

8. SUBURB ANALYSIS AND RECOMMENATION

8.1. BRUNSWICK EAST

8.1.1. INTRODUCTION

Brunswick East is a 2.4km² suburb located within the south-east of the municipality. Adjoining suburbs include Brunswick, Northcote, Thornbury, Carlton North and Fitzroy North. A small portion of Fitzroy North is located within Merri-bek and included within this suburb analysis.

The suburb boundaries of Brunswick East are irregular but are generally defined by the Merri Creek along its eastern boundary, Moreland Road to the north, the western side of Lygon Street to the west and Park Street to the south. Topographically, the land falls towards the Merri Creek corridor in the east with a steady rise westwards.

Brunswick East is a well established suburb having been surveyed in 1839 and has historically transitioned from resource extraction (typically bluestone) and industry to low-scale residential with shops and services being focussed along the primary north-south corridors of Lygon Street and Nicholson Street. In more recent decades, extensive higher density residential and mixed

use development (such as the East Brunswick Village) has been realised in the suburb, generally focussed within the Lygon Street and Nicholson Street corridors and urban renewal sites on defunct industrial/employment land.

Clause 2.03 – Strategic Directions of the Merri-bek Planning Scheme identifies two activity centres that occur within the boundaries of Brunswick East. This includes two corridors of the Brunswick Major Activity Centre running along Nicholson Street and Lygon Street) as well as part of the Neighbourhood Activity Centre at the junction of Holmes Road and Moreland Road. These activity centres are the main commercial and retail precincts in Brunswick East. Schedule 19 and Schedule 20 of Clause 43.02 – Design and Development Overlay provide the key development directions of the Nicholson Street and Lygon Street corridors and maintain their role as the primary locations for increased densities, services and amenities into the future. Other significant features within the suburb include the CERES Community Environment Park, a significant public space and community hub adjacent to the Merri Creek as well as Merri Creek itself.

Table 1 outlines some of the key population and area statistics for Brunswick East

TABLE 1 - SUBURB OVERVIEW(BRUNSWICK EAST)

Total Suburb Area - sqm	2,392,119.43
% of Suburb Area vs Municipality Area	5%
Open Space Profile	
No. of Open Space	23
Total Open Space Area - sqm	335,168.73
% of suburb open space vs all open space	5%
% of suburb open space area vs suburb area	14%
Demographic Profile	
Resident Population (2021) - persons	16,737
Worker Population (2021) - persons	4,473
Open Space per resident + worker - sqm/person	15.80
*Total open space area includes all public open space, restricted open space	

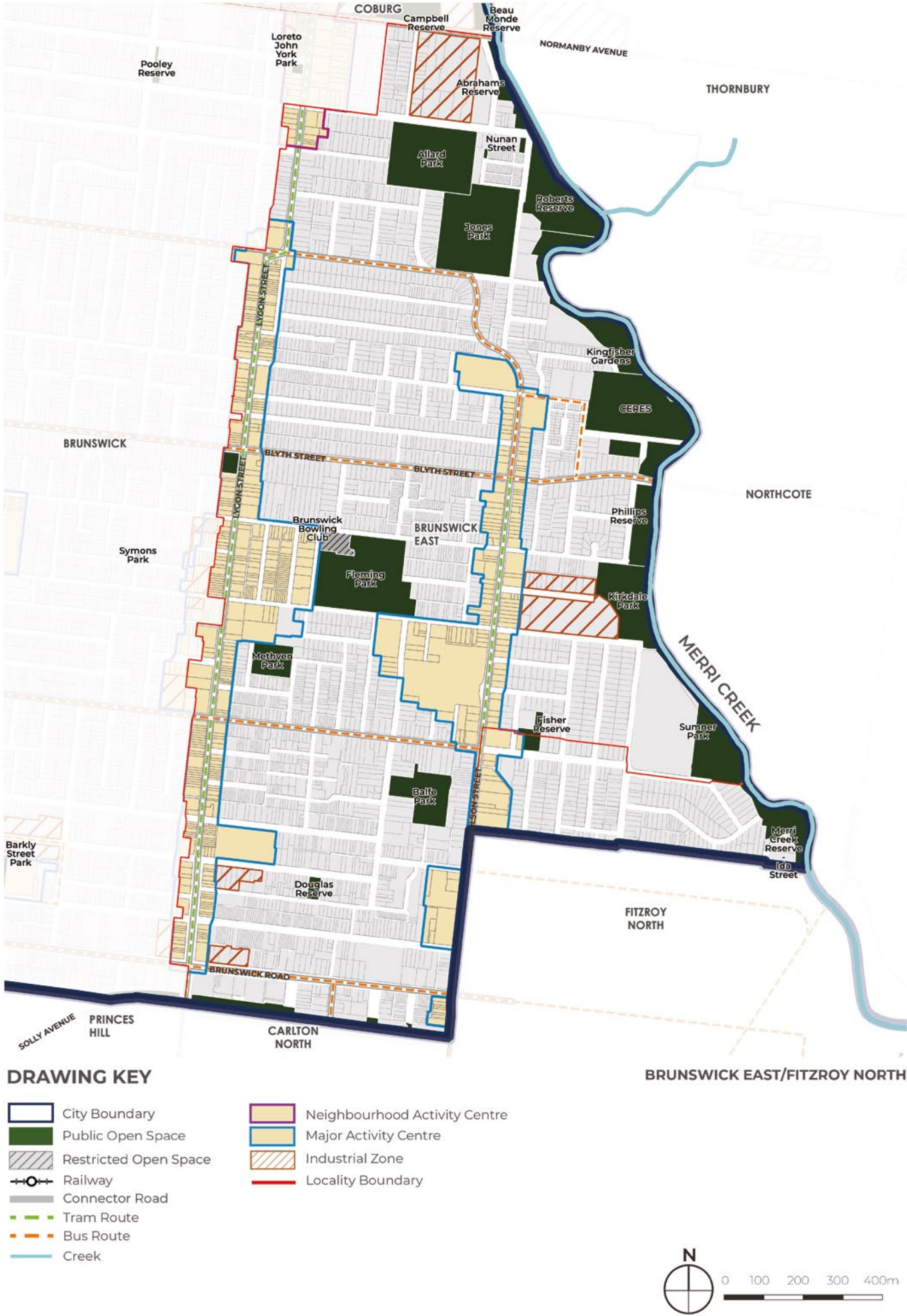


Figure 48. Brunswick East Existing Network

8.1.2. EXISTING OPEN SPACE NETWORK

A total of 23 open spaces are identified within the suburb of Brunswick East, amounting to a combined total area of 33.5 hectares. This represents approximately 15.2 per cent of the total land area of the suburb.

Of this, one (1) space of 0.4ha is identified is classified as restricted open space, being the Brunswick Bowling Club. Twelve (12) other public open spaces are also identified as having a component of restricted open space (eg. Fenced tennis court within a larger public reserve or overland flow path in creek corridor).

Much of this open space is provided along or within direct proximity to the Merri Creek Corridor offering an important linear open space precinct with the Merri Creek Trail effectively linking up numerous smaller open spaces along the creek corridor into a larger regionally significant open space network.

There is 20.3m2 sqm of open space per resident within Brunswick East 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.

TABLE 2 - OPEN SPACE NETWORK HIERARCHY (BRUNSWICK EAST)					
	Quantity	% of Quantity	Total Area (ha)	% of area vs overall OS	% of area vs suburb area
Definition					
Public Open Space	22	8%	33.12	5.3%	13.8%
Restricted Open Space	1	0%	0.39	0.1%	0.2%
Hierarchy					
Regional	11	4%	16.92	2.7%	7.1%
District	3	1%	11.57	1.8%	4.8%
Neighbourhood	4	1%	1.14	0.2%	0.5%
Local	3	1%	3.81	0.6%	1.6%
Pocket	2	1%	0.09	0.0%	0.0%

8.1.3. DISTRIBUTION OF OPEN SPACE AND GAPS ANALYSIS

The following open space analysis has been undertaken using the three types of gaps analysis. The three types of analysis are described in Section 7 of this report. Each open space has also been assigned a hierarchy based on its size. Figure 49 identifies all the open spaces in Brunswick East by their hierarchy classification.

In each of the gaps analysis undertaken, areas outside the walking catchments of the different open spaces are identified as 'gap areas'. The assessment of the ability for the existing public open space network 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 Objectives (see Section 6.4) which includes ensuring people live and work with convenient and walkable access to open space as well as a range of open space types. Consequently, 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 (BRUNSWICK EAST)																	
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
3	CERES	3.82	Regional	✔	✔	✘	✘	✘	✔	✔	✘	✘	✔	✘	✔	✘	✘
4	Allard Park	3.46	District	✔	✔	✔	✘	✘	✔	✘	✘	✘	✔	✘	✘	✘	✘
9	Jones Park	4.08	District	✔	✔	✘	✔	✘	✔	✘	✘	✘	✔	✘	✘	✔	✘
18	Brunswick Bowling Club	0.39	Neighbourhood	✘	✘	✔	✘	✘	✘	✘	✔	✔	✘	✘	✘	✘	✘
26	Donald Street Reserve Merri Corner	0.06	Pocket	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✔	✘	✘
79	Fisher Reserve	0.35	Neighbourhood	✘	✔	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘
97	Anderson Park	0.22	Neighbourhood	✔	✔	✘	✘	✘	✔	✘	✘	✘	✔	✘	✘	✘	✘
101	Douglas Reserve	0.17	Neighbourhood	✔	✔	✘	✘	✘	✔	✘	✘	✘	✔	✘	✔	✘	✘
121	Balfe Park	1.53	Local	✘	✔	✔	✔	✘	✔	✘	✘	✘	✔	✘	✘	✔	✘
125	Fleming Park	4.03	District	✔	✔	✔	✘	✘	✘	✘	✔	✘	✔	✘	✘	✔	✘
129	Methven Park	0.82	Local	✘	✔	✘	✘	✘	✘	✘	✔	✘	✔	✘	✘	✔	✘
153	Merri Creek Corridor Abrahams Reserv	0.74	Regional	✔	✘	✘	✘	✘	✔	✔	✘	✘	✔	✘	✘	✘	✘
155	Merri Creek Reserve - Ida Street	1.46	Regional	✔	✘	✘	✘	✘	✔	✔	✘	✘	✔	✘	✘	✘	✘
159	Roberts Reserve	2.94	Regional	✔	✔	✔	✘	✘	✔	✔	✔	✘	✔	✔	✘	✔	✘
171	Kirkdale Park	2.15	Regional	✔	✔	✘	✔	✘	✔	✔	✔	✘	✔	✘	✘	✔	✘
173	Sumner Park	2.20	Regional	✔	✘	✔	✘	✘	✔	✔	✘	✘	✔	✘	✘	✔	✘
175	Abrahams Reserve	0.53	Regional	✔	✘	✘	✘	✘	✔	✔	✘	✘	✘	✔	✘	✔	✘
178	Phillips Reserve	1.11	Regional	✔	✘	✘	✘	✘	✔	✔	✘	✘	✔	✔	✘	✔	✘
192	Kingfisher Gardens	0.04	Regional	✔	✘	✘	✘	✘	✘	✔	✘	✘	✘	✘	✘	✘	✘
197	Nunan Street	0.03	Pocket	✘	✘	✘	✘	✘	✘	✘	✘	✘	✔	✘	✘	✘	✘
212	Merri Creek Linear Reserve - Blyth Stre	0.56	Regional	✔	✘	✘	✘	✘	✔	✔	✘	✘	✘	✔	✘	✘	✘
222	Unnamed #2	1.36	Regional	✔	✘	✘	✘	✘	✔	✔	✘	✘	✔	✘	✘	✘	✘
237	Park Street Reserve	1.46	Local	✔	✘	✘	✘	✘	✘	✘	✔	✘	✔	✔	✘	✘	✘



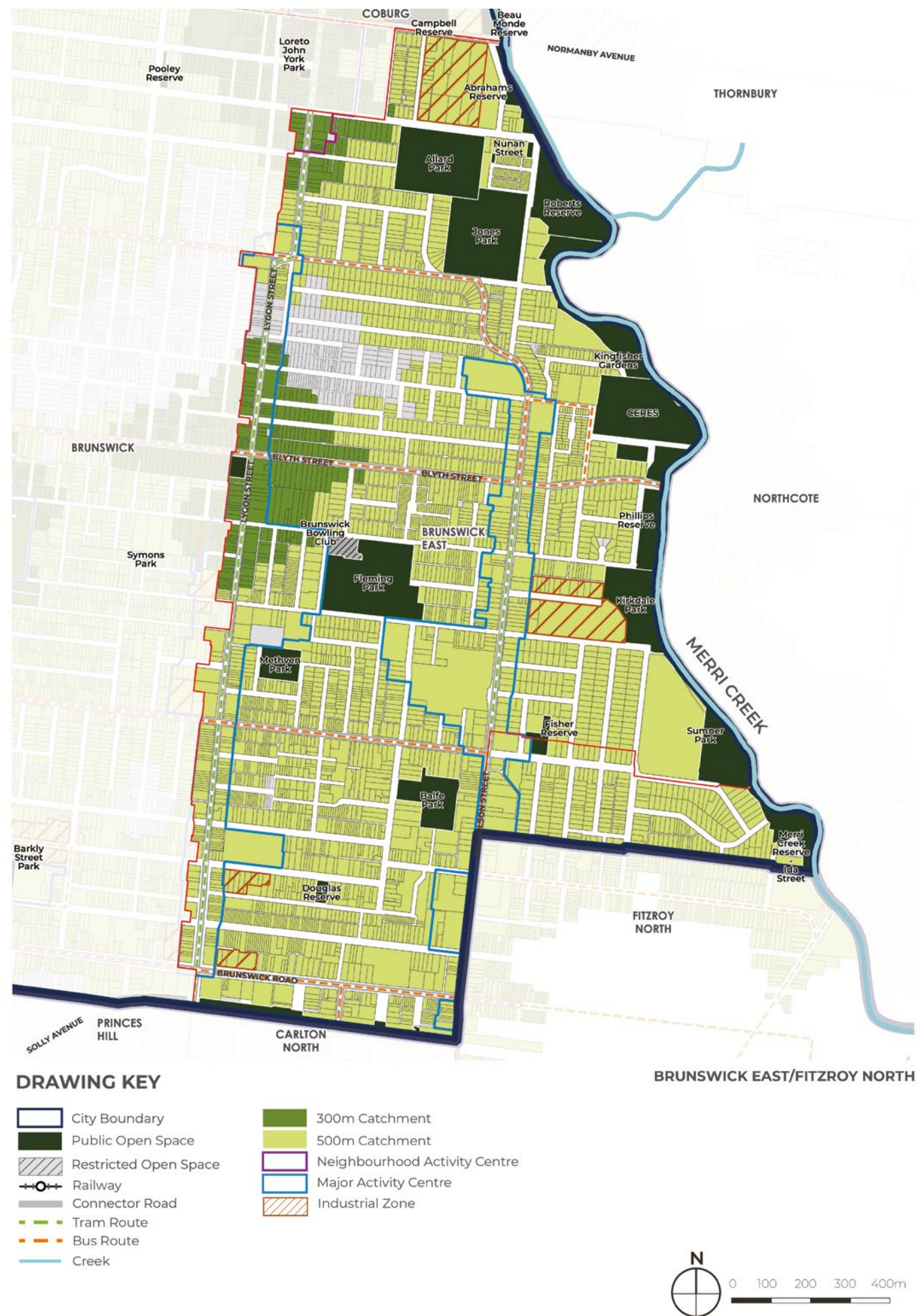


Figure 49. Brunswick East Baseline Service Gaps Analysis

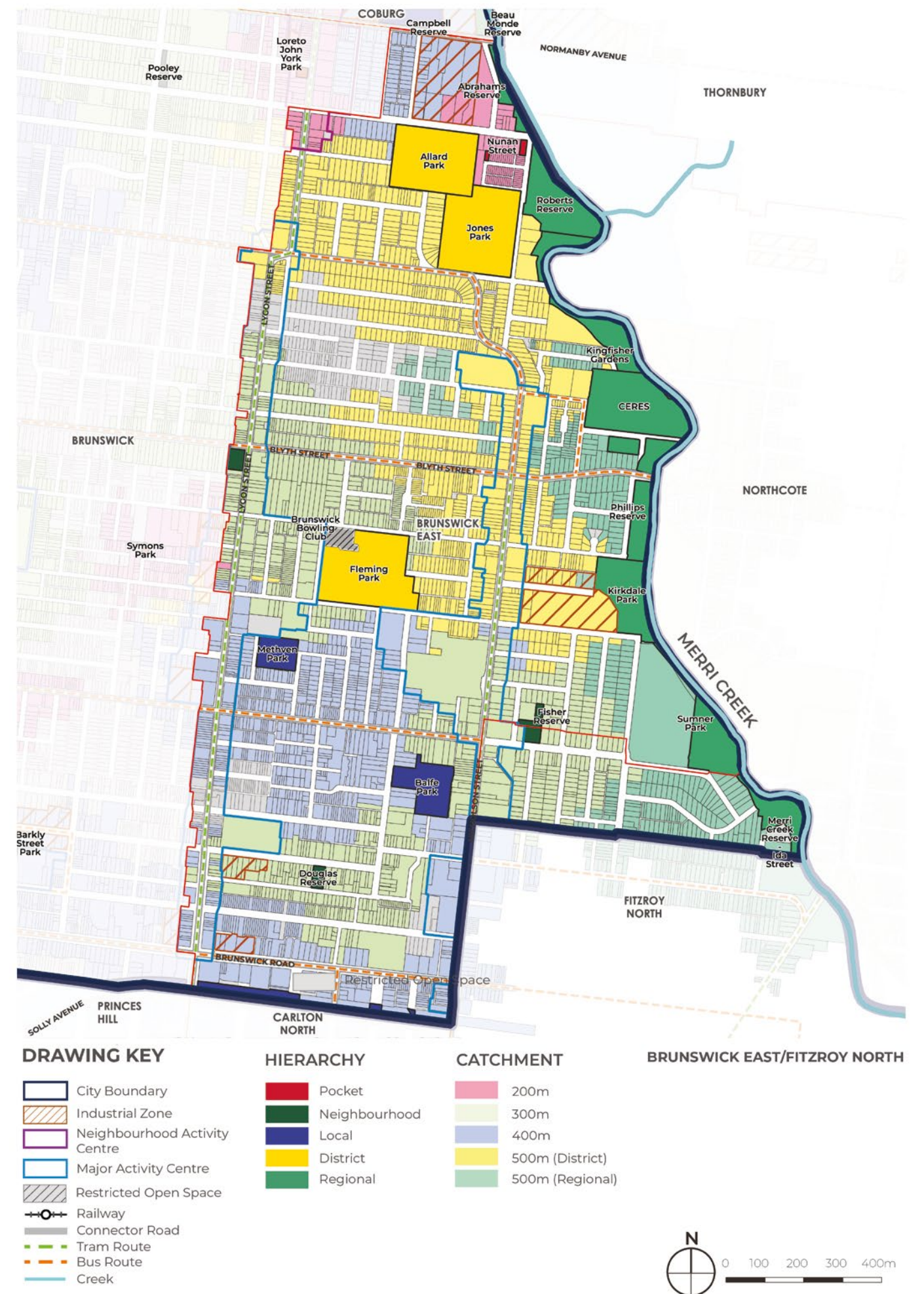


Figure 50. Brunswick East Hierarchy Catchment Gaps Analysis



BASELINE SERVICE OBSERVATIONS

Gaps analysis of the base serviceability gaps analysis reveals a primary gap area to the north of Blyth Street and to the east of Lygon Street. Closest public open spaces from this gap are Fleming Park to the south and Jones Park to the north.

It is noted that only one (1) of the twenty-three (23) parks in the suburb occur within an activity centre with most parks occurring within the residential hinterland.

HIERARCHY CATCHMENT OBSERVATIONS

The open space gaps identified in the baseline catchment also appear in this analysis as well as additional small space in the south of the suburb. The southern portion of the suburb has less accessibility to larger open spaces, however is located adjacent to the Inner Circle Railway line linear park which links east to the Merri Creek and west to Royal Park.

SPECIFIC FUNCTIONS OBSERVATIONS

The creek corridor is relatively intact with numerous open spaces along the western edge of the creek providing an expanded creek corridor environment within which a diverse range of open space functions are co-located.

Play spaces are relatively well distributed across the site with most areas of Brunswick East within a 5 minute walk of an open space with an identified Play Space function... (verify)

Dog Parks (unfenced and off-lead areas) are primarily located along the Merri Creek Corridor and in Neighbourhood and District sized open spaces (Balfe Park and Fleming Park)

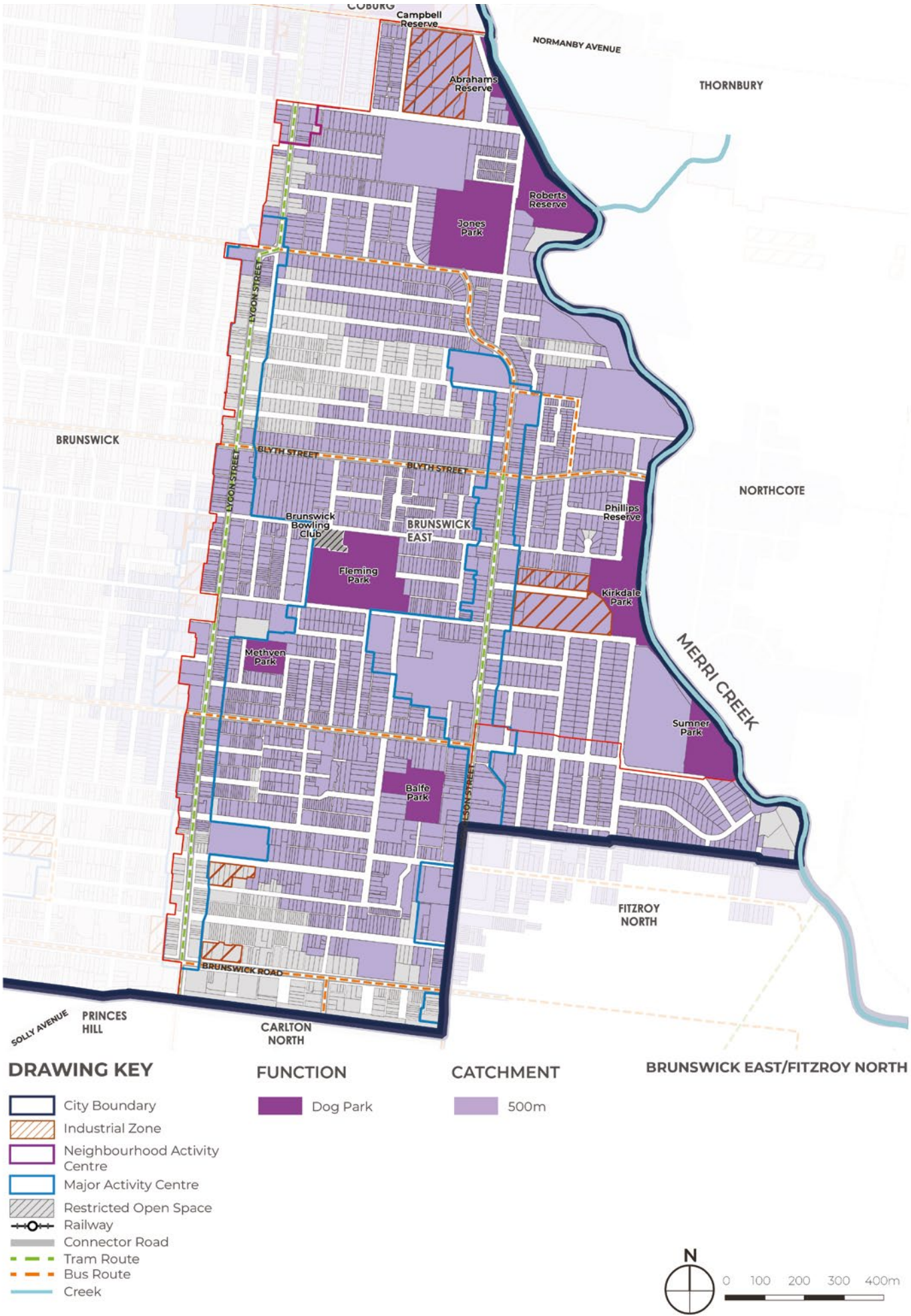


Figure 51. Brunswick East Function Gaps Analysis (Dog Park)



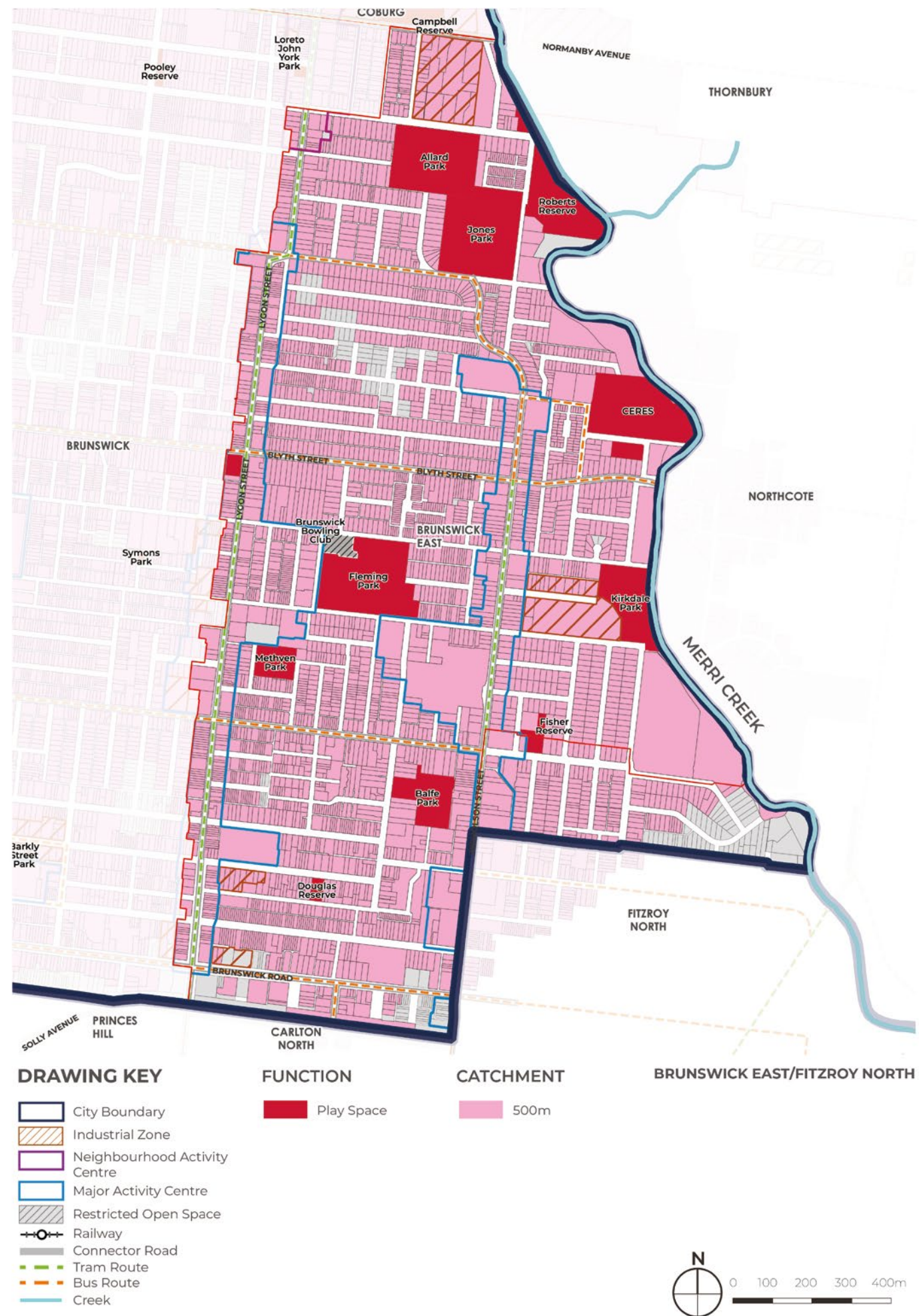


Figure 52. Brunswick East Function Gaps Analysis (Play Space)

