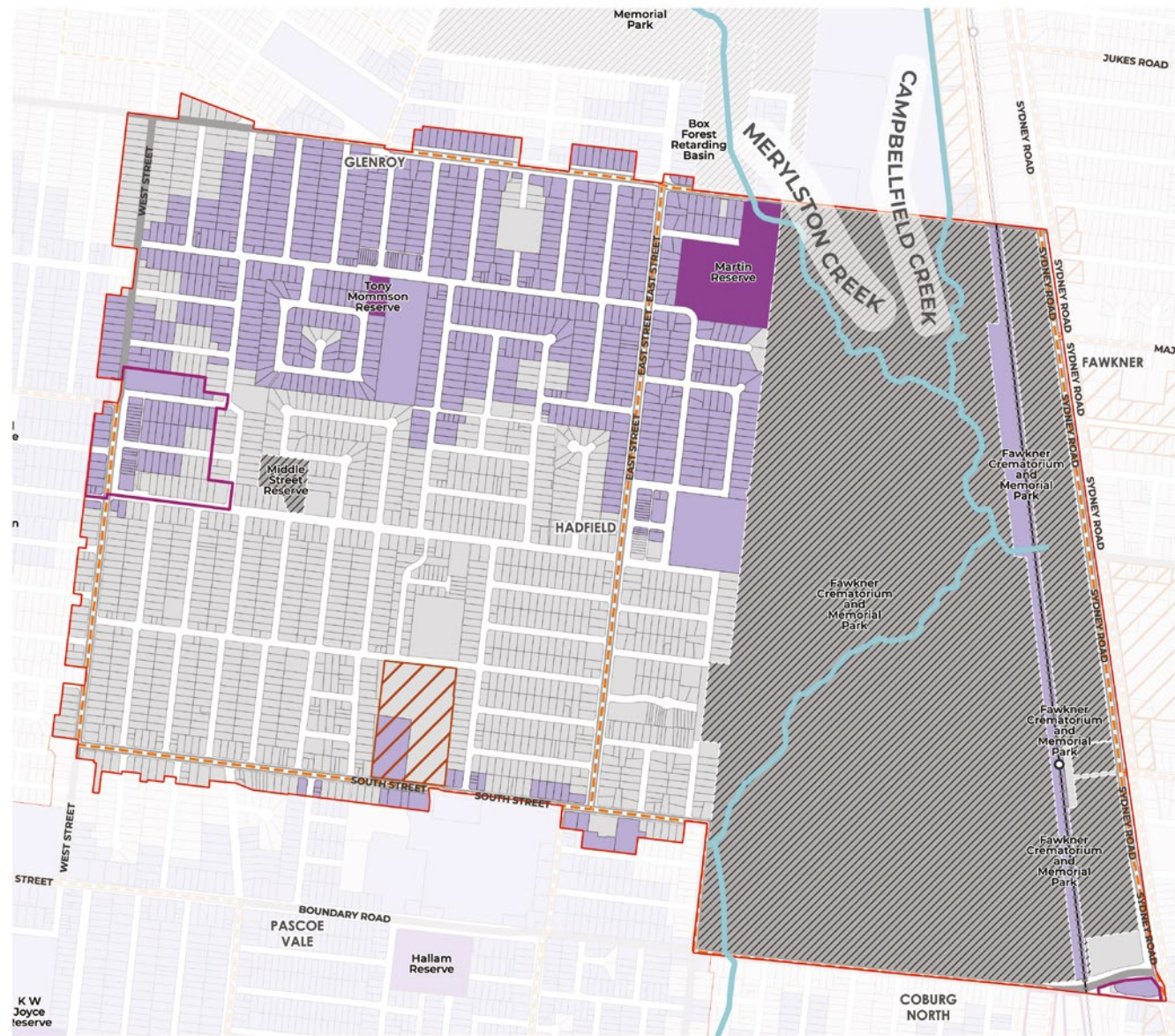


Figure 107. Hadfield Function Gaps Analysis (Dog Park)

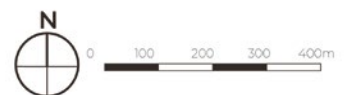
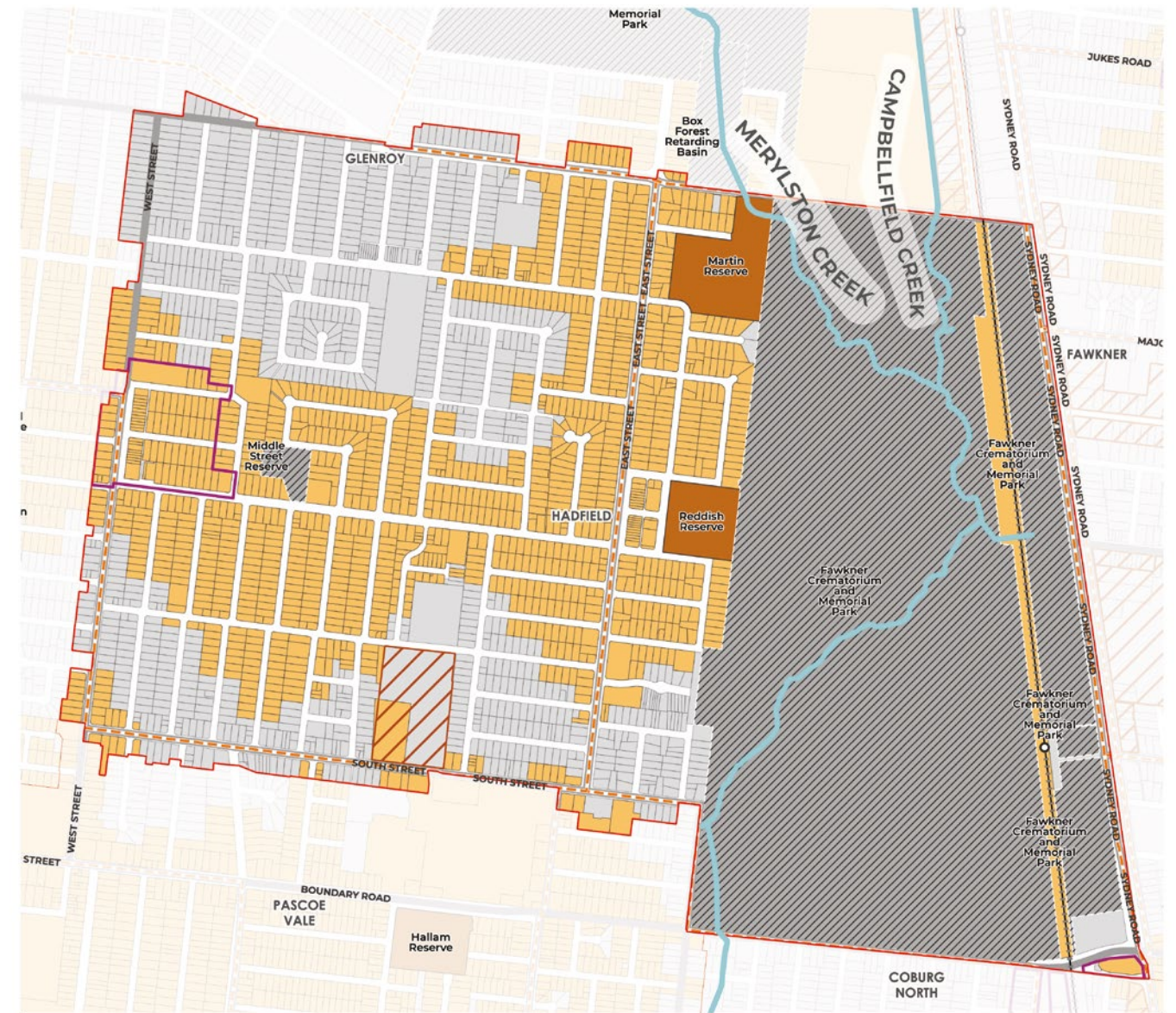


Figure 108. Hadfield Function Gaps Analysis (Formal Sports)

BASELINE SERVICE OBSERVATIONS

Baseline accessibility to any open space is generally good across the suburb with small gaps occurring, to the south of the West Street NAC near South Street and in the middle of the suburb west of East Street.

HIERARCHY CATCHMENT OBSERVATIONS

The gap areas identified in the baseline analysis are corroborated by the hierarchy catchment analysis and illustrate that the gaps are larger, once the relative scale of each open space is taken into consideration.

SPECIFIC FUNCTIONS OBSERVATIONS

Analysis has been undertaken on specific functions to identify gap areas for some general open space uses. The previously identified gap areas also feature as gap areas for play space in the municipality and should be provided as functions of any new open spaces provided to fill these gap areas.

Hadfield has a significant gap in the provision of off-lead or fenced dog areas in the south of the precinct. It is recommended that a dog park (fenced or off-lead) be included in new open space provided in the south of Hadfield to address this gap.

8.8.4. OPEN SPACE CHARACTER AND QUALITIES

Fawkner Cemetery is the largest cemetery in Victoria and occupies 113ha of land within the suburb. As growth places increasing pressure on open spaces, cities are looking at leveraging the substantial open space qualities of memorial parks for broader every-day, public enjoyment, improving access and creating passive recreation opportunities. Improving public access to Fawkner Cemetery should be pursued where the opportunity arises, noting that the Greater Metropolitan Cemeteries Trust owns the Harkness Cemetery as well as the Fawkner Crematorium (and the Northern Memorial Park in Glenroy). Examples include the masterplan for Harkness Cemetery in western Melbourne and Assistens Cemetery in Copenhagen.

Martin Reserve is the single District scale open space in Hadfield. It provides a wide range of open space functions with off lead dog area, formal sports ground, play space, canopy trees and walking circuit and netball courts.

Glenroy Lions Park (play and passive recreation) and Reddish Reserve (formal sports) are Local open spaces that could be upgraded to diversify open space uses and elements such as seating, tables and BBQ facilities to support broader use.

Tony Mommson Reserve and Kennan Reserve are Neighbourhood scale spaces. Tony Mommson provides a well appointed parkland with playspace and dog off lead area. Kennan Reserve has been developed as a linking space to the north however includes an opportunity to include additional functions such as a play space to support broader use.

Volga Street Reserve and Stonewood Circuit Park are Pocket scale spaces of varying quality. Stonewood Circuit Park is a high quality linking space with play space and formal parkland. Volga Street Reserve however is largely undeveloped with a set and mown grass and provides an opportunity to be upgraded to support growth in and around the West Street NAC.

8.8.5. COMMUNITY ENGAGEMENT INPUTS

Hadfield community consultation, captured:

- + Concern that Bartlett Reserve is often empty because the play equipment is outdated and that the Reserve has lots of unutilized space and potential to accommodate another function or feature. The playground in Bartlett Reserve is considered within the identified projects as requiring enhancement and upgrade.
- + North-West residents are not as well serviced with close-proximity parks and are more reliant on their car travel to their local park.
- + CALD respondents in the North-West more often travel more than 3km to a park (26%) than their non-CALD neighbours.
- + North-West residents more often said they use/value BMX/skate tracks than those in other wards.
- + More equipment for children under 5 was selected by higher proportions of residents in the North-West (45%).

8.8.6. FUTURE POPULATION CHANGE AND OPEN SPACE NEEDS

Table 4 below shows the forecast population growth for the residential and worker populations in Hadfield from 2021 to 2041.

Hadfield is anticipated to grow significantly by 29% over the time period, adding 2,138 new residents.

Notably, worker population is anticipated to grow substantially by 61%, albeit from a low base, adding an additional 581 workers. This is anticipated to occur almost exclusively within the West Street NAC given the lack of industrial land within the suburb.

At present, Hadfield provides a total 10.8m² of public open space per resident/worker. In 2041, this is anticipated to reduce to 8.1m² - a reduction of 25% if the existing open space is maintained.

8.8.7. FUTURE ANTICIPATED SETTLEMENT PATTERN

Table 5 and 6 show the projected growth in dwellings by building typology and area of designated activity centres within Hadfield.

A total of 881 additional dwellings are anticipated to be constructed to support the new population.

85% of new dwellings within Hadfield will be medium density and will begin to change the character of the suburb from largely separated dwellings (70%) to a more even split of low density (52%) and medium density (43%). While some development will be focussed within the West Street NAC, the predominance of medium density housing suggests the bulk of new housing will follow the existing trend of incremental infill in existing residential areas. As a result, addressing gap areas is a priority to ensure convenient access to open space as well as upgrading existing underdeveloped open spaces.

TABLE 4 - SUBURB RESIDENT AND WORKER PROJECTED GROWTH (HADFIELD)					
	2021	2041	% of Suburb		
			Growth	Growth vs Overall Growth	% Change
Estimated Resident Population	7,350	9,488	2,138	3%	29%
Open Space per resident - sqm/person	12.22	9.47	- 3		-23%
Estimated Worker Population	955	1,536	581	3%	61%
Open Space per worker - sqm/worker	94.05	58.46	- 36		-38%
Estimated Resident + Worker Population	8,305	11,024	2,719	3%	33%
Open Space per Resident + Worker - sqm/population	10.82	8.15	- 3		-25%

TABLE 5 - SETTLEMENT PATTERNS AND BUILDING TYPOLOGY (HADFIELD)					
	2021		2041		Growth
	Total Dwellings	%	Total Dwellings	%	No. of New Dwellings
Separate Dwellings	1,856	70%	1,856	52%	-
Medium Density	773	29%	1,525	43%	752
High Density	32	1%	161	5%	129
Total	2,661	100%	3,542	100%	881

8.8.8. CONCLUSIONS

Table 7 provides a summary of key anticipated open space and settlement changes in Hadfield.

Hadfield is anticipated to support 3% of the municipality's future residents and workers while occupying 6% of the municipality's land area (noting Fawkner Cemetery contributes to approximately 2% of this figure.)

Hadfield will experience reasonable growth proportionate to its size and the existing open space provision is relatively low and includes areas of restricted open space and open spaces of limited quality supporting limited open space functions and/or few open space elements that would encourage utilisation.

With a growing population in the area, there is a need to ensure that open space is upgraded and existing gap areas addressed.

As a longer term goal, the improvement of public access to Fawkner Cemetery would greatly improve the accessibility to public open space in Hadfield and be in line with other cemetery masterplans within metropolitan Melbourne and overseas. This would need to occur within the context of improvements in Fawkner Cemeter to provide meaningful public open space and passive recreation opportunities.

8.8.9. OPEN SPACE PROJECT RECOMMENDATIONS

Projects have been identified which respond to the conclusions summarised in the previous sub-section.

The vision for Hadfield is to address gap areas in the south-west and heart of the suburb while upgrading existing open space assets to support the population into the future.

Gap areas do exist within the suburb due to the distribution of open space mainly along the suburb's western and northern edges. Additional open space is required to service these gap areas, to meet population growth that is likely to be dispersed across the suburb.

In Hadfield, key recommendations include:

- + New Local scale open space to address the significant gap area to the south of West Street NAC.
- + New Neighbourhood scale open space to address the gap area to the north-east of West Street NAC.
- + Upgrades to Volga Street Reserve to provide play space and expanded functions to support population growth in the West Street NAC.
- + Upgrades to Kennan Street Reserve to provide a play space to meet a specific function gap.
- + Investigate opportunities for improved public access to Fawkner Cemetery.

TABLE 6 - ACTIVITY CENTRE AREA TO HIGH DENSITY (HADFIELD)		
Suburb Area (ha)	239	
	Total Area (ha)	% of Suburb Area
Major Activity Centre	0.00	0.00%
Neighbourhood Activity Centre	7.20	2.28%
Total	7.20	2.28%
Total Dwellings (2041)	3,542	
Total High Density Dwellings in Suburb	161	
Total High Density Dwellings in Suburb %	5%	

Table 7 - SUMMARY OF CHANGE (HADFIELD)		
Projected Growth and Demand	Suburb Based	Municipality Based
Projected Growth (Residents + Workers) and %	2,719	3%
Total Suburb Area (sqm) and %	3,150,692.36	6%
Existing Open Space Supply		
Total Existing OS Area	89,820.98	
Total Existing OS Area as % of Suburb	3%	
Total Existing OS Suburb Area vs OS Municipality Area	1%	
Projected High Density Settlement Pattern		
Projected High Density Dwellings and %	161	5%
Total Area (sqm) of Activy Centres (Major and Neighbourhood)	71,977	2.28%



TABLE 8 - PROJECT LISTS					OBJECTIVES						
Project ID	Open Space / Project Name	Project Description	Suburb	Priority of Delivery (L, M, H)	OBJECTIVE 1	OBJECTIVE 2	OBJECTIVE 3	OBJECTIVE 4	OBJECTIVE 5	OBJECTIVE 6	Cost Bracket
HD01	New Local Park 1 in Hadfield	Deliver a new Local Open Space in the SW of the suburb between South Street and Middle Street. Must include Play Space, and two other functions (potentially Dog Space)	Hadfield	H	Y	Y	N	N	N	N	\$\$\$\$
HD02	New Neighbourhood Park 1 in Hadfield	Deliver a new Neighbourhood Open Space in the general vicinity of Ka-toomba Street. Must include a Play Space and additional supporting function (likely Passive Recreation)	Hadfield	H	Y	Y	N	N	N	N	\$\$\$\$
HD03	Volga Street Reserve	Volga Street Reserve upgrade to improve quality and functions through more seating and NRM.	Hadfield	H	N	N	Y	N	N	N	\$
HD04	Keenan Street Reserve	Upgrade the open space to improve quality and functions including installation of a play space and additional seating and tables to support a passive recreation function.	Hadfield	M	N	N	Y	N	N	N	\$\$\$
HD05	GMCT - Fawknor Cemetery	Council partnership with GMCT Fawknor Cemetery.	Hadfield	M	N	N	N	N	N	Y	\$
HD06	Tony Mommsen Reserve playground	Tony Mommsen Reserve playground upgrade	Hadfield	M	N	N	Y	N	N	N	\$\$
HD07	Reddish Reserve	Improvements to open space including playground upgrade, upgrade of playing fields including levelling and turf renewal, new drainage, new irrigation system, sports field lighting (min 100 lux), and design and construction of WSUD stormwater treatment system	Hadfield	M	N	N	Y	Y	N	N	\$\$\$\$
HD08	Bartlett Family Reserve	Upgrade and enhancement of existing playground.	Hadfield	H	N	N	Y	N	N	N	\$\$\$
HD09	Middle Street Reserve	Upgrade and enhancement of existing playground.	Hadfield	M	N	N	Y	N	N	N	\$\$
HD10	Martin Reserve	Improvements to Martin Reserve including upgrade and enhancement of existing playground, upgrade of planning field including levelling and turf renewal, new drainage, new irrigation system, sports field lighting (min 100 lux), and desing and construction of stormwater treatment and harvesting system and wetland.	Hadfield	M	N	N	Y	N	N	N	\$\$\$\$

8.9. FAWKNER

8.9.1. INTRODUCTION

Fawkner is a 5.1km² suburb located within the south-east of the municipality. Adjoining suburbs include Glenroy, Hadfield, Coburg North, Reservoir, Thomastown and Broadmeadows. The suburb boundaries of Fawkner are irregular but are generally defined by the Merri Creek to the east, Western Ring Road to the north, Sydney Road and Upfield Railway Corridor to the west and Queens Parade to the south. Topographically, the land falls gradually from north to south and towards the Merri Creek.

Post-European settlement of the area began in earnest with the operation of Fawkner Station in 1889, closely followed by Fawkner Cemetery in 1906. The railway was electrified in 1920 but significant residential development of the lands did not begin until the late 1950's. The area has a predominantly residential character with some industrial areas located along Sydney Road and McBryde Street.

Clause 2.03 – Strategic Directions of the Merri-bek Planning Scheme identifies one Neighbourhood scale activity centre within Fawkner being the Bonwick Street NAC.

Schedule 24 of Clause 43.02 – Design and Development Overlay outlines development objectives for neighbourhood centres as lower order centres supporting increased densities.

The Merri Creek Trail and creek corridor is a significant

feature within Fawkner stretching along the suburb's entire eastern boundary. Comprising of a number of contiguous open spaces it contributes to a regionally significant open space network linking to surrounding suburbs and attracting users from within the municipality and beyond.

Table 1 outlines some of the key population and area statistics for Fawkner.

TABLE 1 - SUBURB OVERVIEW (FAWKNER)	
Total Suburb Area - sqm	5,090,451.79
% of Suburb Area vs Municipality Area	10%
Open Space Profile	
No. of Open Space	22
Total Open Space Area - sqm	882,477.10
% of suburb open space vs all open space	14%
% of suburb open space area vs suburb area	17%
Demographic Profile	
Resident Population (2021) - persons	15,769
Worker Population (2021) - persons	3,715
Open Space per resident + worker - sqm/person	45.29
*Total open space area includes all public open space, restricted open space	

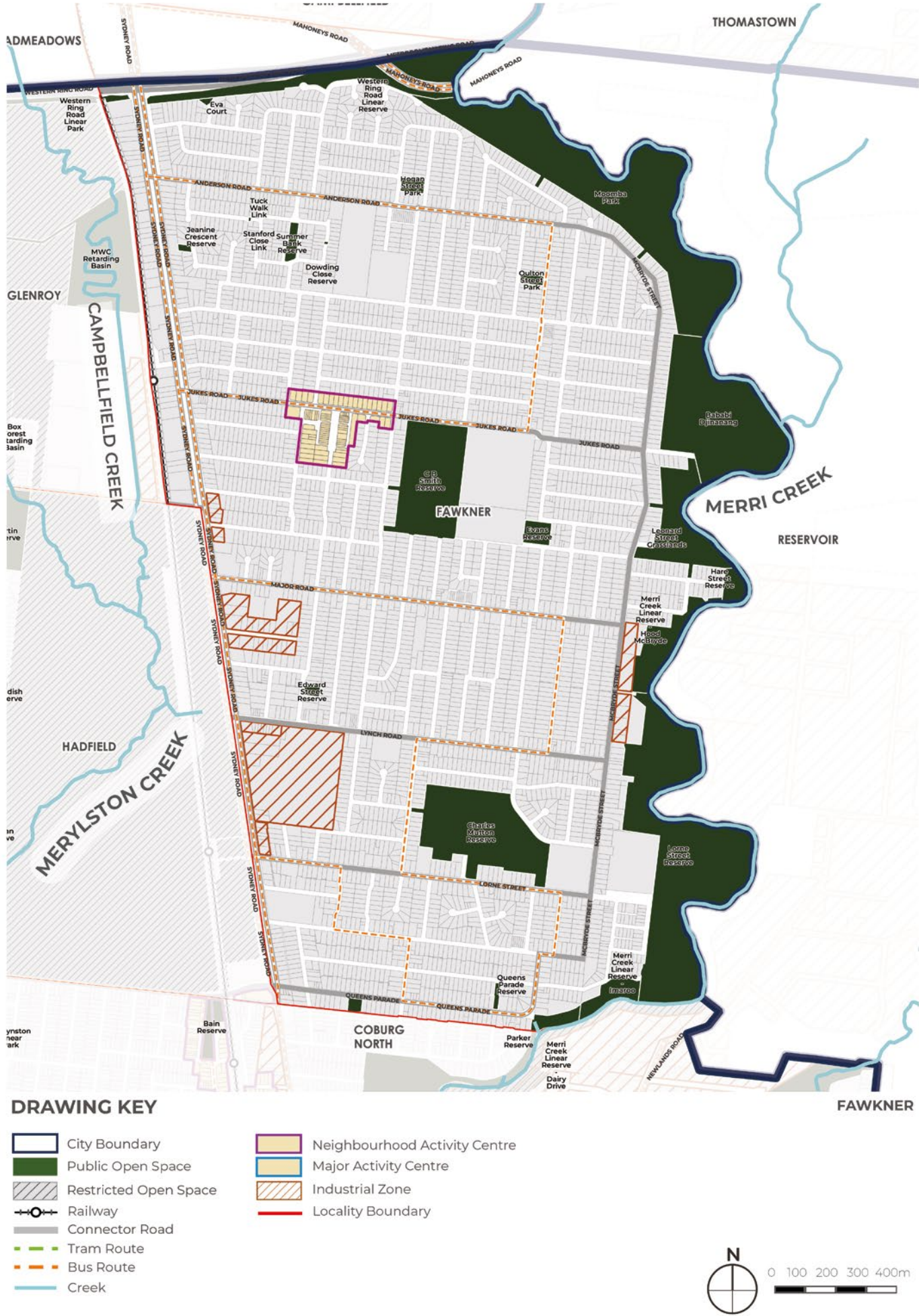


Figure 110. Fawkner Existing Network

8.9.2. EXISTING OPEN SPACE NETWORK

A total of 22 open spaces are identified within the suburb of Fawkner, with a total area of 88.8 hectares. This represents approximately 17% of the total land area of the suburb.

Ten (10) public open spaces are identified as having a component of restricted open space (eg. Sports club facilities or within a larger public reserve or overland flow path in creek corridor). Most of these relate to the Merri Creek corridor and land where the primary purpose is for water management.

Distribution of open space is heavily skewed to the east and north of the suburb along the Merri Creek Corridor and Western Ring Path with 69.1ha (77%) of open space located in these precincts.

Notably, two District scale open spaces occur outside these precincts - Charles Mutton Reserve and CB Smith Reserve.

There is 45.3m² of open space per resident within Fawkner based on 2021 residential population. Table 2 breaks provides further information on open spaces within Fawkner to give an understanding of the distribution of open space by hierarchy.

TABLE 2 - OPEN SPACE NETWORK HIERARCHY (FAWKNER)					
	Quantity	% of Quantity	Total Area (ha)	% of area vs overall OS	% of area vs suburb area
Definition					
Public Open Space	22	8%	88.25	14.1%	17.3%
Restricted Open Space	0	0%	0.00	0.0%	0.0%
Hierarchy					
Regional	9	3%	79.98	12.8%	15.7%
District	1	0%	5.89	0.9%	1.2%
Neighbourhood	6	2%	1.50	0.2%	0.3%
Local	1	0%	0.65	0.1%	0.1%
Pocket	5	2%	0.23	0.0%	0.0%

8.9.3. DISTRIBUTION OF OPEN SPACE AND GAPS ANALYSIS

The following open space analysis has been undertaken using the three types of gaps analysis earlier in this report.

In each map, areas outside the walking catchments of the different open spaces are identified as 'gap areas'. The assessment of the existing public open space networks ability to meet the needs of future residents is informed by this analysis. Recommendations for new open space projects within the suburb are informed by the Principles.

The spatial distribution of open space and 'gaps' identified through this analysis is important in ensuring that future open space projects contribute to establishing an equitable, distributed and connected network of open spaces.

Observations are provided on each gaps analysis which is incorporated into the conclusions and recommended projects identified at the end of this sub-section.

TABLE 3 - SUBURB OPEN SPACE FUNCTIONS (FAWKNER)																	
ID	Open Space Name	Area (ha)	Hierarchy	Linking Space	Play Space	Formal Sports	Informal Sports	Civic	Nature Conservation	Creek Corridor	Heritage	Memorial Park	Passive Recreation	Utility	Horticulture	Dog Park	Undefined
22	C B Smith Reserve	7.60	Regional	✗	✓	✓	✓	✓	✗	✗	✗	✗	✓	✗	✗	✗	✗
27	Edward Street Reserve	0.16	Neighbourhood	✗	✓	✗	✗	✗	✓	✗	✗	✗	✓	✗	✗	✗	✗
29	Eva Court	0.07	Pocket	✓	✓	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗
30	Evans Reserve	0.65	Local	✓	✓	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗
42	Hogan Street Park	0.35	Neighbourhood	✓	✓	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗
44	Jack Mutton Reserve	0.20	Neighbourhood	✗	✓	✗	✗	✗	✓	✗	✗	✗	✓	✗	✗	✗	✗
46	Jeanine Crescent Reserve	0.09	Pocket	✗	✓	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗
58	Oulton Street Park	0.23	Neighbourhood	✓	✓	✗	✗	✗	✓	✗	✗	✗	✓	✗	✗	✗	✗
60	Queens Parade Reserve	0.15	Neighbourhood	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✓
65	Summer Bank Reserve	0.41	Neighbourhood	✓	✓	✗	✗	✗	✗	✗	✗	✗	✓	✗	✗	✗	✗
114	Charles Mutton Reserve	9.17	Regional	✓	✓	✓	✓	✗	✓	✗	✗	✗	✓	✗	✗	✓	✗
150	Hare Street Reserve	0.75	Regional	✓	✗	✗	✗	✗	✓	✓	✗	✗	✓	✗	✗	✗	✗
152	Lorne Street Reserve	19.88	Regional	✓	✗	✗	✗	✗	✓	✓	✗	✗	✓	✗	✗	✗	✗
161	Western Ring Road Linear Reserve	5.89	District	✓	✗	✗	✗	✗	✗	✓	✗	✗	✗	✓	✗	✗	✗
163	Bababi Djinanang	12.62	Regional	✓	✗	✗	✗	✗	✓	✓	✗	✗	✗	✗	✗	✗	✗
189	Dowding Close Reserve	0.03	Pocket	✓	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗
201	Stanford Close Link	0.02	Pocket	✓	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗
210	Moomba Park	21.13	Regional	✓	✓	✓	✓	✗	✓	✗	✗	✗	✓	✗	✗	✓	✗
215	Merri Creek Linear Reserve - Imaroo	1.27	Regional	✓	✗	✗	✗	✗	✓	✓	✗	✗	✓	✗	✗	✗	✓
219	Merri Creek Linear Reserve - Hood McE	2.68	Regional	✓	✗	✗	✗	✗	✓	✓	✗	✗	✗	✗	✗	✗	✗
223	Leonard Street Grasslands	4.87	Regional	✓	✗	✗	✗	✗	✓	✓	✗	✗	✗	✗	✗	✗	✗
234	Tuck Walk Link	0.01	Pocket	✓	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗



DRAWING KEY

- City Boundary
- Public Open Space
- Restricted Open Space
- Railway
- Connector Road
- Tram Route
- Bus Route
- Creek
- 300m Catchment
- 500m Catchment
- Neighbourhood Activity Centre
- Major Activity Centre
- Industrial Zone

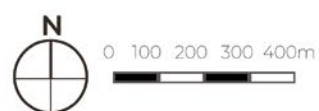
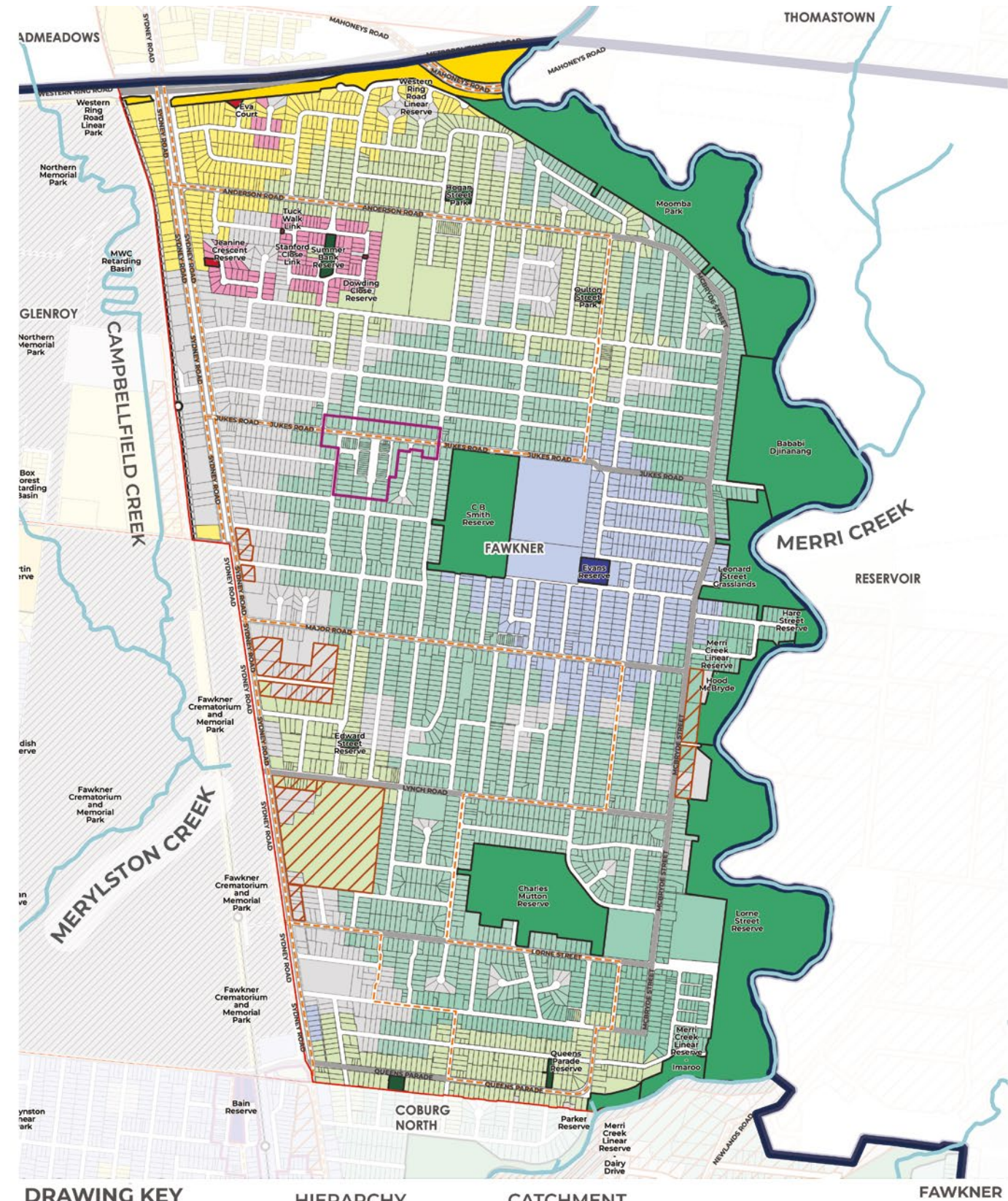


Figure 111. Fawkner Baseline Service Gaps Analysis



DRAWING KEY

- City Boundary
- Industrial Zone
- Neighbourhood Activity Centre
- Major Activity Centre
- Restricted Open Space
- Railway
- Connector Road
- Tram Route
- Bus Route
- Creek

HIERARCHY

- Pocket
- Neighbourhood
- Local
- District
- Regional

CATCHMENT

- 200m
- 300m
- 400m
- 500m (District)
- 500m (Regional)

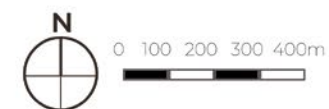


Figure 112. Fawkner Hierarchy Catchment Gaps Analysis

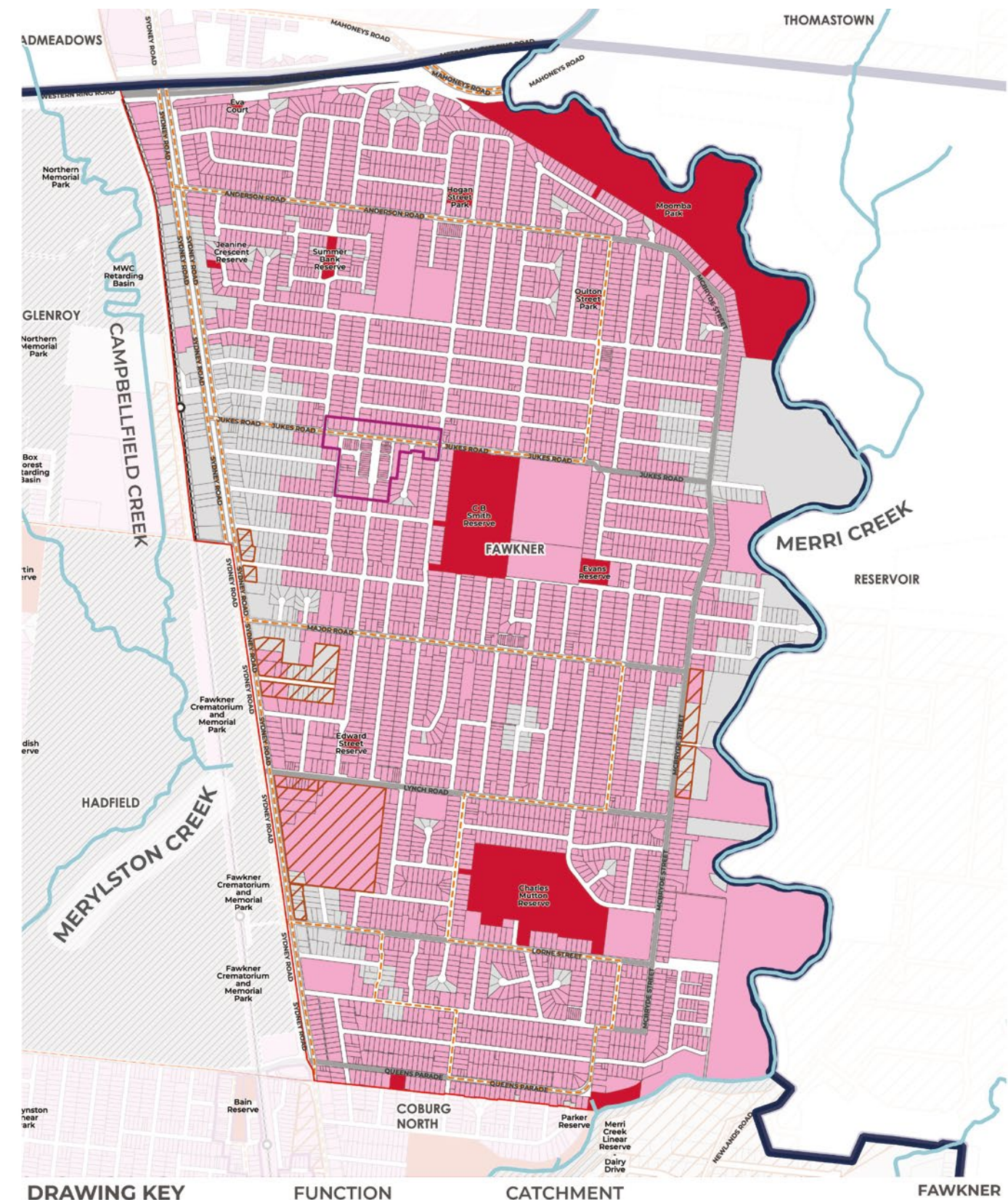


Figure 113. Fawkner Function Gaps Analysis (Play Space)

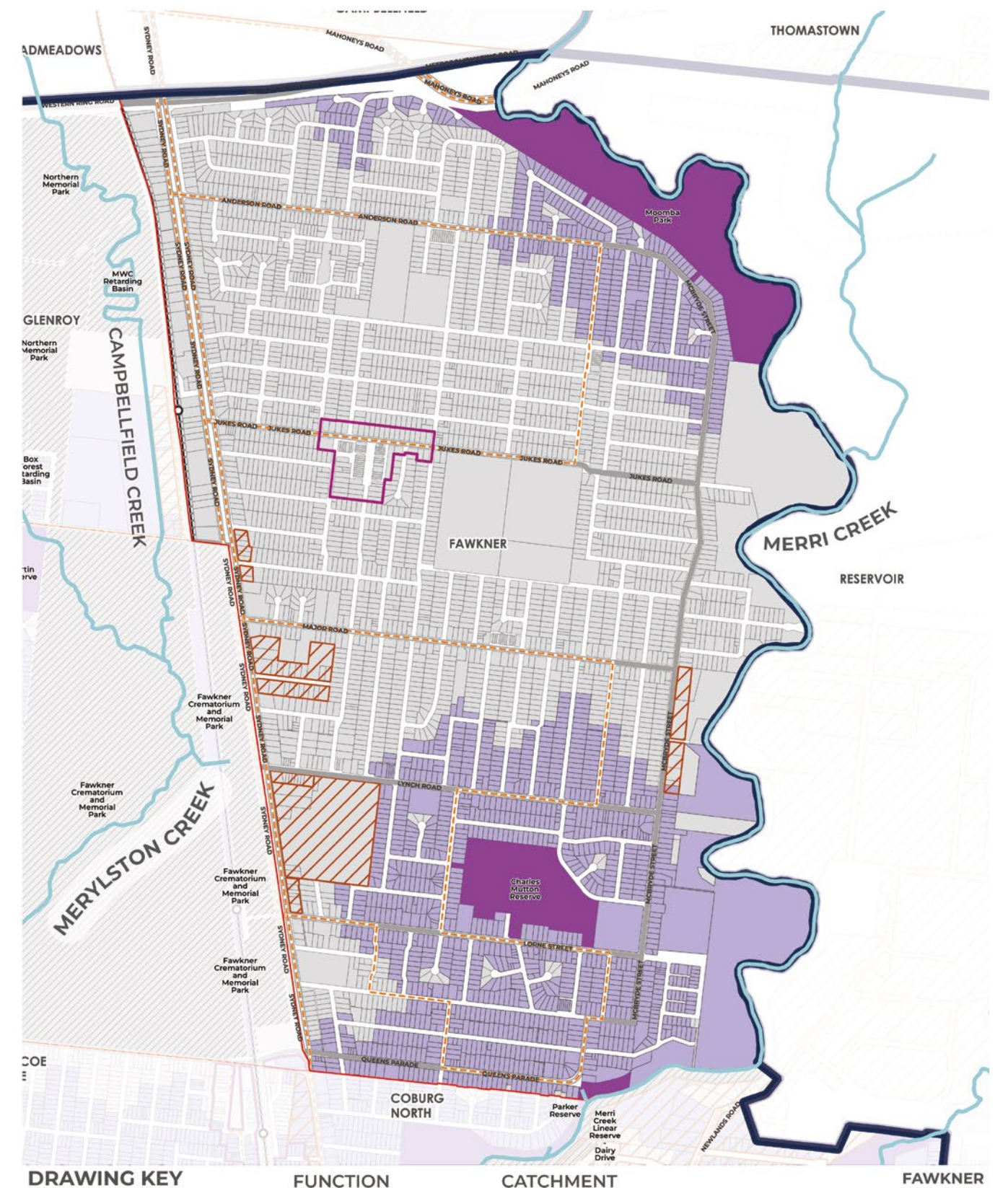


Figure 114. Fawkner Function Gaps Analysis (Dog Park)

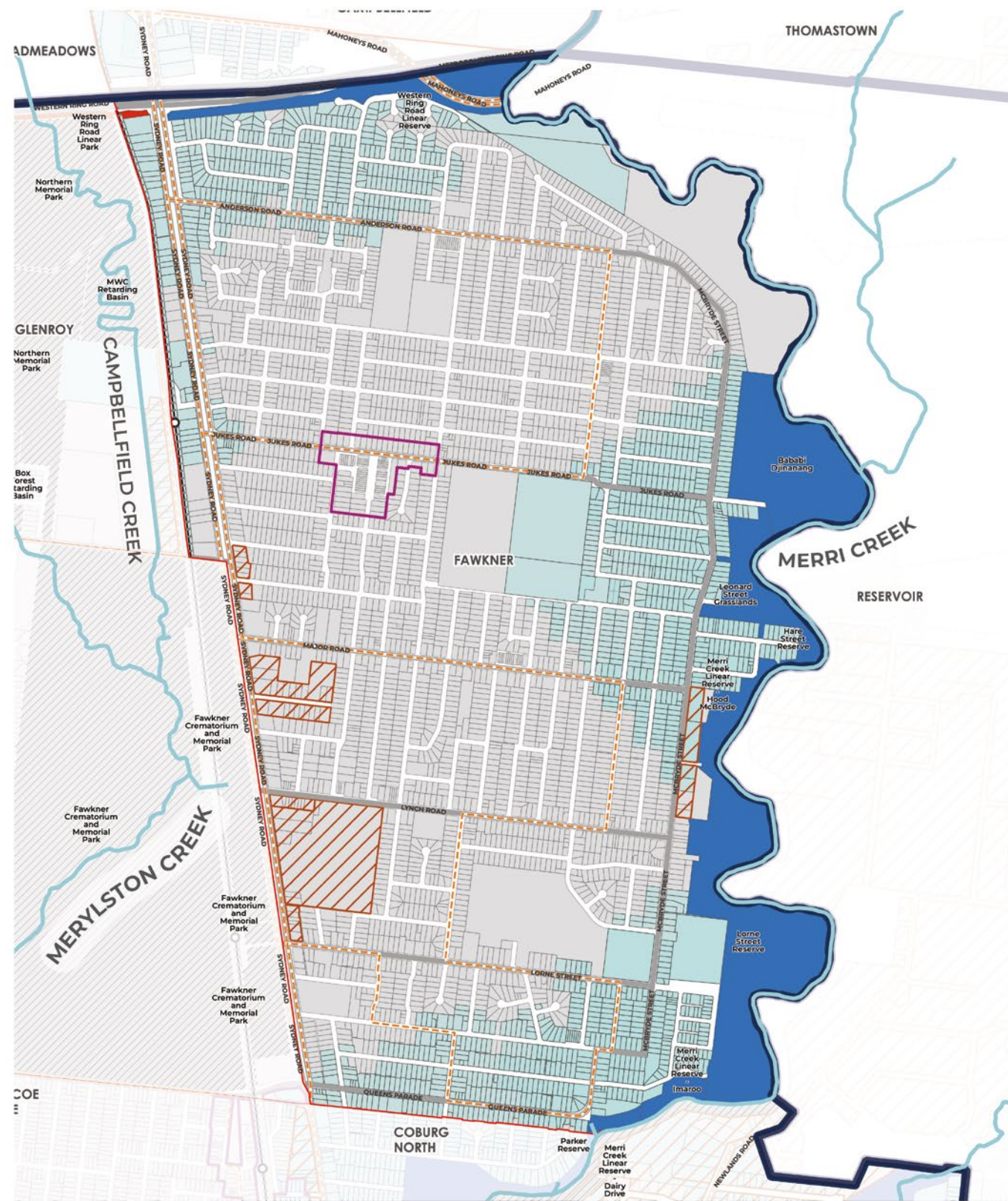


Figure 115. Fawkner Function Gaps Analysis (Creek Corridor)

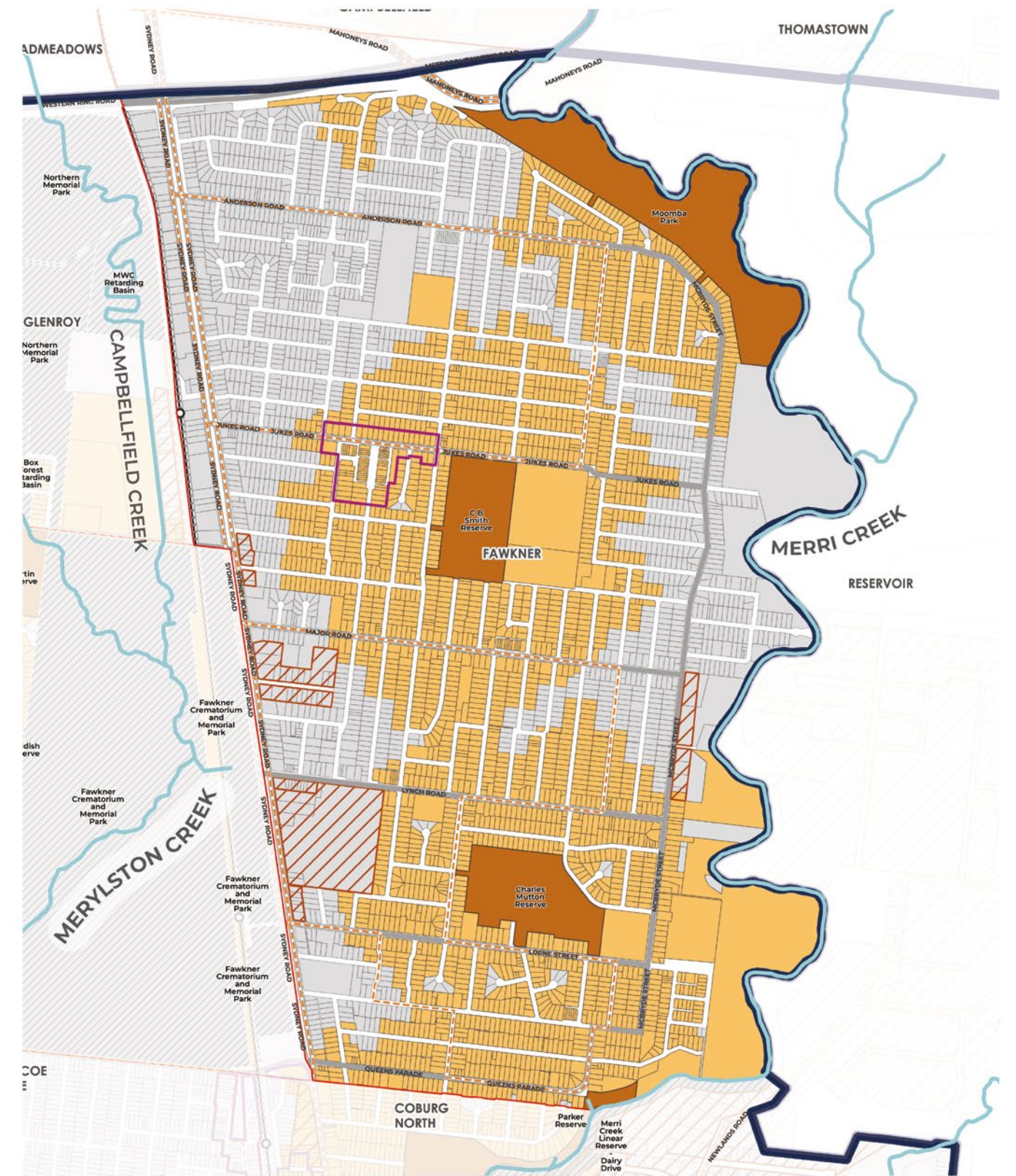


Figure 116. Fawkner Function Gaps Analysis (Formal Sports)

BASELINE SERVICE OBSERVATIONS

The baseline service shows most areas outside of an activity centre occur within 500m of an open space of any size. Further, areas within the Jukes Road NAC are located within 300m of an open space (CB Smith Reserve).

A clear gap area does occur at the western end of Jukes Road near Gowrie Station.

HIERARCHY CATCHMENT OBSERVATIONS

The catchment gaps analysis reveals a more nuanced understanding of open spaces based on their size more clearly showing a gap areas at the western end of Jukes road as well as small gap areas in the south of the suburb and in the north of the suburb.

SPECIFIC FUNCTIONS OBSERVATIONS

Analysis has been undertaken on specific functions to identify gap areas for some general open space uses. The previously identified gap areas also feature as gap areas for play space in the municipality and should be provided as functions of any new open spaces provided to fill these gap areas.

A new gap area that emerges specifically for play space is close to Bababi Djinanang parklands, offering an opportunity to include play spaces in the Fawkner Merri Parklands Masterplan vision being undertaken for the project.