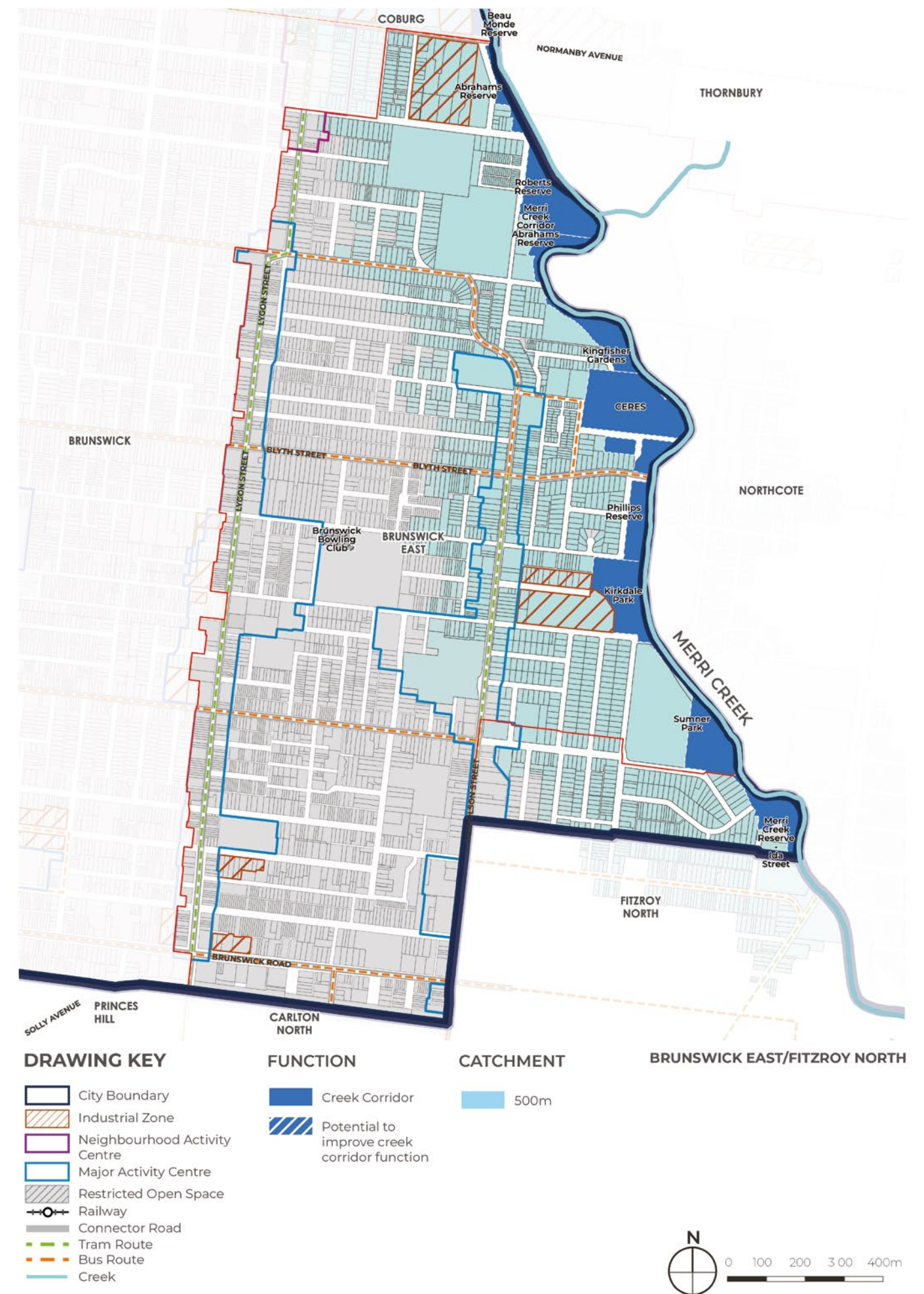
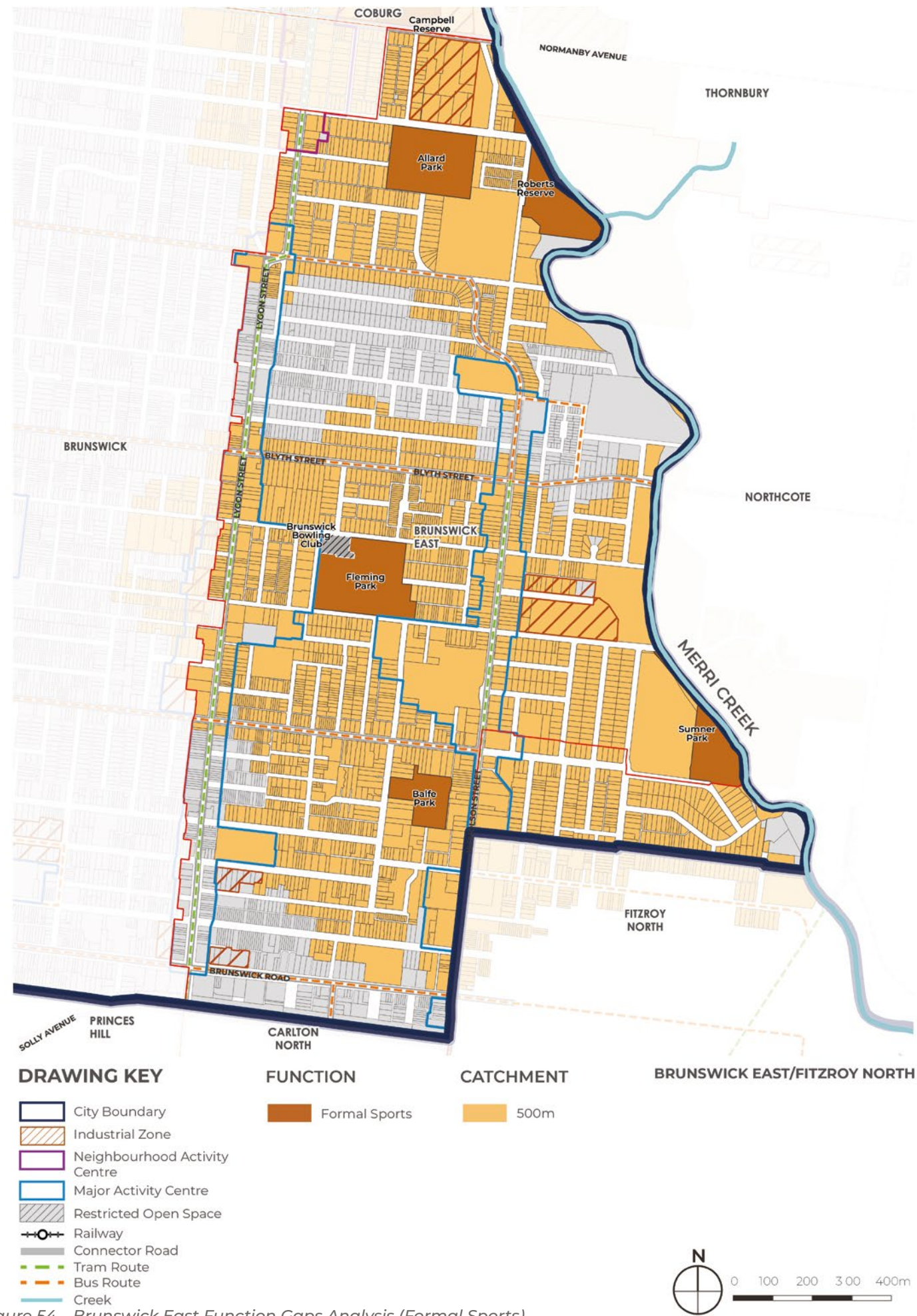


Figure 53. Brunswick East Function Gaps Analysis (Creek Corridor)





#### 8.1.4. OPEN SPACE CHARACTER AND QUALITIES

Analysis of the distribution and functions of open space within the suburb clearly reveal the importance of the Merri Creek open space corridor in the provision of easily accessible and walkable open space to a significant portion of Brunswick East. The co-location of open spaces effectively creates a connected linear network of open spaces that is regionally significant and attracts users beyond the suburb and municipality both for its bushland character and opportunity to connect with nature, but also for the range of uses which occur along its length, spanning formal and informal sports, areas of natural conservation, community gardens and play spaces.

West of the Merri Creek Corridor, the remainder of the suburb is serviced by a number of large District scale parks (Allard Park, Jones Park and Fleming Park) which currently offer a diversity of formal sports and passive recreation uses, often supporting local club facilities as well (such as the Brunswick Bowling Club). CERES is a unique District scale open space which offers a wide range of open space functions and is a regional community destination offering a place for passive recreation, events, community learning, nursery, community garden and play.

Below that Methven Park and Balfe Park provide Neighbourhood scale open spaces both of which have been maintained to a good standard with dog off lead areas and playgrounds in well appointed parkland.

Local and Pocket scale spaces have a diverse character with Douglas Reserve providing a tree parkland environment for play while Merri Creek Corner Community Garden is a pocket sized open space exclusively used as a local community garden.

With the provision of a substantial number of significantly sized open spaces in the suburb and the regionally significant Merri Creek Corridor as a large scale linear open space network already in the suburb, there is an opportunity to augment the offer of smaller Pocket and Local scale open spaces.

The opportunity to introduce smaller open spaces in Brunswick East to meet identified gap areas also aligns with the trend towards higher density development in and around the activity centre locations within the suburb, most of which occur outside the walkable catchment to the Merri Creek corridor.

#### 8.1.5. COMMUNITY ENGAGEMENT INPUTS

Brunswick East community consultation captured:

- + Denzil Don playground, Brunswick East was liked as an open space in Merri-bek by the Age Friendly Reference Group.
- + A concern for lack of tree canopy cover in Jones Park, Brunswick.
- + Recommendation for Fisher Reserve in Brunswick East playground to be enhanced with particular demand in this location due local residential development.
- + One of the most common off-leash dog park locations used by survey respondents were Jones Park, Brunswick East and Fleming Park, Brunswick East.
- + Fleming Park, Brunswick East identified as an ideal area for a bushier landscape to allow children to explore (nature play).
- + 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 South more commonly said they use/value informal recreation areas (63%, compared to 43% North-West).



8.1.6. FUTURE POPULATION CHANGE AND OPEN SPACE NEEDS

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

Population growth is significant for the area with a 40% increase in the resident population, most of which is anticipated to occur through higher density development in and around designated activity centres.

The shift towards a more dominantly residential urban character is supported by only a marginal 2% increase in worker population, suggesting the redevelopment of existing commercial and employment land transitioning to residential or mixed use.

This significant population increase is anticipated to occur in and around the Lygon Street and Nicholson Street Local Areas of the Brunswick Major Activity Centre where the resultant increase in density will be significant.

This will place additional pressures and demands on the existing open spaces in this area which are only a small portion of the total open space located within the precinct the balance of which occurs to the east, along the Merri Creek Corridor.

The existing open spaces in the west of Brunswick East around the activity centres will cater for significantly increased volumes of people utilising the space. Overcrowding, the quality and deterioration of facilities including increased maintenance within these open spaces needs to be considered and anticipated.

The Merri Creek corridor and associated open spaces will continue to be a high quality open space asset within the municipality. Given its destination role and ability to attract users from beyond the immediate environs, consideration will need to be given to ensure open spaces are maintained and upgrade opportunities identified to increase the capacity of this important open space corridor.

Demographics indicate an increase in single occupant households and couple households without dependents which suggests that there will be a likely increase in the demand for open spaces that facilitate socialising including seating areas and picnic facilities. This also supports the likelihood of more residents living in higher density dwelling typologies where private open space is significantly less.

TABLE 4 - SUBURB RESIDENT AND WORKER PROJECTED GROWTH (BRUNSWICK EAST)					
	2021	2041	Growth	% of Suburb Growth vs Overall Growth	% Change
Estimated Resident Population	16,737	23,458	6,721	11%	40%
Open Space per resident - sqm/person	20.03	14.29	- 6		-29%
Estimated Worker Population	4,473	5,054	581	3%	13%
Open Space per worker - sqm/worker	74.93	66.32	- 9		-11%
Estimated Resident + Worker Population	21,210	28,512	7,302	9%	34%
Open Space per Resident + Worker - sqm/population	15.80	11.76	- 4		-26%

8.1.7. FUTURE ANTICIPATED SETTLEMENT PATTERN

The table below shows the projected growth in dwellings by building typology.

This breaks down the anticipated growth into three dwelling types consistent with definitions from Australian Census data.

The data shows that the vast majority of new dwellings (81%) will be delivered in higher density formats (apartment style dwellings over 3 storeys in scale) with a modest increase in medium density housing (townhouse, unit, villa style development two storeys or smaller).

Given the established subdivision pattern of Brunswick East, no additional dwellings are anticipated as part of separate dwellings.

While a Housing Strategy has not been undertaken for the municipality, the open space strategy considers the likely distribution of higher density dwellings to understand how the delivery of high density development may impact the need for greater open space delivery in and around activity centres where the vast majority of higher density development is anticipated to be delivered.

Table 6 analyses the total land area within the suburb located within an Activity Centre (Major or Neighbourhood). It is anticipated that the vast majority of higher density development will be located within these boundaries and will give a broad understanding of the level of intensification expected in these particular areas.

TABLE 5 - SETTLEMENT PATTERNS AND BUILDING TYPOLOGY (BRUNSWICK EAST)

	2021		2041		Growth
	Total Dwellings	%	Total Dwellings	%	No. of New Dwellings
Separate Dwellings	1,758	22%	1,758	16%	-
Medium Density	2,536	32%	3,153	28%	617
High Density	3,541	45%	6,211	56%	2,670
Total	7,835	100%	11,122	100%	3,287

TABLE 6 - ACTIVITY CENTRE AREA TO HIGH DENSITY (BRUNSWICK EAST)

Suburb Area (ha)		239
Major Activity Centre Neighbourhood Activity Centre Total	Total Area (ha)	% of Suburb Area
	43.53	18.20%
	1.01	0.42%
	44.54	18.62%
Total Dwellings (2041)		11,122
Total High Density Dwellings in Suburb		6,211
Total High Density Dwellings in Suburb %		56%



8.1.8. CONCLUSIONS

Table 7 provides a summary of key statistics.

Brunswick East will see significant growth in population in the future. Proportional to its total area within the municipality (5%) it will receive almost double its share of future residents proportionately (10%). With an existing open space provision of 5% of the total suburb area equating to 15.45m2 per resident/worker the significant population growth will put pressure on existing open space assets and require the provision of additional open space.

The increase in future population also comes with a distinct shift towards higher density dwelling typologies with 56% of all future dwellings anticipated to be in higher density typologies (apartments above 3 storeys). With the expectation that these will and should occur within designated Activity Centres, which comprise 18.62% of the land area within Brunswick East, future projections anticipate a significant concentration of future dwellings in and around Activity Centres. This places increased pressure on public open spaces to perform and meet the needs of a future population that is increasingly living in apartments with more limited access to private open space.

Gaps analysis reveals a significant gap area north of Blyth Street for open space as well as more marginally serviced areas in the south which do not enjoy easy access to larger open spaces in the north.

Specific functions such as play spaces and dog parks are generally well distributed across the municipality, with opportunity for new open spaces to augment this, particularly in the identified gap area north of Blyth Street.

8.1.9. OPEN SPACE PROJECT RECOMMENDATIONS

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

The vision for Brunswick East is to address the remaining gap areas in the suburbs west and south west while strengthening and improve access to public open space in and around the suburb's activity centres where increased population will place additional pressures on existing open spaces.

Each project is assigned a priority based on the assessed need. Existing spatial gaps are identified as a priority in order to realise an equitably distributed open space network that benefits all residents and workers. Specific needs gaps responding to identified community desires are also prioritised as these identify a latent demand for a certain open space offering substantiated by both analysis and community feedback.

In Brunswick East, key recommendations include:

- + to deliver a new Neighbourhood scale park north of Blyth Street to address the suburb's most significant gap area,
- + The delivery of two Pocket scale park spaces in close proximity to the Activity Centre to meet the needs of a growing population living in higher density dwellings.
- + Upgrades to existing parks include providing additional functions within the Inner Circle Reserve to improve the quality and multi-functional purpose of the existing open space asset and provide opportunities for open space uses other than its primary role for passive recreation and as a linking space.

Table 7 - SUMMARY OF CHANGE (BRUNSWICK EAST)

Projected Growth and Demand	Municipality Based	
	Suburb Based	
Projected Growth (Residents + Workers) and %	7,302	9%
Total Suburb Area (sqm) and %	2,392,119.43	5%
Existing Open Space Supply		
Total Existing OS Area		335,168.73
Total Existing OS Area as % of Suburb		14%
Total Existing OS Suburb Area vs OS Municipality Area		5%
Projected High Density Settlement Pattern		
Projected High Density Dwellings and %	6,211	56%
Total Area (sqm) of Activity Centres (Major and Neighbourhood)	445,395	18.62%



Figure 55. Brunswick East Open Space Key Recommendation



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
BE01	New Neighbourhood Park 1 in Brunswick East	Deliver a new neighbourhood space near Temuka Avenue including the installation of a play space and dog park funtion.	Brunswick East	H	Y	N	N	Y	N	N	\$\$\$\$
BE02	Inner Circle Reserve	Installation of fenced dog park, installation of informal sports and seating between Rathdowne Street and Lygon Street.	Brunswick East	L	N	N	N	Y	N	Y	\$\$
BE03	New Pocket Park (Lygon Street AC)	New Pocket Park space to service gap area and increased population in activty centre	Brunswick East	H	N	N	N	Y	N	Y	\$\$\$\$
BE04	New Pocket Park (Nicolson Street AC)	New Pocket Park space to service increased population in activity centre	Brunswick East	H	N	N	N	N	N	Y	\$\$\$\$
BE05	SUA and upgrades to Brunswick East Primary School	Seek shared user agreement to access western half of school grounds on weekends. Potential joint funding of upgrades to passive recreation area	Brunswick East	L	N	N	N	Y	Y	Y	\$\$
BE06	Abrahams Reserve	Abraham Reserve NRM upgrade upgrade.	Brunswick East	L	N	N	Y	Y	N	N	\$
BE07	Kingfisher Gardens	Upgrade and enhance with NRM focus.	Brunswick East	M	N	N	Y	N	N	N	\$\$
BE08	Jones Park / Allard Park	Upgrade of playground, and design and construction of stormwater harvesting inclduing improving the quality of the open space by providing additional irrigation for the sports field and providing a publicly accessible raingarden / swale for public enjoyment. Improvments to Allard Park include to reconstruct playing field, drainage irrigation, coaches boxes, spectator seating, goal protective netting , new goal posts, perimeter fence and sports field lighting (100 LUX LED) and upgrade playground and exercise equipment.	Brunswick East	H	N	N	Y	Y	N	N	\$\$\$\$
BE09	Kirkdale Park	Upgrade and enhancement of existing playground.	Brunswick East	L	N	N	Y	N	N	N	\$\$\$
BE10	Methven Park	Upgrade and enhancement of existing playground.	Brunswick East	L	N	N	Y	N	N	N	\$\$
BE11	Fleming Park	Upgrade and enhancement of existing playground. Design and construction of stormwater treatment and harvesting and infiltration system to improve the quality of the open space by providing additional irrigation for the sports field and providing a publicly accessible raingarden / swale for public enjoyment.	Brunswick East	M	N	N	Y	Y	N	N	\$\$\$\$
BE12	Park Street Reserve	Upgrade and enhancement of existing playground	Brunswick East	L	N	N	Y	N	N	N	\$\$
BE13	Douglas Reserve	Upgrade and enhancement of existing playground.	Brunswick East	L	N	N	Y	N	N	N	\$\$
BE14	Edna Grove Park ('Joe's Market Garden')	Feasability Plan for creating a habitat, storm water harvesting and reuse wetland to irrigate Joe's Market Garden with resting place and new community connections to the waterway and nature.	Brunswick East	M	N	N	Y	N	N	N	\$\$\$\$
BE15	Balfe Park	Upgrade playing field turf includ- ing levelling and turf renewal, new drainage, new irrigation, and upgrade sportsfield lighting (100 LUX LED).	Brunswick East	M	N	N	Y	N	N	N	\$\$\$\$
BE16	Sumner Park	Upgrade of NRM, playing field including levelling and turf renewal, new drainage, new irrigation system and design and construction of stormwater treatment raingarden and harvesting system.	Brunswick East	M	N	N	Y	Y	N	N	\$\$\$\$



8.2. BRUNSWICK WEST

8.2.1. INTRODUCTION

Brunswick West is a 3.2km2 suburb located within the south-east of the municipality. Adjoining suburbs include Brunswick, Moonee Ponds, Thornbury, Coburg, Pascoe Vale South, Parkville and Ascot Vale. The suburb boundaries of Brunswick West are irregular but are generally defined by the Moonee Ponds Creek and CityLink freeway along its western boundary, Moreland Road to the north, Pearson Street to the east and Park Street to the south. Topographically, the land falls rapidly towards the Moonee Ponds Creek in the west from an undulating plateau that predominates to the east. Brunswick West is a well established suburb having been developed in earnest through the late 19th century and early 20th century, generally later than the rest of Brunswick and Brunswick East which were better serviced by the north-south railway and tram corridors emerging along key roads. The tram line along Melville Road commenced in 1925 and was a major instigator of development in the area. Historically, land uses transitioned from agricultural and some industrial land uses (expanding from the Brunswick industrial hinterland) before concerted residential development took place in the first half of the 20th century. The land use mix has been predominantly residential in nature since however more recent development has seen intensification of residential scale in and along key arterial roads, particularly those closer to the Brunswick Major Activity Centre to the east.

Clause 2.03 – Strategic Directions of the Merri-bek Planning Scheme identifies four Neighbourhood scale activity centres that occur within the boundaries of Brunswick West. These are: Grantham/Union Streets NAC, Melville Road/Albion Street/Victoria Street NAC, Moreland and Melville Road NAC and Albion Street Waxman Parade NAC. These activity centres are the main commercial and retail precincts in Brunswick West. Schedule 24 of Clause 43.02 – Design and Development Overlay provide the key development directions for all Neighbourhood Centres anticipating building heights in the order of 4 storeys within these NAC’s, supporting their role as the primary locations for increased densities, services and amenities into the future with a lower quantum of scale than the Brunswick Major Activity Centre to the east.

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

TABLE 1 - SUBURB OVERVIEW(BRUNSWICK WEST)	
Total Suburb Area - sqm	3,259,519.18
% of Suburb Area vs Municipality Area	6%
Open Space Profile	
No. of Open Space	22
Total Open Space Area - sqm	229,891.00
% of suburb open space vs all open space	4%
% of suburb open space area vs suburb area	7%
Demographic Profile	
Resident Population (2021) - persons	18,035
Worker Population (2021) - persons	1,974
Open Space per resident + worker - sqm/person	11.49
<i>*Total open space area includes all public open space, restricted open space</i>	



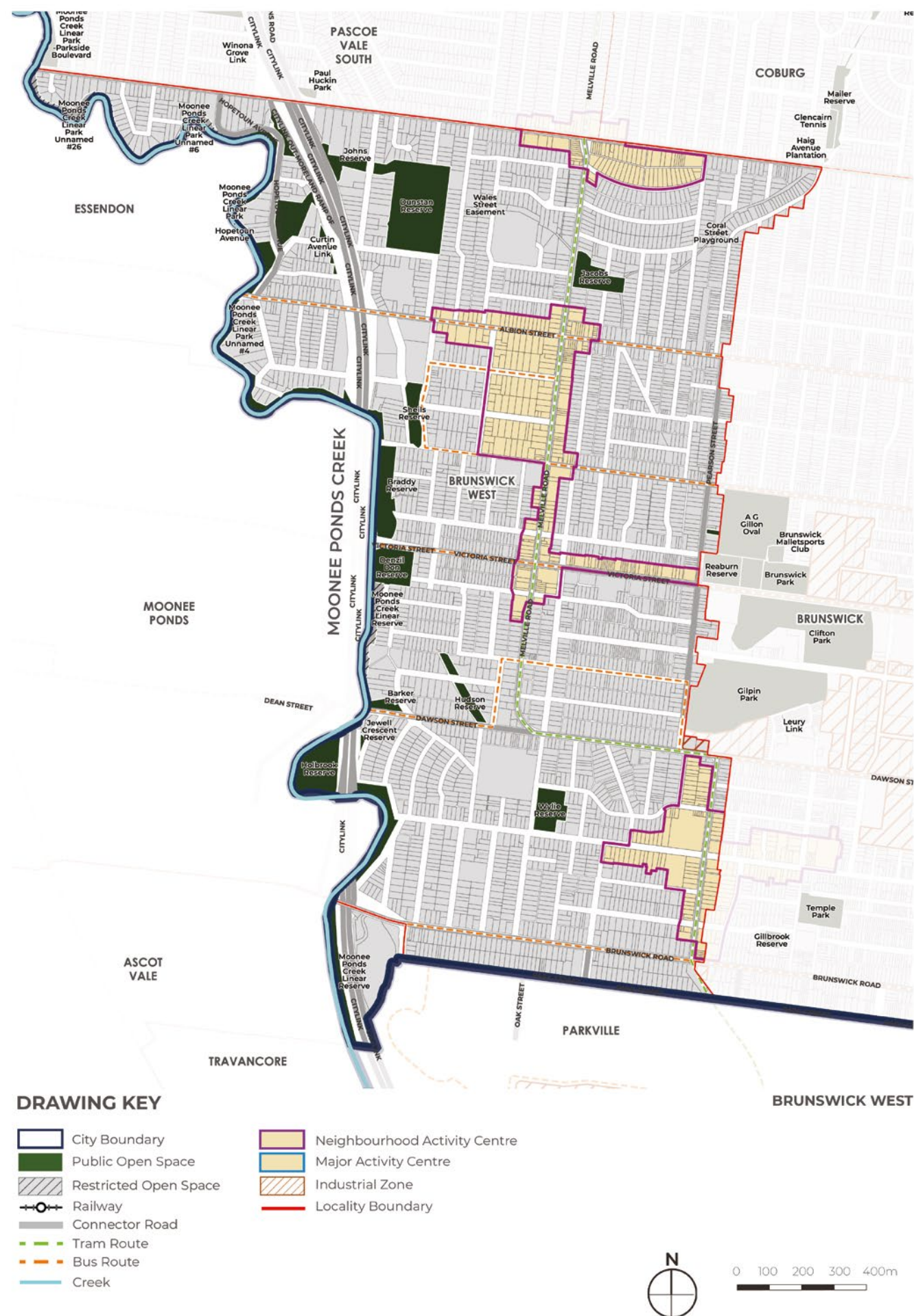


Figure 56. Brunswick West Existing Network

### 8.2.2. EXISTING OPEN SPACE NETWORK

A total of 21 open spaces are identified within the suburb of Brunswick West, with a total area of 20.8 hectares. This represents approximately 6.4% of the total land area of the suburb.

Three (3) spaces totalling 2.47ha are restricted open spaces. All three spaces are linear vegetated reserves along the Moonee Ponds Creek that are not publically accessible.

Six (6) other public open spaces are also identified as having a component of restricted open space and include Glencairn Tennis Club.

Much of this open space is provided along the Moonee Ponds Creek Corridor offering a regionally significant linear open space precinct with the Moonee Ponds Creek Trail linking up numerous smaller open spaces. It is noted that the main path of the trail occurs along the western side of the creek, outside the municipality.

There is 10.3m<sup>2</sup> of open space per resident within Brunswick West 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.

### 8.2.3. DISTRIBUTION OF OPEN SPACE AND GAPS ANALYSIS

The following open space analysis has been undertaken using the three types of gaps analysis described in Section 7 of this report. Figure 58 identifies all the open spaces in Brunswick West by their hierarchy classification and attributes walking catchments scaled on the open spaces hierarchy.

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 (BRUNSWICK WEST)					
	Quantity	% of Quantity	Total Area (ha)	% of area vs overall OS	% of area vs suburb area
<b>Definition</b>					
Public Open Space	19	7%	20.51	3.3%	6.3%
Restricted Open Space	3	1%	2.47	0.4%	0.8%
<b>Hierarchy</b>					
Regional	9	3%	11.30	1.8%	3.5%
District	1	0%	4.66	0.7%	1.4%
Neighbourhood	2	1%	0.42	0.1%	0.1%
Local	7	3%	6.50	1.0%	2.0%
Pocket	3	1%	0.11	0.0%	0.0%



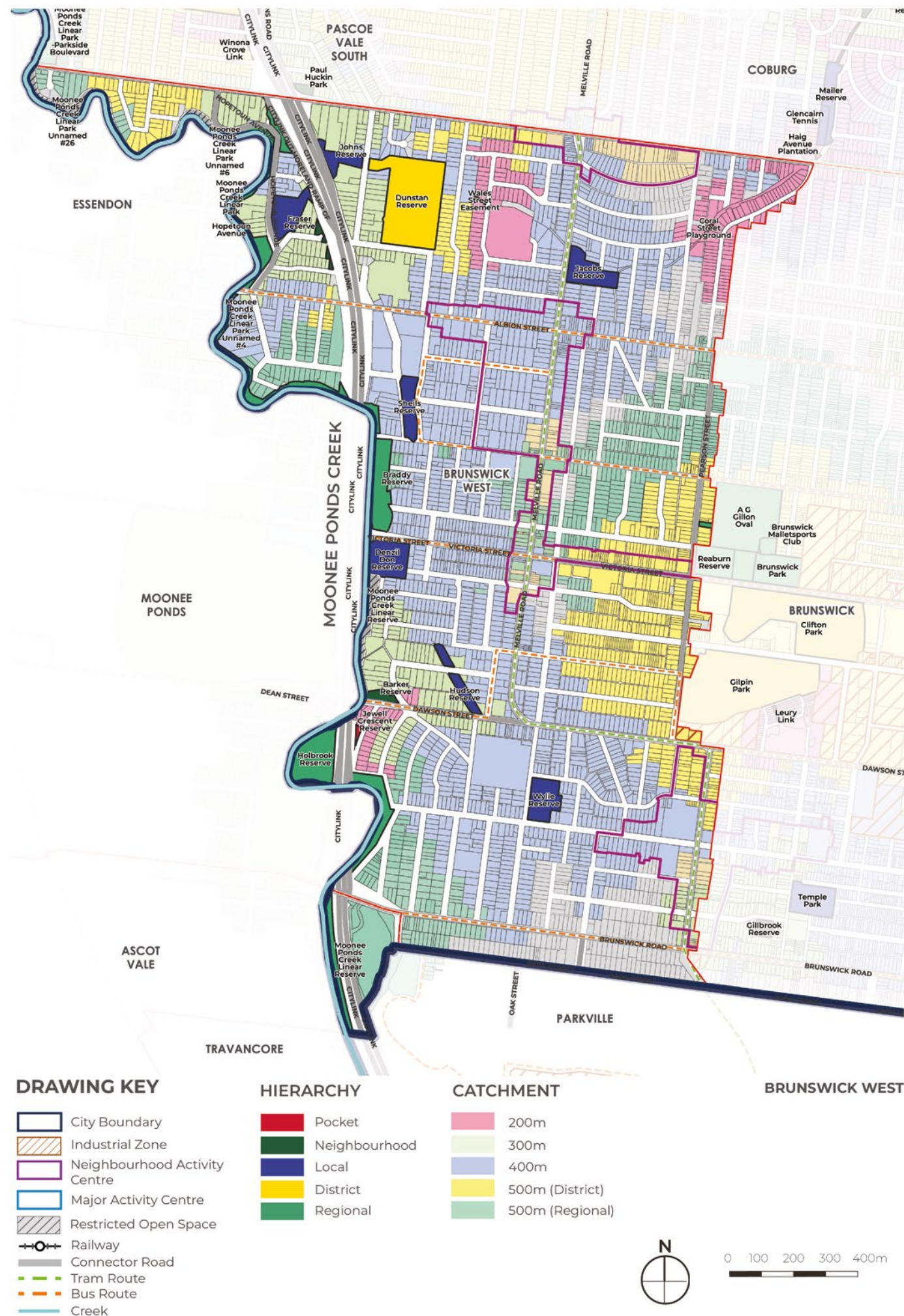
TABLE 3 - SUBURB OPEN SPACE FUNCTIONS (BRUNSWICK WEST)

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
25	Denzil Don Reserve	1.33	Local	✗	✓	✗	✓	✗	✓	✗	✗	✗	✓	✗	✗	✗	✗
43	Hopetoun Avenue Reserve	0.23	Regional	✓	✗	✗	✗	✗	✓	✗	✗	✗	✗	✗	✗	✗	✗
84	Hudson Reserve	0.56	Local	✓	✓	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗
89	Jacobs Reserve	1.11	Local	✗	✓	✗	✗	✗	✗	✗	✓	✗	✓	✗	✗	✗	✗
94	Johns Reserve	0.55	Local	✗	✓	✗	✗	✗	✗	✗	✗	✗	✓	✓	✗	✗	✗
123	Dunstan Reserve	4.66	District	✓	✓	✓	✓	✗	✗	✗	✗	✗	✓	✗	✓	✓	✗
132	Fraser Reserve	1.10	Local	✗	✓	✓	✗	✗	✓	✗	✗	✗	✗	✗	✗	✓	✗
135	Sheils Reserve	0.77	Local	✗	✓	✗	✗	✗	✓	✗	✗	✗	✓	✗	✗	✓	✗
136	Wylie Reserve	1.07	Local	✗	✗	✓	✗	✗	✗	✗	✗	✗	✓	✗	✗	✓	✗
137	Moonee Ponds Creek Linear Reserve	0.90	Regional	✗	✗	✗	✗	✗	✗	✓	✗	✗	✗	✗	✗	✗	✓
177	Braddy Reserve	1.66	Regional	✗	✗	✗	✗	✗	✓	✓	✗	✗	✗	✗	✗	✓	✗
179	Holbrook Reserve	1.98	Regional	✓	✗	✓	✗	✗	✓	✓	✗	✗	✓	✗	✗	✓	✗
187	Coral Street Playground	0.03	Pocket	✗	✓	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗
188	Curtin Avenue Link	0.14	Neighbourhood	✗	✗	✗	✗	✗	✓	✗	✗	✗	✗	✗	✗	✗	✗
191	Jewell Crescent Reserve	0.06	Pocket	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✓
202	Wales Street Easement	0.02	Pocket	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✓	✗	✗	✗
225	Moonee Ponds Creek Linear Park Unn:	0.82	Regional	✗	✗	✗	✗	✗	✓	✓	✗	✗	✓	✗	✗	✗	✓
227	Moonee Ponds Creek Linear Park Unn:	1.37	Regional	✓	✗	✗	✗	✗	✓	✓	✗	✗	✓	✗	✗	✗	✓
228	Moonee Ponds Creek Linear Park - Ho	1.40	Regional	✗	✗	✗	✗	✗	✓	✓	✗	✗	✗	✗	✗	✗	✓
229	Moonee Ponds Creek Linear Park Unn:	0.75	Regional	✗	✗	✗	✗	✗	✓	✓	✗	✗	✓	✗	✗	✗	✓
245	Barker Reserve	0.28	Neighbourhood	✗	✗	✗	✗	✗	✗	✓	✗	✗	✓	✗	✗	✗	✗
268	Moonee Ponds Creek Linear Reserve	2.18	Regional	✓	✗	✗	✗	✗	✓	✓	✗	✗	✗	✓	✗	✗	✗



Figure 57. Brunswick West Baseline Service Gaps Analysis





### BASELINE SERVICE OBSERVATIONS

It is noted that none of the suburb's twenty-one (21) parks occur within an activity centre, with future residents in the NAC areas needing to walk into the residential hinterland to access open space.

Only four (4) of the twenty-one (21) parks occur east of Melville Road. It is noted that large open spaces outside the suburb boundary to the east (Gilpin Park, AC Gillon Reserve) are playing a significant role in servicing the eastern part of the suburb.

### HIERARCHY CATCHMENT OBSERVATIONS

The catchment gaps analysis which applies a more nuanced catchment to each open space based on size corroborates the gaps identified through the baseline analysis.

The main gaps remain in the south of the suburb and in the north-east with smaller gap areas in close proximity to the Melville Road NAC.

The residential areas to the east of Melville Road are predominantly serviced by district scale open space

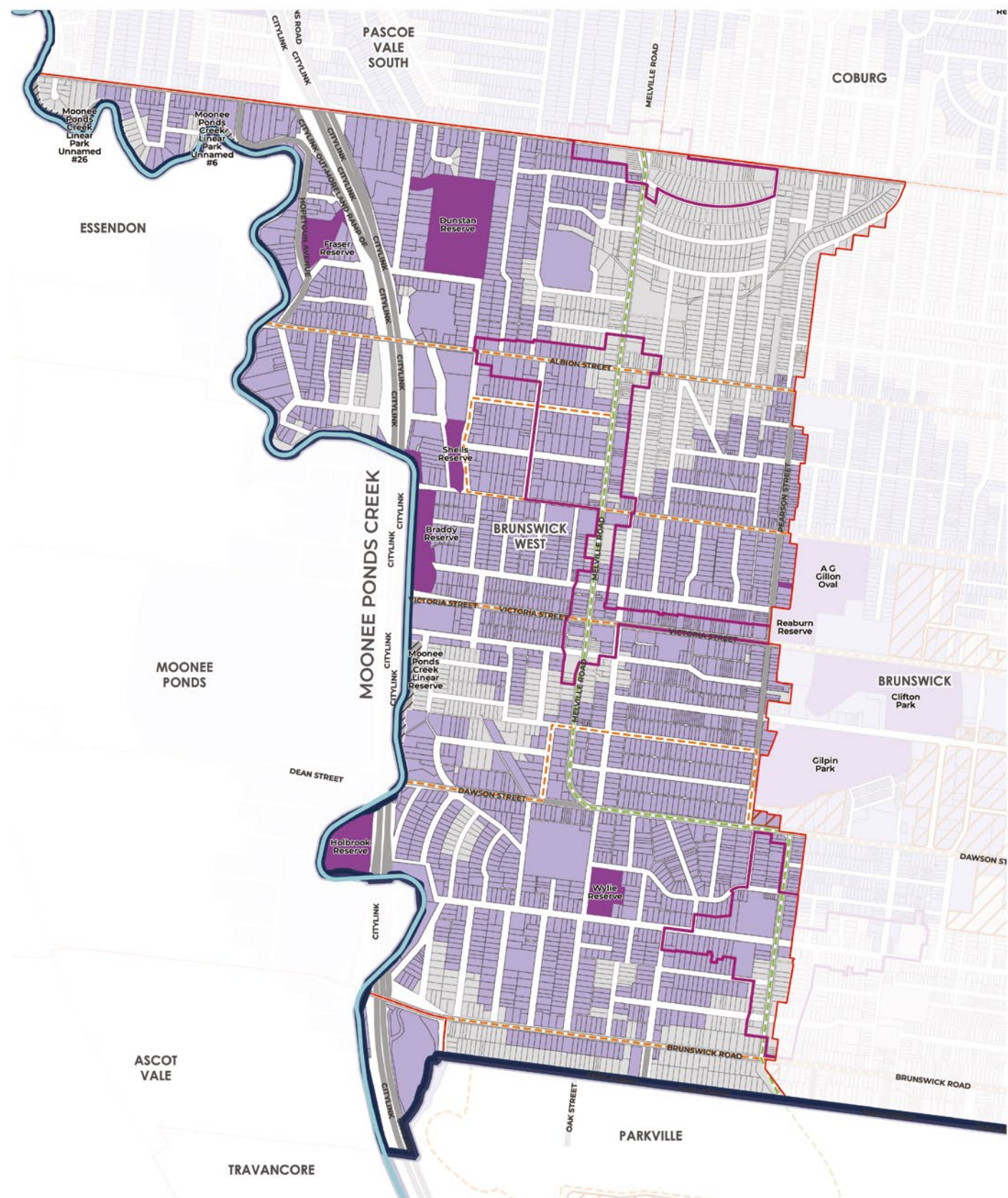
occurring outside the suburb to the east in neighbouring Brunswick

### SPECIFIC FUNCTIONS OBSERVATIONS

Analysis of the distribution of play spaces across the suburb shows a significant gap in the south of the suburb as well as smaller gaps in the NE and NW. Opportunities exist to address these gaps through upgrading existing open spaces proximate to these function gap areas or ensuring new open spaces in these areas provide play spaces.

Access to fenced or off-lead dog parks are generally well distributed throughout Brunswick West, except for the NE where a significant gap area occurs.





135 Figure 59. Brunswick West Function Gaps Analysis (Dog Park)

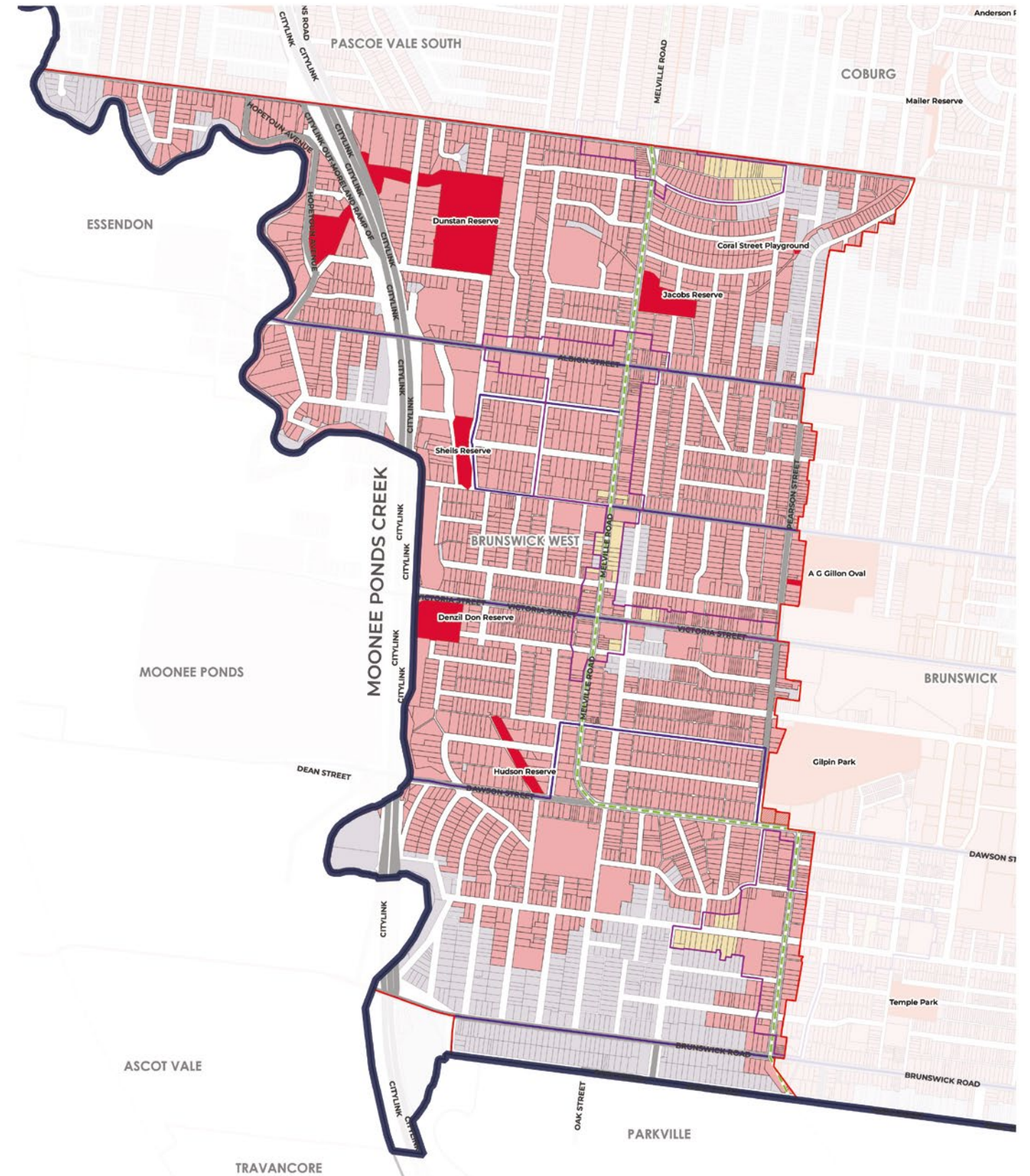
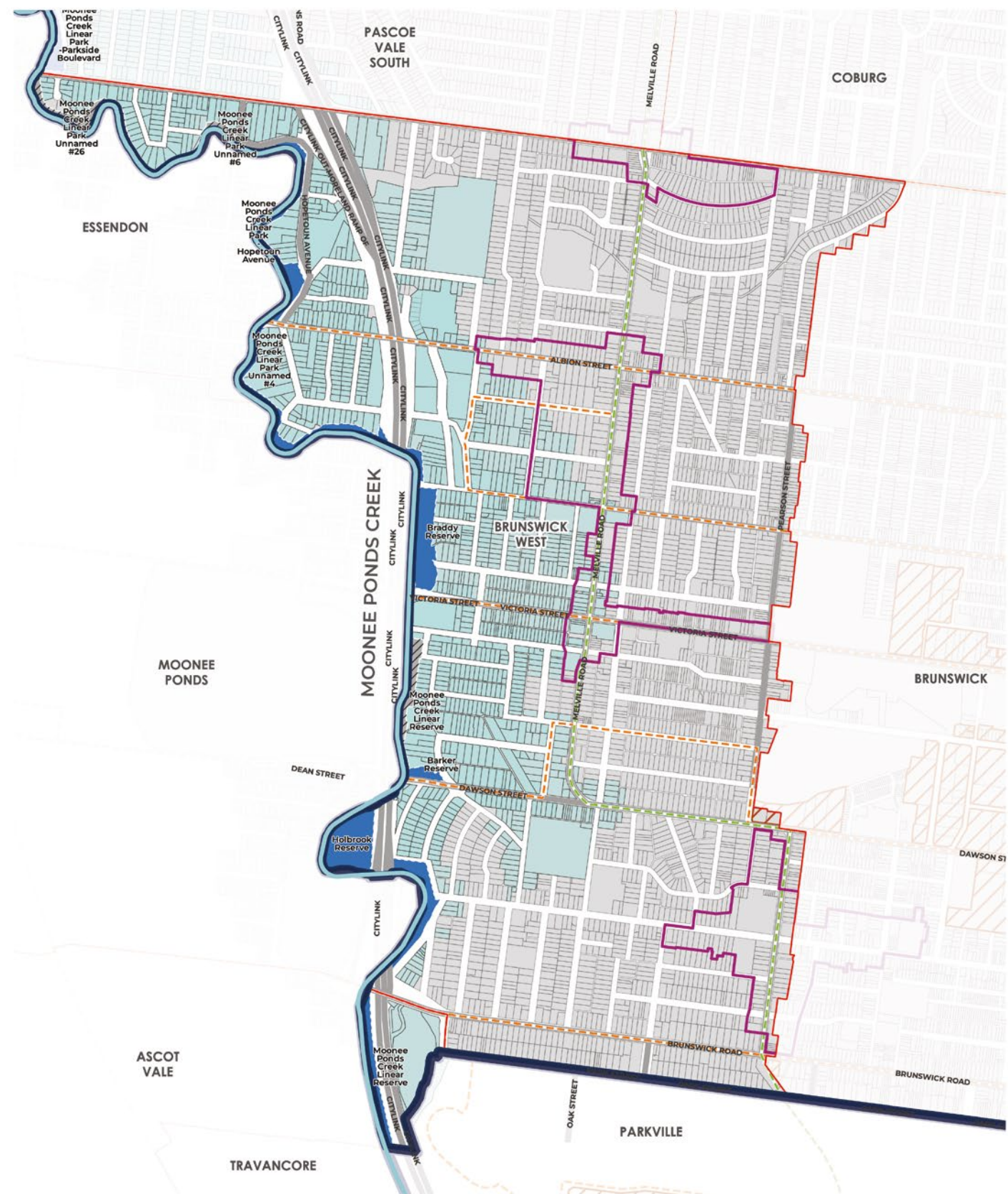


Figure 60. Brunswick West Function Gaps Analysis (Play Space)





#### 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

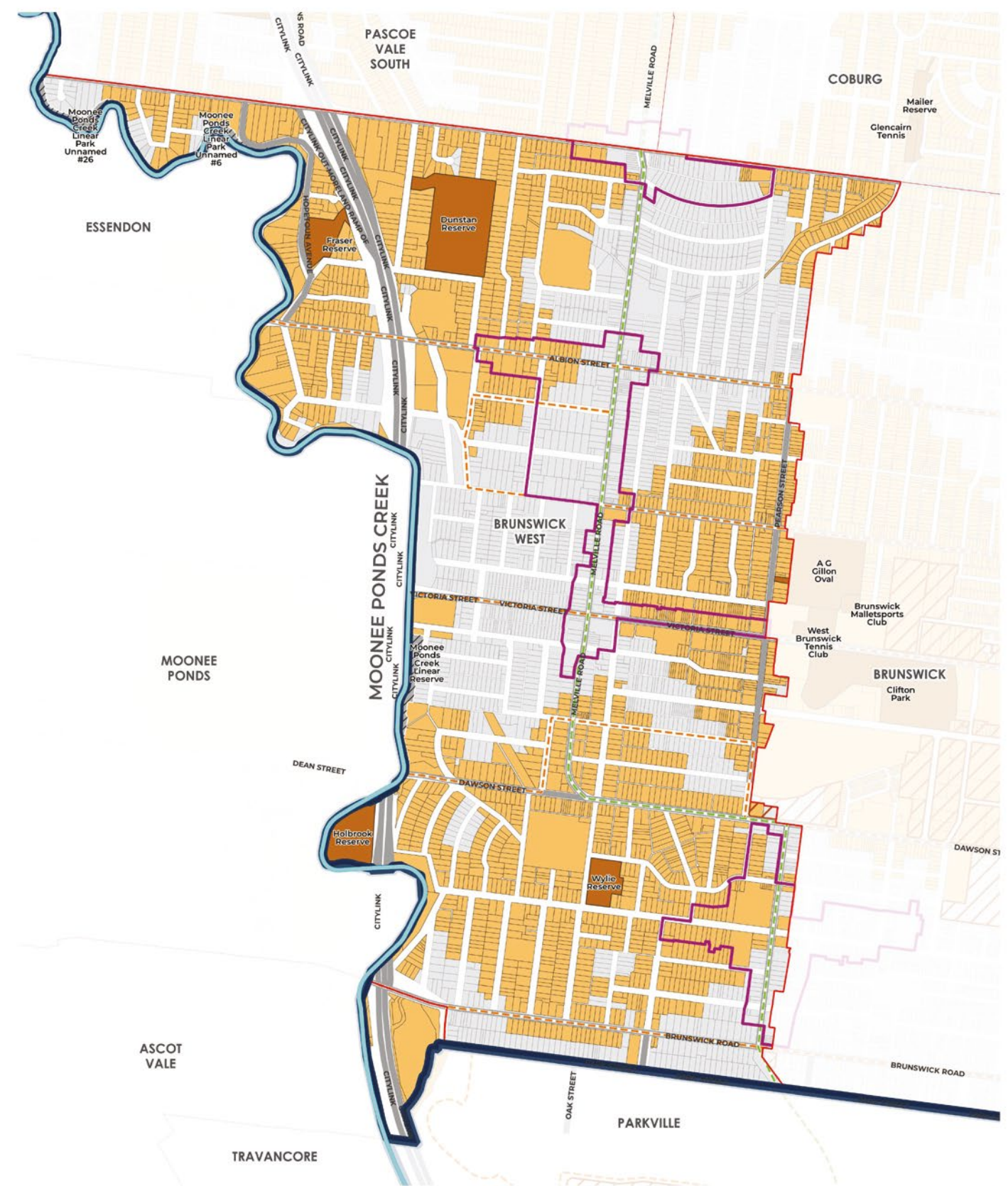
#### CATCHMENT

- 500m



0 100 200 300 400m

Figure 61. Brunswick West Function Gaps Analysis (Creek Corridor)



#### 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 Sports

#### CATCHMENT

- 500m



0 100 200 300 400m

Figure 62. Brunswick West Function Gaps Analysis (Formal Sports)



8.2.4. OPEN SPACE CHARACTER AND QUALITIES

While there is a significant amount of open space within the suburb its distribution is heavily skewed to the Moonee Ponds Creek corridor in the suburb’s west. Only a handful of open spaces are located away from this corridor. Analysis of the quality of these spaces identifies opportunities for upgrades, expanded functions and improved amenities, with many open spaces offering only limited functions and amenities.

Dunstan Reserve is the suburb's only District sized open space, offering formal sports and community garden uses located in the north of the suburb and linking into the Moonee Ponds Creek Corridor.

Away from the Moonee Ponds Creek Corridor, there is dramatically less open space with two Local scale open spaces - Jacobs Reserve and Wylie Reserve. Jacobs Reserve offers formal passive recreation in a heritage park setting while Wylie Reserve is simply a soccer field also used as an off-lead dog area. These spaces offer a limited number of uses for their size with scope for the provision of additional open spaces and functions.

Neighbourhood spaces such as Barker Reserve and Hopetoun Avenue Reserve are reasonably sized spaces which currently act only as vegetation reserves with limited or no amenities or recreation functions. Upgrading of these spaces would better serve their catchments into the future.

Similarly, the Pocket spaces within the suburb represent opportunities for upgrades to better meet the needs of the future population. Coral Street Playground is located within a rear laneway and would benefit from safety upgrades . Jewell Crescent Reserve is a well located pocket park currently only offering a grass lawn.

There is a lack of open space in and around designated activity centres which are likely to see the bulk of future population growth. Scope emerges for additional park spaces being provided to service servicing the heart of Brunswick West as well as upgrading the quality of some existing open spaces.

TABLE 4 - SUBURB RESIDENT AND WORKER PROJECTED GROWTH (BRUNSWICK WEST)					
	2021	2041	% of Suburb		
			Growth	Growth vs Overall Growth	% Change
Estimated Resident Population	18,035	24,190	6,155	10%	34%
Open Space per resident - sqm/person	12.75	9.50	- 3		-25%
Estimated Worker Population	1,974	2,408	433	2%	22%
Open Space per worker - sqm/worker	116.44	95.48	- 21		-18%
Estimated Resident + Worker Population	20,009	26,598	6,588	8%	33%
Open Space per Resident + Worker - sqm/population	11.49	8.64	- 3		-25%

8.2.5. COMMUNITY ENGAGEMENT INPUTS

Brunswick West community consultation, captured:

- + High instance of LGBTIQA+ living in Brunswick West (41%, compared to 41% non-LGBTIQA+). Through engagement activities with LGBTIQA+ people the following open space needs and wants were identified:
  - + Safe spaces – space to be expressive (inclusivity for all), and protest safely.
  - + Better lighting to improve safety.
  - + Multi-use spaces such as arts and culture events and informal sports – more people using the space increases safety.
  - + Diversity and inclusion signage.
  - + 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 South of Merri-bek more commonly said they use/value informal recreation areas (63%, compared to 43% North-West).