Fawkner has a significant gap in the provision of off-lead or fenced dog areas in the centre of the suburb in proximity to the Jukes Road NAC. An opportunity exists to provide this at existing open spaces nearby such as CB Smith Reserve or Evans Reserve.

8.9.4. OPEN SPACE CHARACTER AND QUALITIES

Fawkner benefits from a wide range of open spaces including access to a regionally significant linear network of open spaces in the Merri Creek Corridor, large scale District open spaces such as CB Smith Reserve and Charles Mutton Reserve supporting formal sports, play and passive recreation down to a network of Neighbourhood and Pocket spaces including Dowding Close Reserve and Jeanine Crescent Reserve which offer play and passive recreation opportunities for the local community in residential context.

The Merri Creek Trail is uninterrupted along the western side of the creek corridor through Fawkner, offering fantastic accessibility north and south to access open spaces in this location. Further, Bababi Djinanang and Moomba Park are extensive parklands which are currently being upgraded as part of broader masterplans for these areas. These upgrades lay out a future that leverages Fawkner’s existing open space assets to their fullest potential to support the growing population.

CB Smith Reserve and Charles Mutton Reserve are substantial District scale open spaces that are centrally located within the suburb. They are primarily focussed on formal sports including facilities for tennis, bowling, cricket, soccer and netball but offer a range of play and passive recreation around the periphery of these fields.

Local open spaces such as Evans Reserve provides a playground, scout hall and passive recreation space for local needs. Capacity exists in these sites to support additional functions if appropriately upgraded.

Neighbourhood scale spaces generally provide passive recreation and one other clear public use function for local needs. Hogan Street Reserve is an example, offering a simply playground, path with some canopy trees planting. Opportunities do exist to upgrade these spaces to provide more diverse open space functions and elements to support increased usage including tables, pavilion and BBQ facilities.

Pocket scale spaces in Fawkner are either residual land or small allotments converted to open space to meet the needs of people in the surrounding streets only. Eva Reserve is one example, located in a residential cul-de-sac it provides a play space, canopy trees and seating with a linking path to the Western Ring Path.

8.9.5. COMMUNITY ENGAGEMENT INPUTS

Fawkner community consultation, captured:

- + Respondents from Fawkner showed a higher instance of using open space for cultural activities and events (51%, compared to 12% of those from Pascoe Vale).
- + 56% of respondents from Fawkner said they would like more seating (compared to 30% or less for other suburbs). Seating has been a consideration within the identified projects for Fawkner.
- + Fawkner respondents showed higher instances of wanting more equipment for children under 8 (79%), accessible equipment (68%), and/or waterplay (56%). Given the higher instance of CALD respondents from Fawkner, these aspects were also chosen by higher proportions of CALD respondents.
- + Parks in close proximity are more common to residents in the North-East and South than the North-West.
- + Cycling to travel to the local park is particularly common in the North-East and South regions.
- + Respondents from the North-East more often said they use open space as a place for children to play (58%, compared to 37% of those in the South).

8.9.6. FUTURE POPULATION CHANGE AND OPEN SPACE NEEDS

Table 4 below shows the forecast population growth for the residential and worker populations in Fawkner from 2021 to 2041.

Population growth is expected to be significant for the area with a 26% increase in the resident population through the addition of 4,156 new residents.

Worker population will increase proportionately by 28%, an increase in 1,057 workers.

At present, Fawkner provides a total 45.3m² of public open space per resident/worker. In 2041, this is anticipated to reduce to 35.7m² - a reduction of 21% if the existing open space is maintained.

8.9.7. FUTURE ANTICIPATED SETTLEMENT PATTERN

Table 5 and 6 show the projected growth in dwellings by building typology and area of designated activity centres within Fawkner.

Currently, 83% of housing stock within Fawkner comprises of separate dwellings. Future development will introduce medium density, fuelling a shift to a more mixed urban character with separated housing stock falling to 65%. Future growth is almost exclusively anticipated to be medium density with only 6% of future housing anticipated to be in higher density format.

While some development will be focussed within the Jukes Road NAC, the predominance of medium density housing suggests the bulk of new housing will follow the existing trend of incremental infill in existing residential areas. As a result, addressing gap areas is a priority to ensure convenient access to open space as well as upgrading existing underdeveloped open spaces.10.1.8

8.9.8. CONCLUSIONS

Table 7 provides a summary of key anticipated open space and settlement changes in Fawkner.

Fawkner is anticipated to support 6% of the municipality's future residents and workers while occupying 10% of the municipality's land area.

The Merri Creek Corridor precinct in the east of the suburb is a valuable open space asset providing a diverse range of open space experiences. Remaining is a priority to address gap areas in the west, particularly as these are located in closer proximity to train stations along the Upfield Railway Corridor and the Jukes Road NAC where increased densities are encouraged by planning policy.

8.9.9. OPEN SPACE PROJECT RECOMMENDATIONS

Projects have been identified which respond to the conclusions summarised in the previous sub-section.

The vision for Fawkner is to address the gap areas in the suburb's west and deliver improved functions along the Merri Creek Corridor in significant open spaces that are primarily used for passive recreation The location of new parks is intended to also support the provision of public open space in proximity to the suburb's NAC and proximate railway stations where increased density are likely to be encouraged placing additional pressures on existing open spaces.

In Fawkner, key recommendations include:

- + Deliver of two new Neighbourhood scale spaces in the suburbs west to address existing gap areas and service the growing population.
- + Upgrade Lorne Street Reserve, Hare Street Reserve and Bababi Djinanang to include functions (play spaces and dog off-lead areas) to address gap areas for these specific functions

TABLE 4 - SUBURB RESIDENT AND WORKER PROJECTED GROWTH (FAWKNER)					
	2021	2041	Growth	% of Suburb Growth vs Overall Growth	% Change
Estimated Resident Population	15,769	19,925	4,156	7%	26%
Open Space per resident - sqm/person	55.96	44.29	- 12		-21%
Estimated Worker Population	3,715	4,772	1,057	5%	28%
Open Space per worker - sqm/worker	237.54	184.93	- 53		-22%
Estimated Resident + Worker Population	19,484	24,697	5,213	6%	27%
Open Space per Resident + Worker - sqm/population	45.29	35.73	- 10		-21%

TABLE 5 - SETTLEMENT PATTERNS AND BUILDING TYPOLOGY (FAWKNER)					
	2021		2041		Growth
	Total Dwellings	%	Total Dwellings	%	No. of New Dwellings
Separate Dwellings	4,381	83%	4,381	65%	-
Medium Density	891	17%	2,264	34%	1,373
High Density	-	0%	86	1%	86
Total	5,272	100%	6,731	100%	1,459

TABLE 6 - ACTIVITY CENTRE AREA TO HIGH DENSITY (FAWKNER)		
Suburb Area (ha)	239	
	Total Area (ha)	% of Suburb Area
Major Activity Centre	0.00	0.00%
Neighbourhood Activity Centre	5.66	1.11%
Total	5.66	1.11%
Total Dwellings (2041)	6,731	
Total High Density Dwellings in Suburb	86	
Total High Density Dwellings in Suburb %	1%	

Table 7 - SUMMARY OF CHANGE (FAWKNER)		
Projected Growth and Demand	Suburb Based	Municipality Based
Projected Growth (Residents + Workers) and %	5,213	6%
Total Suburb Area (sqm) and %	5,090,451.79	10%
Existing Open Space Supply		
Total Existing OS Area		882,477.10
Total Existing OS Area as % of Suburb		17%
Total Existing OS Suburb Area vs OS Municipality Area		14%
Projected High Density Settlement Pattern		
Projected High Density Dwellings and %	86	1%
Total Area (sqm) of Activy Centres (Major and Neighbourhood)	56,581	1.11%

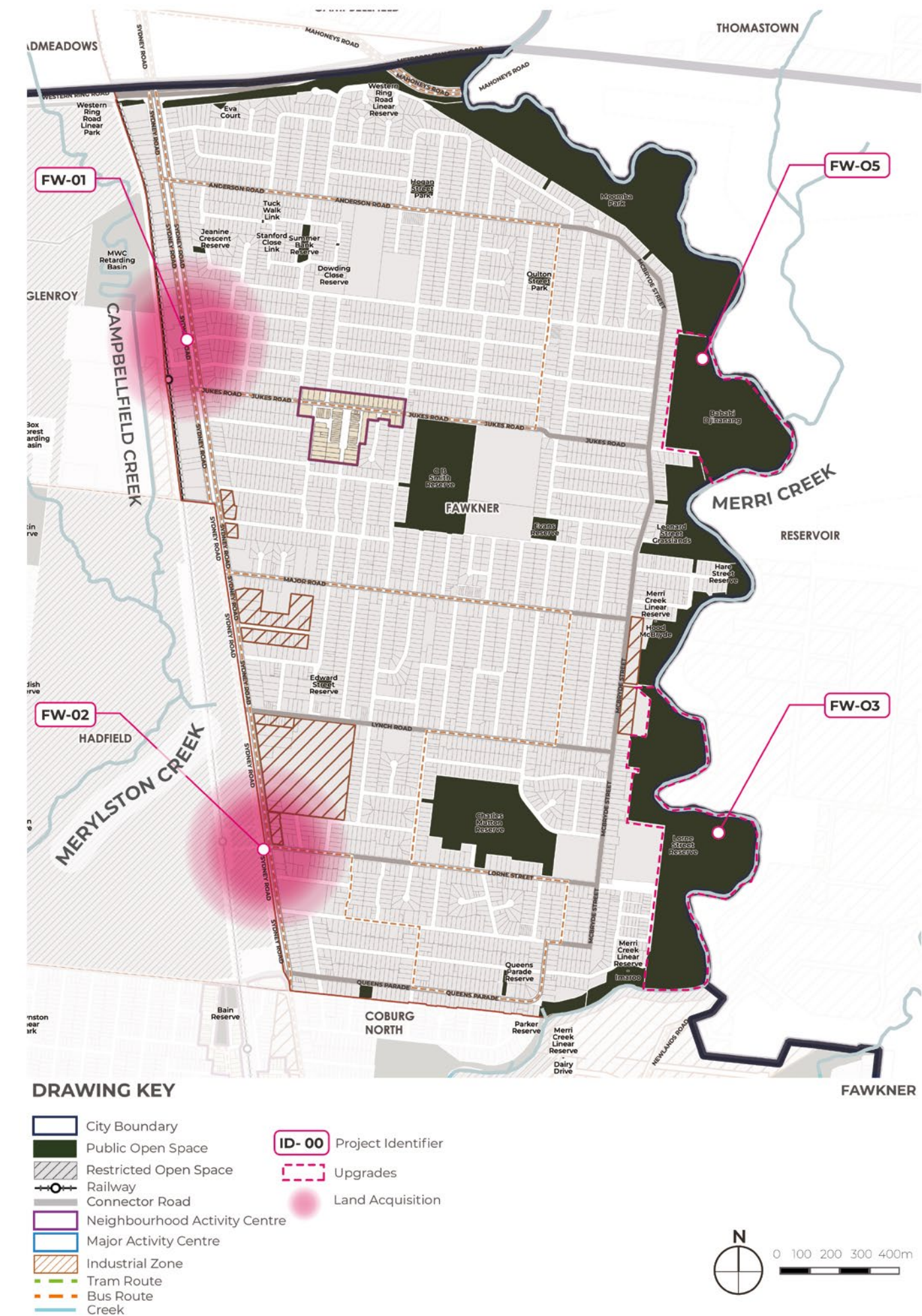


Figure 117. Fawkner Open Space Key Recommendation

8.9.10. FAWKNER KEY PROJECTS

TABLE 8 - PROJECT LISTS					OBJECTIVES						Cost Bracket
Project ID	Open Space / Project Name	Project Description	Suburb	Priority of Delivery (L, M, H)	OBJECTIVE 1	OBJECTIVE 2	OBJECTIVE 3	OBJECTIVE 4	OBJECTIVE 5	OBJECTIVE 6	
FW01	New Neighbourhood Park 1 in Fawkner	Deliver a new Neighbourhood Open Space close to the western end of Jukes Road. Must include a play space and passive recreation function, and fenced dog park to support gap and higher density living close to activity centre.	Fawkner	H	Y	Y	Y	N	N	N	\$\$\$\$
FW02	New Neighbourhood Park 2 in Fawkner	Deliver a new Neighbourhood Open Space near Sydney Road and Lorne Street including passive recreation function and one additional function.	Fawkner	H	Y	Y	Y	N	N	N	\$\$\$\$
FW03	Lorne Street Reserve	Upgrade the open space to improve quality and functions, including land acquisition in line with Lorne Street Reserve concept plan, and including an off-lead area to address dog park gap.	Fawkner	H	N	N	Y	N	N	N	\$\$\$\$
FW04	Hare Street Reserve	Lookout and path clean up and capped mound support bush Kinder, nature play and interpretative signage.	Fawkner	H	N	N	Y	N	Y	N	\$
FW05	Bababi Djinanang	Upgrade the open space to improve quality and functions as per Babahi Djinanang Masterplan and inclusion of a play space.	Fawkner	H	N	N	Y	Y	N	N	\$\$\$\$
FW06	Summerbank Reserve	Upgrade and enhancement of existing playground.	Fawkner	M	N	N	Y	N	N	N	\$
FW07	Jack Mutton Reserve	Upgrade and enhancement of existing playground.	Fawkner	L	N	N	Y	N	N	N	\$
FW08	Hood-McBryde Reserve	Hood-McBryde Reserve Improvements, as outlines in the Fawkner Paklands Improvement Plan including resolve connectivity issues through path and maintenance works, nature play, maintenance, investigations relating to soil contamination risks, enclosed dog park, alternative flood plath, resting place, dementia sensory planting.	Fawkner	M	N	N	Y	Y	Y	Y	\$\$\$
FW09	Jukes Road	Various improvements including create a new dog park, upgrade and enhance NRM, undertake feasibility, investigate new creek crossing, construct storm water culvert, implement Leonard Street grasslands.	Fawkner	M	N	N	Y	Y	N	N	\$
FW10	Hogan Street Park	Upgrade and enhancement of existing playground.	Fawkner	L	N	N	Y	N	N	N	\$
FW11	C B Smith Reserve	Various improvements including installation of an exercise station, upgrade of skate park, upgrade of playground, and design and construction of stormwater treatment raingarden and harvesting providing additional irrigation for the sports field and providing a publicly accessible raingarden / swale for public enjoyment	Fawkner	M	N	N	Y	Y	N	N	\$\$\$\$
FW12	Eva Court Playground	Upgrade and enhancement of existing playground.	Fawkner	M	N	N	Y	N	N	N	\$
FW13	Jeanine Crescent	Upgrade and enhancement of existing playground.	Fawkner	M	N	N	Y	N	N	N	\$
FW14	Queens Parade Reserve	Upgrade and enhancement of existing playground	Fawkner	M	N	N	Y	N	N	N	\$
FW15	Edward Street Reserve	Upgrade and enhancement of existing playground.	Fawkner	L	N	N	Y	N	N	N	\$
FW16	Moomba Park	Moomba park upgrade of playing fields and expansion of park, including investigation of new recreation opportunities, upgrade to side social pavilion to community meeting space and accessible public toilet, creation of maintenance and access fire track and playground upgrades.	Fawkner	H	N	N	Y	Y	N	Y	\$\$\$\$
FW17	Charles Mutton Reserve	Upgrade East and West playing field including levelling and turf renewal, new drainage and sports field lighting.	Fawkner	M	N	N	Y	N	N	N	\$\$\$\$
FW18	Fawkner Tennis Club	Renew en-tout-cas courts at Fawkner Tennis Club.	Fawkner	M	N	N	Y	N	N	N	\$\$\$
FW19	Fawkner Cemetery	Hume, Merri-bek, Melbourne Water and GMCT partnership project to activate the CSL RB with new path connections, nature circuit, resting places, exercise stations and wayfinding in line with the Open Space Strategy, Healthy Waterways Strategy and Jack Roper Plan.	Fawkner	H	N	N	Y	N	N	Y	\$

8.10. PASCOE VALE

8.10.1. INTRODUCTION

Pascoe Vale is a 4.9km² suburb located within the north of the municipality. Adjoining suburbs include Hadfield, Oak Park, Strathmore, Pascoe Vale South, Coburg and Coburg North. The suburb boundaries of Pascoe Vale are irregular but are generally defined by Sussex Street in the east, O’Hea Street in the south, Moonee Ponds Creek in the west and South Street in the north. Topographically, Pascoe Vale rises steadily to the north with land sloping down to Moonee Ponds Creek and Westbreen Creek corridors and a localised high point near Cole Reserve.

Post-European settlement of the area began in the mid 19th century, however unsealed roads, unreticulated services and a lack of sewerage discouraged large scale residential development of the land until the 1930’s. Through the 1930’s-1950’s a numbers of schools, churches and education institutes opened supporting the burgeoning population

Clause 2.03 – Strategic Directions of the Merri-bek Planning Scheme identifies two activity centres within Pascoe Vale - being the. Gaffney Street/Pascoe Vale Station Neighbourhood Activity Centre (NAC) and the Pascoe Street Local Activity Centre (LAC)

Schedule 24 of Clause 43.02 – Design and Development Overlay outlines development objectives for neighbourhood centres as lower order centres supporting increased densities.

Moonee Ponds Creek and Westbreen Creek as significant landscape features within the suburb with Moonee Ponds Creek running along the suburb’s western boundary and Westbreen Creek flowing into the Moonee Ponds Creek stretching up through the heart o the suburb and through the Pascoe Vale NAC.

Table 1 outlines some of the key population and area statistics for Pascoe Vale.

TABLE 1 - SUBURB OVERVIEW (PASCOE VALE)	
Total Suburb Area - sqm	4,914,327.02
% of Suburb Area vs Municipality Area	10%
Open Space Profile	
No. of Open Space	21
Total Open Space Area - sqm	358,373.72
% of suburb open space vs all open space	6%
% of suburb open space area vs suburb area	7%
Demographic Profile	
Resident Population (2021) - persons	20,042
Worker Population (2021) - persons	2,369
Open Space per resident + worker - sqm/person	15.99
*Total open space area includes all public open space, restricted open space	



Figure 118. Pascoe Vale Existing Network

8.10.2. EXISTING OPEN SPACE NETWORK

Table 1 identifies a total of twenty-one (21) open spaces within the suburb of Pascoe Vale, amounting to a combined total area of 49 hectares of open space. This represents approximately 7% of the total land area of the suburb.

Seven (7) public open spaces are identified as having a component of restricted open space (eg. Sports club facilities or within a larger public reserve or overland flow path in creek corridor).

A total of 16m² of open space is available per resident/worker within Pascoe Vale based on 2021 residential/worker population.

Table 2 breaks provides further information on open spaces within Pascoe Vale to give an understanding of the distribution of open space by hierarchy and relative functions.

TABLE 2 - OPEN SPACE NETWORK HIERARCHY (PASCOE VALE)					
	Quantity	% of Quantity	Total Area (ha)	% of area vs overall OS	% of area vs suburb area
Definition					
Public Open Space	20	7%	35.73	5.7%	7.3%
Restricted Open Space	1	0%	0.11	0.0%	0.0%
Hierarchy					
Regional	4	1%	4.73	0.8%	1.0%
District	5	2%	23.81	3.8%	4.8%
Neighbourhood	4	1%	1.07	0.2%	0.2%
Local	5	2%	5.98	1.0%	1.2%
Pocket	3	1%	0.26	0.0%	0.1%

8.10.3. DISTRIBUTION OF OPEN SPACE AND GAPS ANALYSIS

The following open space analysis has been undertaken using the three types of gaps analysis described earlier in this report.

In each map, areas outside the walking catchments of the different open spaces are identified as 'gap areas'. The assessment of the existing public open space networks ability to meet the needs of future residents is informed by this analysis. Recommendations for new open space projects within the suburb are informed by the Principles.

The spatial distribution of open space and 'gaps' identified through this analysis is important in ensuring that future open space projects contribute to establishing an equitable, distributed and connected network of open spaces.

Observations are provided on each gaps analysis which is incorporated into the conclusions and recommended projects identified at the end of this sub-section.

TABLE 3 - SUBURB OPEN SPACE FUNCTIONS (PASCOE VALE)																	
ID	Open Space Name	Area (ha)	Hierarchy	Linking Space	Play Space	Formal Sports	Informal Sports	Civic	Nature Conservation	Creek Corridor	Heritage	Memorial Park	Passive Recreation	Utility	Horticulture	Dog Park	Undefined
20	Burgundy Street	0.11	Neighbourhood	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✔	✗	✗	✔
41	H M Dowd Reserve	0.36	Neighbourhood	✔	✔	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗
51	Martyn Reserve	0.06	Pocket	✗	✔	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗
59	Peachey Court Reserve	0.16	Neighbourhood	✔	✗	✗	✗	✗	✔	✗	✗	✗	✔	✗	✗	✗	✗
62	Rogers Reserve	2.09	Local	✔	✔	✔	✔	✔	✔	✗	✔	✔	✔	✗	✗	✗	✗
80	James Reserve	0.66	Local	✔	✔	✗	✔	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗
88	Jacinta Bartlett Reserve	0.50	Local	✗	✔	✗	✗	✗	✗	✗	✗	✗	✔	✗	✗	✗	✗
100	Plumridge Park	0.10	Pocket	✗	✗	✗	✗	✗	✔	✗	✗	✗	✔	✗	✗	✗	✗
126	Hallam Reserve	2.11	Local	✔	✔	✔	✗	✗	✔	✗	✔	✗	✔	✗	✗	✔	✗
133	Raeburn Reserve	4.12	District	✔	✔	✔	✔	✗	✗	✗	✗	✗	✔	✗	✗	✔	✗
134	Cole Reserve	6.29	District	✗	✔	✔	✔	✗	✗	✗	✗	✗	✔	✗	✗	✔	✗
151	Herbert Street Reserve	1.14	Regional	✗	✗	✗	✗	✗	✔	✔	✗	✗	✔	✗	✗	✗	✗
157	Payne Reserve	0.61	Local	✔	✔	✗	✗	✗	✗	✗	✗	✗	✗	✔	✗	✗	✗
160	Tate Park	0.10	Pocket	✗	✔	✗	✗	✗	✔	✗	✗	✗	✔	✗	✗	✗	✗
162	Bass Street Reserve	1.17	Regional	✗	✗	✗	✗	✗	✔	✔	✗	✗	✔	✗	✗	✗	✗
165	Gavin Park	4.55	District	✔	✗	✗	✗	✗	✔	✔	✗	✗	✔	✔	✗	✗	✗
174	Austin Crescent Reserve	3.67	District	✔	✔	✗	✗	✗	✔	✗	✗	✗	✔	✗	✗	✔	✗
180	Esslemont Reserve	2.23	Regional	✔	✔	✗	✗	✗	✔	✔	✗	✗	✔	✗	✗	✔	✗
181	K W Joyce Reserve	5.18	District	✔	✗	✗	✗	✗	✔	✔	✗	✗	✔	✗	✗	✔	✗
231	Moonee Ponds Creek - Westbreen Crea	0.44	Neighbourhood	✔	✗	✗	✗	✗	✔	✔	✗	✗	✗	✔	✗	✗	✗
233	Moonee Ponds Creek Linear Park - Mai	0.20	Regional	✔	✗	✗	✗	✗	✔	✔	✗	✗	✔	✗	✗	✗	✗