8.2.6. FUTURE POPULATION CHANGE AND OPEN SPACE NEEDS

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

Population growth is expected to be significant for the area with a 34% increase in the resident population through the addition of 6,155 new residents.

Worker population will increase marginally by 2% only, suggesting the commercial uses will remain centred around the existing activity centres.

At present, Brunswick West provides a total 10.4m² of public open space per resident/worker. In 2041, this is anticipated to reduce to 7.82m² - a reduction of 25% if the existing open space is maintained.

8.2.7. FUTURE ANTICIPATED SETTLEMENT PATTERN

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

A roughly even mix of higher density and medium density development is anticipated to provide for future population growth (40%/60%). This represents a significant growth in higher density development growing from 1,238 to 2,384 - a 92% increase in the number of higher density dwellings.

While a Housing Strategy has not been undertaken for the municipality, the open space strategy considers higher density dwellings will be predominantly located in activity centres. Table 6 identifies that while higher density dwellings will account for 22% of suburb dwellings in the future, activity centres account for 10% of suburb land area being where the majority of higher density housing will be located.

This will place additional pressures and demands on the existing open spaces in close proximity to activity centres such as Jacobs Reserve and Wylie Reserve. Given the unequal distribution of open space within the suburb, weighted towards the Moonee Ponds Creek with less open space around activity centres, there will be a growing need for new and existing open space closer to the activity centres to be able to support higher utilisation and provide a diverse range of functions.

TABLE 5 - SETTLEMENT PATTERNS AND BUILDING TYPOLOGY (BRUNSWICK WEST)				
	2021		2041	
	Total Dwellings	%	Total Dwellings	%
				No. of New Dwellings
Separate Dwellings	2,739	35%	2,739	26%
Medium Density	3,818	49%	5,478	52%
High Density	1,238	16%	2,384	22%
Total	7,795	100%	10,601	100%
				2,806

TABLE 6 - ACTIVITY CENTRE AREA TO HIGH DENSITY (BRUNSWICK WEST)		
Suburb Area (ha)		239
	Total Area (ha)	% of Suburb Area
Major Activity Centre	0.00	0.00%
Neighbourhood Activity Centre	33.85	10.38%
Total	33.85	10.38%
Total Dwellings (2041)		10,601
Total High Density Dwellings in Suburb		2,384
Total High Density Dwellings in Suburb %		22%



8.2.8. CONCLUSIONS

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

Brunswick West will see population growth (8%) roughly proportional to the suburb's area within the municipality (6%). With an existing open space provision of 6% of the total suburb area equating to 10.3m<sup>2</sup> per resident/worker.

The distribution of open space within the suburb is skewed towards the Moonee Ponds Creek corridor while the activity centres where the bulk of new dwellings are anticipated to be delivered are relatively underserved by open space.

The significant population growth, and likely distribution to areas with more limited access to open space will put pressure on existing open space assets and require the provision of additional open space and upgrading of existing assets.

Analysis of the quality of open spaces in Brunswick West also identifies an opportunity to improve the quality of open space in the area, with a number of open spaces identified as being underdeveloped, offering only limited functions and amenities.

Gaps analysis supports this with gap areas near Melville Road and Brunswick Road.

It is noted that a large segment of the east of Brunswick West is serviced by Brunswick Parklands, located outside the suburb. While an important open space resource, additional open space is considered likely to be needed to support future growth

Table 7 - SUMMARY OF CHANGE (BRUNSWICK WEST)		
Projected Growth and Demand	Suburb Based	Municipality Based
Projected Growth (Residents + Workers) and %	6,588	8%
Total Suburb Area (sqm) and %	3,259,519.18	6%
Existing Open Space Supply		
Total Existing OS Area		229,891.00
Total Existing OS Area as % of Suburb		7%
Total Existing OS Suburb Area vs OS Municipality Area		4%
Projected High Density Settlement Pattern		
Projected High Density Dwellings and %	2,384	22%
Total Area (sqm) of Active Centres (Major and Neighbourhood)	338,480	10.38%

8.2.9. OPEN SPACE PROJECT RECOMMENDATIONS

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

The vision for Brunswick West is to address the gap areas near Brunswick Road and Melville Road. The location of new parks is intended to also support the provision of public open space in and around the suburb's activity centres where increased population will place additional pressures on existing open spaces.

Each project is assigned a priority based on the assessed need. Existing spatial gaps are identified as a priority in order to realise an equitably distributed open space network that benefits all residents and workers. Specific needs gaps responding to identified community desires are also prioritised as these identify a latent demand for a certain open space offering substantiated by both analysis and community feedback.

In Brunswick West, key recommendations include:

- + Deliver a new Neighbourhood scale park north of Victoria Street and south of Albion Street in close proximity to the Melville Road NAC.
- + Deliver a new Neighbourhood scale park near Brunswick Road in the south-west of the suburb to address a gap area.
- + The delivery of a Pocket scale park space near Union Square NAC to meet the needs of a growing population living in higher density dwellings.
- + Upgrades to existing parks include accessibility improvements to Braddy and Denzil Don Reserves, safety upgrades to Coral Street Playground and creek corridor improvements in the north.



Figure 63. Brunswick West Open Space Key Recommendation



8.2.10. BRUNSWICK WEST 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
BW01	Coral Street playground	Upgrade and enhancement of existing playground including new signage.	Brunswick West	M	N	N	Y	N	N	N	\$\$\$
BW02	New Neighbourhood Park 1 in Brunswick West	Provision of new open space with multiple functions to support increasing population in and around activity centre.	Brunswick West	M	Y	N	N	Y	N	Y	\$\$\$\$
BW03	Denzil Don Reserve	Upgrade and enhancement of existing playground and improve gateways to Victoria Street through fencing and connection to Wilson Street underpass.	Brunswick West	M	N	N	Y	N	Y	Y	\$\$\$
BW04	Brady Reserve	Improving the quality of public open space by creating new publicly accessible habitat, walking tracks, access to nature and biodiversity. This includes improvements to southern gateway from Victoria Street and Wilson Street underpass condition, signange and construct wetland and stormwater treatment.	Brunswick West	M	N	N	N	Y	Y	N	\$\$\$\$
BW05	New Pocket Space in Brunswick West	New Pocket Space in Brunswick West	Brunswick West	M	Y	N	N	N	N	Y	\$\$\$\$
BW06	New Neighbourhood Park 2 in Brunswick West	Deliver a new Neighbourhood Space to the the south-western gap area in the suburb. This open space will provide a play space and other functions to augment the limited open space utility of the Moonee Ponds Creek Linear Resrve in this location.	Brunswick West	M	Y	N	N	Y	N	Y	\$\$\$\$
BW07	Holbrook Reserve	NRM upgrade and upgrade of playing field with new drainage and grass conversion.	Brunswick West	M	N	N	N	Y	Y	N	\$\$\$\$
BW08	Melville Creek Linear	Upgrade and enhancement of existing playground.	Brunswick West	M	N	N	Y	N	N	N	\$\$\$
BW09	Fraser Reserve	Upgrade and enhancement of existing playground.	Brunswick West	L	N	N	Y	N	N	N	\$\$\$
BW10	Jacobs Reserve	Upgrade and enhancement of existing playground.	Brunswick West	L	N	N	Y	N	N	N	\$\$\$
BW11	Hudson Reserve	Upgrade and enhancement of existing playground.	Brunswick West	L	N	N	Y	N	N	N	\$\$
BW12	John Street Linear Reserve	Upgrade and enhancement of existing playground.	Brunswick West	L	N	N	Y	N	N	N	\$\$
BW13	Wylie Reserve	Design and construction of stormwater treatment and harvesting system to improve the quality of the open space by providing additional irrigation for the sports field and providing a publicly accessible raingarden/ swale for public enjoyment.	Brunswick West	M	N	N	N	Y	N	N	\$\$\$\$



8.3. BRUNSWICK

8.3.1. INTRODUCTION

Brunswick is a 5km2 suburb located within the south of the municipality. Adjoining suburbs include Brunswick West, Brunswick East, Coburg, Parkville and Carlton North. The suburb boundaries of Brunswick East are irregular but are generally defined by Lygon Street to the east, Park Street to the south, Pearson Street and Brunswick Parklands to the west and Moreland Road to the north. Topographically, Brunswick sits on generally flat high ground between the Merri Creek and Moonee Ponds Creek corridors with a gradual rise to the north, towards Coburg.

Brunswick is a well established suburb having been surveyed in 1830's and has historically transitioned from resource extraction (typically bluestone) in the 19th century to textiles and industry in the early 20th century. The post-war period saw migrant communities establish in Brunswick. In more recent decades, extensive higher density residential and mixed use development has been realised through urban renewal in and around Sydney Road and former industrial precincts.

Clause 2.03 – Strategic Directions of the Merri-bek Planning Scheme identifies one major activity centres and one neighbourhood activity centre that occur within Brunswick. This comprises of the Sydney Road corridor of the Brunswick Major Activity Centre and small parts of the Lygon Street corridor as well as the eastern portion of the Grantham/Union Streets NAC in the suburb's west. well as part of the

These activity centres are the main commercial and

retail precincts in Brunswick. Schedule 18 and Schedule 19 of Clause 43.02 – Design and Development Overlay provide the key development directions of the Sydney Road and Lygon Street corridors and maintain their role as the primary locations for increased densities, services and amenities into the future. Schedule 24 outlines development objectives for neighbourhood centres as lower order centres for increased densities.

Other significant features within the suburb include the Brunswick Parklands, a district significant network of adjoining public open spaces within the suburb's west that provide a range of formal recreation, play, nature and passive recreation opportunities, as well as spaces for events and festivals to take place.

LXRP works are also taking place along the Upfield corridor which will gradually realise new opportunities for linear open spaces underneath the raised rail corridor.

Table 1 outlines some of the key population and area statistics for Brunswick East

TABLE 1 - SUBURB OVERVIEW (BRUNSWICK)	
Total Suburb Area - sqm	4,974,140.64
% of Suburb Area vs Municipality Area	10%
Open Space Profile	
No. of Open Space	27
Total Open Space Area - sqm	252,294.59
% of suburb open space vs all open space	4%
% of suburb open space area vs suburb area	5%
Demographic Profile	
Resident Population (2021) - persons	30,287
Worker Population (2021) - persons	14,153
Open Space per resident + worker - sqm/person	5.68
<i>*Total open space area includes all public open space, restricted open space</i>	





### 8.3.2. EXISTING OPEN SPACE NETWORK

A total of 27 open spaces are identified within the suburb of Brunswick East, amounting to a combined total area of 25.2 hectares. This represents approximately 5.2% of the total land area of the suburb.

Four (4) public open spaces are identified as having a component of restricted open space (eg. Sports club facilities within a larger public reserve or overland flow path in creek corridor).

Over 74% of the public open space within Brunswick is located within the Brunswick Parklands open space precinct located in the west of the suburb. This precinct is comprised of 7 of the 27 open spaces within the suburb.

There is 5.68m<sup>2</sup> of open space per resident/worker within Brunswick based on 2021 residential/worker population.

Table 2 breaks provides further information on open spaces within

### 8.3.3. DISTRIBUTION OF OPEN SPACE AND GAPS ANALYSIS

The following open space analysis has been undertaken using the three types of gaps analysis described in Section X of 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 (BRUNSWICK)					
	Quantity	% of Quantity	Total Area (ha)	% of area vs overall OS	% of area vs suburb area
<b>Definition</b>					
Public Open Space	27	10%	25.23	4.0%	5.1%
Restricted Open Space	0	0%	0.00	0.0%	0.0%
<b>Hierarchy</b>					
Regional	4	1%	6.97	1.1%	1.4%
District	3	1%	13.03	2.1%	2.6%
Neighbourhood	9	3%	1.91	0.3%	0.4%
Local	4	1%	2.87	0.5%	0.6%
Pocket	7	3%	0.45	0.1%	0.1%



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
1	Brunswick Malletsports Club	0.25	Neighbourhood	✗	✗	✓	✗	✗	✗	✗	✓	✓	✗	✗	✗	✗	✗
2	Brunswick Park	1.26	Regional	✗	✗	✗	✗	✗	✗	✗	✓	✗	✓	✗	✗	✗	✗
6	Clifton Park	6.16	District	✓	✗	✓	✓	✗	✗	✗	✗	✗	✓	✗	✗	✓	✗
7	A G Gillon Oval	3.79	Regional	✓	✓	✓	✗	✗	✓	✗	✓	✗	✓	✗	✗	✓	✗
8	Reaburn Reserve	1.05	Regional	✗	✗	✗	✓	✗	✗	✗	✗	✗	✓	✗	✗	✓	✗
10	Gilpin Park	6.61	District	✓	✓	✗	✗	✗	✓	✗	✗	✗	✓	✗	✗	✓	✗
13	Barkly Street Park	0.58	Local	✗	✓	✗	✗	✗	✗	✗	✗	✗	✓	✗	✗	✗	✗
47	Jewell Station Reserve	0.49	Local	✓	✗	✗	✗	✗	✗	✗	✓	✗	✗	✗	✗	✗	✗
76	Pooley Reserve	0.14	Neighbourhood	✗	✓	✗	✗	✗	✓	✗	✗	✗	✓	✗	✗	✗	✗
83	Foletta Park	0.08	Pocket	✗	✓	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗
95	Loreto John York Park	0.07	Pocket	✗	✓	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗
103	Randazzo Park	0.21	Neighbourhood	✓	✓	✗	✗	✗	✓	✗	✗	✗	✓	✗	✗	✗	✗
106	Temple Park	1.20	Local	✗	✓	✗	✓	✗	✓	✗	✓	✗	✓	✗	✗	✗	✗
110	Warr Park	0.60	Local	✓	✓	✗	✗	✓	✗	✗	✗	✗	✓	✗	✓	✗	✗
111	Symons Park	0.05	Pocket	✗	✓	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗
194	Leury Link	0.04	Pocket	✓	✗	✗	✗	✗	✗	✗	✓	✗	✗	✗	✗	✗	✗
203	West Brunswick Tennis Club	0.87	Regional	✗	✗	✓	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗
205	Gillbrook Reserve	0.25	Neighbourhood	✗	✗	✗	✗	✗	✗	✗	✗	✗	✓	✗	✗	✗	✗
236	Wilson Avenue Park	0.06	Pocket	✓	✓	✗	✗	✓	✗	✗	✗	✗	✗	✗	✗	✗	✗
239	Saxon Street Gardens	0.18	Neighbourhood	✓	✗	✗	✗	✓	✗	✗	✓	✗	✓	✓	✓	✗	✗
240	Craig & Seeley Park	0.09	Pocket	✗	✗	✗	✗	✗	✓	✗	✗	✗	✓	✗	✗	✗	✗
246	Hooper Reserve	0.13	Neighbourhood	✗	✗	✗	✗	✗	✓	✗	✗	✗	✗	✗	✗	✗	✗
251	Frith Street Park	0.27	Neighbourhood	✗	✓	✗	✓	✓	✗	✗	✓	✗	✓	✗	✗	✗	✗
252	260 Sydney Road Park	0.06	Pocket	✗	✗	✗	✗	✓	✗	✗	✗	✗	✗	✗	✗	✗	✗
253	Bulleke-bek Park	0.25	Neighbourhood	✓	✓	✗	✗	✗	✓	✗	✗	✗	✓	✗	✓	✗	✗
254	Garrong Park	0.22	Neighbourhood	✓	✓	✗	✗	✗	✓	✗	✗	✗	✓	✗	✗	✗	✗
264	Moreland Road Recreation Space	0.26	District	✓	✓	✗	✓	✓	✓	✗	✓	✗	✓	✗	✗	✗	✗



Figure 65. Brunswick Baseline Service Caps Analysis



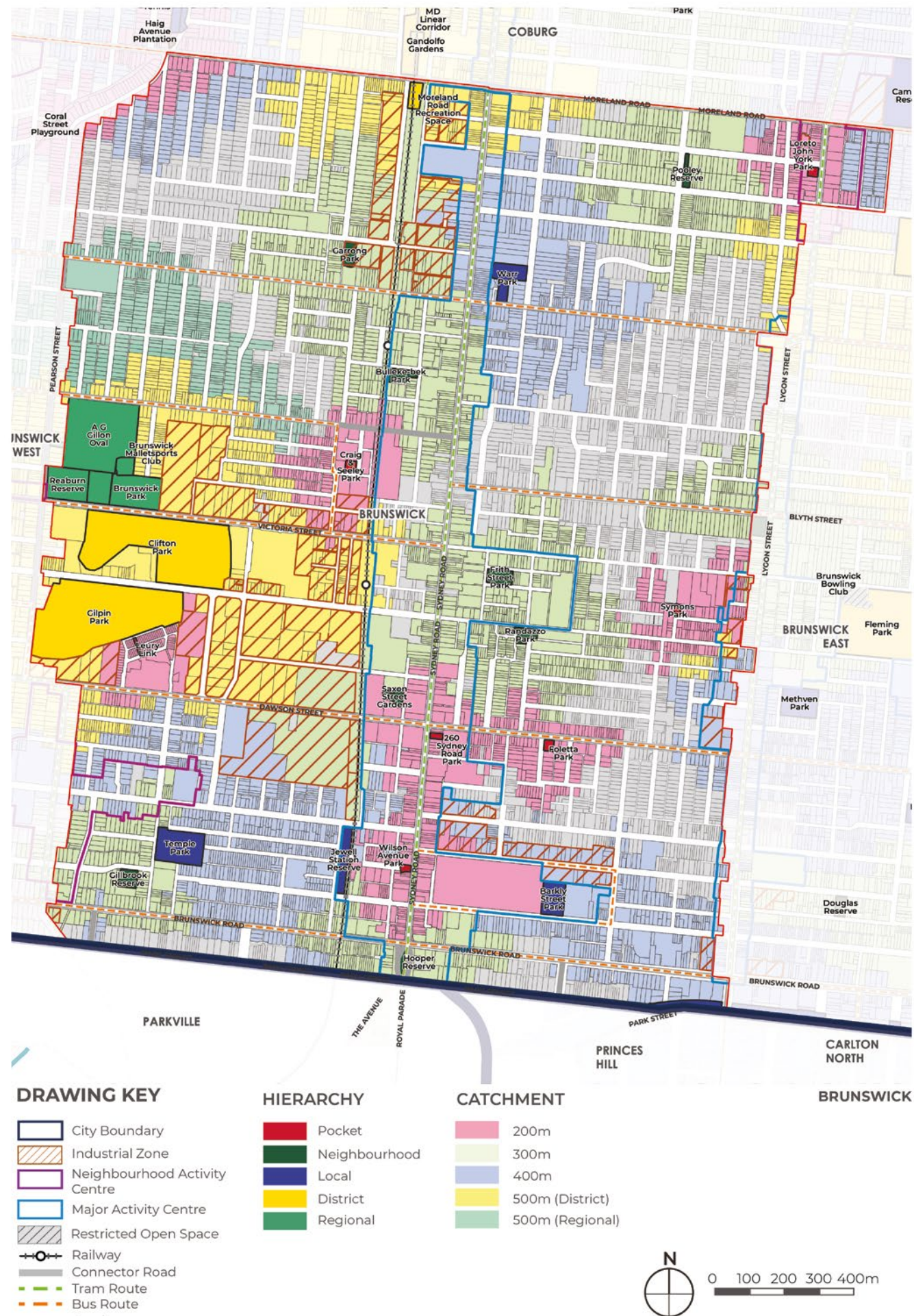


Figure 66. Brunswick Hierarchy Catchment Gaps Analysis

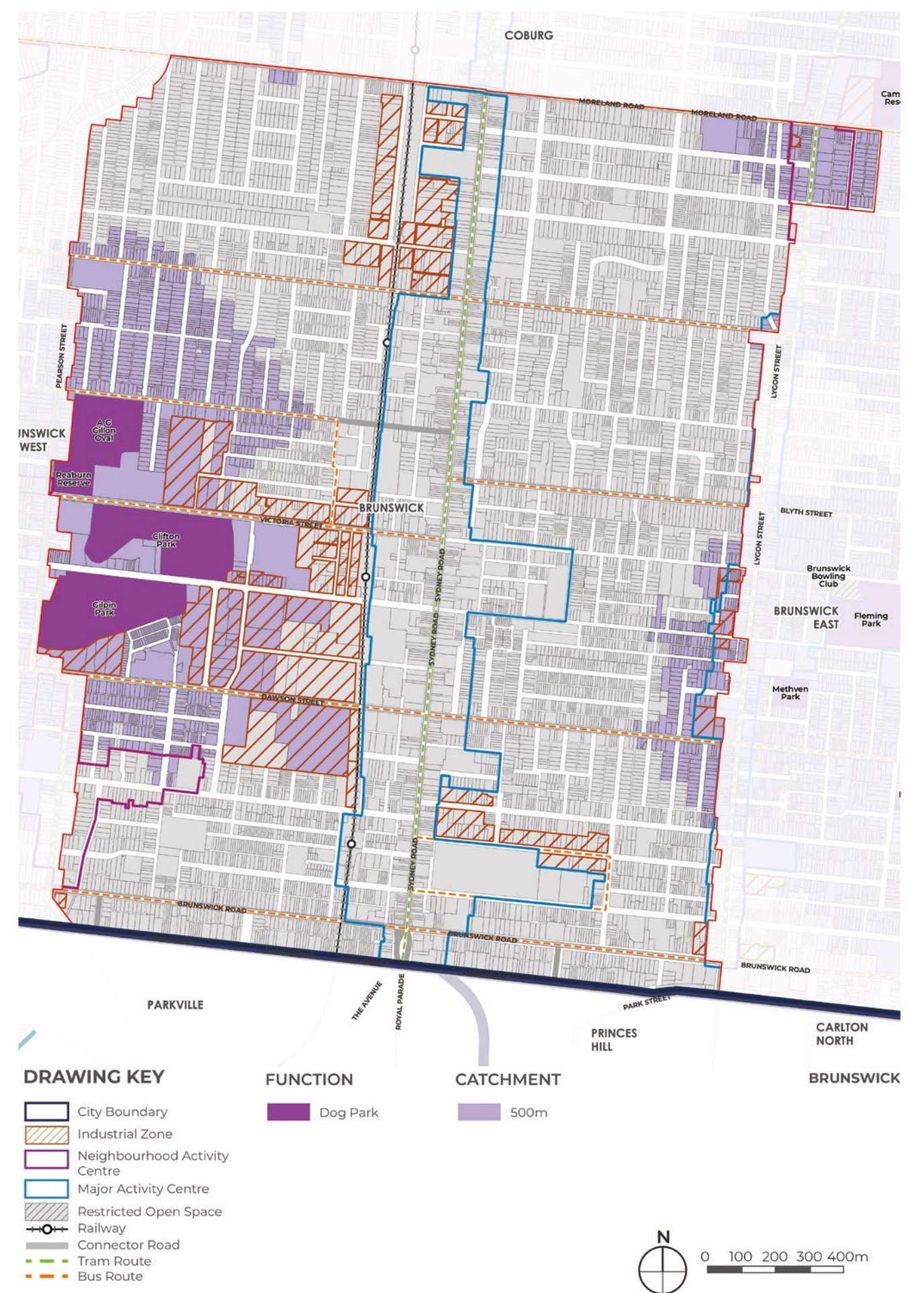


Figure 67. Brunswick Function Gaps Analysis (Dog Park)



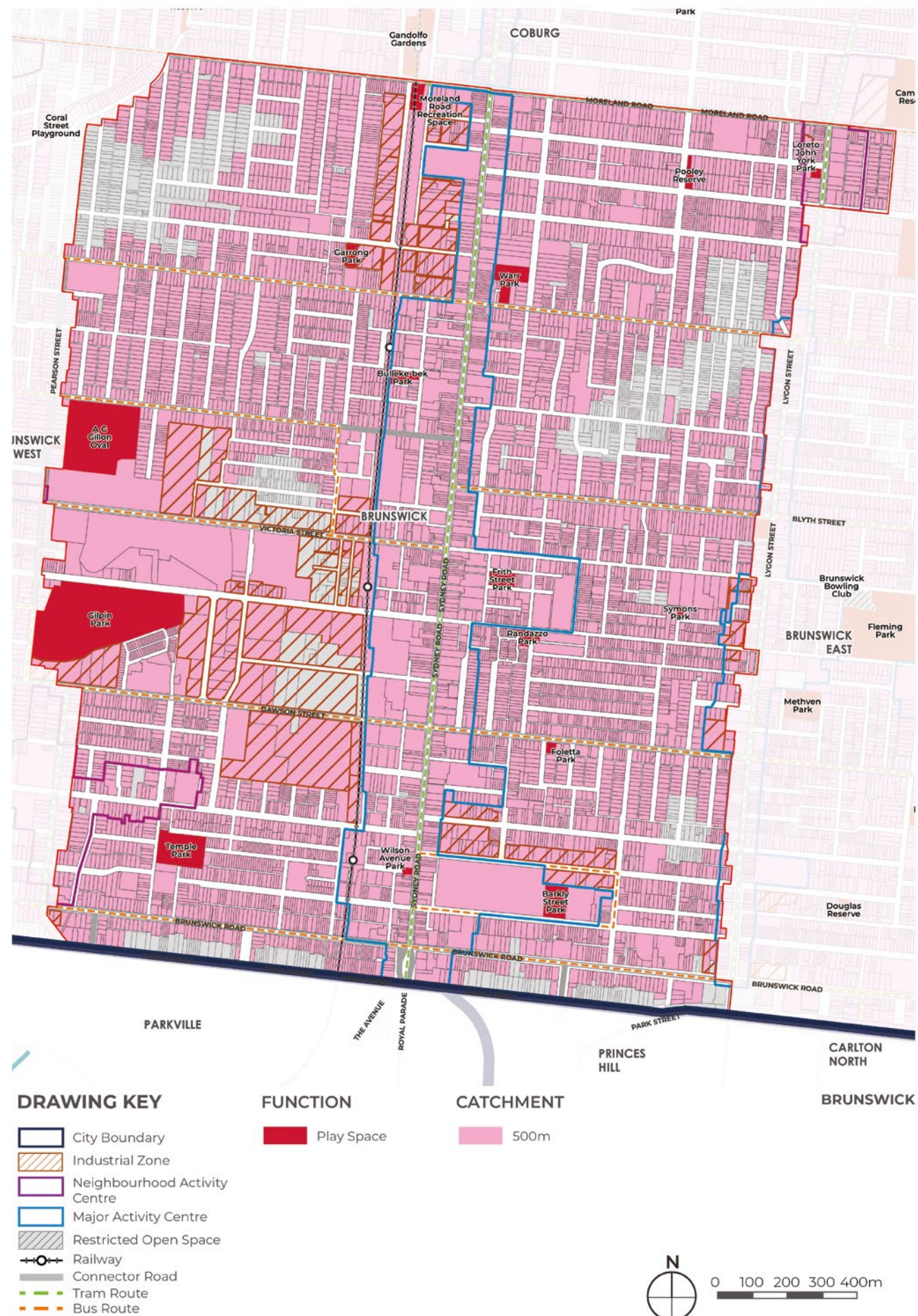


Figure 68. Brunswick Function Gaps Analysis (Play Space)

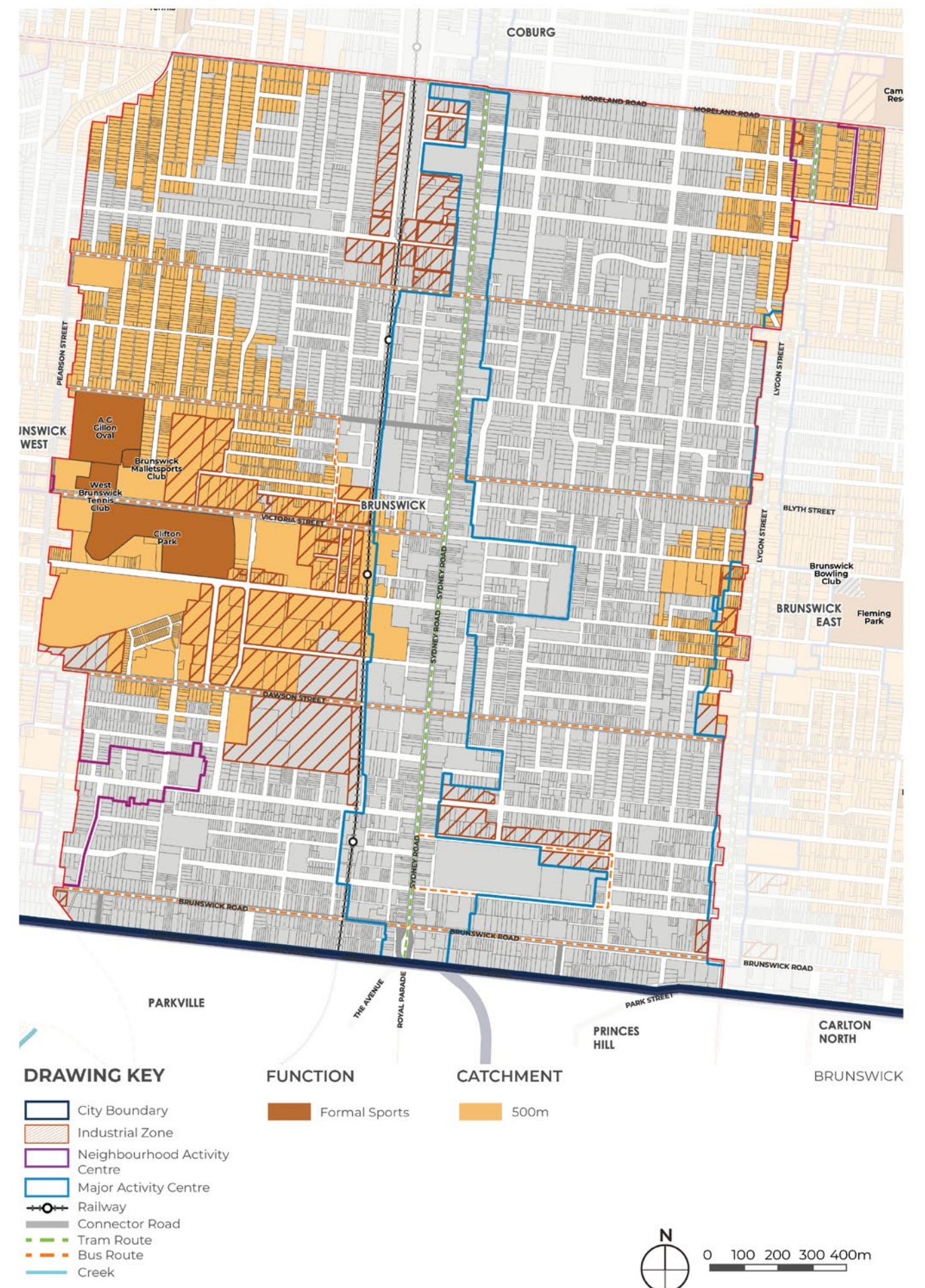


Figure 69. Brunswick Function Gaps Analysis (Formal Sports)



**BASELINE SERVICE OBSERVATIONS**

Gaps analysis of the base serviceability gaps analysis reveals a significant gap area in the suburb's north-east between Albion Street and Victoria Street and smaller gap areas in the north-west north of Albion Street and southeast south of Dawson Street.