Figure 119. Pascoe Vale Baseline Service Gaps Analysis

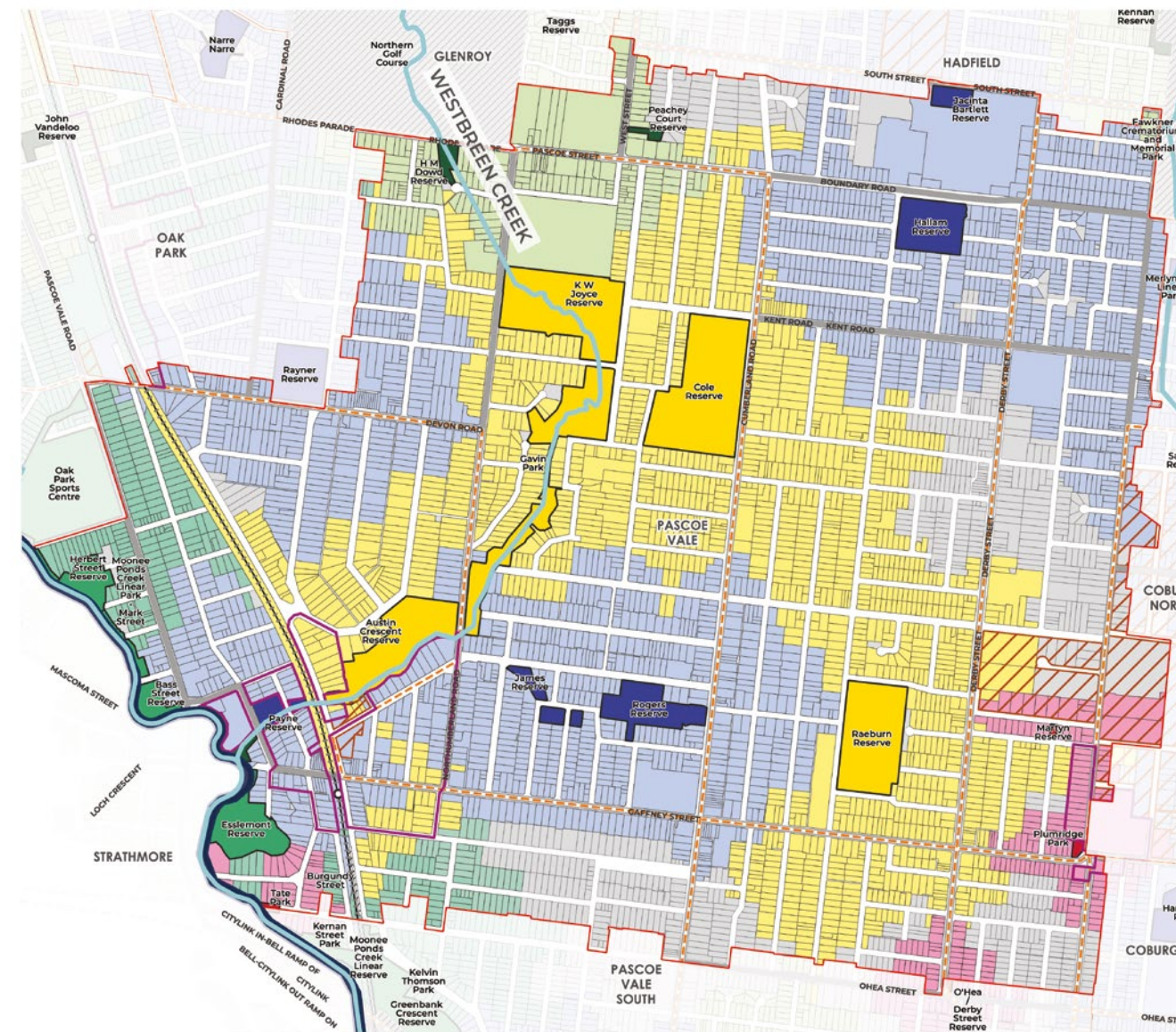
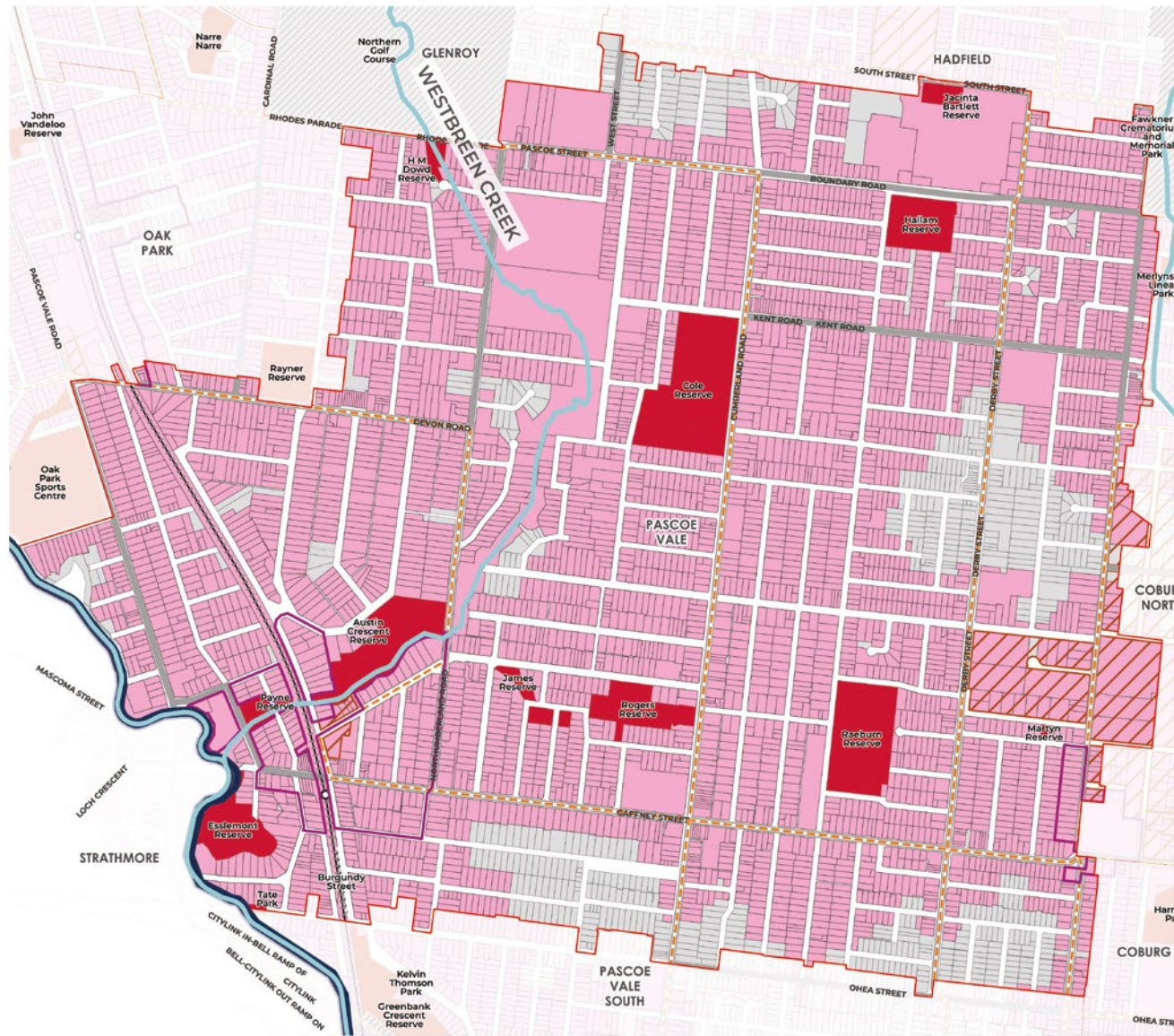


Figure 120. Pascoe Vale Hierarchy Catchment Gaps Analysis



PASCOE VALE DRAWING KEY

- City Boundary
- Industrial Zone
- Neighbourhood Activity Centre
- Major Activity Centre
- Restricted Open Space
- Railway
- Connector Road
- Tram Route
- Bus Route
- Creek

FUNCTION

- Play Space

CATCHMENT

- 500m

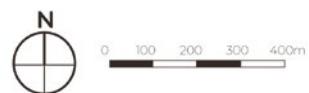
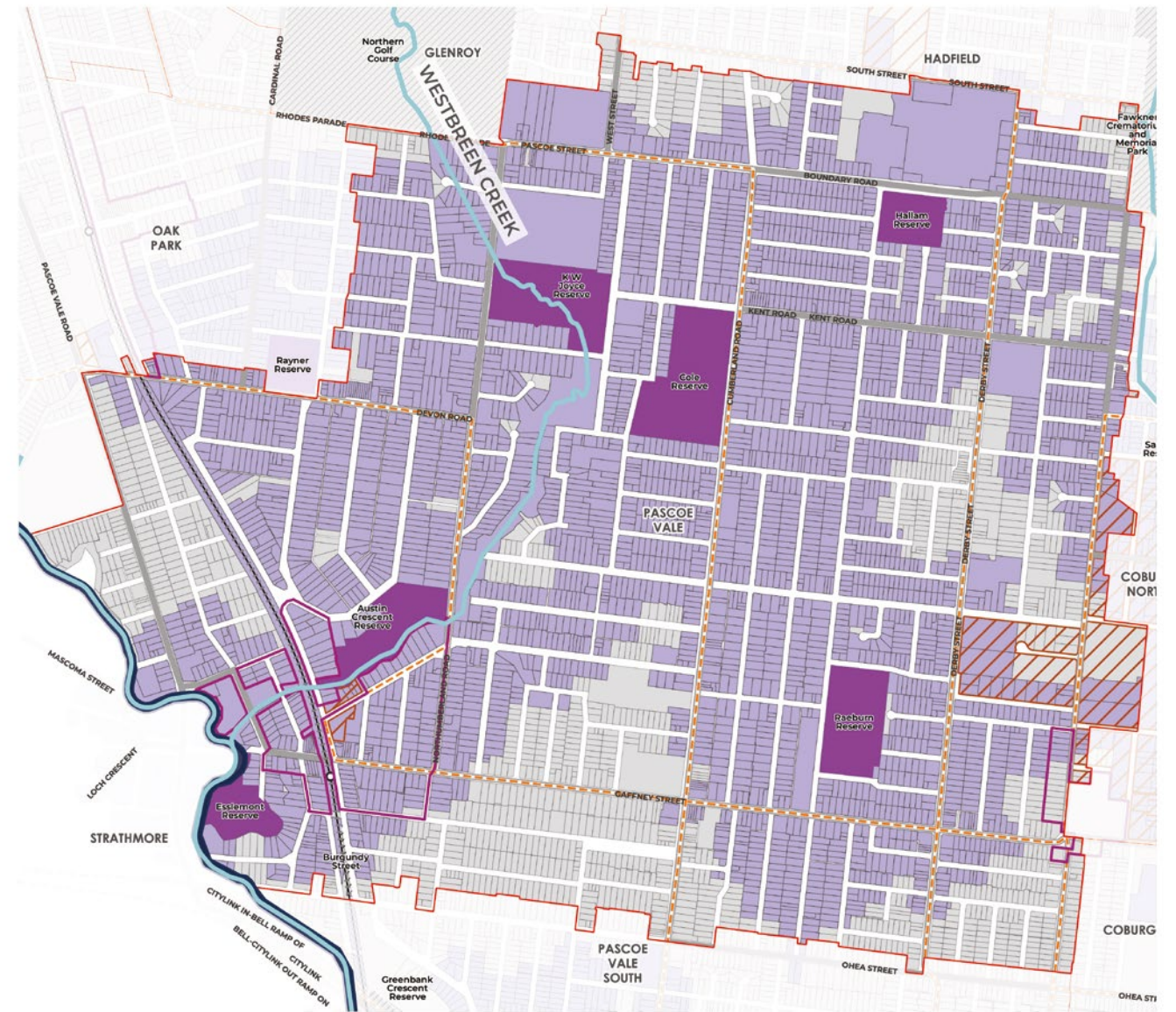


Figure 121. Pascoe Vale Function Gaps Analysis (Play Space)



PASCOE VALE DRAWING KEY

- City Boundary
- Industrial Zone
- Neighbourhood Activity Centre
- Major Activity Centre
- Restricted Open Space
- Railway
- Connector Road
- Tram Route
- Bus Route
- Creek

FUNCTION

- Dog Park

CATCHMENT

- 500m

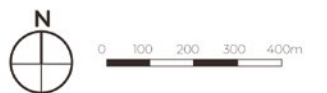
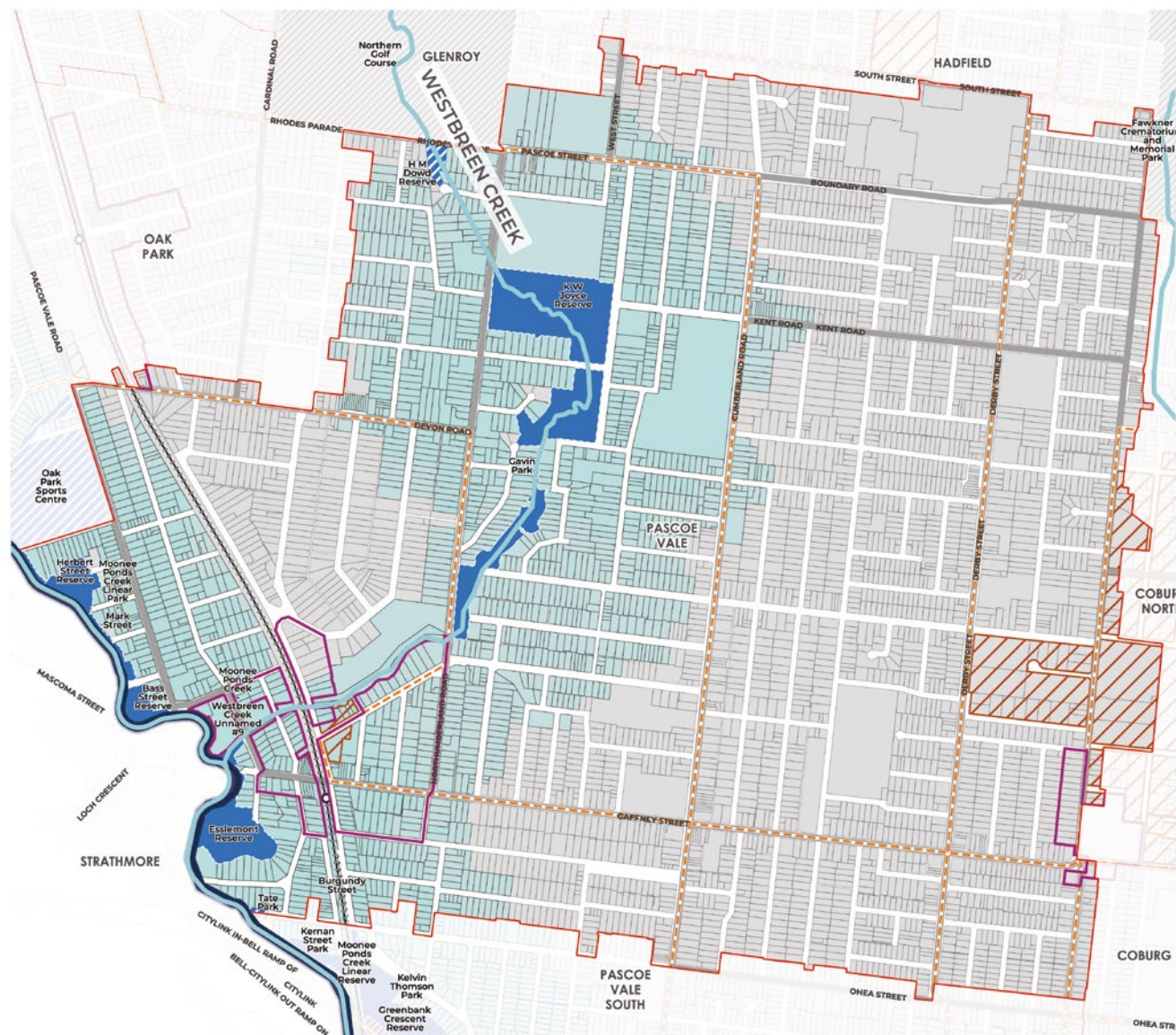


Figure 122. Pascoe Vale Function Gaps Analysis (Dog Park)



PASCOE VALE DRAWING KEY

- City Boundary
- Industrial Zone
- Neighbourhood Activity Centre
- Major Activity Centre
- Restricted Open Space
- Railway
- Connector Road
- Tram Route
- Bus Route
- Creek

FUNCTION

- Creek Corridor
- Potential to improve creek corridor function

CATCHMENT

- 500m

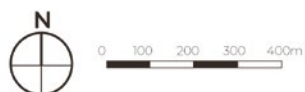
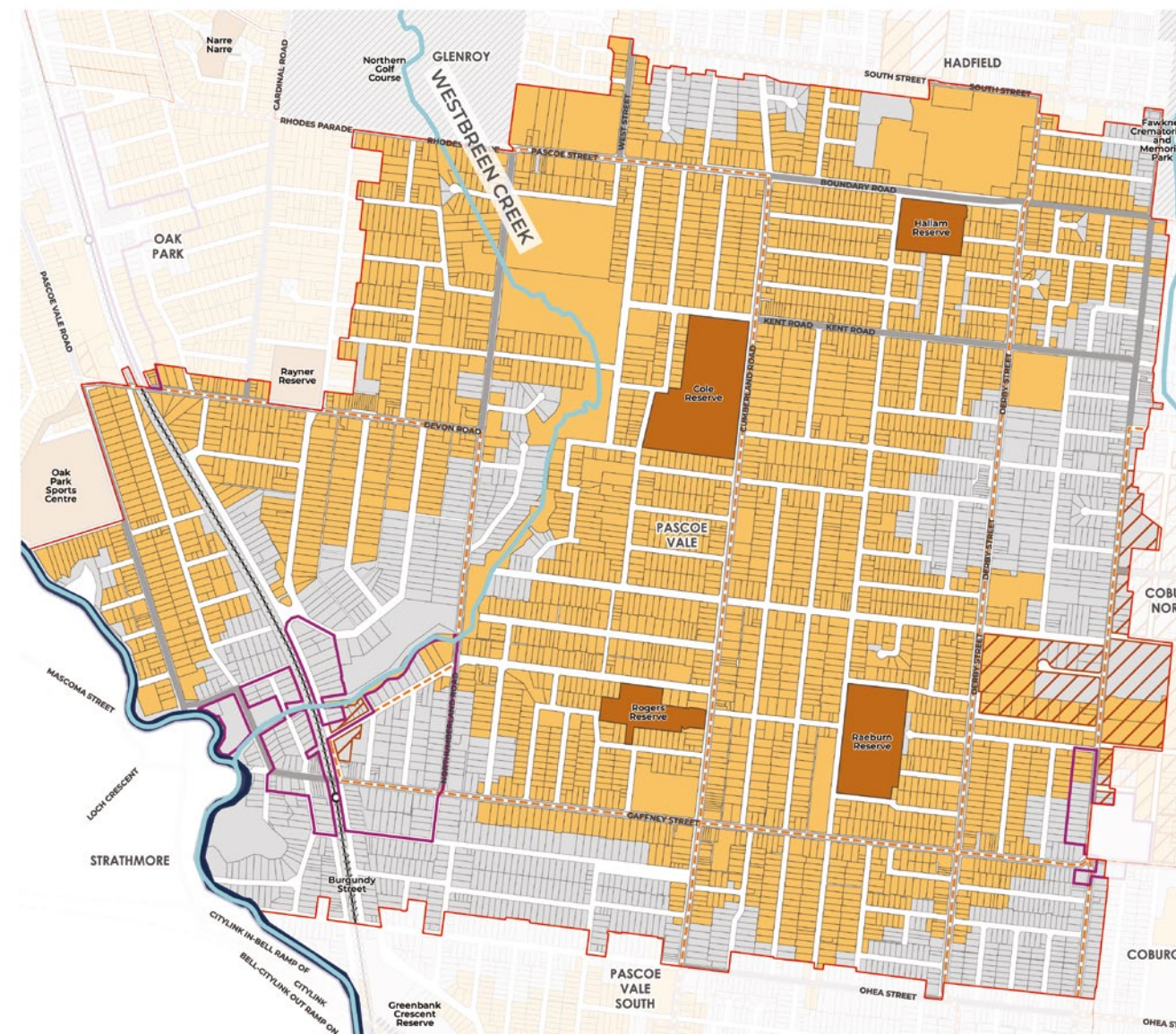


Figure 123. Pascoe Vale Function Gaps Analysis (Creek Corridor)



PASCOE VALE DRAWING KEY

- City Boundary
- Industrial Zone
- Neighbourhood Activity Centre
- Major Activity Centre
- Restricted Open Space
- Railway
- Connector Road
- Tram Route
- Bus Route
- Creek

FUNCTION

- Formal Sport

CATCHMENT

- 500m



Figure 124. Pascoe Vale Function Gaps Analysis (Formal Sports)

BASELINE SERVICE OBSERVATIONS

Baseline accessibility to any open space is generally good across the suburb with most areas outside of an activity centre being located within 500m of any open space and most areas within an activity centre being located within 300m of an open space. Two key gaps areas are identified where this threshold is not satisfied, occurring in the east of the suburb near Derby Road and to the south-west of the intersection between Gaffney Street and Cumberland Road.

HIERARCHY CATCHMENT OBSERVATIONS

The gap areas identified in the baseline analysis are corroborated by the hierarchy catchment analysis and are more pronounced. An additional gap area appears in the extreme south-east of the suburb near Coburg where the nearest open spaces are small Pocket scale parks.

SPECIFIC FUNCTIONS OBSERVATIONS

Analysis has been undertaken on specific functions to identify gap areas for some general open space uses. The previously identified gap areas also feature as gap areas for play space and dog parks in the municipality. Play spaces should be provided as functions of any new open spaces provided to fill these gap areas.

There is an opportunity to include dog park facilities in new parks in these gap areas or consider the upgrade of nearby existing park functions as an alternative.

8.10.4. OPEN SPACE CHARACTER AND QUALITIES

Pascoe Vale includes a wide range of open spaces of varying sizes and landscape settings.

At the regional scale, many of the suburb's open spaces occur along or adjacent to the Moonee Ponds Creek. This is recognised collectively as a regionally significant linear landscape network, comprised of a number of smaller open spaces stretching beyond the borders of the suburb and the municipality. This precinct provides opportunities to connect to nature and use the creek corridor as a linking space to larger open spaces further afield.

Westbreen Creek is an important tributary to the Moonee Ponds Creek and much of the creek corridor through Pascoe Vale has been preserved as a landscape link encompassing KW Joyce Reserve, Gavan Park and Austin Crescent. With a meandering native landscape, opportunities for play and informal sports are provided in a rich natural setting.

At the District scale a range of different open spaces are available in Pascoe Vale. Cole Reserve and Raeburn Reserve provide expansive open spaces for formal sports ringed by a parkland setting supporting play and passive recreation. Austin Crescent Reserve and KW Joyce Reserve are also District scale open spaces with a distinct nature focus offering off-lead dog areas, nature play and passive recreation.

At the Local scale, James Street Reserve and Jacinta Bartlett Reserve provide well sized parklands tailored for play and passive recreation to serve the local community.

Only three spaces within Pascoe Vale are of the Neighbourhood scale. These spaces are all utilised as linking spaces currently with limited other functional uses. HM Dowd Reserve includes a simple playground. Opportunity exists to upgrade these spaces to serve the local neighbourhood and provide higher quality landscape.

Two Pocket scale spaces exist in Pascoe Vale. Martyn Reserve provides a simple playground and grass in an open space linking Attercliffe Avenue and Lyking Street for the local street. Plumridge Park provides a well vegetated parklet on the edge of the NAC with seating offering a place of rest but limited other functions.

8.10.5. COMMUNITY ENGAGEMENT INPUTS

Pascoe Vale community consultation, captured:

- + An opportunity exists to provide lighting on the west side of Cole Reserve in Pascoe Vale to enable local residents to walk their dogs at night-time in safety, and to provide facilities for dog walkers such as a water tap and bowl for dogs, poo bag dispenser and gated fencing (fenced dog park).
- + Raeburn Reserve, Pascoe Vale as requiring lighting to be repaired and cricket net infrastructure upgrading. Raeburn Reserve, Pascoe Vale was one of the most common formal sports fields / facilities used by survey respondents, this park is considered within the identified project for broad improvements.
- + Some of the playgrounds like James Reserve in Pascoe Vale are getting quite old and require upgrading. James Reserve, alongside other playgrounds in Pascoe Vale are identified for renewal.
- + North-West residents are not as well serviced with close-proximity parks and are more reliant on their car travel to their local park.
- + A recommendation for Railway Parade, Pascoe Vale to connect up shared bike / pedestrian paths with safe crossings to make it safer for children. This has been a consideration in identified projects including improvements to Payne Reserve to include providing a safe above ground or below ground link over the railway line to improve connectivity to the Westbreen Creek linear corridor.
- + CALD respondents in the North-West more often travel more than 3km to a park (26%) than their non-CALD neighbours.
- + North-West residents more often said they use/value BMX/skate tracks than those in other wards.
- + More equipment for children under 5 was selected by higher proportions of residents in the North-West (45%).

8.10.6. FUTURE POPULATION CHANGE AND OPEN SPACE NEEDS

Table 4 below shows the forecast population growth for the residential and worker populations in Pascoe Vale from 2021 to 2041.

Pascoe Vale is anticipated to grow significantly by 39% over the time period, adding 7,759 new residents.

Worker population is anticipated to grow proportionately by 40%, albeit from a lower base, adding an additional 954 workers.

At present, Pascoe Vale provides a total 16m² of public open space per resident/worker. In 2041, this is anticipated to reduce to 11.5m² - a reduction of 28% if the existing open space is maintained.

8.10.7. FUTURE ANTICIPATED SETTLEMENT PATTERN

Table 5 and 6 show the projected growth in dwellings by building typology and area of designated activity centres within Pascoe Vale.

A total of 3,449 additional dwellings are anticipated to be constructed to support the new population.

Pascoe Vale has already experienced an extensive amount of medium density infill development occurring throughout the broader suburb. This has resulted in a mixed housing stock comprising 47% separated dwellings and 51% medium density development.

While the vast majority of new dwellings will be medium density (72%) and the existing trend of incremental infill in existing residential areas will continue. Pascoe Vale will see an increasing share of higher density development which is anticipated to occur in designated activity centre area. This share will rise from 2% of total housing stock to 10% as Pascoe Vale follows the trend of densification seen in Coburg and Brunswick. Open spaces near the activity centre will need to ensure they cater for increasing levels of higher density living.

TABLE 4 - SUBURB RESIDENT AND WORKER PROJECTED GROWTH (PASCOE VALE)					
	2021	2041	% of Suburb		
			Growth	Growth vs Overall Growth	% Change
Estimated Resident Population	20,042	27,801	7,759	12%	39%
Open Space per resident - sqm/person	17.88	12.89	- 5		-28%
Estimated Worker Population	2,369	3,323	954	5%	40%
Open Space per worker - sqm/worker	151.26	107.84	- 43		-29%
Estimated Resident + Worker Population	22,411	31,124	8,713	10%	39%
Open Space per Resident + Worker - sqm/population	15.99	11.51	- 4		-28%

TABLE 5 - SETTLEMENT PATTERNS AND BUILDING TYPOLOGY (PASCOE VALE)					
	2021		2041		Growth
	Total Dwellings	%	Total Dwellings	%	No. of New Dwellings
Separate Dwellings	3,760	47%	3,760	33%	-
Medium Density	4,133	51%	6,618	57%	2,485
High Density	186	2%	1,150	10%	964
Total	8,079	100%	11,528	100%	3,449

8.10.8. CONCLUSIONS

Table 7 provides a summary of key anticipated open space and settlement changes in Pascoe Vale.

Pascoe Vale is anticipated to support 10% of the municipality's future residents and workers while occupying 10% of the municipality's land area. 6% of the municipality land area is devoted to public open space.

Pascoe Vale will experience reasonable growth proportionate to its size. While the proportion of open space to population is low, the distribution of open space across the suburb is generally good with relatively few gap areas. This is due to the presence of Westbreen Creek through the heart of the suburb and significant District scale open spaces in the north and east of the suburb providing a broad distribution of open space.

With a growing population in the area, there is a need to ensure that open space is upgraded to meeting a growing population. Completing 'missing links' in the linear open space network is also identified as a priority to better leverage the existing open space assets along the Moonee Ponds Creek and Westbreen Creek corridors. New park acquisitions should then address identified gap areas and support higher density growth around activity centres.

TABLE 6 - ACTIVITY CENTRE AREA TO HIGH DENSITY (PASCOE VALE)		
Suburb Area (ha)		239
	Total Area (ha)	% of Suburb Area
Major Activity Centre	0.00	0.00%
Neighbourhood Activity Centre	19.27	3.92%
Total	19.27	3.92%
Total Dwellings (2041)		11,528
Total High Density Dwellings in Suburb		1,150
Total High Density Dwellings in Suburb %		10%

Table 7 - SUMMARY OF CHANGE (PASCOE VALE)		
Projected Growth and Demand	Suburb Based	Municipality Based
Projected Growth (Residents + Workers) and %	8,713	10%
Total Suburb Area (sqm) and %	4,914,327.02	10%
Existing Open Space Supply		
Total Existing OS Area		358,373.72
Total Existing OS Area as % of Suburb		7%
Total Existing OS Suburb Area vs OS Municipality Area		6%
Projected High Density Settlement Pattern		
Projected High Density Dwellings and %	1,150	10%
Total Area (sqm) of Activy Centres (Major and Neighbourhood)	192,724	3.92%

8.10.10. PASCOE VALE KEY PROJECTS

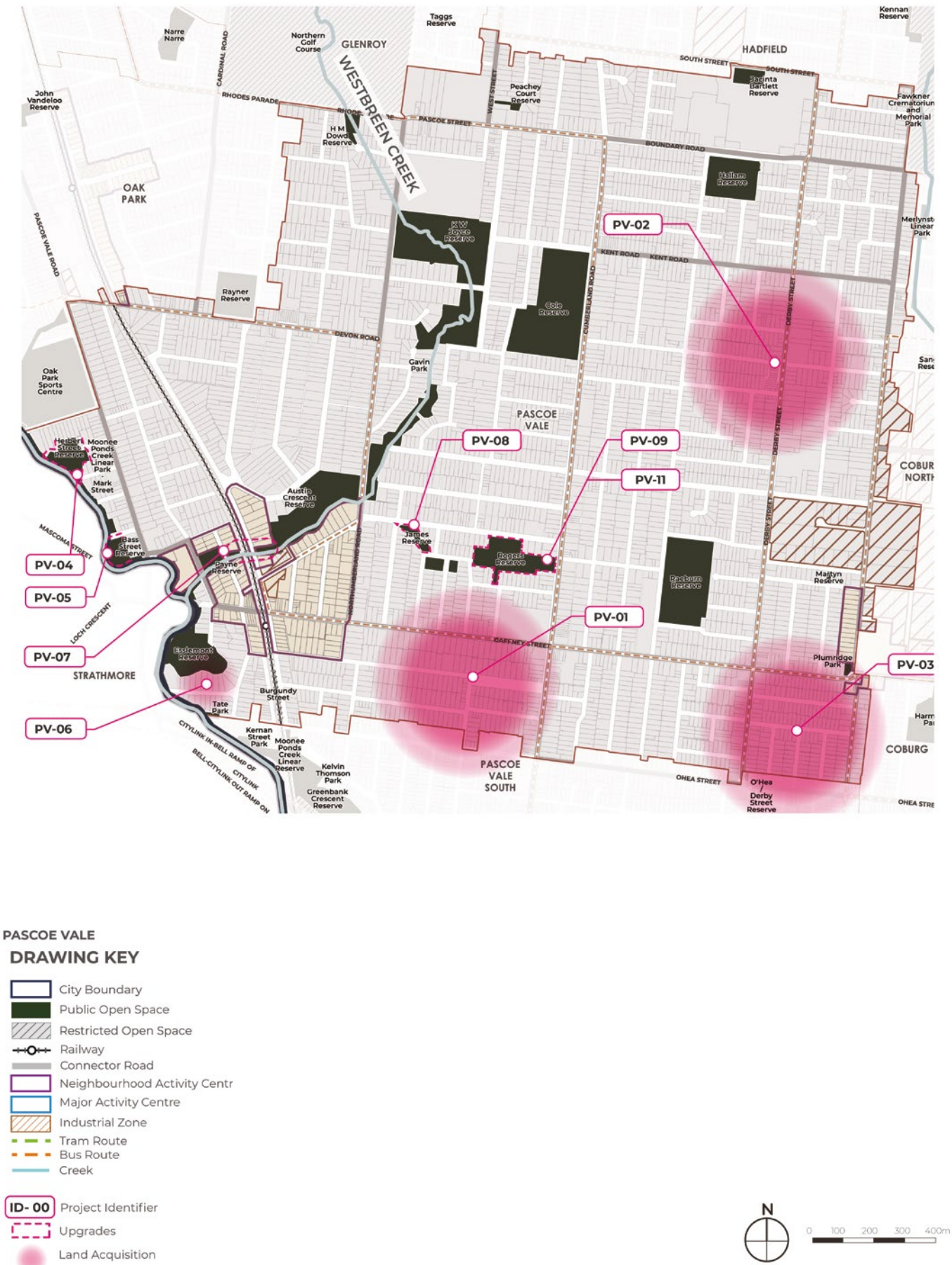


Figure 125. Pascoe Vale Open Space Key Recommendations

TABLE 8 - PROJECT LISTS					OBJECTIVES						
Project ID	Open Space / Project Name	Project Description	Suburb	Priority of Delivery (L, M, H)	OBJECTIVE 1	OBJECTIVE 2	OBJECTIVE 3	OBJECTIVE 4	OBJECTIVE 5	OBJECTIVE 6	Cost Bracket
PV01	New Neighbourhood Park 1 in Pascoe Vale	Deliver a Neighbourhood Park with multiple functions, including play space to address gap area. Potentially utilise central median in Bolingbroke Street	Pascoe Vale	H	Y	Y	N	N	N	N	\$\$\$\$
PV02	New Neighbourhood Park 2 in Pascoe Vale	Deliver a Neighbourhood Park with multiple functions, including play space to address gap area. Potential fenced dog park subject to identified community need	Pascoe Vale	H	Y	Y	N	N	N	N	\$\$\$\$
PV03	New Neighbourhood Park 3 in Pascoe Vale	Deliver a Neighbourhood Park with multiple functions, including play space to address gap area. Required as Derby Street Reserve Pocket Park is a low quality open space asset with limited upgrade potential for high usage	Pascoe Vale	H	Y	Y	N	N	N	N	\$\$\$\$
PV04	Herbert Street Reserve	Provide play space on the western side of Herbert Reserve close to the Moonee Ponds Creek trail and installation of nature play linked to WSUD works.	Pascoe Vale	H	N	N	Y	N	N	N	\$\$\$
PV05	Bass Street Reserve	Improvements to Bass Street Reserve including the upgrade and enhancement of NRM and provision of facilities to support a dog off-leash area.	Pascoe Vale	M	N	N	Y	N	N	N	\$\$
PV06	Esslemont Reserve	Acquire land with access to Avoca Street to improve southern and eastern accessibility to park.	Pascoe Vale	H	N	N	Y	N	Y	Y	\$\$\$\$
PV07	Payne Reserve	Improvements to Payne Reserve including Upgrade and enhancement of existing playground and park and providing a safe above ground or below ground link over the railway line to improve connectivity and link to the Westbreen Creek linear corridor	Pascoe Vale	M	N	N	Y	N	Y	N	\$\$
PV08	James Reserve	Provide clear and separated pedestrian/shared path link between Norton Street and Prospect Street with improved lighting and upgrade the eastern segment of James Reserve to provide expanded functions, including passive recreation, potential seating, tables, shelter, BBQ and planting.	Pascoe Vale	M	N	N	Y	N	Y	N	\$\$
PV09	Rogers Reserve	Improvements to Rogers Reserve including playground upgrade, improved amenity and safety of pedestrian link east along the southern side of the Pascoe Vale Outdoor Pool/Community Centre and through to Cumberland Road. Improved southern entrance from Eddie Street. Realign boundary fencing to Outdoor Pool to provide publically accessible open spaces to the western and northern edges of Rogers Reserve and improve linkages. Provide opportunities for additional open space functions including passive recreation and potential dogpark in northern and western areas preserving heritage values of eastern landscape gardens.	Pascoe Vale	M	N	N	Y	Y	Y	N	\$\$
PV10	Martyn Reserve	Upgrade and enhancement of existing playground.	Pascoe Vale	L	N	N	Y	N	N	N	\$\$
PV11	Future dog park in Pascoe Vale	Create a new dog park.	Pascoe Vale	M	N	N	Y	N	N	N	\$\$
PV12	Peachey Court/ Farview St	Upgrade and enhancement of existing park	Pascoe Vale	M	N	N	Y	N	N	N	\$\$
PV13	Plumridge Park	Upgrade and enhancement of existing playground	Pascoe Vale	M	N	N	Y	N	N	N	\$\$\$
PV14	Cole Reserve	Upgrade existing playground, playing fields (new drainage, leveling, turf renewal and new irrigation), and sports lighting, and create a shared user path at Martin Street streetscape that connects into Cole Reserve to lead to the Gavin Park trail.	Pascoe Vale	H	N	N	Y	N	Y	N	\$\$\$\$
PV15	Austin Crescent Reserve	"Provide a playground upgrade and creation of a linear park along Westbreen Creek for flood mitigation between Austin Crescent Reserve and the Moonee Ponds Creek to align with Westbreen Creek Plan action. ""Daylighting"" of Westbreen Creek with revegetation connection swale, fence replacement with vegetative buffer, and wetland interpretative signage."	Pascoe Vale	H	N	N	Y	Y	N	N	\$\$\$\$
PV16	Raeburn Reserve	Upgrade existing playground and exercise equipment, installation of sports field lighting, design and construction of WSUD storm water treatment system and create a shared user path along Pearcy Grove and Olive Grove that goes between Raeburn Reserve in between.	Pascoe Vale	H	N	N	Y	Y	Y	N	\$\$\$\$
PV17	Gavin Park	Purchase rear of properties on Zenith and Longview Street where they obstruct the open space corridor.	Pascoe Vale	L	N	N	N	Y	Y	N	\$\$\$\$
PV18	K W Joyce Reserve	Design and construction of stormwater treatment raingarden improving the quality of public open space by creating new publicly accessible habitat, walking tracks, access to nature and biodiversity.	Pascoe Vale	H	N	N	N	Y	N	N	\$\$\$\$
FW19	Fawkner Cemetery	Hume, Merri-bek, Melbourne Water and CMCT partnership project to activate the CSL RB with new path connections, nature circuit, resting places, exercise stations and wayfinding in line with the Open Space Strategy, Healthy Waterways Strategy and Jack Roper Plan.	Fawkner	H	N	N	Y	N	N	Y	\$\$

8.11. PASCOE VALE SOUTH

8.11.1. INTRODUCTION

Pascoe Vale South is a 3.1km² suburb located within the north of the municipality. Adjoining suburbs include Brunswick West, Strathmore, Essendon Pascoe Vale and Coburg. The suburb boundaries of Pascoe Vale are irregular but are generally defined by O’Hea Street in the north, Moonee Ponds Creek in the west , Moreland Road in the south and Melville Road and Royal Parade. Topographically, Pascoe Vale South is heavily influenced by the Moonee Ponds Creek valley with high land atop the creek escarpment to the north around Bell Street sloping to the south following Reynolds Parade and Reynard Street.

Post-European settlement of the area began in the mid 19th century, including ‘La Rose’ in 1842, which is now the fifth oldest building in Victoria. Similar to Pascoe Vale, significant residential development occurred from the 1930’s onwards in the wake of the tram line extension in 1927.

Clause 2.03 – Strategic Directions of the Merri-bek Planning Scheme identifies two activity centres within Pascoe Vale - being the Bell Street/Melville Road Neighbourhood Activity Centre (NAC) and the Coonans Road/Parkstone Avenue Local Activity Centre (LAC)

Schedule 24 of Clause 43.02 – Design and Development Overlay outlines development objectives for neighbourhood centres as lower order centres supporting increased densities.

Moonee Ponds Creek is a significant landscape feature within the suburb with Moonee Ponds Creek running along the suburb’s western boundary. City Link has a substantial presence in the suburb. Towards its southern end of Pascoe Vale South, CityLink separates the south-western portion of Pascoe Vale from the east, this has a particular impact on accessibility of open space in this area of the suburb with only three links across City Link at Reynard Street, Moreland Road and Brentwood Avenue (pedestrian only).

Table 1 outlines some of the key population and area statistics for Pascoe Vale South.

TABLE 1 - SUBURB OVERVIEW (PASCOE VALE SOUTH)	
Total Suburb Area - sqm	3,104,788.83
% of Suburb Area vs Municipality Area	6%
Open Space Profile	
No. of Open Space	19
Total Open Space Area - sqm	240,183.15
% of suburb open space vs all open space	4%
% of suburb open space area vs suburb area	8%
Demographic Profile	
Resident Population (2021) - persons	12,331
Worker Population (2021) - persons	1,365
Open Space per resident + worker - sqm/person	17.54
*Total open space area includes all public open space, restricted open space	



Figure 126. Pascoe Vale South Existing Network

8.11.2. EXISTING OPEN SPACE NETWORK

Table 1 identifies a total of nineteen (19) open spaces within the suburb of Pascoe Vale South, amounting to a combined total area of 26 hectares of open space. This represents approximately 9% of the total land area of the suburb.

Greenbank Crescent Reserve and Burgundy Street Reserve are both wholly restricted open space in the suburb, being fenced embankments to either the railway line or CityLink.

Eight (8) public open spaces are identified as having a component of restricted open space (eg. Sports club facilities or within a larger public reserve or overland flow path in creek corridor).

A total of 19m² of open space is available per resident/worker within Pascoe Vale South based on 2021 residential/worker population.

Table 2 breaks provides further information on open spaces within Pascoe Vale South to give an understanding of the distribution of open space by hierarchy and relative functions.

8.11.3. DISTRIBUTION OF OPEN SPACE AND GAPS ANALYSIS

The following open space analysis has been undertaken using the three types of gaps analysis described earlier in this report.

In each map, areas outside the walking catchments of the different open spaces are identified as 'gap areas'. The assessment of the existing public open space networks ability to meet the needs of future residents is informed by this analysis. Recommendations for new open space projects within the suburb are informed by the Principles.

The spatial distribution of open space and 'gaps' identified through this analysis is important in ensuring that future open space projects contribute to establishing an equitable, distributed and connected network of open spaces.

Observations are provided on each gaps analysis which is incorporated into the conclusions and recommended projects identified at the end of this sub-section.

TABLE 2 - OPEN SPACE NETWORK HIERARCHY (PASCOE VALE SOUTH)					
	Quantity	% of Quantity	Total Area (ha)	% of area vs overall OS	% of area vs suburb area
Definition					
Public Open Space	17	6%	21.44	3.4%	6.9%
Restricted Open Space	2	1%	2.58	0.4%	0.8%
Hierarchy					
Regional	8	3%	13.40	2.1%	4.3%
District	2	1%	6.46	1.0%	2.1%
Neighbourhood	3	1%	0.55	0.1%	0.2%
Local	2	1%	3.50	0.6%	1.1%
Pocket	4	1%	0.11	0.0%	0.0%

TABLE 3 - SUBURB OPEN SPACE FUNCTIONS (PASCOE VALE SOUTH)																	
ID	Open Space Name	Area (ha)	Hierarchy	Linking Space	Play Space	Formal Sports	Informal Sports	Civic	Nature Conservation	Creek Corridor	Heritage	Memorial Park	Passive Recreation	Utility	Horticulture	Dog Park	Undefined
40	Greenbank Crescent Reserve	0.28	Neighbourhood	✗	✗	✗	✗	✗	✓	✗	✗	✗	✗	✗	✗	✗	✗
56	O'Hea / Derby Street Reserve	0.05	Pocket	✗	✗	✗	✗	✗	✗	✗	✓	✗	✓	✗	✗	✗	✗
92	Kelvin Thomson Park	3.08	Regional	✓	✓	✗	✓	✗	✓	✓	✗	✗	✓	✓	✗	✗	✗
99	Paul Huckin Park	0.14	Neighbourhood	✗	✗	✗	✗	✗	✓	✗	✗	✗	✓	✗	✗	✗	✗
109	Mitchell Reserve	0.81	Local	✗	✓	✗	✗	✗	✓	✗	✗	✗	✓	✗	✗	✗	✗
124	Shore Reserve	3.43	District	✓	✓	✓	✗	✗	✓	✗	✗	✗	✓	✗	✗	✓	✗
127	Morris Reserve	3.03	District	✓	✓	✓	✗	✗	✓	✗	✗	✗	✓	✗	✗	✓	✗
131	Brearley Reserve	2.69	Local	✓	✓	✓	✓	✗	✓	✗	✗	✗	✓	✗	✗	✓	✗
145	Greenbank Crescent Reserve	2.30	Regional	✗	✗	✗	✗	✗	✓	✓	✗	✗	✗	✓	✗	✗	✓
156	Moonee Ponds Creek Linear Reserve	3.33	Regional	✓	✗	✗	✗	✗	✓	✓	✗	✗	✗	✓	✗	✗	✗
164	F W Olver Reserve	1.69	Regional	✗	✗	✗	✗	✗	✓	✓	✗	✗	✓	✗	✗	✗	✓
186	Coonans Road Nth Reserve	0.12	Neighbourhood	✗	✗	✗	✗	✗	✗	✗	✗	✗	✓	✓	✗	✗	✓
195	Marsden Avenue Link	0.02	Pocket	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✓	✗	✗	✓
199	Unnamed #	0.04	Pocket	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✓
204	Winona Grove Link	0.01	Pocket	✓	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗
216	Unnamed #13	1.13	Regional	✓	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✓
224	Moonee Ponds Creek Linear Park -Park	1.25	Regional	✗	✗	✗	✗	✗	✓	✓	✗	✗	✓	✗	✗	✗	✗
230	Kernan Street Park	0.62	Regional	✓	✗	✗	✗	✗	✗	✓	✗	✗	✗	✗	✗	✗	✗



Figure 127. Pascoe Vale South Baseline Service Gaps Analysis

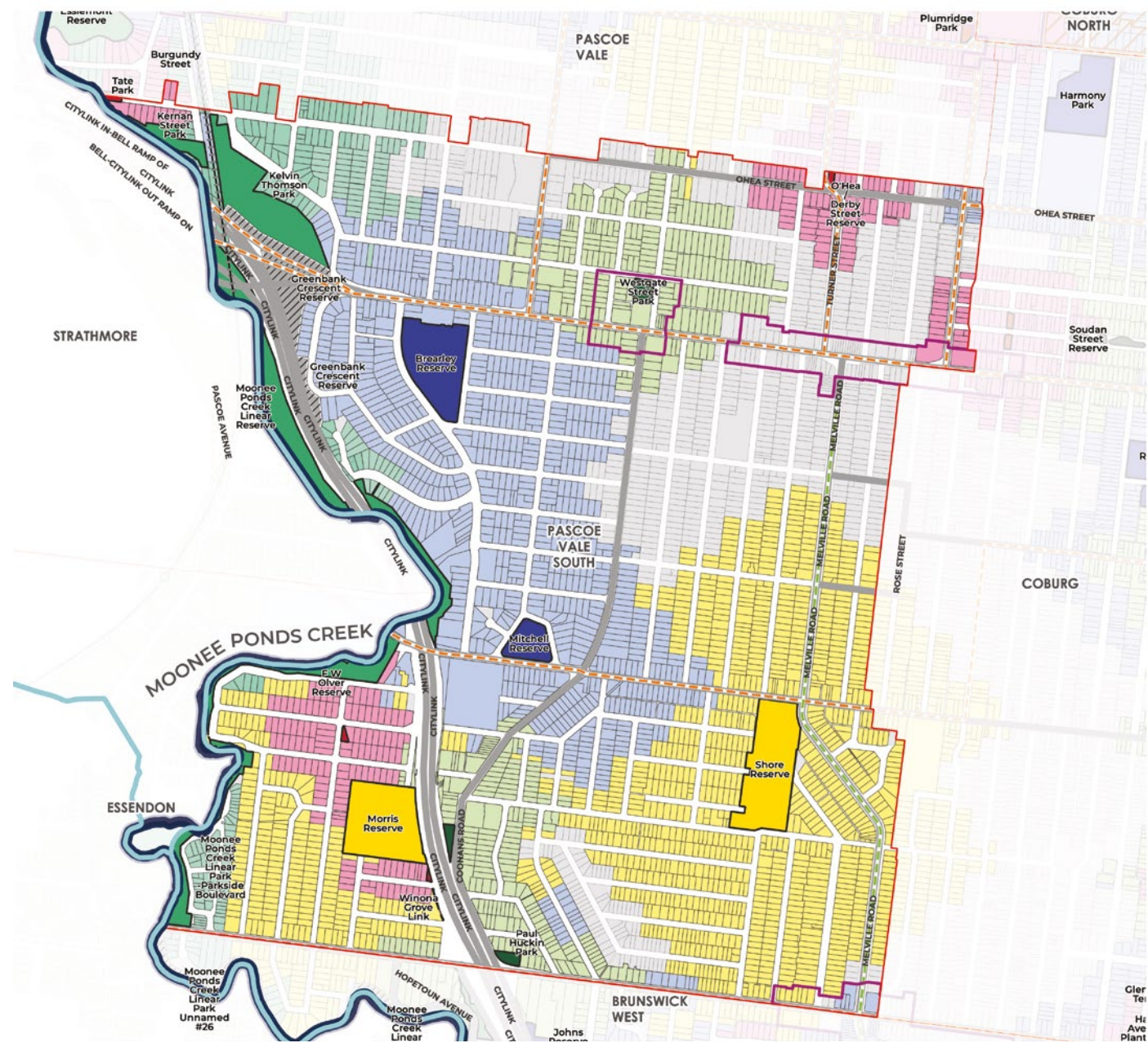
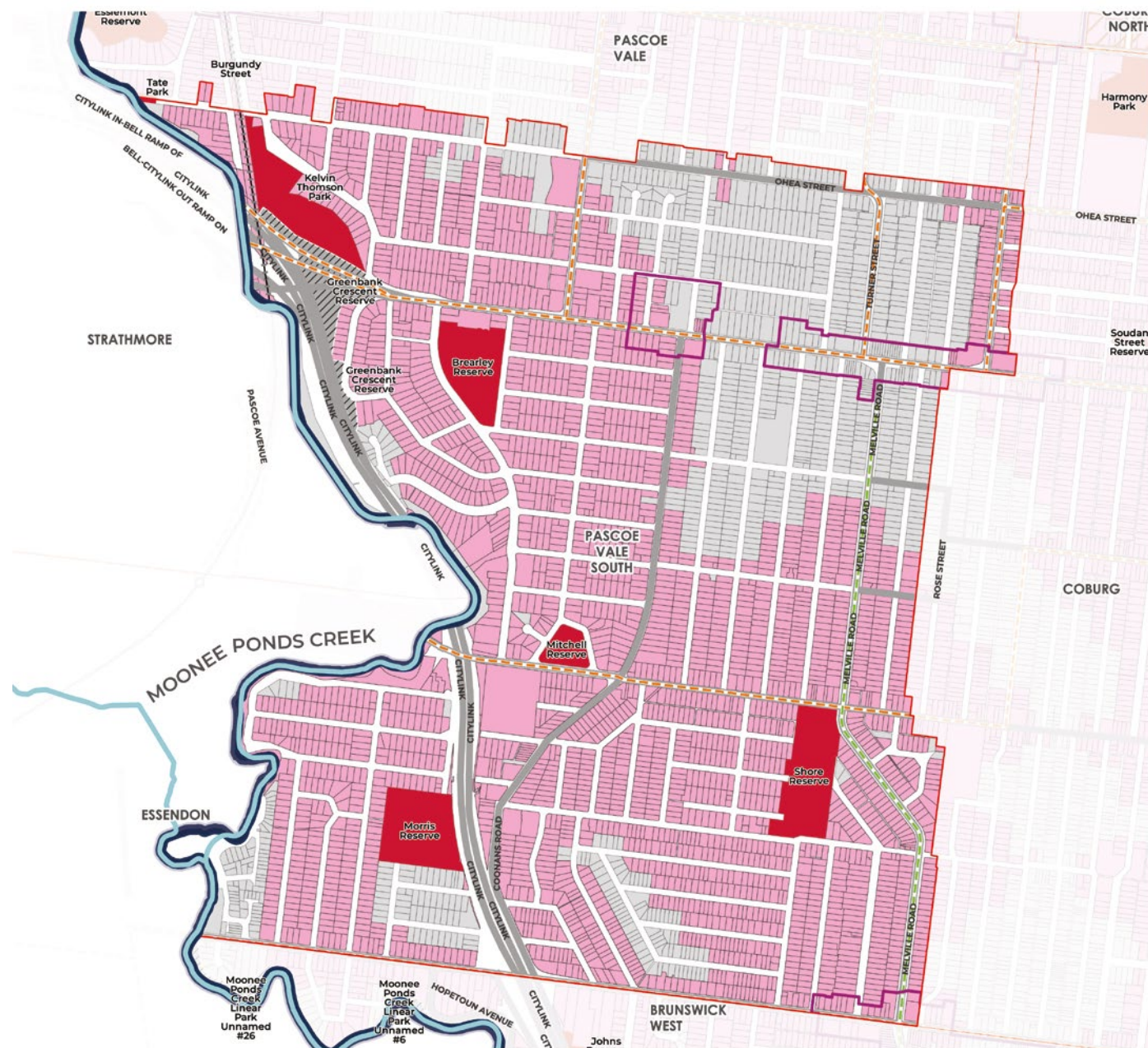