It is noted that only nine (9) public open spaces are currently located within the Sydney Road corridor of the Brunswick MAC.

**HIERARCHY CATCHMENT OBSERVATIONS**

The catchment gaps analysis which applies a more refined catchment to each open space based on size shows that the gaps in Brunswick are more significant when the relative scale and role of parks are more deeply considered.

It reveals that land around and to the east of Sydney Road is serviced by significantly smaller open spaces than the west, which enjoys access to the Brunswick Parklands.

The south of the suburb benefits from access to Royal Park to the south.

The gap areas in the north-east, north-west and south-east are significantly greater. Gap areas within the MAC are also identified to the west of Sydney Road both to the north and south of Victoria Street.

**SPECIFIC FUNCTIONS OBSERVATIONS**

Play spaces are relatively well distributed across Brunswick with most areas of Brunswick within a 5 minute walk of a play space function. Gaps still exist in the previously identified areas reinforcing the need for new open spaces in these locations.

The gap areas for dog parks in Brunswick are significant with dog parks only provided in the Brunswick Parklands precinct. It is noted that the entirety of the Brunswick MAC is located in a dog park 'gap area' being located beyond a 500m walking catchment to Brunswick Parklands.

Dog owners east of Sydney Road have no off-lead or fenced open spaces to access within the suburb and must walk to Methven park and Campbell Reserve to the east

**8.3.4. OPEN SPACE CHARACTER AND QUALITIES**

Analysis of the character and quality of open spaces within Brunswick outlines a broad diversity of different spaces across the suburb from district scale parks to pocket urban squares. The quality of these spaces is often to a good standard in order to meet the needs of an often densely populated urban context.

The open spaces making up the Brunswick Parklands in the suburb's west provide a major open space destination within the suburb of district significance, attracting users from surrounding suburbs. Gilpin Park and AC Gillon Oval are highly utilised, District scale open space assets, characterised by offering a wider range of open space functions and amenities, including capacity to host municipal events and festivals.

The location of Brunswick Parklands in the west of the suburb however, limits accessibility to the precinct from the Sydney Road MAC, noting significant industrial land occurring between.

With only 25% of the land area for public open space provided outside of the Brunswick Parklands, the remaining park network is delivered through a series of smaller spaces.

At the Local level, Warr Park, Temple Park and Barkly Street Park provide well appointed parklands for local community, often including a range of uses such as community gardens (Warr Park), informal sports (Temple Park & Barkly Square) alongside typical play and passive recreation options

Neighbourhood scale open spaces in Brunswick include the new Bulleke-bek Park, Randazzo Park and the under construction Frith Street Park. While smaller than Local scale, these parks manage to provide a wide range of open space functions (passive recreation, play, informal sport, nature, community gardens).

A range of Pocket scale spaces exist across Brunswick from highly programmed spaces such as Wilson Avenue Park in the Brunswick MAC which provides a place to sit in an urban square context with informal sports (climbing wall). To Symons Park, a simple park with basic playground in a residential side street context.

With the bulk of open space in Brunswick being provided to the west in the Brunswick Parklands there is an opportunity for additional open spaces to be provided to augment the Local, Neighbourhood and Pocket scale parks servicing the remainder of the suburb.

**8.3.5. COMMUNITY ENGAGEMENT INPUTS**

Brunswick community consultation captured:

- + Brunswick Parklands is valued for birdwatching and other natural features.
- + Concerns and recommendations were made around Gilpin Park and Clifton Park) included:
- + Lawns poorly maintained with debris.
- + Excess car park that can be removed.
- + Pedestrian crossing needed between Gilpin and Clifton Parks.
- + Speeding / rat running cars. Needs reduced speed and pedestrian crossing.
- + Bins were removed.
- + One of the most common off-leash dog park locations used by survey respondents was Gilpin Park, Brunswick. A recommendation to include better signage for on-lead dog areas in Brunswick. The inclusion of a new dog park and associated facilities has been identified within the projects list.
- + One of the most common formal sports fields / facilities used by survey respondents was Clifton Park, Brunswick. Clifton Park has been identified for playground and skate park upgrades.
- + 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 South more commonly said they use/value informal recreation areas (63%, compared to 43% North-West).
- + Potentially include statistics on identified supply within Brunswick East – to understand whether growth will be sustained beyond 2041.

**8.3.6. FUTURE POPULATION CHANGE AND OPEN SPACE NEEDS**

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

Population growth is significant for the area with an estimated additional 10,400 residents anticipated by 2041 - an 18% increase in the existing population.

Worker population will also increase proportionately by 3,704 - a 17% increase in the existing population.

This significant population increase is anticipated to occur in and around the Sydney Road corridor of the Brunswick Major Activity Centre following the existing trends which have seen significant development and increases in residential population within the activity centre over the past decade.

At present, Brunswick West provides a total 5.68m<sup>2</sup> of public open space per resident/worker. In 2041, this is anticipated to reduce to 4.31m<sup>2</sup> - a reduction of 24% if the existing open space is maintained.



8.3.7. FUTURE ANTICIPATED SETTLEMENT PATTERN

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

68% of future housing is anticipated to be delivered as higher density dwellings, which will be predominantly located within activity centre areas. This represents the continued maturation of the Brunswick MAC into a high density urban centre with the share of higher density dwellings growing from 28% to nearly 40% of total dwellings.

Table 6 identifies that while higher density dwellings will account for 40% of suburb dwellings in the future, activity centre areas cover only 17.8% of suburb land area, denoting an ongoing intensification of population in and around activity centres. This assumption does not take into account, the likely location of medium density development which will add additional pressure on existing open space assets.

This will place additional pressures and demands on the existing open spaces in close proximity to activity centres, especially given the unequal distribution of open space within the suburb, weighted towards Brunswick Parklands in the west.

With Brunswick's strong growth anticipated to be delivered in close proximity to designated activity centres there will be a growing need for new and existing open space closer to the activity centres to support the higher utilisation and provide a diverse range of functions to meet the needs of a high density urban community.

8.3.8. CONCLUSIONS

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

Brunswick will continue to undergo significant and continued urban densification which will place its relatively limited open spaces assets under significant pressure.

Brunswick is anticipated to support 17% of the municipality's residents and workers within 10% of the municipality's land area. Further, only 4% of the municipality's open space is located within Brunswick, representing a significant underprovision of open space relative to the suburb's importance as a place to live and work.

With the distribution of open space within Brunswick skewed to the west by the Brunswick Parklands precinct, there is evidence of a significant future shortage in public open space provision in and around the Sydney Road MAC and in the suburb's east, where a network of smaller Local, Neighbourhood and Pocket spaces will be put under increasing strain from future population growth.

The quality of open spaces in Brunswick is generally of a good standard but quality alone is not expected to be sufficient to accommodate future open space needs. New open spaces will be required to address gap areas in the suburb and bolster the existing open space network to reduce overcrowding of existing open spaces due to increasing population.

Analysis of the quality of open spaces in Brunswick also identifies an opportunity to improve the quality of open space in some areas, and ensure that the delivery of the LXP provides open space functions that directly respond to local needs and function gaps

TABLE 6 - ACTIVITY CENTRE AREA TO HIGH DENSITY (BRUNSWICK)		
Suburb Area (ha)	239	
	Total Area (ha)	% of Suburb Area
Major Activity Centre	78.59	15.80%
Neighbourhood Activity Centre	10.21	2.05%
Total	88.80	17.85%
Total Dwellings (2041)	18,095	
Total High Density Dwellings in Suburb	7,244	
Total High Density Dwellings in Suburb %	40%	

Table 7 - SUMMARY OF CHANGE (BRUNSWICK)		
Projected Growth and Demand	Suburb Based	Municipality Based
Projected Growth (Residents + Workers) and %	14,104	17%
Total Suburb Area (sqm) and %	4,974,140.64	10%
Existing Open Space Supply		
Total Existing OS Area	252,294.59	
Total Existing OS Area as % of Suburb	5%	
Total Existing OS Suburb Area vs OS Municipality Area	4%	
Projected High Density Settlement Pattern		
Projected High Density Dwellings and %	7,244	40%
Total Area (sqm) of Activy Centres (Major and Neighbourhood)	888,036	17.85%

TABLE 4 - SUBURB RESIDENT AND WORKER PROJECTED GROWTH (BRUNSWICK)					
	2021	2041	Growth	% of Suburb Growth vs Overall Growth	% Change
Estimated Resident Population	30,287	40,687	10,400	17%	34%
Open Space per resident - sqm/person	8.33	6.20	- 2		-26%
Estimated Worker Population	14,153	17,858	3,704	18%	26%
Open Space per worker - sqm/worker	17.83	14.13	- 4		-21%
Estimated Resident + Worker Population	44,440	58,545	14,104	17%	32%
Open Space per Resident + Worker - sqm/population	5.68	4.31	- 1		-24%

TABLE 5 - SETTLEMENT PATTERNS AND BUILDING TYPOLOGY (BRUNSWICK)					
	2021		2041		Growth
	Total Dwellings	%	Total Dwellings	%	No. of New Dwellings
Separate Dwellings	4,276	33%	4,276	24%	-
Medium Density	4,931	38%	6,575	36%	1,644
High Density	3,666	28%	7,244	40%	3,578
Total	12,873	100%	18,095	100%	5,222



8.3.9. OPEN SPACE PROJECT RECOMMENDATIONS

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

Recommendations for Brunswick address the identified gap areas in the suburbs north-west and east through delivery new Local, Neighbourhood and Pocket scale parks in locations that will also strengthen and improve access to public open space from activity centres where increased population will place additional pressures on existing open spaces.

Other projects include ensuring known future projects such as the LXRP deliver open spaces that meet local identified needs and functions gaps.

Each project is assigned a priority based on the assessed need. Existing spatial gaps are identified as a priority in order to realise an equitably distributed open space network that benefits all residents and workers. Specific needs gaps responding to identified community desires are also prioritised as these identify a latent demand for a certain open space offering substantiated by both analysis and community feedback.

In Brunswick, key recommendations include:

- + To deliver a new Local scale park to the east of Sydney Road to address a significant open space gap area between Victoria Street and Albion Street
- + To deliver two Neighbourhood scale open spaces in the north-west and south-east of the suburb addressing other gap areas.
- + To deliver two Pocket scale park spaces in and next close to the Sydney Road Activity Centre to meet the needs of a growing population.
- + Seek the delivery of open spaces catering for dogs within the LXRP open space upgrades among other open space functions.



Figure 70. Brunswick Open Space Key Recommendation



8.3.10. BRUNSWICK 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
BR01	New Local Park 1 in Brunswick	Deliver a new Local Park to service a significant gap area in the east of the municipality. Provide Play Space and off-lead or fenced dog park in this park.	Brunswick	M	Y	N	N	N	N	Y	\$\$\$\$
BR02	New Neighbourhood Park 1 in Brunswick	Deliver a new Neighbourhood Space to fill a gap area in the west of the suburb. Provide a play space and potential fenced dog park area	Brunswick	M	Y	N	N	N	N	Y	\$\$\$\$
BR03	New Neighbourhood Park 2 in Brunswick	Deliver a new Neighbourhood Space to address a gap area in the south-east of the suburb. Fenced dog park and passive recreation opportunities	Brunswick	M	Y	N	N	N	N	Y	\$\$\$\$
BR04	New Pocket Park 1 in Brunswick	New Pocket Park space to service gap area and increased population in AC	Brunswick	L	Y	N	N	N	N	Y	\$\$\$\$
BR05	New Pocket Park 2 in Brunswick	New Pocket Park space to service increased population in AC	Brunswick	L	N	N	N	Y	N	Y	\$\$\$\$
BR06	New Dedicated Dog Park in Brunswick	Construct dedicated dog park.	Brunswick	M	N	N	Y	N	N	N	\$
BR07	LXRP Dog Parks	Provide fenced dog park in LXRP linear space in the area north of Jewell Station and in the area south of Anstey Station.	Brunswick	M	N	N	N	Y	N	N	\$\$\$
BR08	Jewell Station	Upgrade of the open space outside of Jewell Station at the end of Wilson Avenue next to future LXRP area including installation of a playground, community garden, picnic table.	Brunswick	L	N	N	Y	N	Y	N	\$
BR09	Brunswick Parklands	Upgrade the shared user path within the Brunswick Parklands connecting A G Gillon, Brunswick Park, Clifton park and Gilpin Park.	Brunswick	M	N	N	Y	N	Y	N	\$\$\$
BR10	Temple Park	Upgrade and enhance existing playground.	Brunswick	M	N	N	Y	N	N	N	\$\$\$
BR11	Craig & Seeley Park	Upgrade and enhancement of existing park including upgrade and enhancement of playground, installation of nature play, drinking fountain and seating.	Brunswick	M	N	N	Y	N	N	N	\$
BR12	Randazzo Park	Upgrade and enhancement of existing playground.	Brunswick	M	N	N	Y	N	N	N	\$
BR13	A G Gillon Reserve	A G Gillon Oval playing field upgrade, playground upgrade and oval stormwater harvesting including improvements to the quality of the open space by providing additional irrigation for the sports field and providing a publicly accessible raingarden and swale for public enjoyment.	Brunswick	H	Y	Y	Y	Y	N	Y	\$\$\$\$
BR14	Pooley Reserve	Upgrade and enhancement of existing playground	Brunswick	L	N	N	Y	N	N	N	\$
BR15	Gillbrook Reserve	Upgrade and enhancement of existing playground.	Brunswick	L	N	N	Y	N	N	N	\$\$\$
BR16	Barkly Street Park	Upgrade and enhancement of existing playground.	Brunswick	L	N	N	Y	N	N	N	\$\$\$
BR17	Wilson Avenue Parklet	Upgrade and enhancement of existing park	Brunswick	L	N	N	Y	N	N	N	\$
BR18	Warr Park	Upgrade and enhancement of existing playground	Brunswick	L	N	N	Y	N	N	N	\$\$\$
BR19	Loretto John York Park	Upgrade and enhancement of existing playground.	Brunswick	L	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
BR20	Saxon Street Gardens	Upgrade and enhancement of existing playground and park	Brunswick	L	N	N	Y	N	N	N	\$
BR21	Clifton Park	Upgrade and enhancements of existing playground and skate park, and upgrading playing field of middle and west Clifton Park including leveling and turf renewal, new drainage and irrigation system to support the sport field and sport field lighting.	Brunswick	M	N	N	Y	N	N	N	\$\$\$\$
BR22	Gilpin Park	Design and construction of WSUD stormwater treatment and harvesting system and wetland to improve the quality of the open space by providing additional irrigation for the open space and providing a publicly accessible raingarden / swale for public enjoyment.	Brunswick	M	N	N	Y	Y	N	N	\$\$\$\$
BR23	Symons Park	Symons Park playground and park upgrade	Brunswick	H	N	N	Y	N	N	N	\$
BR24	Reaburn Reserve	Upgrade and enhancement of existing playground and park.	Brunswick	M	N	N	Y	N	N	N	\$\$\$
BR25	New Pocket Park	A new park to respond to a market opportunity to convert at-grade Council land to a public park	Brunswick	H	Y	Y	Y	N	N	N	\$\$\$\$



8.4. COBURG

8.4.1. INTRODUCTION

Coburg is a 6.9km<sup>2</sup> suburb located within the south-east of the municipality. Adjoining suburbs include Brunswick West, Brunswick East, Thornbury, Preston, Coburg North, Pascoe Vale and Pascoe Vale South. The suburb boundaries of Coburg are irregular but are generally defined by the Merri Creek and Elizabeth Street along its eastern boundary, Murray Road to the north, Melville Road to the west and Moreland Road to the south. Topographically, Coburg is influenced by the Merri Creek and Edgars Creek corridors. Higher ground is located to the north of Bell Street, sloping down near the creek valley corridors.

Coburg is a well established suburb having began as a prosperous farming village and site for Melbourne's largest prison in the mid 19th century. The 1920's saw a boom in residential development focussed around the Sydney Road tram and rail corridor as well as the reservation of significant areas for open space with Coburg Lake (now in Coburg North) reserved in 1912 and De Chene Reserve in 1924.

In more recent times, Coburg has seen urban renewal introduce higher density living primarily on strategic sites such as the former Pentridge Prison and along the Sydney Road/Upfield Railway Corridor.

Clause 2.03 – Strategic Directions of the Merri-bek Planning Scheme identifies three activity centres within Coburg. This includes the Coburg Major Activity Centre running along Sydney Road and focussed around the Bell Street/Sydney Road junction and parts of the Street and

Lygon Street) as well as the Harding/Nicholson Streets NAC and O'Hea/Main Streets NAC.

Schedule 1 of Clause 37.08 – Activity Centre Zone provides the key development directions of the Coburg MAC and reinforces its roles as the primary locations for increased density, services and amenities into the future. Schedule 24 of Clause 43.02 – Design and Development Overlay outlines development objectives for neighbourhood centres as lower order centres supporting increased densities.

Other significant features within the suburb include the Merri Creek Trail which links a number of open spaces along the suburb's eastern boundary, the newly completed LXRP works providing a series of linear open spaces along the Upfield Railway Corridor and the Pentridge Prison redevelopment including Pentridge Village urban square as a northern focal point within the activity centre..

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

TABLE 1 - SUBURB OVERVIEW (COBURG)	
Total Suburb Area - sqm	6,951,345.12
% of Suburb Area vs Municipality Area	14%
Open Space Profile	
No. of Open Space	38
Total Open Space Area - sqm	519,877.59
% of suburb open space vs all open space	8%
% of suburb open space area vs suburb area	7%
Demographic Profile	
Resident Population (2021) - persons	30,126
Worker Population (2021) - persons	8,292
Open Space per resident + worker - sqm/person	13.53
*Total open space area includes all public open space, restricted open space	

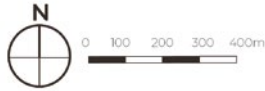
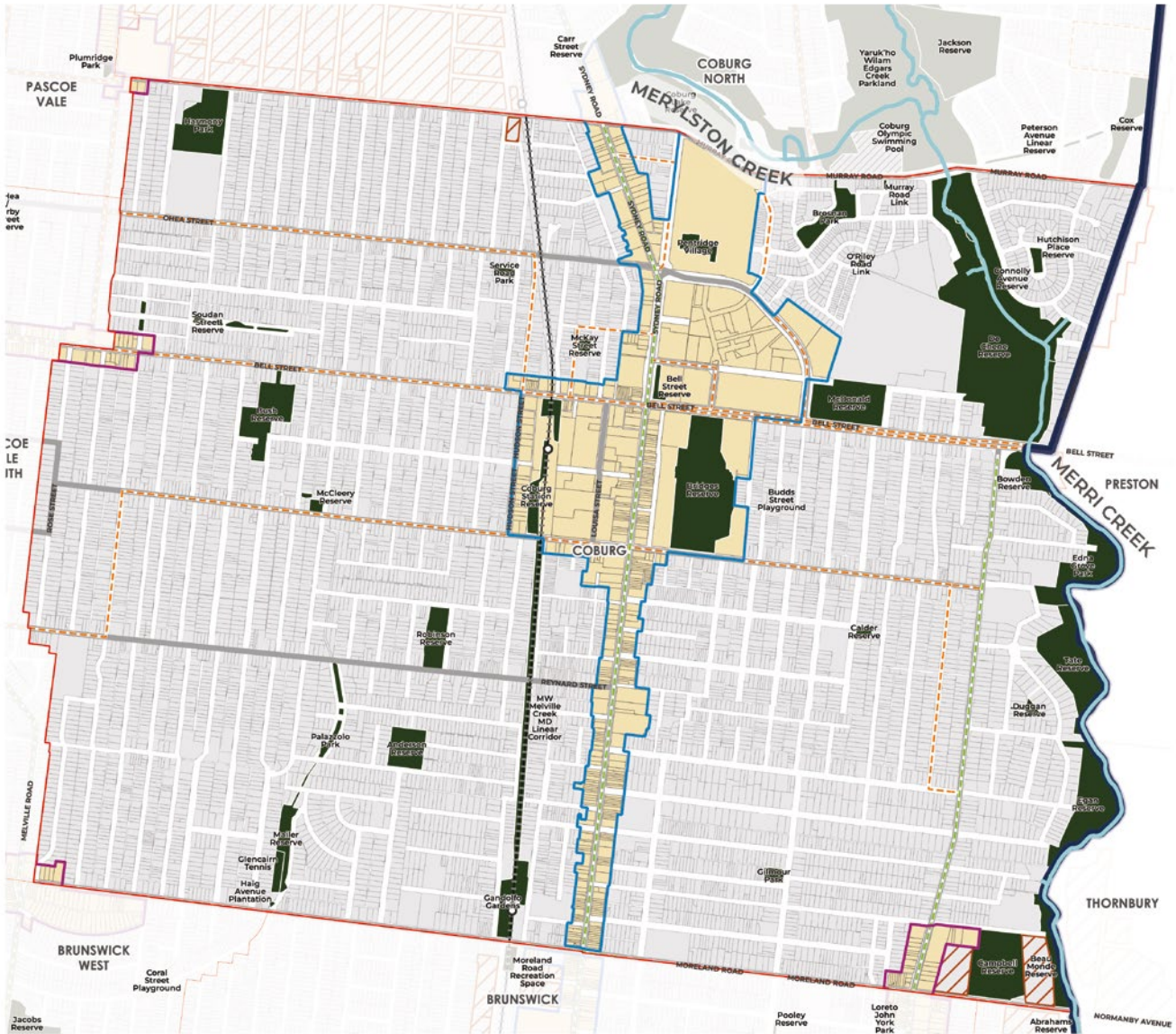


Figure 71.Coburg Existing Network



TABLE 2 - OPEN SPACE NETWORK HIERARCHY (COBURG)					
	Quantity	% of Quantity	Total Area (ha)	% of area vs overall OS	% of area vs suburb area
<b>Definition</b>					
Public Open Space	38	14%	51.99	8.3%	7.5%
Restricted Open Space	0	0%	0.00	0.0%	0.0%
<b>Hierarchy</b>					
Regional	7	3%	25.57	4.1%	3.7%
District	4	1%	9.61	1.5%	1.4%
Neighbourhood	11	4%	2.65	0.4%	0.4%
Local	9	3%	13.91	2.2%	2.0%
Pocket	7	3%	0.25	0.0%	0.0%

#### 8.4.2. EXISTING OPEN SPACE NETWORK

Table 2 identifies a total of 38 open spaces within the suburb of Coburg, amounting to a combined total area of 51.9 hectares of open space. This represents approximately 7% of the total land area of the suburb.

Eleven (11) public open spaces are identified as having a component of restricted open space (eg. Sports club facilities such as Coburg East Tennis Club or within a larger public reserve or overland flow path in creek corridor).

Seven of the identified public open spaces form part of the Merri Creek Trail precinct, which provide a network of linked open spaces along the Merri Creek of regional significance, linking up numerous smaller open spaces along the creek corridor and giving access to a broader open space network stretching north and south into adjoining suburbs.

There is 13.53m<sup>2</sup> of open space per resident/worker within Coburg based on 2021 residential/worker population.