Figure 128. Pascoe Vale South Hierarchy Catchment Gaps Analysis



PASCOE VALE SOUTH DRAWING KEY

- City Boundary
- Industrial Zone
- Neighbourhood Activity Centre
- Major Activity Centre
- Restricted Open Space
- +

+

+

+

 Railway
- Connector Road
- Tram Route
- Bus Route
- Creek

FUNCTION

- Play Space

CATCHMENT

- 500m

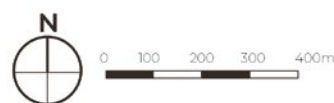
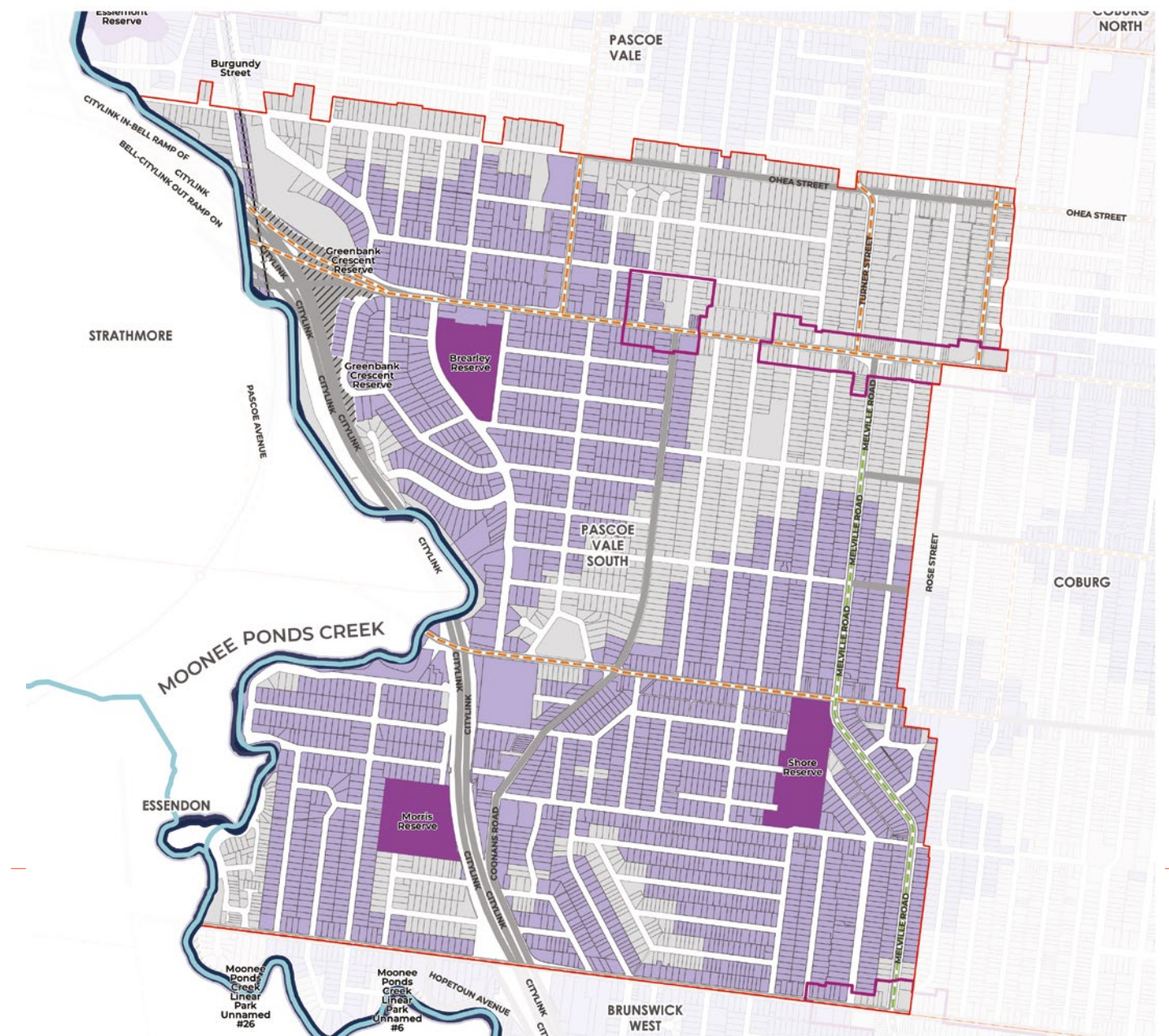


Figure 129. Pascoe Vale South Function Gaps Analysis (Play Space)



PASCOE VALE SOUTH DRAWING KEY

- City Boundary
- Industrial Zone
- Neighbourhood Activity Centre
- Major Activity Centre
- Restricted Open Space
- +

+

+

+

 Railway
- Connector Road
- Tram Route
- Bus Route
- Creek

FUNCTION

- Dog Park

CATCHMENT

- 500m

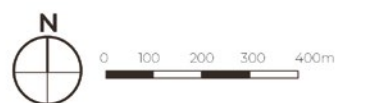
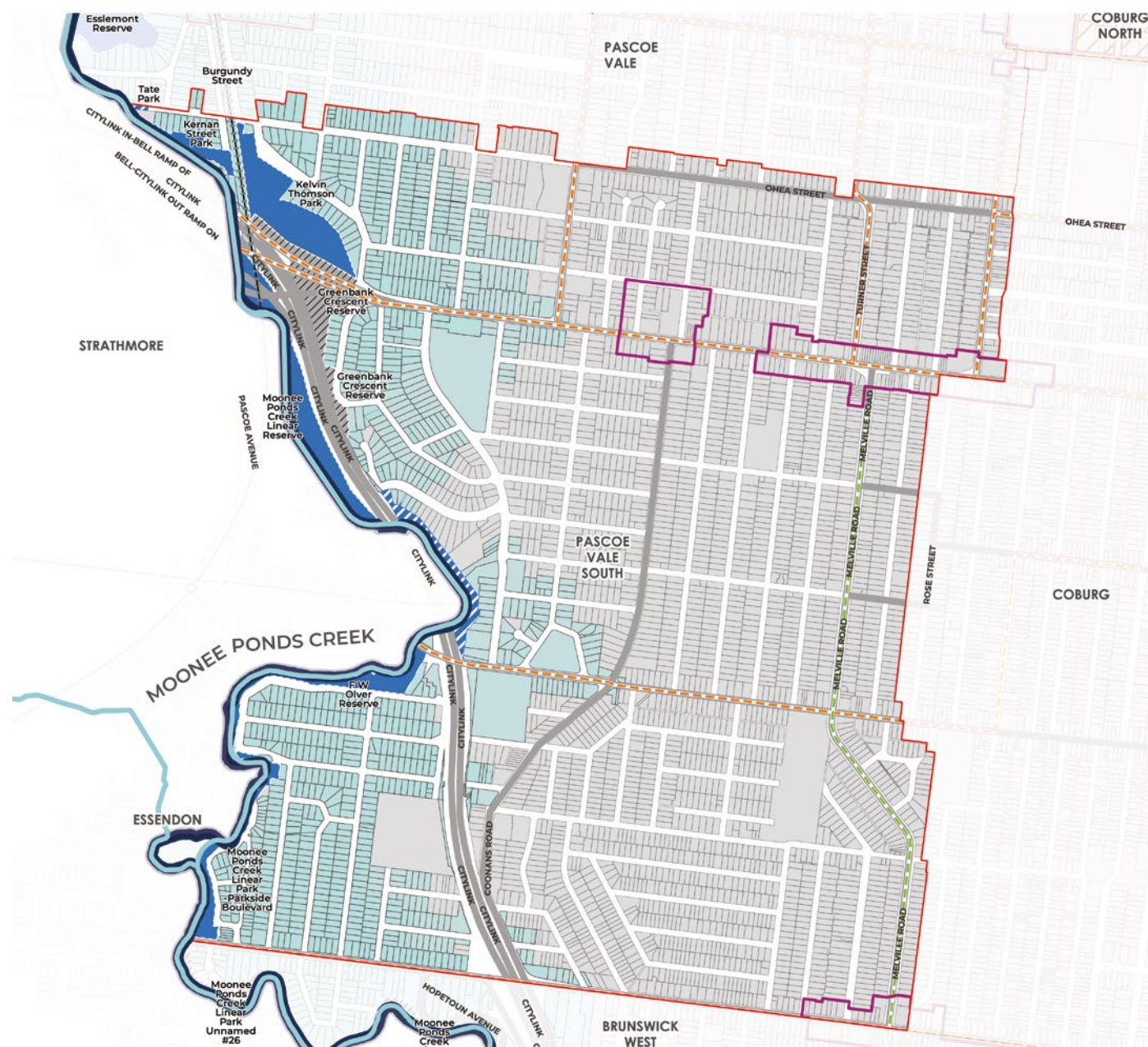


Figure 130. Pascoe Vale South Function Gaps Analysis (Dog Park)



PASCOE VALE SOUTH DRAWING KEY

- City Boundary
- Industrial Zone
- Neighbourhood Activity Centre
- Major Activity Centre
- Restricted Open Space
- Railway
- Connector Road
- Tram Route
- Bus Route
- Creek

FUNCTION

- Creek Corridor
- Potential to improve creek corridor function

CATCHMENT

- 500m

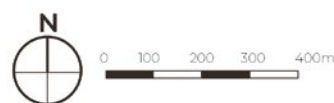
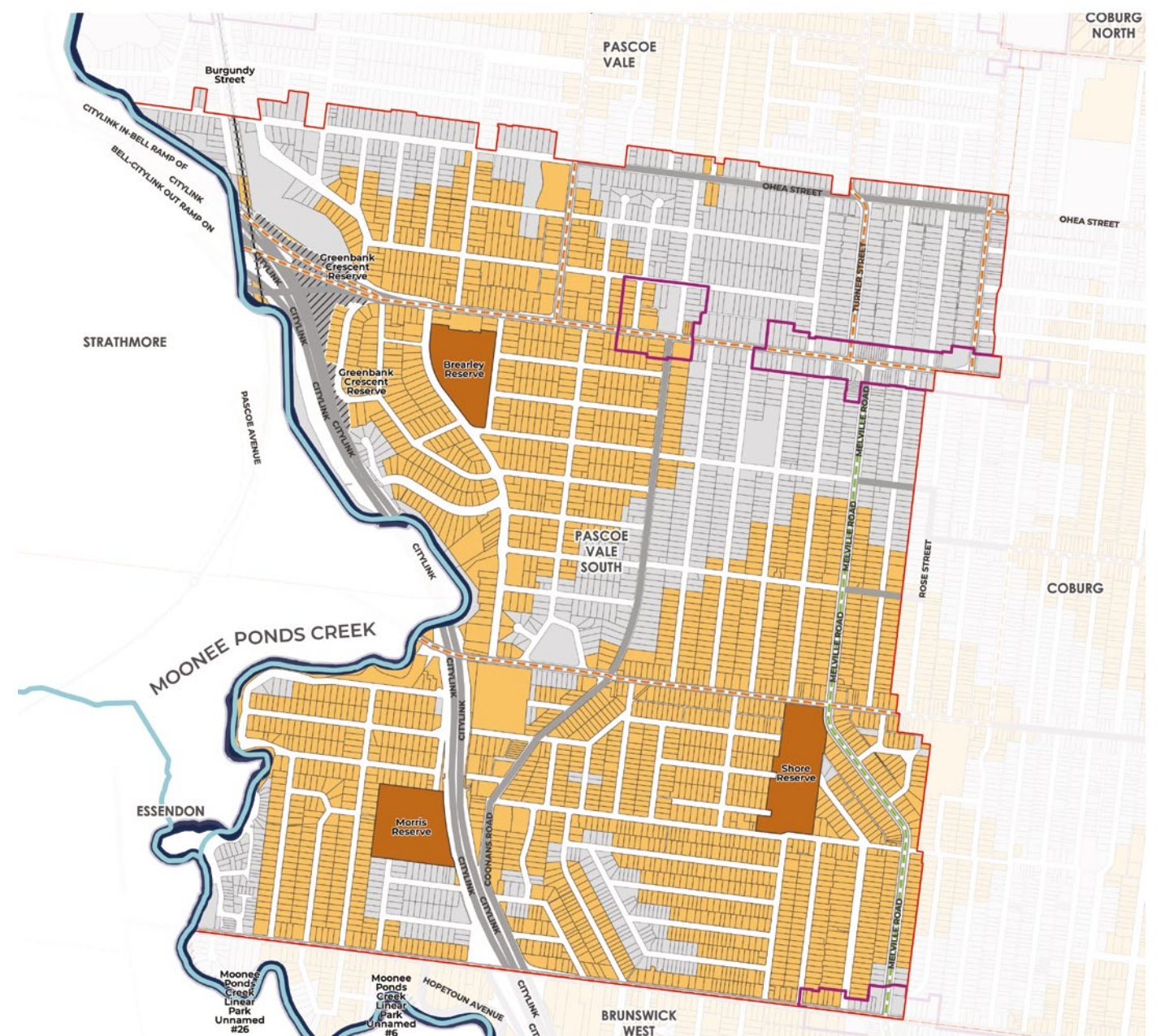


Figure 131. Pascoe Vale South Function Gaps Analysis (Creek Corridor)



PASCOE VALE SOUTH DRAWING KEY

- City Boundary
- Industrial Zone
- Neighbourhood Activity Centre
- Major Activity Centre
- Restricted Open Space
- Railway
- Connector Road
- Tram Route
- Bus Route
- Creek

FUNCTION

- Formal Sport

CATCHMENT

- 500m

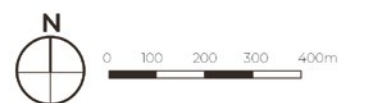


Figure 132. Pascoe Vale South Function Gaps Analysis (Formal Sports)

BASELINE SERVICE OBSERVATIONS

Baseline analysis shows a clear gap area in the east of the suburb between Reynolds Parade and Melville Road, and smaller gap areas in the north along O’Hea Street and in the south along Louisville Avenue.

HIERARCHY CATCHMENT OBSERVATIONS

The gap areas identified in the baseline analysis are corroborated by the hierarchy catchment analysis and are significantly more pronounced. This shows a significant gap area in the north-east including the Bell Street/ Melville Road NAC in addition to gap areas in the north and south.

It is noted that the north-east of the suburb is serviced by a handful of smaller Pocket and Neighbourhood open spaces compared to the larger District and Local scale spaces which predominate in the suburb’s west.

SPECIFIC FUNCTIONS OBSERVATIONS

Analysis has been undertaken on specific functions to identify gap areas for some general open space uses. The north-east of the suburb remains as a clear gap area for play spaces in the suburb with the vast majority of land within two designated neighbourhood activity centres located in a gap area, and as such, areas of significant increased densification. Upgrades or acquisition to facilitate play spaces in these areas where population growth is encouraged will be important to meet future open space needs and aligns with the gaps analysis of play spaces.

Similarly, the north-east and north-west are gap areas for off lead and fenced dog park facilities. Open spaces along the Moonee Ponds Creek Corridor present opportunities for off lead dog areas in the north-west while a fenced dog park close to activity centres should be considered for new open space acquisition to support the open space needs of activity centre residents into the future.

The newly acquired Westgate Street Park design will have a fantastic opportunity to contribute to addressing these gap areas

8.11.4. OPEN SPACE CHARACTER AND QUALITIES

Pascoe Vale South includes a diverse range of open spaces of varying scale and quality. There are a number of open spaces located along Moonee Ponds Creek that contribute to its role as a regionally significant open space destination for its bushland character and range of open space functions that occur along its length. The creek corridor through Pascoe Vale South is relatively narrow, with most open spaces, except Kelvin Thomson Park in the north being thin vegetated buffers rather than dedicated multifunctional public open space. The formal sealed Moonee Ponds Creek Trail occurs on the western side of the creek through much of Pascoe Vale South as a result. Opportunities to strengthen linkages through land aquisitions on the eastern side of Moonee Ponds Creek between existing open space assets will help leverage the existing open space network to meet the needs of a growing population.

Pascoe Vale South includes a number of District scale open spaces that support a wide range of functions including Morris Reserve, Brearley Reserve and Shore Reserve. These are all anchored by a formal sports use (some supporting dog off lead areas) with passive recreation, play and informal sports in a parkland setting with mature canopy trees.

Local scale open spaces include local parks such as Mitchell Reserve, a sizable parkland for passive recreation and play as well as linear creek parklands such as FW Olver Reserve which is a thin meandering open space next to The Boulevard which offers a walking trail and bridge link to the Moonee Ponds Creek Trail in a creek habitat setting.

Local and Pocket scale spaces in Pascoe Vale are variable in quality and provide opportunities to upgrade to provide more open space uses. Paul Huckin Park and O’Hea/Derby Street Reserve are heavily vegetated reserve that contribute to urban greening but provide limited other open space functions. Winona Grove Link is a narrow pedestrian lane linking to Morris Reserve in need of safety upgrades to be effective. Westgate Street Park is a Neighbourhood space that has been recently acquired and is yet to be developed.

It is noted that some of these underutilised spaces also occur in the north-east which is already an identified gap area, making upgrades to these spaces a priority to provide meaningful open space to the population in these areas.

8.11.5. COMMUNITY ENGAGEMENT INPUTS

Pascoe Vale South community consultation, captured:

- + A recommendation for Kelvin Thomson Reserve in Pascoe Vale South to be transformed into a marsh area (as it floods) with bridges and opportunities for nature play and water play. A recommendation for parking, BBQ, bins, seating, toilets, larger playground, and shelter for Kelvin Thomson Park, Pascoe Vale South. The park was also recognized to require more regular grounds maintenance and more activation (Cleve Rd, Pascoe Vale South). Kelvin Thomson Reserve has been considered during project identification for a variety of improvements including WSUD, and playground upgrade.
- + North-West residents are not as well serviced with close-proximity parks and are more reliant on their car travel to their local park.
- + A recommendation for Railway Parade, Pascoe Vale to connect up shared bike / pedestrian paths with safe crossings to make it safer for children.
- + CALD respondents in the North-West more often travel more than 3km to a park (26%) than their non-CALD neighbours.
- + North-West residents more often said they use/value BMX/skate tracks than those in other wards.
- + More equipment for children under 5 was selected by higher proportions of residents in the North-West (45%).

8.11.6. FUTURE POPULATION CHANGE AND OPEN SPACE NEEDS

Table 4 below shows the forecast population growth for the residential and worker populations in Pascoe Vale South from 2021 to 2041.

Pascoe Vale South is anticipated to grow considerably by 32% over the time period, adding 3,955 new residents.

Worker population is anticipated to grow by 75%, albeit from a lower base, adding an additional 1,026 workers.

At present, Pascoe Vale South provides a total 19,3m² of public open space per resident/worker. In 2041, this is anticipated to reduce to 14.1m² - a reduction of 27% if the existing open space is maintained.

TABLE 4 - SUBURB RESIDENT AND WORKER PROJECTED GROWTH (PASCOE VALE SOUTH)					
	2021	2041	% of Suburb		
			Growth	Growth vs Overall	% Change
				Growth	
Estimated Resident Population	12,331	16,286	3,955	6%	32%
Open Space per resident - sqm/person	19.48	14.75	- 5		-24%
Estimated Worker Population	1,365	2,391	1,026	5%	75%
Open Space per worker - sqm/worker	175.95	100.46	- 75		-43%
Estimated Resident + Worker Population	13,696	18,677	4,981	6%	36%
Open Space per Resident + Worker - sqm/population	17.54	12.86	- 5		-27%

TABLE 5 - SETTLEMENT PATTERNS AND BUILDING TYPOLOGY (PASCOE VALE SOUTH)					
	2021		2041		Growth
	Total Dwellings	%	Total Dwellings	%	No. of New Dwellings
Separate Dwellings	3,315	79%	3,315	56%	-
Medium Density	730	17%	1,971	33%	1,241
High Density	136	3%	614	10%	478
Total	4,181	100%	5,900	100%	1,719

8.11.7. FUTURE ANTICIPATED SETTLEMENT PATTERN

Table 5 and 6 show the projected growth in dwellings by building typology and area of designated activity centres within Pascoe Vale South.

A total of 1,719 additional dwellings are anticipated to be constructed to support the new population.

The existing built form character of Pascoe Vale South is distinctly low-scale with 79% of existing dwellings as a separated dwellings. It is notable that approximately 25% of new dwellings are anticipated to be higher density dwellings which marks a rapid shift towards higher densities. It is anticipated that higher density dwellings will be delivered in designated activity centres making it a priority for high quality open space to be provided in these areas (which currently occur in identified gap areas).

Pascoe Vale South will also experience extensive amount of medium density infill development which is expected to occur in and around activity centers but also more broadly across the suburb.

8.11.8. CONCLUSIONS

Table 7 provides a summary of key anticipated open space and settlement changes in Pascoe Vale South.

Pascoe Vale South is anticipated to support 6% of the municipality's future residents and workers while occupying 6% of the municipality's land area. 4% of the municipality land area is devoted to public open space.

Pascoe Vale will experience reasonable growth proportionate to its size. With a lower than proportional distribution of open space within the suburb and significant gap areas in the suburb's north-east around activity centres, there is a clear need to provide additional open spaces to meet the growing population and upgrade underperforming existing open spaces. Improvements to linkages in and around the Moonee Ponds Creek corridor will also help unlock access to surrounding open space assets to better serve the growing population

TABLE 6 - ACTIVITY CENTRE AREA TO HIGH DENSITY (PASCOE VALE SOUTH)		
Suburb Area (ha)		239
	Total Area (ha)	% of Suburb Area
Major Activity Centre	0.00	0.00%
Neighbourhood Activity Centre	9.86	3.18%
Total	9.86	3.18%
Total Dwellings (2041)		5,900
Total High Density Dwellings in Suburb		614
Total High Density Dwellings in Suburb %		10%

Table 7 - SUMMARY OF CHANGE (PASCOEVALE SOUTH)		
Projected Growth and Demand	Suburb Based	Municipality Based
Projected Growth (Residents + Workers) and %	4,981	6%
Total Suburb Area (sqm) and %	3,104,788.83	6%
Existing Open Space Supply		
Total Existing OS Area		240,183.15
Total Existing OS Area as % of Suburb		8%
Total Existing OS Suburb Area vs OS Municipality Area		4%
Projected High Density Settlement Pattern		
Projected High Density Dwellings and %	614	10%
Total Area (sqm) of Activy Centres (Major and Neighbourhood)	98,636	3.18%

8.11.9. OPEN SPACE PROJECT RECOMMENDATIONS

Projects have been identified which respond to the conclusions summarised in the previous sub-section.

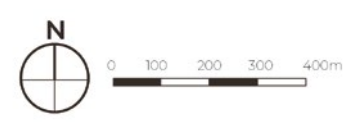
The vision for Pascoe Vale South is to address gap areas in the north-east the suburb while upgrading existing open space assets and completing missing links along Moonee Ponds Creek to create a strong connection to this regionally significant open space asset..

In Pascoe Vale South, key recommendations include:

- + Two new Neighbourhood parks in the north-east to support the growth in and around the designated Activity Centres and address the identified gap areas. This will include play space and dog park uses to address function gaps.
- + A new Pocket space in the south of the suburb to provide higher quality open space in an area serviced by existing open spaces which offer limited open space amenity and capacity for upgrade.
- + Improved linkages over and along the Moonee Ponds Creek Trail to improve connectivity to this regionally significant open space asset.
- + Dog off-lead area in the north-west of the municipality to address a specific gap for this function.



- PASCOE VALE SOUTH
DRAWING KEY**
- City Boundary
 - Public Open Space
 - Restricted Open Space
 - Railway
 - Connector Road
 - Neighbourhood Activity Centre
 - Major Activity Centre
 - Industrial Zone
 - Tram Route
 - Bus Route
 - Creek
- ID- 00** Project Identifier
- Upgrades
- Land Acquisition



8.11.10. PASCOE VALE SOUTH KEY PROJECTS

TABLE 8 - PROJECT LISTS					OBJECTIVES						
Project ID	Open Space / Project Name	Project Description	Suburb	Priority of Delivery (L, M, H)	OBJECTIVE 1	OBJECTIVE 2	OBJECTIVE 3	OBJECTIVE 4	OBJECTIVE 5	OBJECTIVE 6	Cost Bracket
PS01	New Neighbourhood Park 1 in Pascoe Vale South	Deliver a Neighbourhood Park with multiple functions due to proximity to activity centre, including play space to address gap area. Potential fenced dog park subject to identified community need	Pascoe Vale South	H	Y	Y	N	N	N	N	\$\$\$\$
PS02	New Neighbourhood Park 2 in Pascoe Vale South	Deliver a Neighbourhood Park with multiple functions due to proximity to activity centre, including play space to address gap area. Potential fenced dog park subject to identified community need	Pascoe Vale South	M	Y	Y	N	N	N	N	\$\$\$\$
PS03	New Pocket Park 1 in Pascoe Vale South	Deliver a Pocket Park to address a gap in the south of the suburb for play and passive recreation and augment existing service levels (which leans on a few larger parks and Morris Reserve accessible over CityLink)	Pascoe Vale South	H	Y	Y	N	N	N	N	\$\$\$\$
PS04	Kelvin Thomson Park	Improvements to Kelvin Thomas Park including playground upgrade, design and construction of WSUD wetland and stormwater treatment to the quality of public open space by creating new publicly accessible habitat, walking tracks, access to nature and biodiversity, and provision of an off-leash dog area and associated infrastructure.	Pascoe Vale South	M	N	N	Y	Y	N	N	\$\$\$\$
PS05	Kernan Street Park	Provide nature conservation planting in Kernan Street Park and ped path to Tate Park along creek.	Pascoe Vale South	M	N	N	N	Y	Y	N	\$
PS06	Unnamed Park (Parkstone Park)	Upgrade park for pocket passive recreation including seating and planting	Pascoe Vale South	H	N	N	Y	N	N	N	\$
PS07	Parkside Boulevard	Upgrade southern end of Parkside Boulevard to provide play space opportunity with supporting seating, amenities and planting.	Pascoe Vale South	M	N	N	Y	N	N	N	\$\$\$\$
PS08	Winona Grove Link	Provide safety upgrades and clear signage to Winoria Grove Link	Pascoe Vale South	M	N	N	Y	N	Y	N	\$
PS09	Coonans Road Reserve	Upgrade to provide local play space and passive recreation opportunities with supporting amenities and planting.	Pascoe Vale South	L	N	N	Y	N	N	N	\$\$\$
PS10	Paul Huckin Park	Upgrade and enhancement of existing playground and construct new seating	Pascoe Vale South	M	N	N	Y	N	N	N	\$
PS11	Westgate Street Park	Deliver full Neighbourhood Park with play space and additional functions.	Pascoe Vale South	M	N	N	Y	N	N	N	\$\$\$
PS12	Morris Reserve	Morris Reserve playground upgrade.	Pascoe Vale South	L	N	N	Y	N	N	N	\$
PS13	Mitchell Reserve	Upgrade and enhancement of existing playground and design and construction of WSUD stormwater treatment system to improve the quality of the open space by providing additional irrigation for the sports field (at the Pascoe Vale College) and providing a publicly accessible raingarden / swale for public enjoyment in the parkland.	Pascoe Vale South	M	N	N	Y	Y	N	N	\$\$\$\$
PS14	Future dog park in Pascoe Vale South	Create a new dog park.	Pascoe Vale South	M	N	N	Y	N	N	N	\$
PS15	F W Oliver Reserve	Upgrade and enhancement of existing playground with focus on nature play.	Pascoe Vale South	M	N	N	Y	N	N	N	\$
PS16	Shore Reserve	Upgrade playing field - levelling and turf renewal, new drainage, new irrigation system, sports field lighting (min 100 lux), upgrade playground and construct shared path through the reserve	Pascoe Vale South	H	N	N	Y	N	N	N	\$\$\$\$
PS17	Brearley Reserve	Upgrade and enhancement to existing exercise equipment and playground, as well as upgrade of the playing field including new drainage, grass conversion and sportfield lighting (100 LUX LED).	Pascoe Vale South	L	N	N	Y	N	N	N	\$\$\$\$
PS18	Pascoe Vale Primary School WSUD	Design and construction of WSUD stormwater treatment system	Pascoe vale South	M	N	N	N	Y	N	N	\$\$\$\$
PS19	Hallam Reserve	Improvements to Hallam Reserve including playground upgrade with NRM focus.	Pascoe Vale South	M	N	N	Y	Y	N	N	\$\$\$\$

8.12. GOWANBRAE

8.12.1. INTRODUCTION

Gowanbrae is a 1.4km2 suburb located within the north-west of the municipality. Adjoining suburbs include Gladstone Park, Jacana, Glenroy, Oak Park, Strathmore Heights and Tullamarine. The suburb boundaries of Gowanbrae are irregular but are generally defined by the Western Ring Road along its northern edge, Melrose Drive to its west, the Sydney Rail line to its south and Moonee Ponds Creek to its east. Topographically, Gowanbrae is located on sweeping slopes that fall towards the Moonee Ponds Creek.

The small portion of Tullamarine which is located within Merri-bek City Council has been considered within this analysis.

Post-European settlement of the area began in

Gowanbrae is Merri-bek's newest suburb having been developed in the late 1990's. Much of the housing stock is built in the early 2000's with the Gowanbrae Community house opening in 2004.

Clause 2.03 – Strategic Directions of the Merri-bek Planning Scheme identifies one local activity centres within Gowanbrae being the Gowanbrae Drive/Bluebell Crescent NAC. This comprises of two retail premises and caters to local convenience only.

The limited accessibility and connectivity of the suburb to the rest of the municipality is notable with only a single vehicle access point via Coventry Street in the south-west of the suburb.

The metropolitan Ring Road blocks access to the north, while the Railway line and Moonee Ponds Creek restrict access to the south and east to pedestrian and cycling links along Moonee Ponds Creek Trail. There are two bridge links across Moonee ponds Creek along Adelaide Boulevard providing connection to Glenroy and a further link to the north into the Jacana Wetlands and the Western Ring Path. To the south, the Moonee Ponds Creek Trail links under the railway line to Strathmore Heights and Oak Park.

Table 1 outlines some of the key population and area statistics for Gowanbrae.

TABLE 1 - SUBURB OVERVIEW (GOWANBRAE)	
Total Suburb Area - sqm	3,104,788.83
% of Suburb Area vs Municipality Area	6%
Open Space Profile	
No. of Open Space	0
Total Open Space Area - sqm	240,183.15
% of suburb open space vs all open space	0%
% of suburb open space area vs suburb area	8%
Demographic Profile	
Resident Population (2021) - persons	12,331
Worker Population (2021) - persons	1,365
Open Space per resident + worker - sqm/person	17.54
*Total open space area includes all public open space, restricted open space	

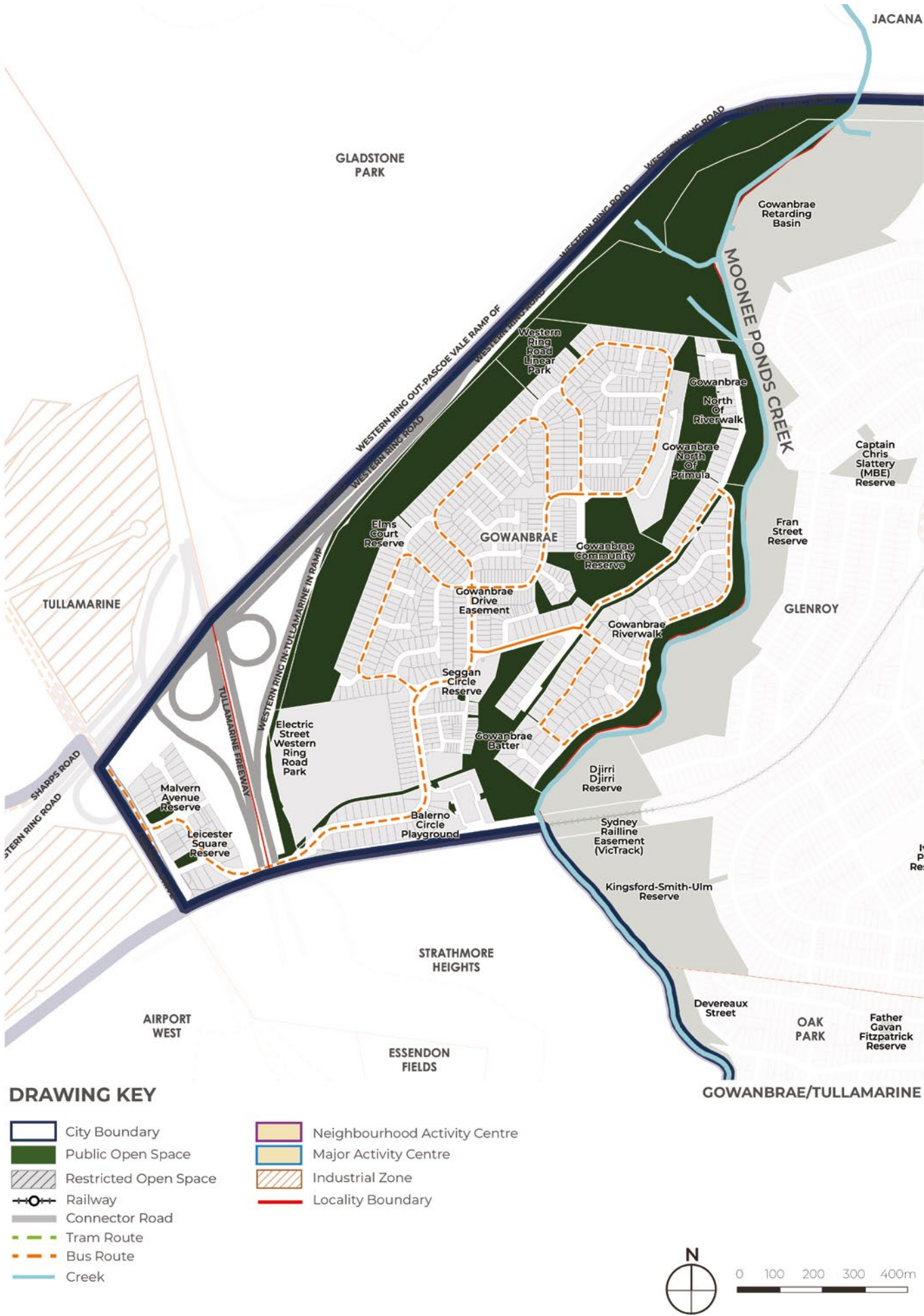


Figure 134. Gowanbrae Existing Network

8.12.2. EXISTING OPEN SPACE NETWORK

A total of 11 open spaces are identified within the suburb of Gowanbrae, with a total area of 29.4 hectares. This represents approximately 20% of the total land area of the suburb.

Six (6) public open spaces are identified as having a component of restricted open space. In Gowanbrae this includes land with restricted access due to the steep topography, restricted club access to tennis courts and land primarily reserved for utility easements and water management.

There is 90m² of open space per resident within Gowanbrae based on 2021 residential population. Table 2 breaks provides further information on open spaces within Brunswick East to give an understanding of the distribution of open space by hierarchy.

8.12.3. DISTRIBUTION OF OPEN SPACE AND GAPS ANALYSIS

The following open space analysis has been undertaken using the three types of gaps analysis earlier in this report.

In each map, areas outside the walking catchments of the different open spaces are identified as 'gap areas'. The assessment of the existing public open space networks ability to meet the needs of future residents is informed by this analysis. Recommendations for new open space projects within the suburb are informed by the Principles.

The spatial distribution of open space and 'gaps' identified through this analysis is important in ensuring that future open space projects contribute to establishing an equitable, distributed and connected network of open spaces.

Observations are provided on each gaps analysis which is incorporated into the conclusions and recommended projects identified at the end of this sub-section.

TABLE 2 - OPEN SPACE NETWORK HIERARCHY (GOWANBRAE)

	Quantity	% of Quantity	Total Area (ha)	% of area vs overall OS	% of area vs suburb area
Definition					
Public Open Space	11	4%	29.43	4.7%	20.2%
Restricted Open Space	0	0%	0.00	0.0%	0.0%
Hierarchy					
Regional	2	1%	5.54	0.9%	3.8%
District	4	1%	23.45	3.7%	16.1%
Neighbourhood	2	1%	0.36	0.1%	0.2%
Local	0	0%	0.00	0.0%	0.0%
Pocket	3	1%	0.09	0.0%	0.1%

TABLE 3 - SUBURB OPEN SPACE FUNCTIONS (GOWANBRAE)

ID	Open Space Name	Area (ha)	Hierarchy	Linking Space	Play Space	Formal Sports	Informal Sports	Civic	Nature Conservation	Creek Corridor	Heritage	Memorial Park	Passive Recreation	Utility	Horticulture	Dog Park	Undefined
28	Elms Court Reserve	9.59	District	✓	✓	✗	✓	✗	✗	✗	✗	✗	✓	✓	✗	✗	✗
37	Gowanbrae Community Reserve	4.12	District	✓	✓	✗	✓	✓	✓	✗	✗	✗	✓	✗	✓	✗	✗
38	Gowanbrae North Of Primula	5.06	District	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✓	✗	✗	✗
50	Malvern Avenue Reserve	0.21	Neighbourhood	✓	✗	✗	✗	✗	✓	✗	✗	✗	✓	✗	✗	✗	✗
143	Gowanbrae - North Of Riverwalk	1.60	Regional	✗	✗	✗	✗	✗	✓	✓	✗	✗	✗	✗	✗	✗	✓
148	Gowanbrae Batter	4.68	District	✓	✗	✗	✗	✗	✗	✗	✗	✗	✗	✓	✗	✗	✓
149	Gowanbrae Riverwalk	3.93	Regional	✓	✓	✗	✗	✗	✓	✓	✗	✗	✓	✗	✗	✗	✗
185	Balerno Circle Playground	0.04	Pocket	✗	✓	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗
190	Gowanbrae Drive Easement	0.02	Pocket	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✓	✗	✗	✓
193	Leicester Square Reserve	0.15	Neighbourhood	✓	✓	✗	✗	✗	✓	✗	✗	✗	✓	✗	✗	✗	✗
200	Seggan Circle Reserve	0.04	Pocket	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✓



Figure 135. Gowanbrae Baseline Service Gaps Analysis

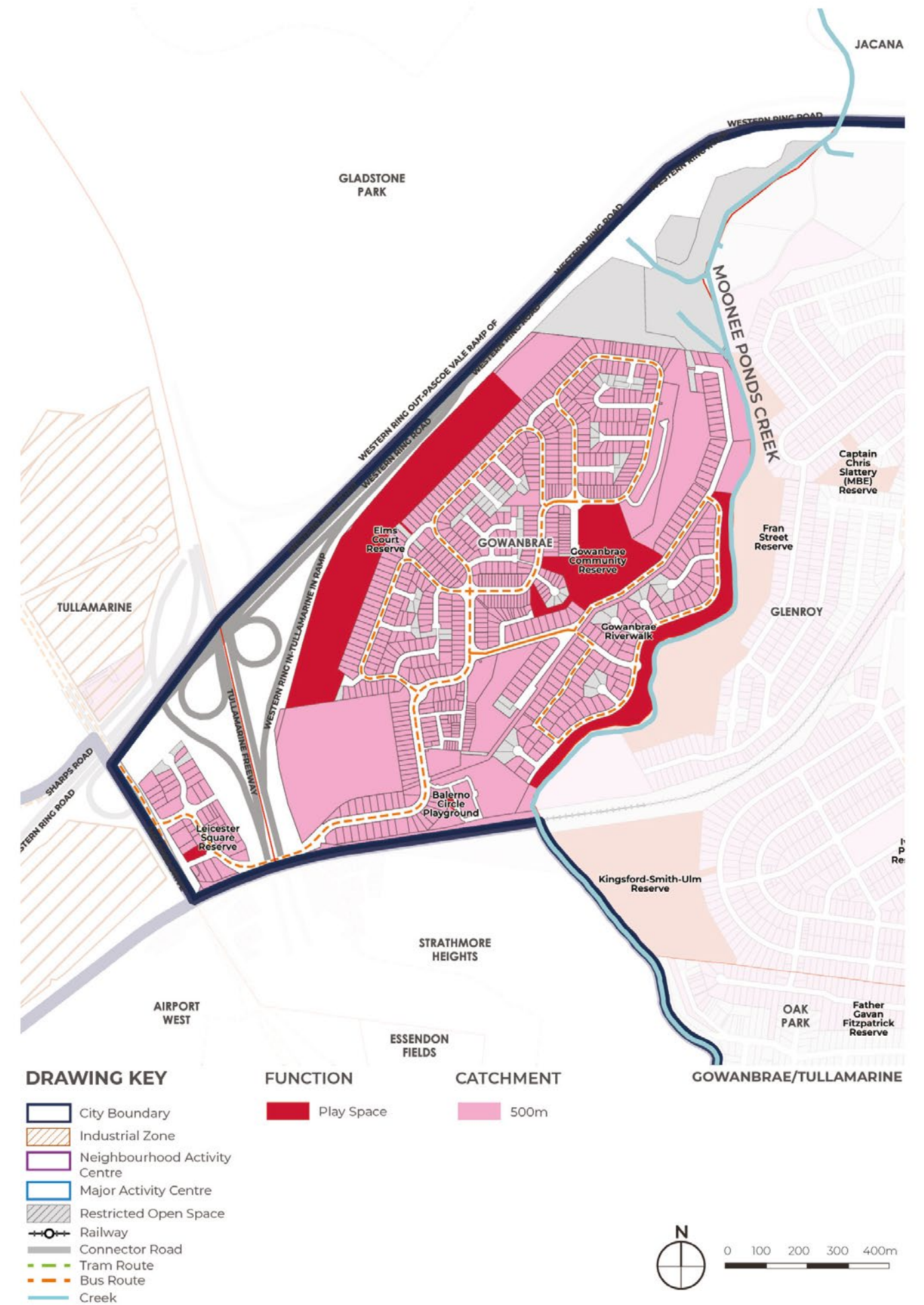
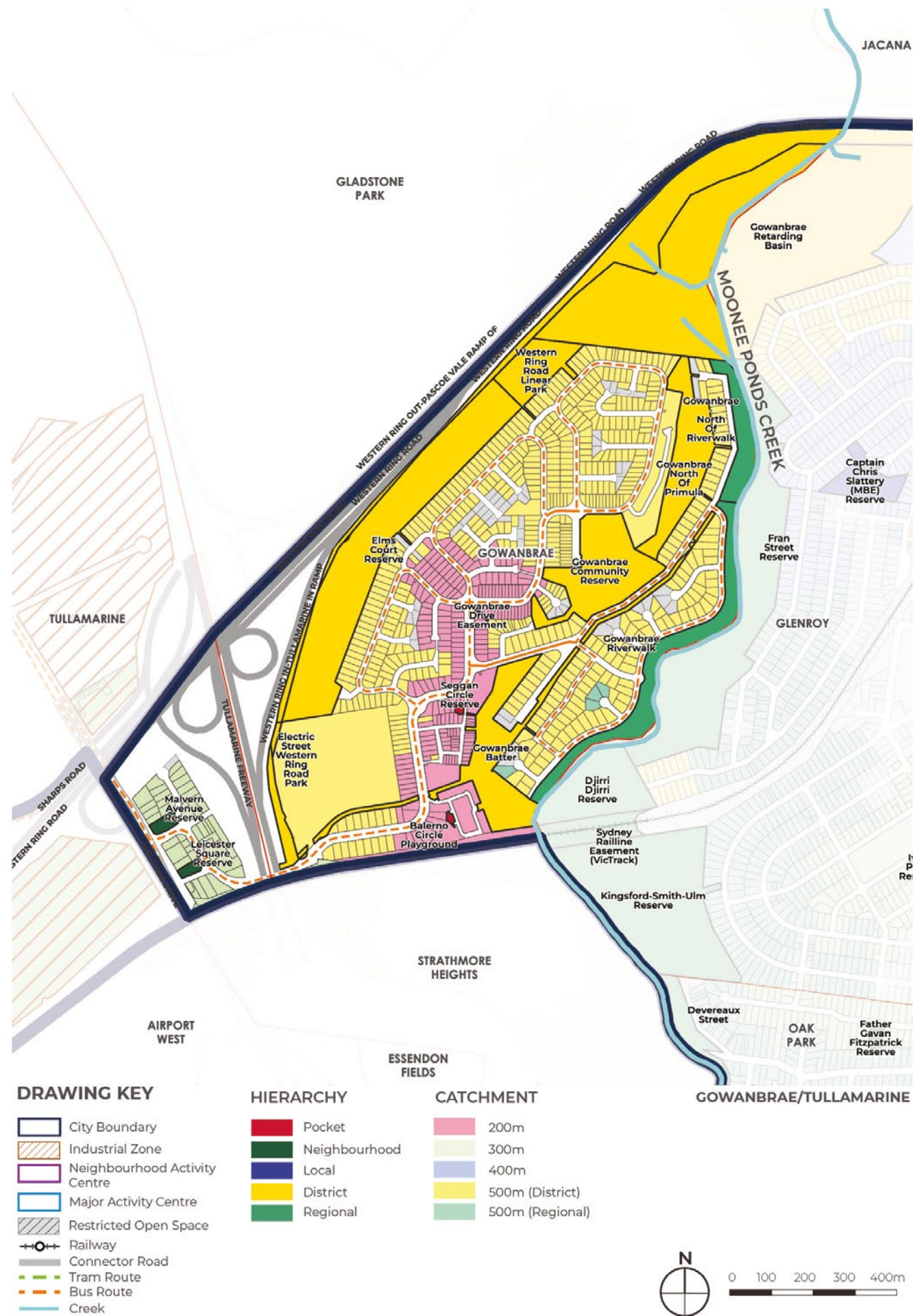


Figure 136. Gowanbrae Hierarchy Catchment Gaps Analysis

Figure 137. Gowanbrae Function Gaps Analysis (Play Space)

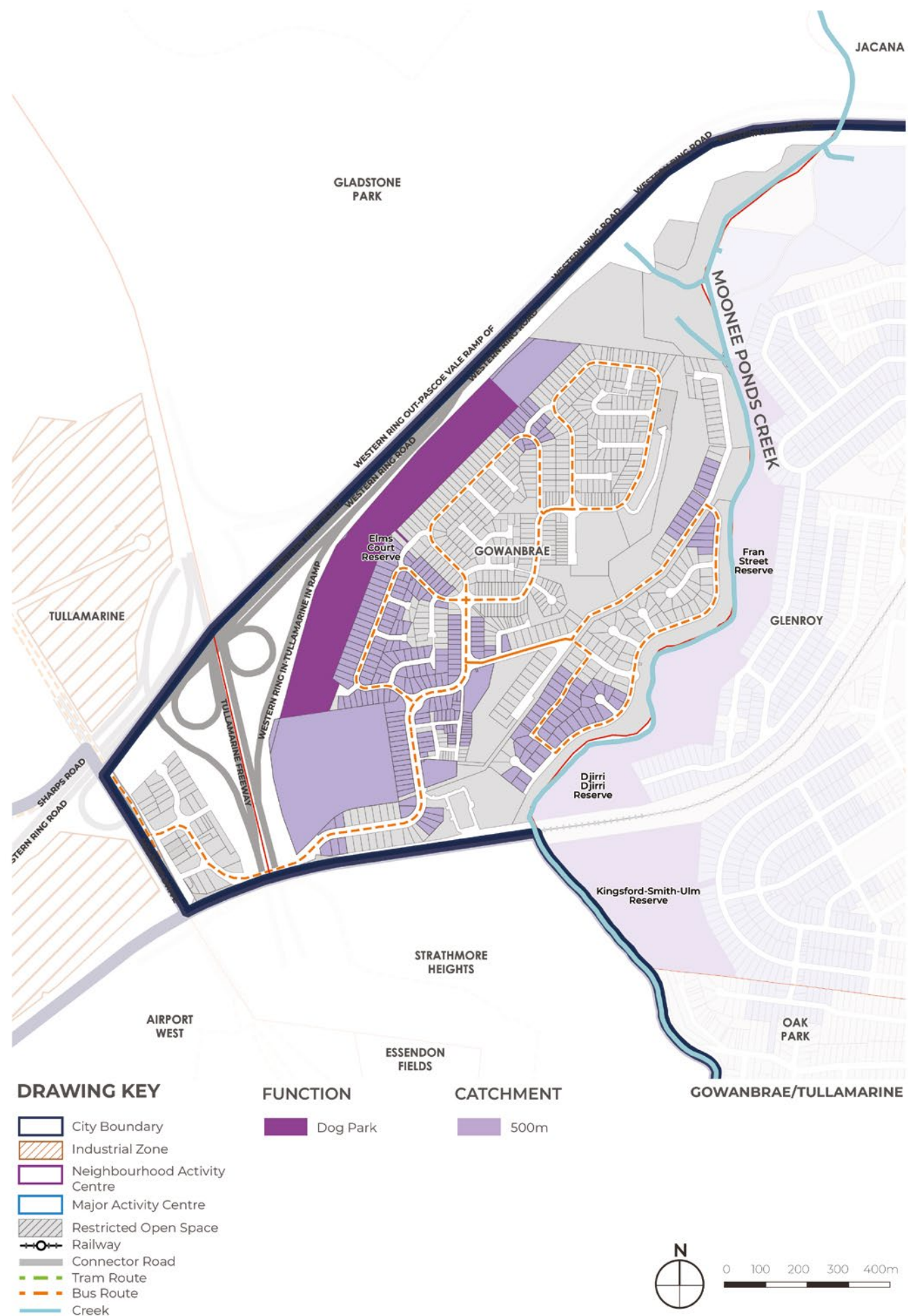


Figure 138. Gowanbrae Function Gaps Analysis (Dog Park)