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

#### 8.4.3. DISTRIBUTION OF OPEN SPACE AND GAPS ANALYSIS

The following open space analysis has been undertaken using the three types of gaps analysis described in Section X of 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 (COBURG)																	
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
5	Harmony Park	2.26	Local	✔	✔	✘	✔	✔	✔	✘	✘	✘	✔	✘	✘	✘	✘
15	Bell Street Reserve	0.20	Neighbourhood	✔	✘	✘	✘	✘	✔	✘	✔	✘	✔	✘	✘	✘	✘
17	Brosnan Park	1.10	Local	✘	✔	✘	✘	✘	✔	✘	✘	✘	✔	✘	✘	✘	✘
19	Budds Street Playground	0.00	Pocket	✘	✔	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘
21	Bush Reserve	2.04	Local	✔	✔	✔	✔	✘	✔	✘	✔	✘	✔	✘	✘	✔	✘
24	Coburg Station Reserve	1.09	District	✔	✔	✘	✘	✔	✘	✘	✔	✘	✘	✘	✘	✘	✘
33	Gandolfo Gardens	1.12	District	✘	✔	✘	✘	✔	✘	✘	✔	✘	✔	✔	✘	✘	✘
34	Glencairn Tennis	0.30	Local	✘	✘	✔	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘
52	McKay Street Reserve	0.13	Neighbourhood	✘	✔	✘	✘	✘	✔	✘	✘	✘	✔	✘	✘	✘	✘
63	Soudan Street Reserve	0.35	Neighbourhood	✘	✔	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘
73	Calder Reserve	0.12	Neighbourhood	✘	✔	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘
81	Gilmour Park	0.23	Neighbourhood	✔	✔	✘	✘	✘	✔	✘	✘	✘	✔	✘	✘	✘	✘
82	McCleery Reserve	0.18	Neighbourhood	✘	✔	✘	✘	✘	✔	✘	✘	✘	✔	✘	✘	✘	✘
85	Hutchison Place Reserve	0.22	Neighbourhood	✘	✔	✘	✘	✘	✔	✘	✘	✘	✔	✘	✘	✘	✘
87	Robinson Reserve	1.05	Local	✘	✔	✘	✘	✘	✘	✘	✘	✘	✔	✘	✔	✘	✘
98	Palazzolo Park	0.40	Neighbourhood	✘	✔	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘
108	Duggan Reserve	0.19	Neighbourhood	✔	✔	✘	✘	✘	✘	✘	✘	✘	✔	✘	✘	✘	✘
112	Bridges Reserve	5.57	District	✔	✘	✔	✘	✘	✘	✘	✘	✘	✔	✘	✘	✔	✘
113	Campbell Reserve	2.82	Local	✔	✔	✔	✘	✘	✔	✘	✘	✘	✔	✘	✘	✔	✘
122	McDonald Reserve	2.44	Local	✔	✘	✔	✘	✘	✔	✘	✘	✘	✘	✘	✘	✔	✘
128	Anderson Reserve	1.16	Local	✘	✔	✘	✔	✘	✔	✘	✔	✘	✔	✘	✘	✔	✘
138	Beau Monde Reserve	1.11	Regional	✔	✘	✘	✘	✘	✔	✔	✘	✘	✔	✔	✘	✘	✘
166	Tate Reserve	3.26	Regional	✔	✘	✘	✘	✘	✔	✔	✘	✘	✔	✘	✘	✘	✘
167	De Chene Reserve	11.00	Regional	✔	✔	✔	✔	✘	✔	✔	✘	✘	✔	✔	✘	✔	✘
168	Egan Reserve	3.11	Regional	✔	✘	✘	✘	✘	✔	✔	✘	✘	✔	✔	✘	✔	✘
176	Bowden Reserve	0.73	Regional	✔	✘	✘	✘	✘	✔	✔	✘	✘	✘	✘	✘	✔	✘
196	Murray Road Link	0.02	Pocket	✔	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘
198	O'Riley Road Link	0.04	Pocket	✔	✘	✘	✘	✘	✔	✘	✘	✘	✘	✘	✘	✘	✘
226	Edna Grove Park	2.49	Regional	✔	✘	✘	✘	✘	✔	✔	✘	✘	✔	✔	✔	✘	✘
241	Unnamed #32 (65A Soudan Street)	0.06	Pocket	✔	✘	✘	✘	✘	✔	✘	✘	✘	✘	✘	✘	✘	✘
242	Unnamed #33 (72A Soudan Street)	0.06	Pocket	✔	✘	✘	✘	✘	✔	✘	✘	✘	✘	✘	✘	✘	✘
243	Unnamed #33 (Wattle Grove-Linda Str	0.05	Pocket	✔	✘	✘	✘	✘	✘	✘	✔	✘	✘	✘	✘	✘	✘
244	Connolly Avenue Reserve	3.87	Regional	✔	✘	✘	✘	✘	✔	✔	✘	✘	✘	✔	✘	✔	✘
256	Service Road Park	0.16	Neighbourhood	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✔
261	Pentridge Village	0.46	Neighbourhood	✔	✔	✘	✘	✔	✘	✘	✔	✘	✔	✘	✘	✘	✘
262	Haig Avenue Plantation	0.02	Pocket	✘	✘	✘	✘	✘	✔	✘	✔	✘	✘	✔	✘	✘	✘
263	Mailer Reserve	0.74	Local	✘	✔	✔	✘	✘	✔	✘	✘	✘	✔	✘	✘	✘	✘
265	MW Melville Creek MD Linear Corridor	1.83	District	✔	✘	✘	✔	✔	✘	✘	✔	✘	✘	✘	✘	✘	✘





- COBURG**  
**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

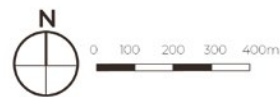
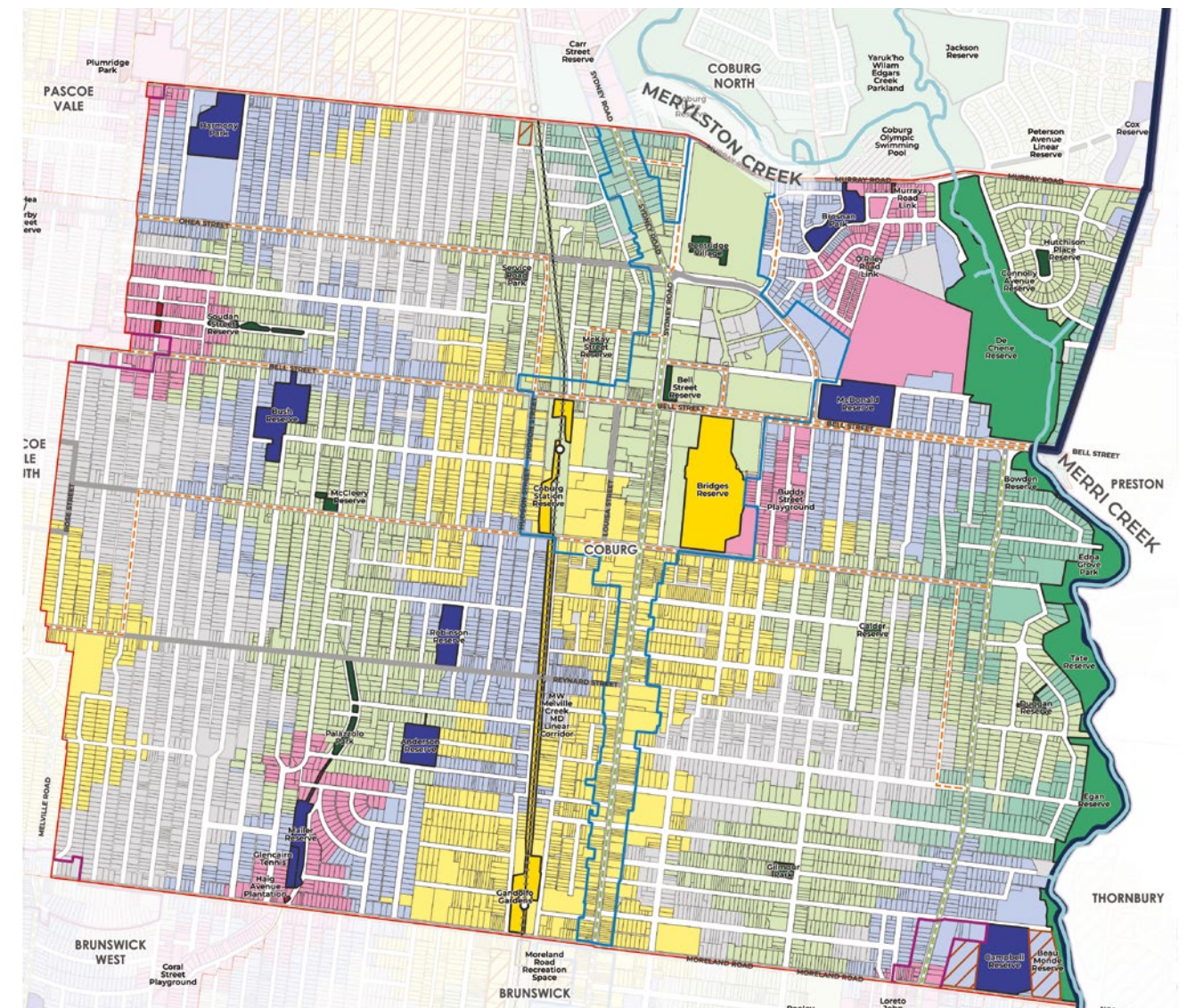


Figure 72. Coburg Baseline Service Gaps Analysis



- COBURG**  
**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)

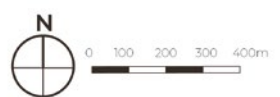
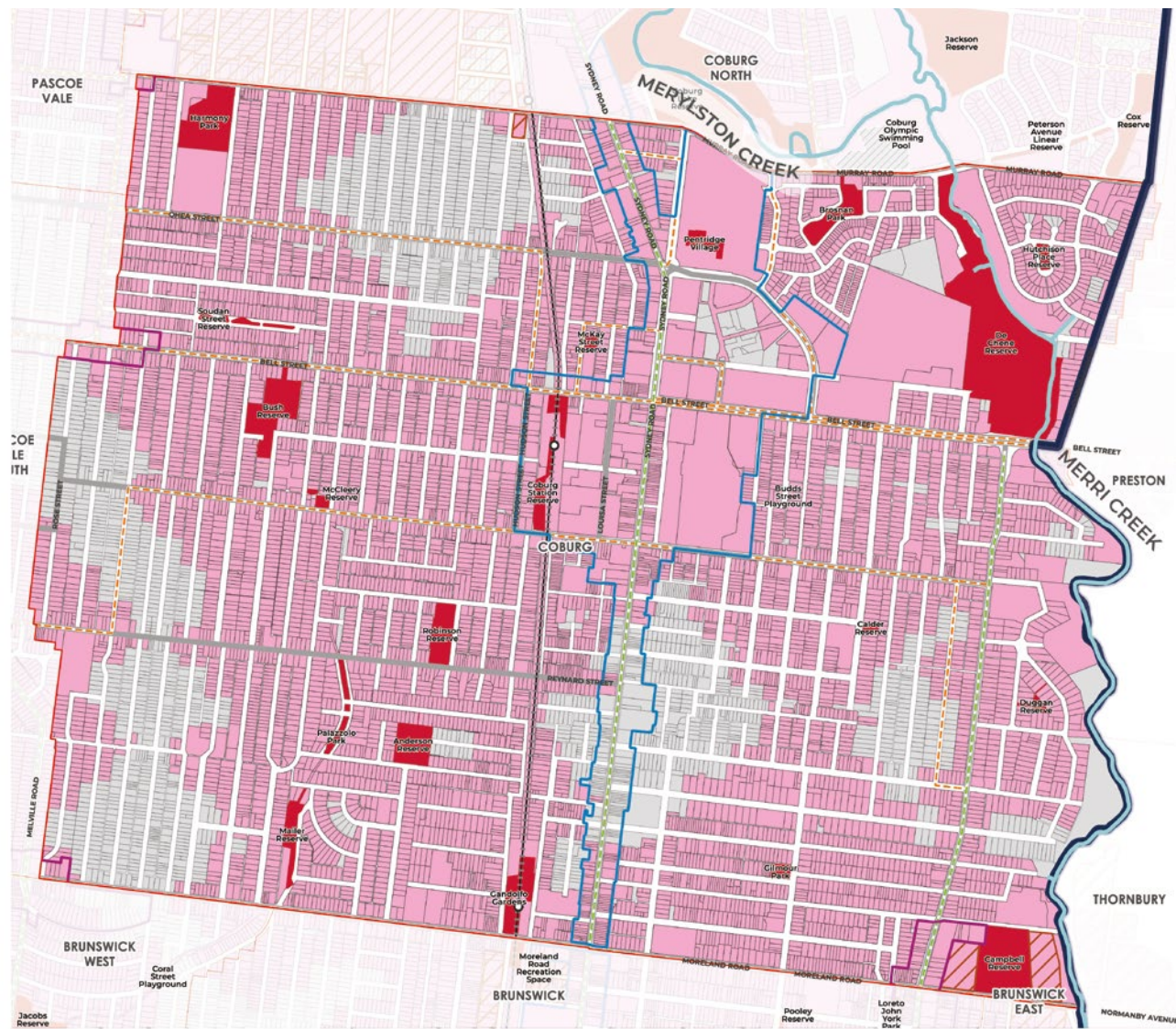


Figure 73. Coburg Hierarchy Catchment Gaps Analysis



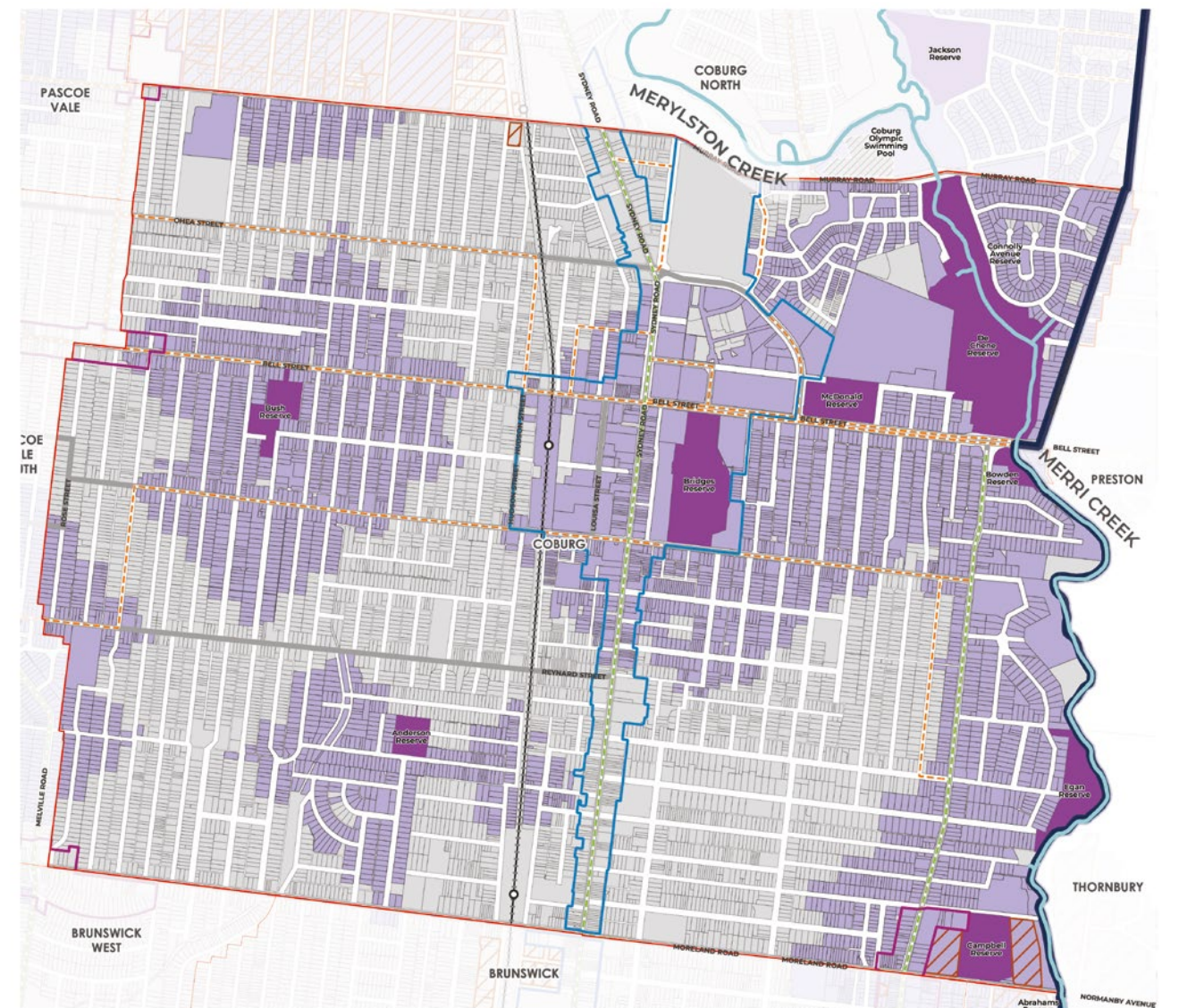
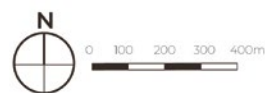


#### COBURG DRAWING KEY

- 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



#### COBURG 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

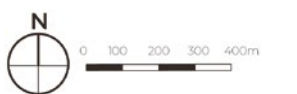


Figure 74. Coburg Function Gaps Analysis (Play Space)

Figure 75. Coburg Function Gaps Analysis (Dog Park)



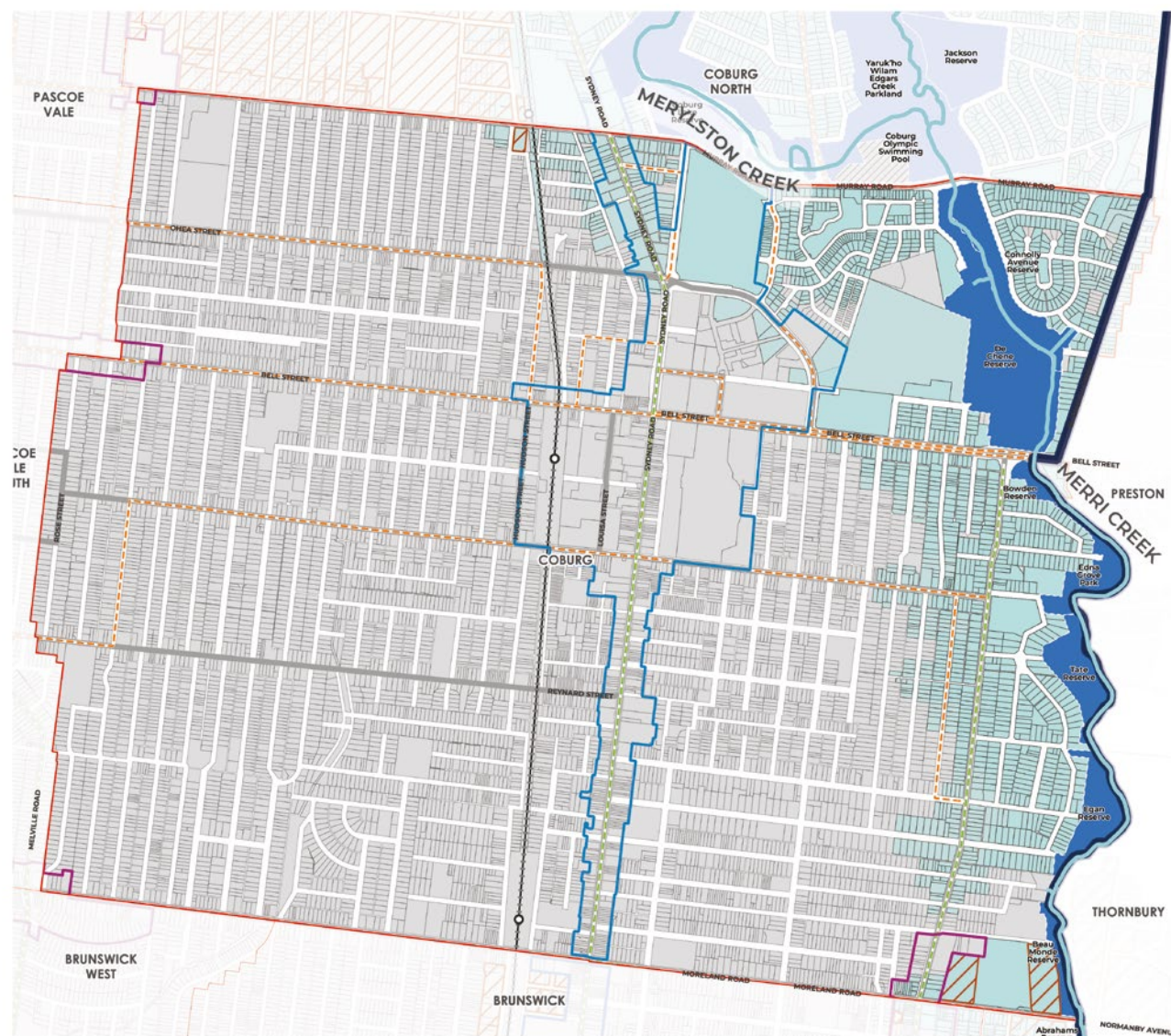


Figure 76. Coburg Function Gaps Analysis (Creek Corridor)

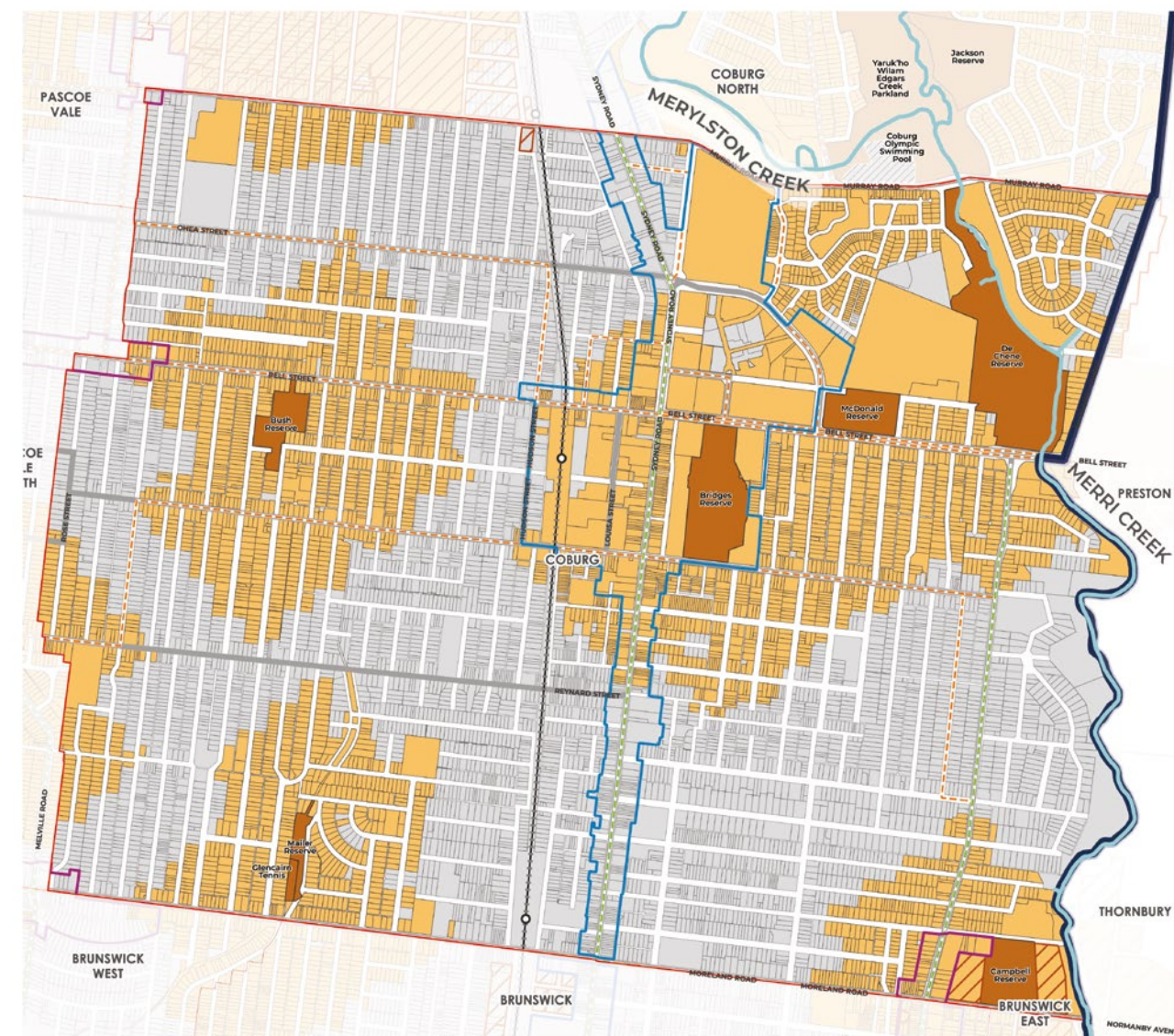


Figure 77. Coburg Function Gaps Analysis (Formal Sports)



**BASELINE SERVICE OBSERVATIONS**

The analysis identifies gaps in the south east of the suburb between Sydney Road and Nicholson Street, in the north-west north of O’Hea Street, and in the south-west of the suburb from Moreland Road to Harding Street.

There are very few parks within the south-east quadrant between Sydney Road and Merri-Creek with only Calder Reserve and Gilmour Park (Neighbourhood Parks).

It is notable that Bridges Reserve is located within the Coburg MAC, providing a District scale park within the activity centre.

**HIERARCHY CATCHMENT OBSERVATIONS**

This analysis corroborates the gaps identified through the baseline analysis revealing that the gaps areas to the south-east, north-west and west are generally serviced by smaller open spaces warranting the provision of additional open spaces to close these gap areas.

The prevalence of open spaces in the north of the Coburg MAC provide good open space accessibility in these areas.

To the south, land within the Coburg MAC is primarily serviced by the large District scale catchments of Gandolfo Gardens and Bridges Reserve raising the opportunity for smaller scale spaces to support growing population in these locations.

**SPECIFIC FUNCTIONS OBSERVATIONS**

Specific function analysis identifies gaps areas for play spaces that align with the currently identified gaps but also reveals the opportunity for larger scale open space such as Bridges Reserve to provide additional play spaces within the Coburg MAC.

Dog Parks (unfenced and off-lead areas) are primarily located along the Merri Creek Corridor and in the north of Coburg, with gap areas occurring to the south.

**8.4.4. OPEN SPACE CHARACTER AND QUALITIES**

Analysis of the distribution and functions of open space within the suburb clearly reveal the importance of the Merri Creek open space corridor and prevalence of formal sports reserves within the suburb. The co-location of open spaces effectively creates a connected linear network of open spaces that attracts users beyond the municipality for its bushland character and natural quality as well as its functions, spanning formal and informal sports, areas of natural conservation, community gardens and play spaces.

The Coburg MAC benefits from a number of significant public open spaces within the northern half of its extents, including Bridges Reserve, Pentridge Village, Bell Street Reserve and Coburg Station Reserve and adjoining McDonald Reserve providing a mix of heritage, urban square, formal sports and play functions in closer proximity to future population. As Coburg grows, ensuring these spaces deliver high quality multi-functional open space will be key.

De Chene Reserve is a Regional scale open space in the Merri Creek corridor that provides play, dog park, passive recreation and formal sports in creek corridor location.

Below this, Coburg is serviced by a number of large District scale parks (Bridges, Tate and Egans Reserves) which currently offer a diversity of formal sports and passive recreation uses, often supporting local club facilities.

Below that open spaces like Harmony Park and Bush Reserve provide Local scale open spaces both of which have been maintained to a good standard with dog off lead areas and playgrounds in well appointed parklands. Some formal sports are also included in local parks, such as tennis club and bowling club at Bush Reserve.

Neighbourhood and Pocket scale spaces have a diverse character with the Pentridge Village providing an urban square for passive recreation and events within the Coburg MAC while for play while Gilmour Park provides a playground space and lawn in a residential side street.