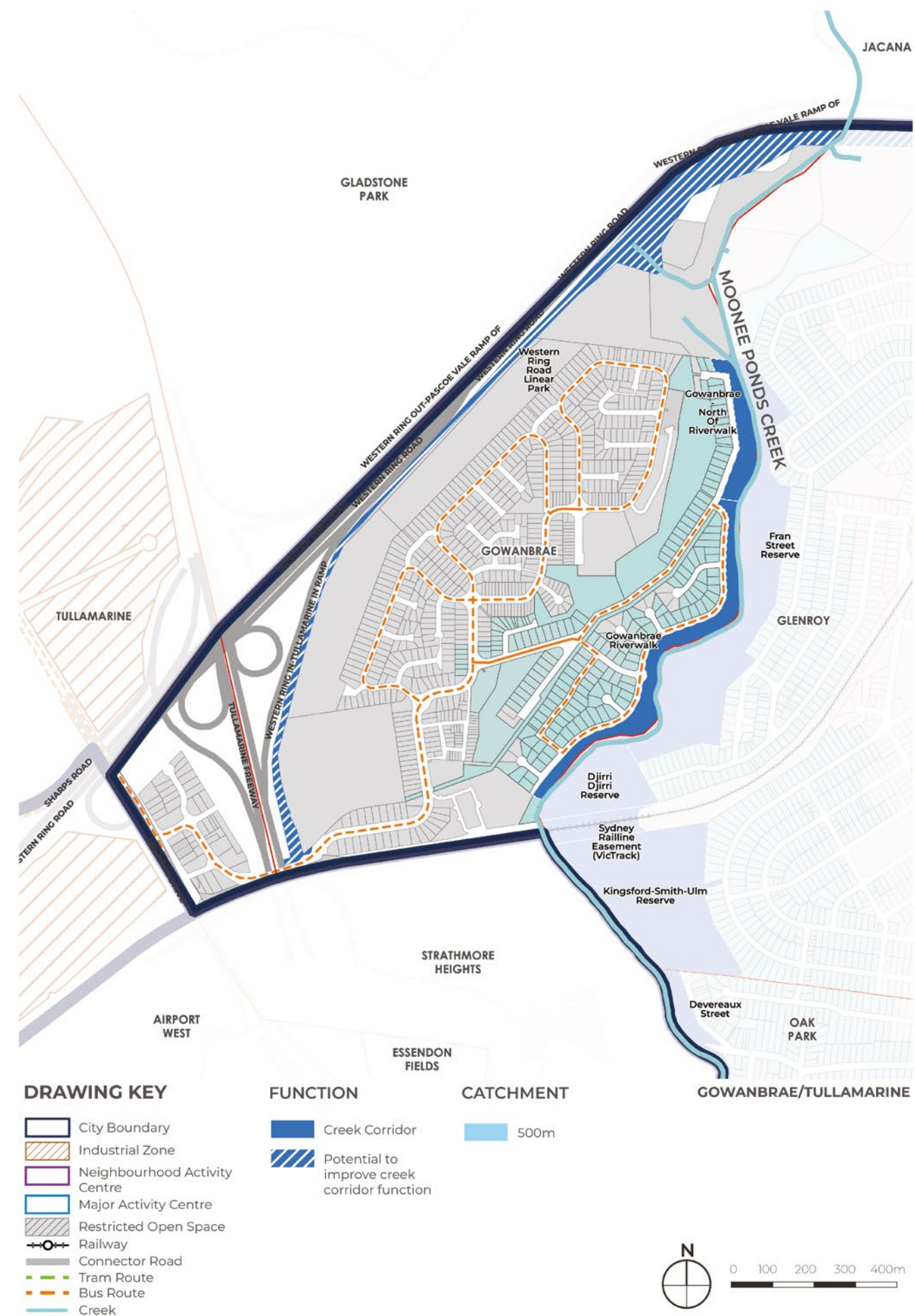


Figure 139. Gowanbrae Function Gaps Analysis (Creek Corridor)

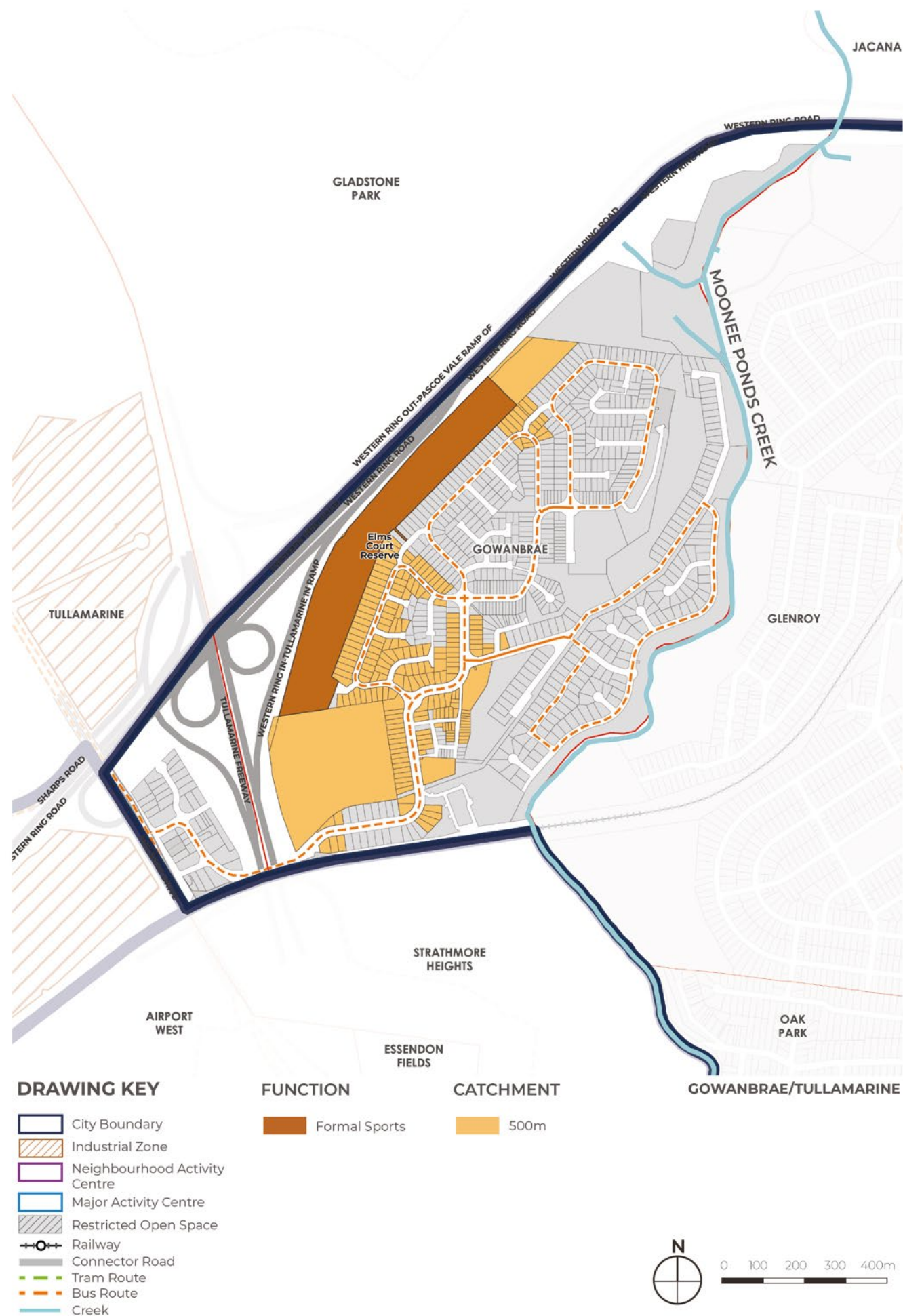


Figure 140. Gowanbrae Function Gaps Analysis (Formal Sports)

BASELINE SERVICE OBSERVATIONS

The baseline service shows that there are no gaps areas for access to any open space within Gowanbrae. This is largely due to the distribution of open space effectively wrapping Gowanbrae to the north, west and east.

The quality of this open space and accessibility is discussed under Open Space Character and Qualities

HIERARCHY CATCHMENT OBSERVATIONS

The catchment gaps analysis reveals a more nuanced understanding of open spaces based on their size. Corroborating the baseline service observations, no gap areas are identified. The large Regional and District scale open spaces throughout Gowanbrae result in an extensive catchment coverage.

SPECIFIC FUNCTIONS OBSERVATIONS

Play spaces appear to provide good coverage within Gowanbrae however it is noted that the analysis does not pick up the specific location of the playground within the larger open spaces. *The playground and tennis courts in Elms Court Reserve occurs to the south of the open space. Accessibility to theses uses is limited for residents in the east due to undulating topography when walking from the east of Gowanbrae to Elms Court Reserve. A similar situation occurs with the location of the play space in Gowanbrae Riverwalk where the park occurs to the south but accessibility is limited by an escarpment that runs through Gowanbrae. Provision of a playground in the north of Gowanbrae is considered appropriate to provide equitable distribution.*

8.12.4. OPEN SPACE CHARACTER AND QUALITIES

Gowanbrae benefits from a large quantity of open space and a generous distribution meaning residents are within close proximity to open space.

The quality of that open space does vary.

Gowanbrae Community Reserve is a successful community hub with high quality parkland offering play and passive recreation and informal sports with a meandering nature path down to Primula Boulevard. Gowanbrae Riverwalk offers high quality creekside environment for passive recreation and nature linking to the Moonee Ponds Creek trail with two bridges.

Elms Court Reserve is a large tract of land along Gowanbrae's north-western edge. The southern end of it has been developed as a high quality play and formal sports open space offering tennis courts, basketball half-court and playground with seating, BBQ, shelters and public toilets.

A large portion of the park however remains as a transmission line easement with only a shared path running through it. Opportunity exists to improve this and continue the link to establish a Gowanbrae Loop to facilitate increased usage and unlock the unused northern tracts for potential additional uses, particularly dog-off lead uses.

Neighbourhood and Pocket scale parks are also provided, primarily in the small portion of Tullamarine with Malvern Avenue Reserve, Balerno Circle Playground and Leicester Square Playground providing local passive recreation and play opportunities.

8.12.5. COMMUNITY ENGAGEMENT INPUTS

Gowanbrae community consultation captured:

- + North-West residents are not as well serviced with close-proximity parks and are more reliant on their car travel to their local park.
- + CALD respondents in the North-West more often travel more than 3km to a park (26%) than their non-CALD neighbours.
- + North-West residents more often said they use/value BMX/skate tracks than those in other wards.
- + More equipment for children under 5 was selected by higher proportions of residents in the North-West (45%).

8.12.6. FUTURE POPULATION CHANGE AND OPEN SPACE NEEDS

Table 4 below shows the forecast population growth for the residential and worker populations in Gowanbrae from 2021 to 2041.

Population growth is expected to remain stable and decrease marginally by 1%, reducing by 30 residents as household sizes decrease. .

Worker population is expected to increase by 87 to 179 workers.

At present, Gowanbrae provides a total 90m² of public open space per resident/worker. In 2041, this is anticipated to reduce to 88.45m².

8.12.7.FUTURE ANTICIPATED SETTLEMENT PATTERN

Table 5 and 6 show the projected growth in dwellings by building typology and area of designated activity centres within Gowanbrae.

While the overall population will decrease due to smaller average household sizes a total of 46 new dwellings will be constructed. This is anticipated to occur on any remaining lots and incremental infill to existing allotments.10.1.8

TABLE 4 - SUBURB RESIDENT AND WORKER PROJECTED GROWTH (GOWANBRAE)						
			% of Suburb			
	2021	2041	Growth	Growth vs Overall Growth	% Change	
Estimated Resident Population	3,179	3,149	- 30	0%	-1%	
Open Space per resident - sqm/person	92.59	93.47	1		1%	
Estimated Worker Population	91	179	87	0%	96%	
Open Space per worker - sqm/worker	3224.71	1646.69	- 1,578		-49%	
Estimated Resident + Worker Population	3,270	3,328	57	0%	2%	
Open Space per Resident + Worker - sqm/population	90.01	88.45	- 2		-2%	

TABLE 5 - SETTLEMENT PATTERNS AND BUILDING TYPOLOGY (GOWANBRAE)					
	2021		2041		Growth
	Total Dwellings	%	Total Dwellings	%	
Separate Dwellings	782	65%	782	63%	-
Medium Density	381	32%	419	34%	38
High Density	37	3%	45	4%	8
Total	1,200	100%	1,246	100%	46

8.12.8. CONCLUSIONS

Table 7 provides a summary of key anticipated open space and settlement changes in Gowanbrae.

Gowanbrae is not anticipated to support any of the municipality's future residents and only a very small amount of future workers.

Future open space upgrades should focus on improving the accessibility and functionality of existing assets given the large quantity of open space in the suburb.

Specific gaps in functions such as fenced dog parks and off-lead areas should be prioritised to cater for resident needs, especially given the suburb's lack of connectivity to surrounding suburbs.

8.12.9. OPEN SPACE PROJECT RECOMMENDATIONS

Projects have been identified which respond to the conclusions summarised in the previous sub-section.

The vision for Gowanbrae is to improve accessibility through and to existing open space assets, link into the regional trail network established by the Western Ring Path and Moonee Ponds Creek Trail and address functional gap areas, particularly for dog owners.

In Gowanbrae, key recommendations include:

- + Provision of a shared path through Elms Court Reserve to create a walking loop around the suburb
- + Provide off-lead dog areas in Elms Court Reserve to address a specific function gap.
- + Improve linkages to the Western Ring Path.
- + Provide a fenced dog park in the south-western end of the Gowanbrae Community Reserve.
- + Support further revegetation works to contribute to the municipalities Urban Forest Strategy.
- + Upgrades to Balerno Cresscent Playground

TABLE 6 - ACTIVITY CENTRE AREA TO HIGH DENSITY (GOWANBRAE)

Suburb Area (ha)	239	
	Total Area (ha)	% of Suburb Area
Major Activity Centre	0.00	0.00%
Neighbourhood Activity Centre	0.00	0.00%
Total	0.00	0.00%
Total Dwellings (2041)	1,246	
Total High Density Dwellings in Suburb	45	
Total High Density Dwellings in Suburb %	4%	

Table 7 - SUMMARY OF CHANGE (GOWANBRAE)

	Suburb Based	Municipality Based
Projected Growth and Demand		
Projected Growth (Residents + Workers) and %	57	0%
Total Suburb Area (sqm) and %	1,458,221.84	3%
Existing Open Space Supply		
Total Existing OS Area		294,345.47
Total Existing OS Area as % of Suburb		20%
Total Existing OS Suburb Area vs OS Municipality Area		5%
Projected High Density Settlement Pattern		
Projected High Density Dwellings and %	45	4%
Total Area (sqm) of Activy Centres (Major and Neighbourhood)	-	0.00%

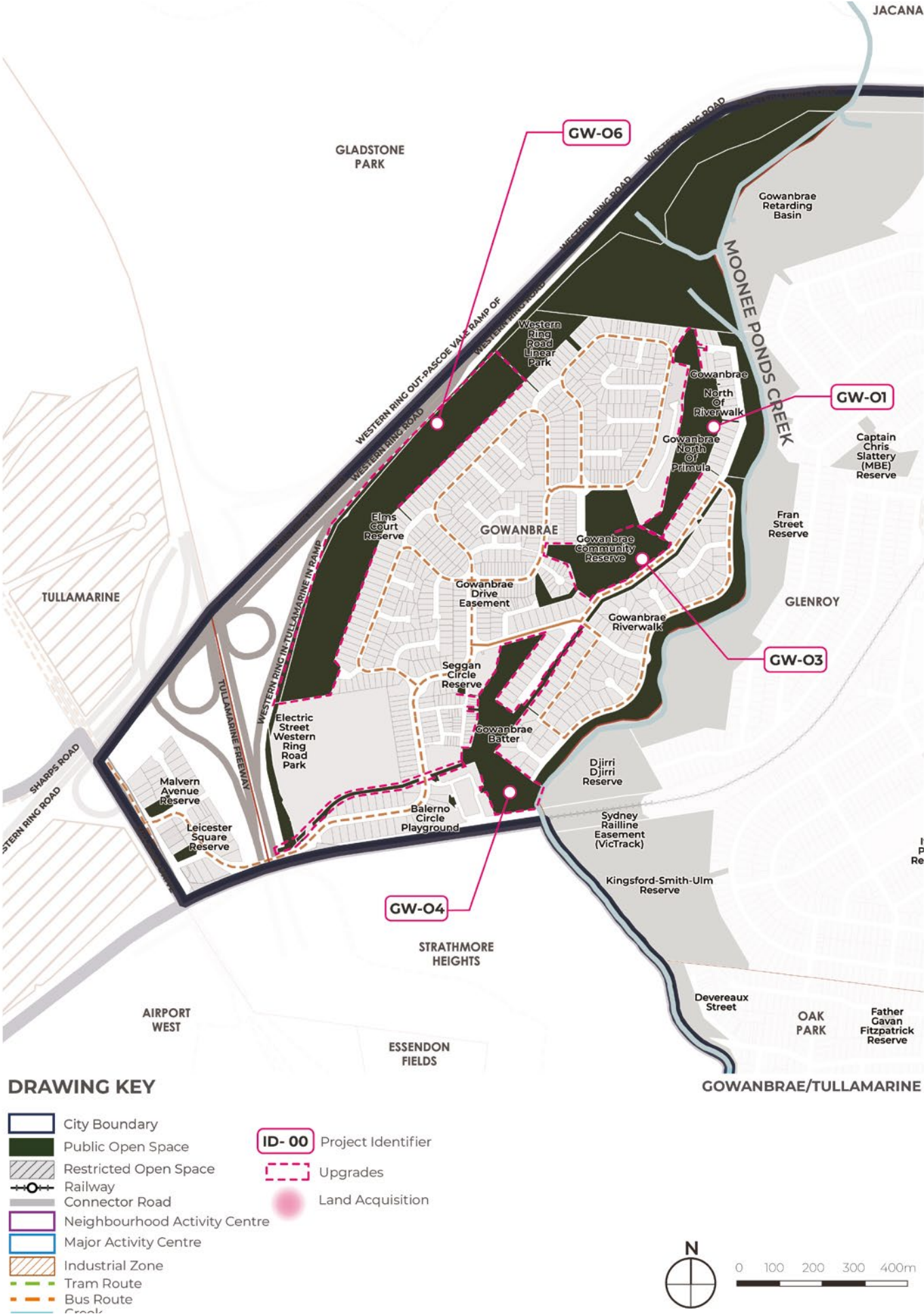


Figure 141. Gowanbrae Open Space Key Recommendations

TABLE 8 - PROJECT LISTS					OBJECTIVES						
Project ID	Open Space / Project Name	Project Description	Suburb	Priority of Delivery (L, M, H)	OBJECTIVE 1	OBJECTIVE 2	OBJECTIVE 3	OBJECTIVE 4	OBJECTIVE 5	OBJECTIVE 6	Cost Bracket
GW01	Gowanbrae Riverwalk	Upgrade and enhancement of existing playground.	Gowanbrae	M	N	N	Y	N	N	N	\$\$\$\$
GW02	Gowanbrae North Of Primula	Gowanbrae Primular Boulevard NRM up-grade to enhance amenity of open space.	Gowanbrae	M	N	N	Y	N	N	N	\$
GW03	Gowanbrae Community Reserve	Improvements to Gowanbrae Community Reserve including the installation of a fenced dog park in the western section of the park to address a gap area, the upgrade of the existing playground including shelter, taps, BBQ.	Gowanbrae	M	N	N	Y	N	N	N	\$\$\$
GW04	Gowanbrae Batter	Improve shared path access from Gowanbrae Drive and Seggan Circuit to the existing Moonee Ponds Creek Trail on the western side of the creek.	Gowanbrae	H	N	N	N	N	Y	Y	\$\$
GW05	Elms Court Reserve	Provide a dog off-leash area, upgrade the playground and exercise equipment.	Gowanbrae	L	N	N	Y	N	N	N	\$\$\$\$

9. OPEN SPACE FRAMEWORK

9.1. INTRODUCTION

An open space contribution required from development proponents can be provided as either the provision of land and/or a cash in lieu payment via the following legal mechanisms under Sections 18-20 of the Subdivision Act, Clause 53.01 of the Victorian Planning Provisions, a Development Contribution Plan Overlay, an Infrastructure Contribution Plan Overlay, Development Victoria Act 2003 and negotiated legal agreements.

Open space contributions have been required across Victoria for several decades. The Subdivision Act 1988 allows a Council acting as the responsible authority or a referral authority under the Planning and Environment Act 1987 to require an applicant who proposes to create additional parcels of land by plan of subdivision to provide up to 5% of the site value as open space. This requirement is negotiated on a site by site basis and the percentage requirement must be met by either provision of land up to the percentage or paying to the council to percentage of site value, or a combination of land and cash.

However, schedule to Clause 53.01 sets an open space percentage requirement that can apply to the municipality or specific precincts. To include a schedule to Clause 53.01 Council must complete the necessary strategic work to justify the percentage/s set, which can exceed the 5% cap set in Section 18 of the Subdivision Act and a Planning Scheme Amendment is required to introduce the schedule. This report is establishing the technical basis to support the updating of the Clause 53.01 requirement for Merri-bek to x.x%.

9.2. PRINCIPLES

Open space contributions are required to purchase new land for open space and improve existing open spaces and there are a number of principles that underpin the setting of an open space percentage. These include: -

- Need. A strategic assessment of the open space needs of the future residential and worker population of Merri-bek must be completed.
- Nexus. There must be a nexus between the demand from new residents and workers and the projects funded. The project costs attributed to new development are based on the need generated by new not existing populations.
- The contributions are to be used for land acquisition and capital works.

9.3. SETTING A PUBLIC OPEN SPACE CONTRIBUTIONS PERCENTAGE

Work is being prepared HillPDA on behalf of Council to determine a public open space contributions percentage.

9.4. DELIVERING A PUBLIC OPEN SPACE PROJECT

It is accepted that the majority of projects included in the Report will be delivered directly by Council. The project list included in this report represents a significant investment by Council in the long-term.

9.5. PROJECTS LIST AND TIMING

An excel copy of the current draft project list has been provided to Council officers and this includes timing. Once the list is finalised it will be inserted into the report.

10. IMPLEMENTATION

10.1. RESPONSIBILITIES

Whilst implementation of future Open Space Strategy will primarily be the responsibility of the Open Space Team a number of areas of Council will be responsible for implementing key actions and recommendations.

10.2. PRIORITISATION AND TIMING

The priorities identified in this Report provide guidance regarding the intended order of implementation of the recommendations to deliver on the open space objectives and open space needs for the local population. It is an influencing factor but not the sole factor in determining the timing of a project.

The priorities are broadly based on forecast population growth and projected density of development, land use changes, community consultation, gap areas and other relevant strategies and plans. These factors influencing the priority of a project can be summarised as follows:

- + **Impact:** Extent to which it contributes to and achieves the Open Space Objectives.
- + **Gaps:** Extent to which the projects close existing gaps in the open space network.
- + **Demand:** The anticipated demand for new or improved open space in the location of the project.

The open space projects identified are to be implemented over a 20 year timeframe aligned with the recommendations in this report to meet the open space needs of both the existing and future population. Should changes to the forecast population growth and location occur, this will result in the need to revise the project priorities accordingly.

PROJECTS LIST PRIORITY ASSUMPTIONS

High Priority

- + All new parks addressing a Baseline Service or Catchment Service Gap.
- + All new parks in high growth areas
- + Large Specific Function Gaps
- + Significant creek corridor acquisitions and significant projects
- + Projects related to Indigenous cultural significance
- + District/Regional comprehensive park redevelopments

Medium Priority

- + All new parks providing additional open space to support future population (outside of high growth areas)
- + Medium Specific Function Gaps
- + Open space upgrades to existing open space that improve accessibility to reduce gap areas.
- + Access improvements to creek or regionally significant spaces
- + Use improvements to open spaces with no existing use

Low Priority

- + Minor upgrades to existing open space networks
- + Other improvements to district or smaller scale open spaces
- + Function improvements to parks with existing uses

Ongoing

Ongoing projects may not have a set priority given the nature of the projects is continued throughout the timeframe of the Open Space Strategy.

While priority reflects an understandable desire to deliver higher priority projects before lower priority projects, timing takes into consideration other factors such as scale, capacity and opportunity. The main considerations going into the assessment of timing are:

- + **Priority:** reflecting the level of urgency and need for the project to deliver on the open space principles and open space needs for the local population.
- + **Scale:** Considers the scope and resources necessary to undertake the project with larger projects requiring longer timeframes
- + **Capacity:** The timing for all projects within the Projects List has been considered holistically against the reasonable capacity for the municipality to deliver on the projects in a timely manner, noting the delivery performance of the municipality over the past years, anticipated expansion and reasonable additional resources to support achieving the Open Space Strategy and Projects List.
- + **Opportunity:** The level to which the project is dependent on an opportunity arising to deliver or achieve the project. Some identified projects, particularly land acquisitions will be dependent on suitable sites becoming available for acquisition.

These considerations are evaluated holistically and against the individual circumstances of the project itself, with some considerations having a greater influence in

the assessment of Timing, dependent on the specifics of the project.

It is anticipated that projects will commence within the timeframe of the Open Space Strategy but they may not necessarily be completed within it.

10.3. MONITORING

To ensure the successful implementation and delivery of the projects identified in this Report it is expected that the progress will be monitored through a range of provisions including: -

Governance. Establish a committee to oversee the implementation of the future Open Space Strategy, to ensure the project priorities are proactively managed and communicated across Council.

Maintenance. Prepare an internal processes and procedures to actively track and report on the progress of the recommendations and delivery of the priority projects.

Reporting. Report the progress of delivery of the projects and meeting the priorities established.

Review. To complete a health check of the Strategy to ensure it is delivering on the priorities established.

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