With existing District and Regional scale open spaces, there is opportunity to introduce smaller open spaces in Coburg to meet identified gap areas and support the growth of the Coburg MAC, particularly in the south.

**8.4.5. COMMUNITY ENGAGEMENT INPUTS**

Coburg community consultation captured:

- + Respondents enjoyed the water at Coburg Lake as a thing they liked about open space in Merri-bek. In particular, CALD respondents showed higher instances of selecting enjoy the water at Coburg Lake (49%, compared to 25% non-CALD). Coburg Lake was recognized as not accessible for people living with disability. Respondents enjoyed having parties and events in parks in particular Harmony Park, Coburg and Coburg Lake. Specific suggestions for improvements included the skate park at Coburg Lake in the focus group with young people,
- + A recommendation for drainage improvement at Campbell Reserve, Coburg causing the cancellation of sports events. The design and development of stormwater harvesting, and treatment has been included for Campbell Reserve within the identified projects list.
- + A recommendation for shade sails at Soudan St playground in Coburg to make it safer and accessible in hot weather. Soudan Street has been identified for playground upgrades within the identified projects.
- + Recommendations for a dog parks area near Edgars Reserve behind the wetland (off-leash), and on the grassed area between the Soudan Street East and West roads in the block of unused land up from the playground, Coburg (fenced).
- + 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).
- + Some of the most common formal sports fields / facilities used by survey respondents include Campbell Reserve, Coburg Leisure Centre and East Coburg Tennis Club.



8.4.6. FUTURE POPULATION CHANGE AND OPEN SPACE NEEDS

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

Population growth is significant for the area with an estimated additional 12,312 residents anticipated by 2041 - an 41% increase in the existing population.

Worker population will also increase substantially by 2,005 - a 24% increase in the existing population.

Coburg MAC is anticipated to be the primary location for population growth within the suburb following the existing trends which have seen significant development and increases in residential population within the activity centre over the past decade.

At present, Coburg provides a total 13.5m<sup>2</sup> of public open space per resident/worker. In 2041, this is anticipated to reduce to 9.86m<sup>2</sup> - a reduction of 27% if the existing open space is maintained.

8.4.7. FUTURE ANTICIPATED SETTLEMENT PATTERN

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

70% of future housing is anticipated to be delivered as higher density dwellings, which will be predominantly located within activity centre areas. This highlights a rapid transition to higher density housing in the suburb with the share of higher density dwellings growing from only 9% to nearly 30% of total dwellings.

Table 6 identifies that while higher density dwellings will account for 30% of suburb dwellings in the future, activity centre areas will cover only 12% of suburb land area, denoting an ongoing intensification of population in and around activity centres. This assumption excludes medium density development which will add additional pressure on existing open space assets.

The role and function of existing open spaces including Bridges Reserve within the MAC will need to be carefully considered to ensure they are fit for purpose and adequately bolstered by additional open space to avoid overcrowding of existing open space assets.

8.4.8. CONCLUSIONS

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

Coburg is anticipated to change dramatically over the next 20 years with significant urban densification, following the lead of neighbouring suburbs to the south. Benefiting from a more distributed and generous open space network there is an opportunity for Coburg to maintain a good standard of open space service to future residents with considered investment in new and existing open spaces..

Coburg is anticipated to support 17% of the municipality's residents and workers within 14% of the municipality's land area. Only 8% of the municipality's open space is located within Coburg, representing a significant underprovision of open space relative to the suburb's anticipated importance as a place to live and work. Considering that many future dwellings will be delivered in higher density typologies, this growth will fall disproportionately on activity centre areas warranting investment in bolstering open space access in these locations and eliminating gap areas to reduce pressure on existing open spaces.

The regionally significant parklands of Merri Creek Corridor and nearby Coburg Lake Reserve provide important regional spaces however their locations at the periphery of the suburb and some distance from most activity centre limits the convenience of these open space assets for local, every-day use. Consequently their existence should not offset the need for conveniently located smaller open spaces closer to home.

With the high level of anticipated growth, existing open spaces within Coburg MAC will be put under pressure. Further, the significant level of medium density housing anticipated is anticipated to have an important impact on broader surrounds making the elimination of gap areas important to delivering a comprehensive network of conveniently located open spaces. .

Analysis of the quality of open spaces in Coburg also identifies an opportunity to improve the quality of open space in some areas, and ensure that the delivery of the LXP provides open space functions that directly respond to local needs and function gaps

TABLE 4 - SUBURB RESIDENT AND WORKER PROJECTED GROWTH (COBURG)					
	2021	2041	% of Suburb		
			Growth	Growth vs Overall Growth	% Change
Estimated Resident Population	30,126	42,438	12,312	20%	41%
Open Space per resident - sqm/person	17.26	12.25	- 5		-29%
Estimated Worker Population	8,292	10,297	2,005	10%	24%
Open Space per worker - sqm/worker	62.70	50.49	- 12		-19%
Estimated Resident + Worker Population	38,418	52,735	14,317	17%	37%
Open Space per Resident + Worker - sqm/population	13.53	9.86	- 4		-27%

TABLE 5 - SETTLEMENT PATTERNS AND BUILDING TYPOLOGY (COBURG)					
	2021		2041		Growth
	Total Dwellings	%	Total Dwellings	%	No. of New Dwellings
Separate Dwellings	7,203	63%	7,203	41%	-
Medium Density	3,227	28%	4,946	28%	1,719
High Density	985	9%	5,209	30%	4,224
Total	11,415	100%	17,358	100%	5,943

TABLE 6 - ACTIVITY CENTRE AREA TO HIGH DENSITY (COBURG)		
Suburb Area (ha)		239
	Total Area (ha)	% of Suburb Area
Major Activity Centre	77.79	11.19%
Neighbourhood Activity Centre	5.25	0.76%
Total	83.05	11.95%
Total Dwellings (2041)		17,358
Total High Density Dwellings in Suburb		5,209
Total High Density Dwellings in Suburb %		30%

Table 7 - SUMMARY OF CHANGE (COBURG)		
Projected Growth and Demand	Suburb Based	Municipality Based
Projected Growth (Residents + Workers) and %	14,317	17%
Total Suburb Area (sqm) and %	6,951,345.12	14%
Existing Open Space Supply		
Total Existing OS Area		519,877.59
Total Existing OS Area as % of Suburb		7%
Total Existing OS Suburb Area vs OS Municipality Area		8%
Projected High Density Settlement Pattern		
Projected High Density Dwellings and %	5,209	30%
Total Area (sqm) of Activy Centres (Major and Neighbourhood)	830,458	11.95%



8.4.9. COBURG KEY PROJECTS

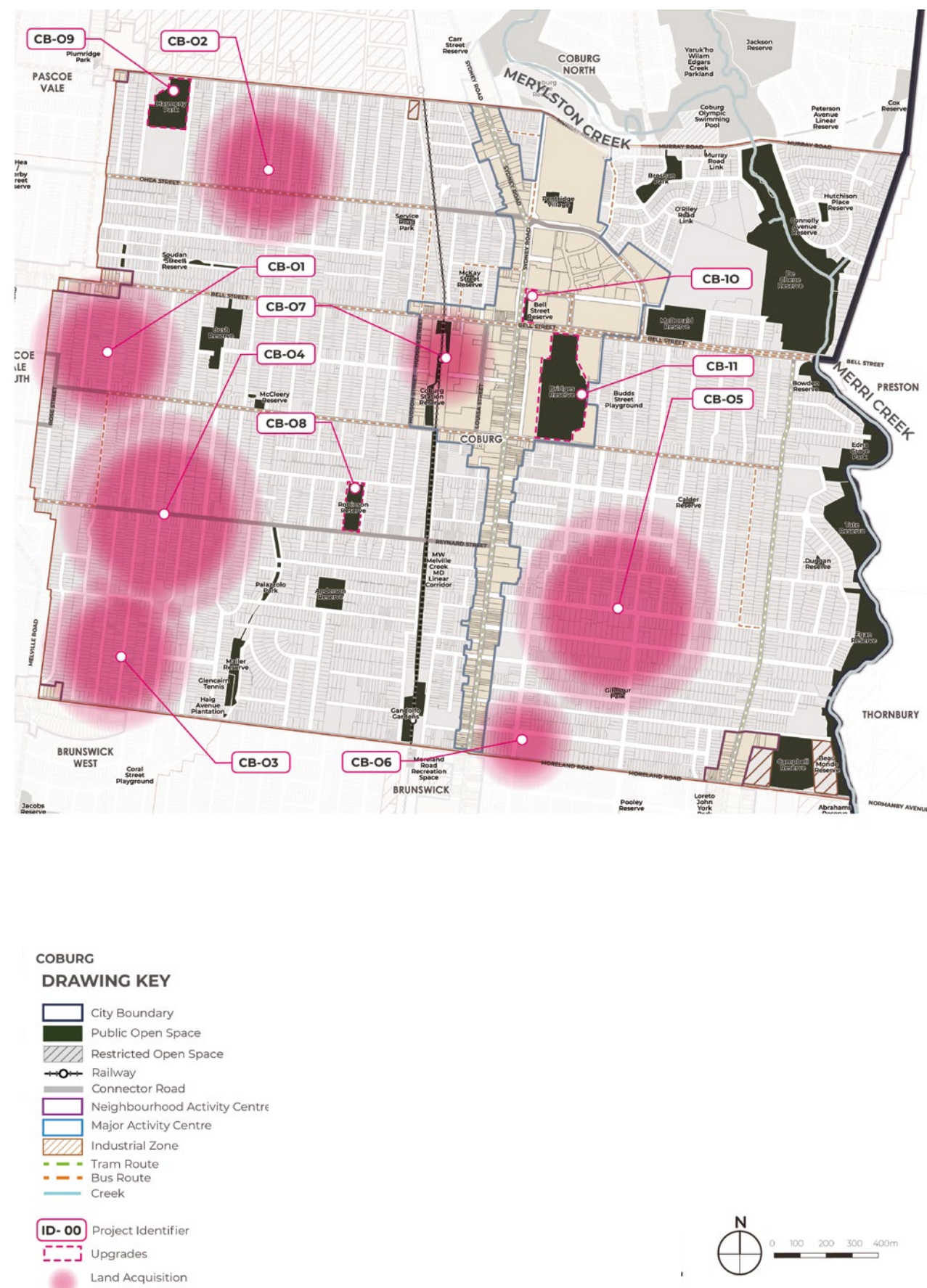


Figure 78. Coburg Open Space Key Recommendation

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
CB01	New Neighbourhood Park 1 in Coburg	Deliver a new Neighbourhood Space to address part of the western gap area. This open space will be multi-functional and provide a play space integration of an off-lead area to address specific function gap.	Coburg	H	Y	Y	N	Y	N	N	\$\$\$\$
CB02	New Neighbourhood Park 2 in Coburg	Deliver a new Neighbourhood Space to address NW gap area. This open space will be multi-functional and provide a play space. It should also consider integration of dog park / off-lead areas if Harmony Park is not upgraded to support off-lead dog activities	Coburg	M	Y	N	N	N	N	N	\$\$\$\$
CB03	New Neighbourhood Park 3 in Coburg	Deliver a new Neighbourhood Space to address part of SW gap area. This open space will be multi-functional and provide a play space.	Coburg	L	Y	N	N	N	N	N	\$\$\$\$
CB04	New Local Park 1 in Coburg	Deliver a new Local Space to address part of the western gap area. This open space will be multi-functional and provide a play space. It should also consider integration of dog park / off-lead areas to address specific function gap.	Coburg	M	Y	N	N	N	N	N	\$\$\$\$
CB05	New Local Park 2 in Coburg	Deliver a new Local Space to address the eastern gap area. This open space will be multi-functional and provide a play space. It should also consider integration of dog park / off-lead areas to address specific function gap.	Coburg	L	Y	N	N	N	N	N	\$\$\$\$
CB06	New Pocket Park 1 in Coburg	New Pocket Park space to service gap area and increased population in adjacent AC. Provide opportunities for passive recreation and play	Coburg	M	Y	N	N	N	N	Y	\$\$\$\$
CB07	New Pocket Park 2 in Coburg	New Pocket Park space to service gap area and increased population in AC. Provide opportunities for passive recreation suitable to high utilisation	Coburg	M	Y	N	N	N	N	Y	\$\$\$\$
CB08	Robinson Reserve	Provide an off-lead dog area within Robinson Reserve to address gap area	Coburg	S	N	N	N	Y	N	Y	\$
CB09	Harmony Park	Upgrade existing skate park, and the design and construction of WSUD stormwater treatment system to improve the quality of the open space by providing additional irrigation for the public open space and providing a publicly accessible raingarden / swale for public enjoyment.	Coburg	M	N	N	Y	Y	N	N	\$\$\$\$
CB10	Bell Street Reserve	Expand functions to support increasing population in activity centre including improved seating, tables and places to linger for passive recreation opportunities.	Coburg	M	N	N	N	N	N	Y	\$
CB11	Bridges Reserve	Expand functions to support increasing population in the activity centre. Improved seating, tables and places to linger for passive recreation opportunities. Inclusion of a dementia friendly / age friendly outdoor toilets in close proximity to seniors exercise park. Installation of shade sail, outdoor seating for older people, sensory garden, and upgraded path to access City Oval facilities.	Coburg	M	N	Y	Y	N	N	N	\$\$\$\$
CB12	Central Coburg Town Square	Create new open space town square in central Coburg as part of the Coburg Square redevelopment.	Coburg	H	N	N	Y	N	N	N	\$\$\$\$
CB13	Soudan	Soudan Street playground and park upgrade	Coburg	H	N	N	Y	N	N	N	\$
CB14	Calder Reserve	Upgrade and enhancement of existing playground.	Coburg	H	N	N	Y	N	N	N	\$
CB15	Beau Monde Reserve	Installation of path, seating and signage in line with the Resting Places Strategy. Installation of two culverts to address drainage issues with revegetation of steep slopes and buffer vegetation to improve functionality of open space.	Coburg	H	N	N	Y	Y	Y	Y	\$



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
CB16	Tate Reserve	Upgrades and enhancement of open space including revegetation, path improvements, drinking fountain, wayfinding, shelter, nature play, formal entry dog beach, land acquisition and design and construction of wetland (stormwater treatment) to improve the quality of public open space by creating new publicly accessible habitat, walking tracks, access to nature and biodiversity.	Coburg	H	N	N	Y	Y	Y	N	\$\$\$\$
CB17	Budds Street Playground	Upgrade and enhancement of existing playground.	Coburg	M	N	N	Y	N	N	N	\$
CB18	McKay Street Reserve	Upgrade and enhancement of existing playground.	Coburg	M	N	N	Y	N	N	N	\$\$
CB19	Brosnan Park	Upgrade and enhancement of existing playground.	Coburg	M	N	N	Y	N	N	N	\$\$
CB20	Hutchison Place	Upgrade and enhancement of existing playground.	Coburg	L	N	N	Y	N	N	N	\$\$
CB21	Duggan Reserve	Upgrade and enhancement of existing playground.	Coburg	L	N	N	Y	N	N	N	\$\$
CB22	Egan Reserve	Improvements including upgrade with dog beach facilities to protect the creek, enhancement of NRM and stormwater bioretention to improve the quality of public open space by creating new publicly accessible habitat, walking tracks, access to nature and biodiversity.	Coburg	L	N	N	Y	Y	N	N	\$\$\$\$
CB23	McDonald Reserve	Upgrade and enhancement of existing playground and playing field including levelling, turf renewal and new drainage.	Coburg	M	N	N	Y	N	N	N	\$\$\$\$
CB24	De Chene Reserve	land acquisitions and upgrade of sports field lighting, playground renewal, installation of an exercise station and stormwater harvesting including improving the quality of the open space by providing additional irrigation for the sports field and providing a publicly accessible raingarden / swale for public enjoyment.	Coburg	M	N	N	Y	N	N	N	\$\$\$\$
CB25	Bush Reserve	Upgrade and enhancement of existing playground.	Coburg	L	N	N	Y	N	N	N	\$\$
CB26	Gilmour Park	Upgrade and enhancement of existing playground.	Coburg	L	N	N	Y	N	N	N	\$\$
CB27	Connolly Avenue	Upgrade and enhancement of existing park.	Coburg	L	N	N	Y	N	N	N	\$
CB28	Campbell Reserve	Upgrade and enhancement of playground, design and construction of stormwater treatment and harvesting system improving the quality of the open space by providing additional irrigation for the sports field and providing a publicly accessible raingarden / swale for public enjoyment.	Coburg	L	N	N	Y	Y	N	N	\$\$\$\$
CB29	Anderson Reserve	Upgrade and enhancement of existing playground. Design and construction of stormwater treatment and harvesting and infiltration system.	Coburg	L	N	N	Y	Y	N	N	\$\$
CB30	Mailer Reserve	Upgrade and enhancement of existing playground.	Coburg	L	N	N	Y	N	N	N	\$\$
CB31	Palazzolo Park	Upgrade and enhancement of existing playground	Coburg	L	N	N	Y	N	N	N	\$\$
CB32	Bowden Reserve	Merri Creek Linear Reserve land acquisition to improve linear link and reconstruct SUP and access paths in Bowden Resrve (under Bell Street).	Coburg	M	N	N	N	Y	Y	N	\$\$\$\$
CB33	Victoria Mall, Coburg	Upgrade the Victoria Mall civic open space	Coburg	M	N	N	Y	N	N	N	\$\$\$\$
CB34	City Oval	Revitalise Coburg City Oval Harding St parkland with a new playground within adequate distance from senior exercise park including a gathering space, revitalised bowls club, new paths, IWM, accessible toilets, and heritage works. Reconstruct playing field, with drainage and irrigation, coaches boxes, goal protective netting, new goal posts, perimeter fence and sportsfield lighting.	Coburg	H	N	N	Y	N	N	N	\$\$\$\$
CB35	East Coburg and Coburg Tennis Club	Improvements to tennis courts at Coburg Tennis Club including turf renewal and rectify tennis courts subsidence at East Coburg Tennis Club.	Coburg	M	N	N	Y	N	N	N	\$\$
CB36	Richards Reserve	Upgrade playing field including levelling and turf renewal, new drainage, new irrigation system.	Coburg	M	N	N	Y	N	N	N	\$\$\$\$

### 8.5. COBURG NORTH

#### 8.5.1. INTRODUCTION

Coburg North is a 4.8km² suburb located within the south-east of the municipality. Adjoining suburbs include Fawkner, Hadfield, Pascoe Vale, Coburg, Preston and Reservoir. The suburb boundaries of Coburg are irregular but are generally defined by the Merri Creek and Elizabeth Street along its eastern boundary, Murray Road to the south, Sussex Street to the west and Boundary Road to the north. Topographically, Coburg is influenced by the Merri Creek and Edgars Creek corridors. Higher ground is located to the north of Bell Street, sloping down to surrounding creek valley corridors.

Coburg North has developed with a series of distinct mixed use precincts over time. Industrial and employment areas prevail west of Sydney Road in the south-west of the suburb and to the north-east near the former Kodak factory site while residential environs prevail in the north-west and closer to the creek corridors. Coburg Lake is a regionally significance parkland reserved in 1912 located on the suburb's southern boundary with Coburg.

While significant urban renewal has been occurring to its south, Coburg North remains a predominantly lower scale suburb with some townhouse and villa unit development occurring in the suburb.



Clause 2.03 – Strategic Directions of the Merri-bek Planning Scheme identifies four activity centres within Coburg. These are the Coburg MAC, Gaffney/Sussex Street and Elizabeth Street Neighbourhood Activity Centres and the Newlands Road/Carr Street Local Activity Centre.

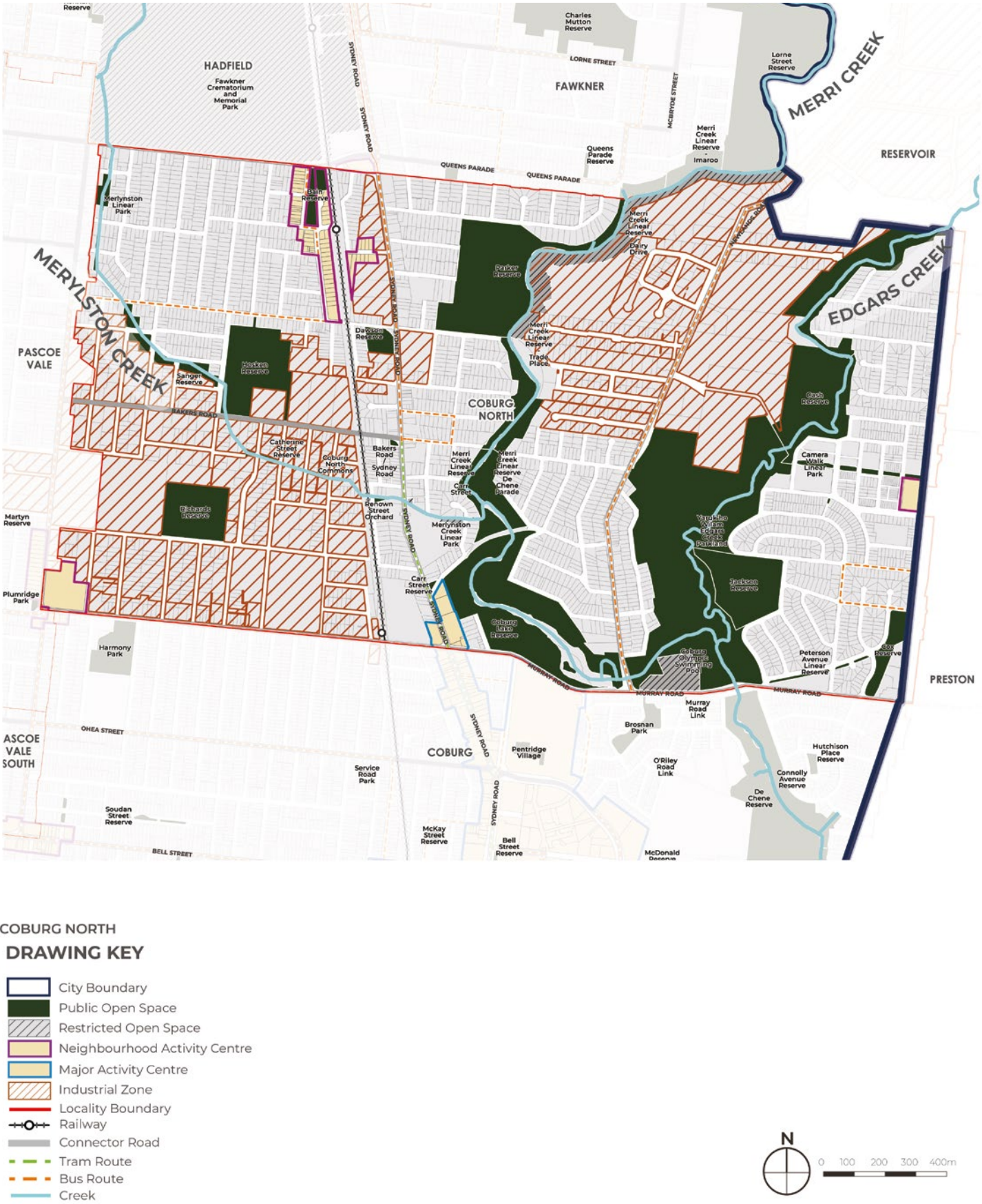
Schedule 24 of Clause 43.02 – Design and Development Overlay outlines development objectives for neighbourhood centres as lower order centres supporting increased densities.

Coburg North is the confluence of a trio of significant creek systems with Merri Creek, Edgars Creek and Merlynston Creek (piped) converging near the Coburg Lake Reserve. These creek corridors heavily influence the distribution and quality of open space within the suburb and creating a series of linear open space corridors. In the case of Merri Creek and Edgar's Creek these are largely intact and feature expansive parklands, while Merlynston Creek, being largely piped, has varying degrees of public access and passes through a more constrained urban context.

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

TABLE 1 - SUBURB OVERVIEW (COBURG NORTH)	
Total Suburb Area - sqm	4,849,691.12
% of Suburb Area vs Municipality Area	9%
<b>Open Space Profile</b>	
No. of Open Space	28
Total Open Space Area - sqm	1,007,856.98
% of suburb open space vs all open space	16%
% of suburb open space area vs suburb area	21%
<b>Demographic Profile</b>	
Resident Population (2021) - persons	9,182
Worker Population (2021) - persons	7,889
Open Space per resident + worker - sqm/person	59.04
<i>*Total open space area includes all public open space, restricted open space</i>	





8.5.2. EXISTING OPEN SPACE NETWORK

Table 1 identifies a total of 28 open spaces within the suburb of Coburg North, amounting to a combined total area of 100 hectares of open space. This represents approximately 21% of the total land area of the suburb.

Nine (9) 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).

Eleven (11) open spaces are located within the Merri Creek / Edgars Creek Precinct which provides a network of linked open spaces of regional significance, giving access to a broader open space network stretching north and south into adjoining suburbs.

A total of 59.4m<sup>2</sup> of open space is available per resident/worker within Coburg North based on 2021 residential/worker population.

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

8.5.3. 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.

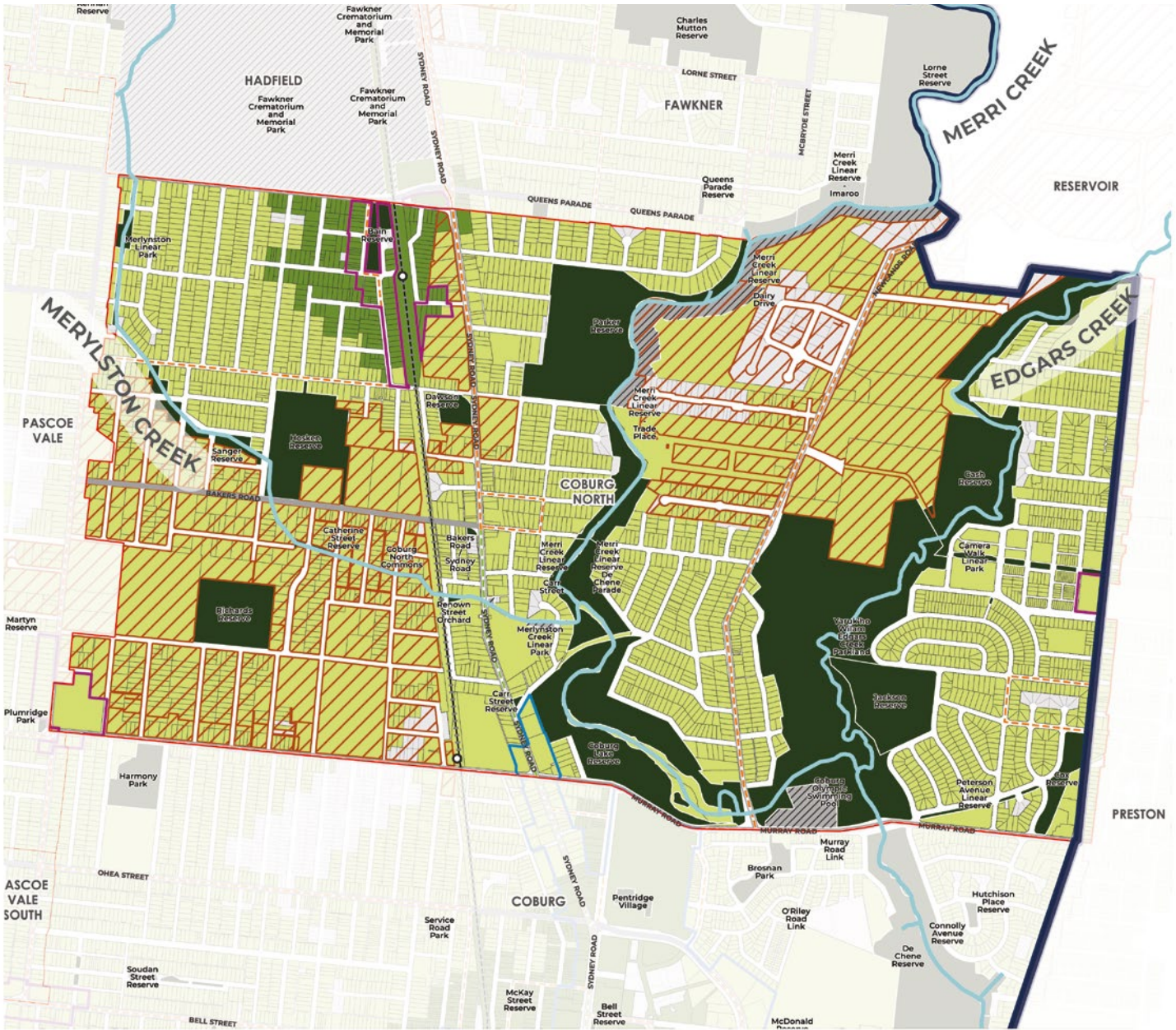
Observations are provided on each gaps analysis which is incorporated into the conclusions and recommended projects identified at the end of this sub-section.

TABLE 2 - OPEN SPACE NETWORK HIERARCHY (COBURG NORTH)					
	Quantity	% of Quantity	Total Area (ha)	% of area vs overall OS	% of area vs suburb area
<b>Definition</b>					
Public Open Space	24	9%	93.12	14.9%	19.2%
Restricted Open Space	4	1%	7.67	1.2%	1.6%
<b>Hierarchy</b>					
Regional	8	3%	69.19	11.1%	14.3%
District	4	1%	22.11	3.5%	4.6%
Neighbourhood	4	1%	1.24	0.2%	0.3%
Local	7	3%	7.98	1.3%	1.6%
Pocket	5	2%	0.27	0.0%	0.1%



TABLE 3 - SUBURB OPEN SPACE FUNCTIONS (COBURG NORTH)

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
11	Merri Creek Linear Reserve - Carr Stree	1.34	Regional	✓	✗	✗	✗	✗	✓	✓	✗	✗	✓	✗	✗	✗	✓
23	Coburg Olympic Swimming Pool	1.88	Local	✗	✗	✓	✗	✗	✓	✗	✓	✗	✗	✗	✗	✗	✗
45	Jackson Reserve	5.23	Regional	✗	✓	✓	✗	✗	✗	✓	✗	✗	✗	✗	✗	✓	✗
69	Bakers Road / Sydney Road	0.05	Pocket	✗	✗	✗	✗	✗	✗	✗	✗	✗	✓	✗	✗	✗	✗
71	Sanger Reserve	1.47	Local	✓	✗	✗	✓	✗	✗	✗	✗	✗	✓	✗	✗	✓	✗
75	Bain Reserve	0.90	Local	✗	✓	✗	✗	✗	✗	✗	✓	✗	✓	✗	✗	✗	✗
77	Cox Reserve	1.51	Local	✗	✓	✗	✓	✗	✓	✗	✗	✗	✓	✗	✗	✗	✗
102	Dawson Reserve	0.79	Local	✗	✗	✗	✗	✗	✓	✗	✗	✗	✓	✗	✗	✗	✗
116	Hosken Reserve	5.72	District	✓	✗	✗	✗	✗	✓	✗	✗	✗	✓	✗	✗	✓	✗
118	Richards Reserve	4.05	District	✗	✓	✓	✓	✗	✗	✗	✓	✗	✓	✗	✗	✓	✗
141	Yarukâ€™ho Wilam Edgars Creek Parl	28.46	Regional	✓	✗	✓	✗	✗	✓	✓	✓	✗	✓	✗	✗	✗	✗
144	Carr Street Reserve	0.05	Pocket	✓	✗	✗	✗	✗	✓	✗	✗	✗	✗	✗	✗	✗	✗
146	Camera Walk Linear Park	0.61	Local	✓	✗	✗	✗	✗	✗	✗	✗	✗	✓	✗	✗	✗	✗
147	Unnamed #29 (Res#1, Danthonia St)	0.02	Pocket	✓	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗
154	Merri Creek Linear Reserve De Chene F	1.92	Regional	✓	✓	✗	✗	✗	✓	✓	✓	✗	✓	✗	✗	✗	✗
158	Peterson Avenue Linear Reserve	0.32	Neighbourhood	✗	✓	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗
172	Parker Reserve	11.70	Regional	✓	✓	✓	✗	✗	✓	✓	✗	✗	✓	✗	✗	✓	✗
183	Cash Reserve	7.29	District	✓	✗	✗	✗	✗	✓	✓	✗	✗	✓	✗	✗	✓	✗
213	Merri Creek Linear Reserve - Trade Plac	0.44	Neighbourhood	✗	✗	✗	✗	✗	✓	✓	✗	✗	✗	✗	✗	✗	✗
214	Merri Creek Linear Reserve - Dairy Driv	5.05	District	✓	✗	✗	✗	✗	✓	✓	✗	✗	✗	✗	✗	✗	✗
217	Unnamed #14	5.70	Regional	✓	✗	✗	✗	✗	✓	✓	✗	✗	✗	✗	✗	✓	✗
220	Spry Street Merri Creek	2.74	Regional	✓	✗	✗	✗	✗	✓	✓	✗	✗	✗	✗	✗	✗	✗
238	Coburg Lake Reserve	12.09	Regional	✓	✓	✗	✓	✗	✓	✓	✓	✗	✓	✗	✗	✗	✗
247	Merlynston Linear Park	0.81	Local	✓	✓	✗	✗	✗	✗	✗	✗	✗	✓	✗	✗	✗	✗
248	Merlynston Creek Linear Park	0.30	Neighbourhood	✗	✗	✗	✗	✗	✓	✓	✗	✗	✗	✗	✗	✗	✗
249	Catherine Street Reserve	0.17	Neighbourhood	✗	✗	✗	✗	✗	✓	✗	✗	✗	✗	✗	✗	✗	✓
250	Renown Street Orchard	0.07	Pocket	✗	✗	✗	✗	✗	✗	✗	✗	✗	✓	✓	✓	✗	✗
260	Coburg North Commons	0.08	Pocket	✗	✗	✗	✗	✗	✗	✗	✗	✗	✓	✗	✗	✗	✓



COBURG NORTH  
DRAWING KEY

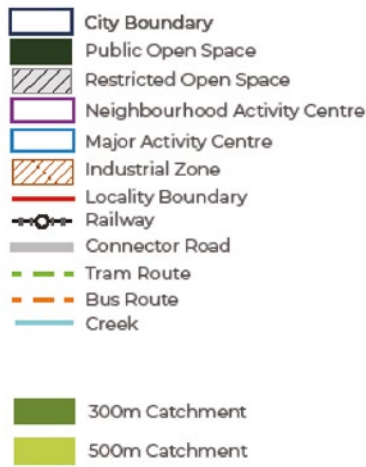
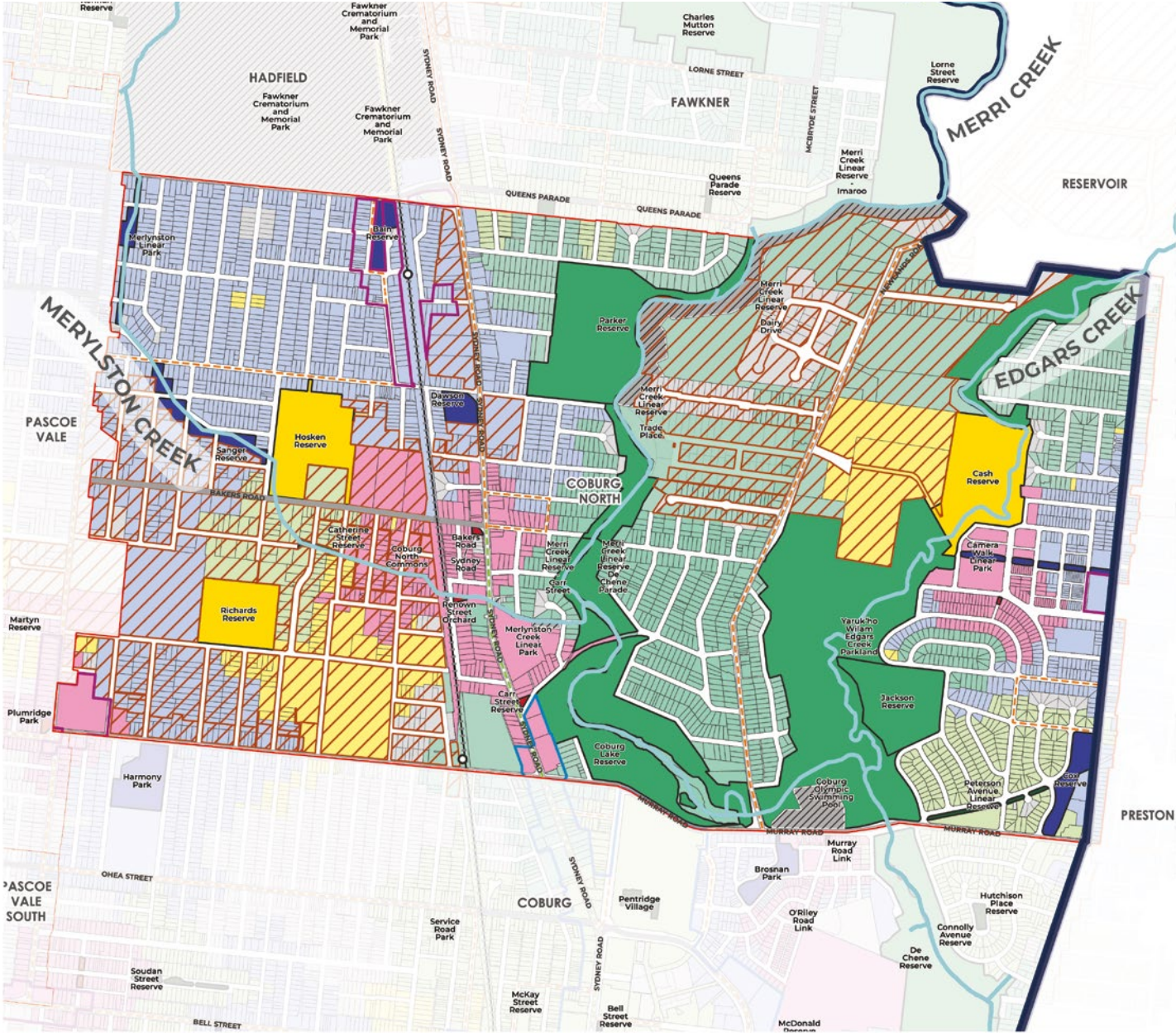


Figure 80. Coburg North Baseline Service Gaps Analysis





- COBURG NORTH  
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)

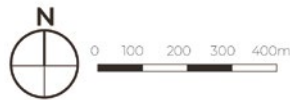
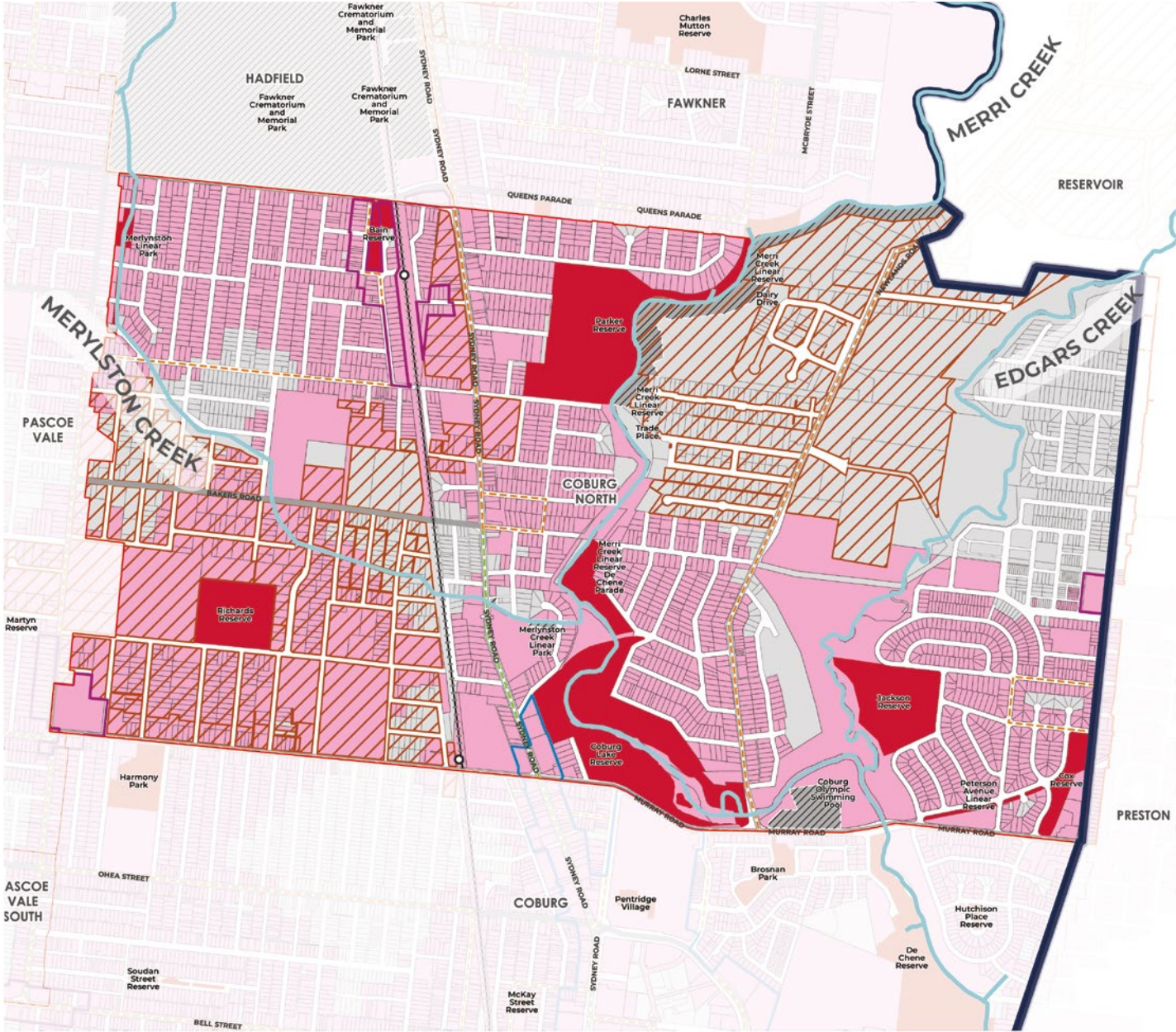


Figure 81. Coburg North Hierarchy Catchment Gaps Analysis



- COBURG NORTH  
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

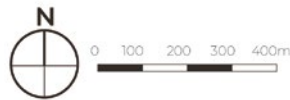
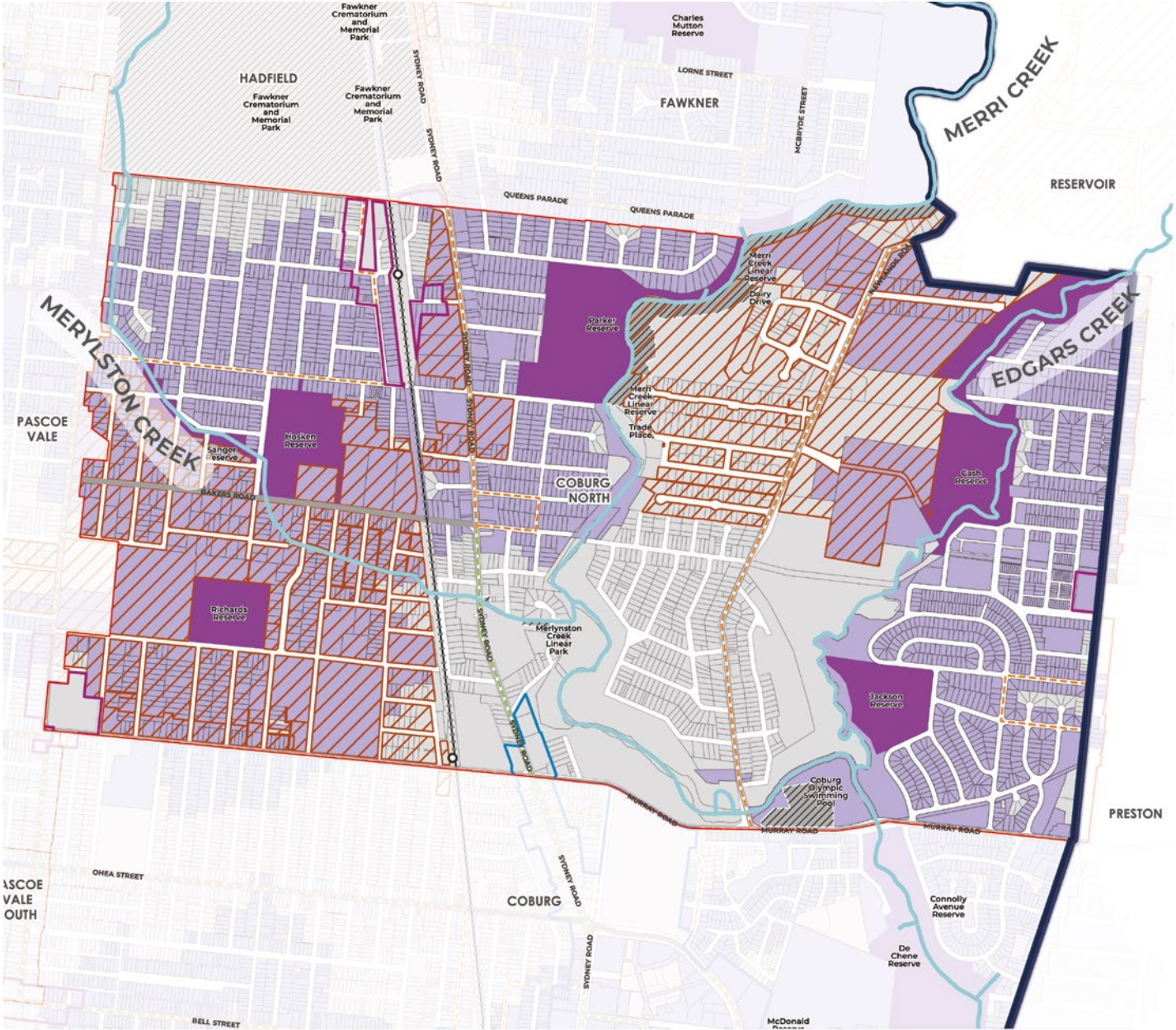


Figure 82. Coburg North Function Gaps Analysis(Play Space)





- COBURG NORTH**
- 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

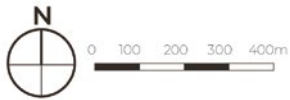
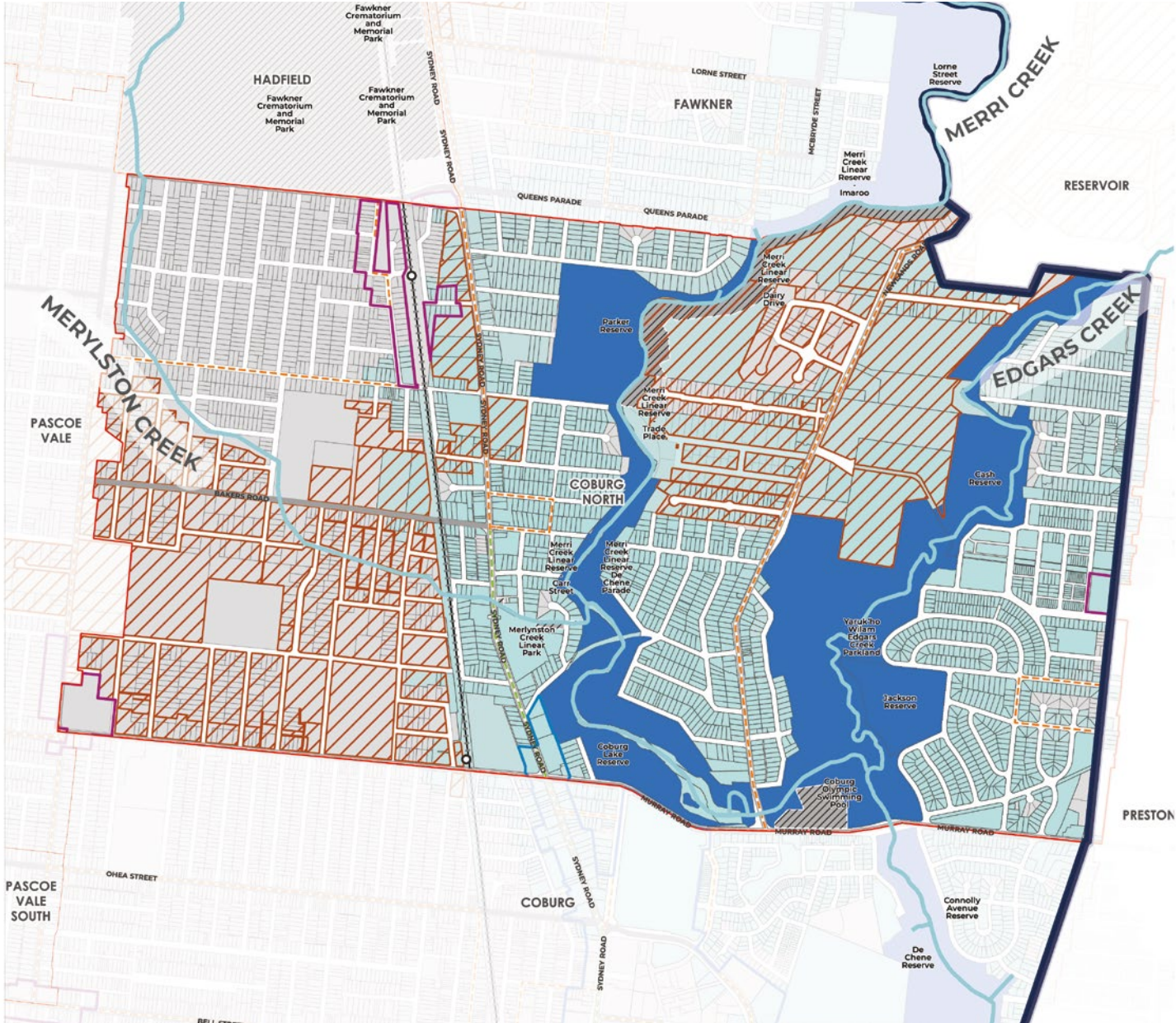


Figure 83. Coburg North Function Gaps Analysis (Dog Park)



- COBURG NORTH**
- 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

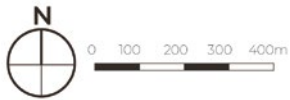


Figure 84. Coburg North Function Gaps Analysis (Creek Corridor)



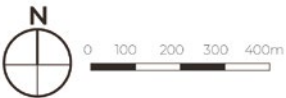
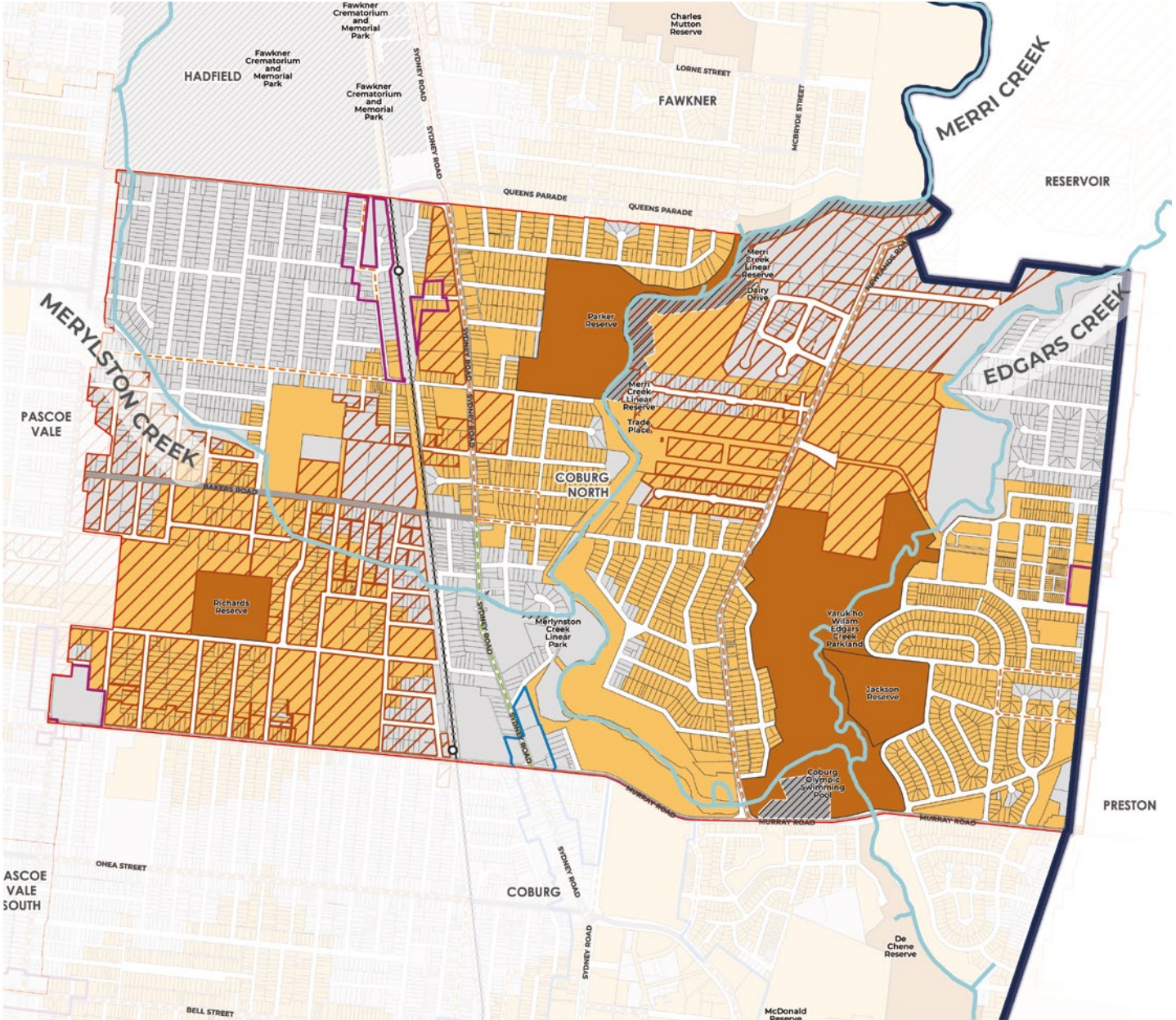


Figure 85. Coburg North Function Gaps Analysis (Formal Sports)

### BASELINE SERVICE OBSERVATIONS

The impact of the regionally significant Merri Creek / Edgars Creek precinct is significant with all residential areas within Coburg North being located within the baseline threshold distances to reach any open space.

The only areas where gaps are present occur in industrial areas where the coarse street grain reduces pedestrian permeability.

### HIERARCHY CATCHMENT OBSERVATIONS

The hierarchy based analysis corroborates the suburbs strong accessibility to open spaces, noting that only a small handful of locations within the suburb occur in a gap area even when the relative scale and associated catchment of each open space is taken into consideration.

### SPECIFIC FUNCTIONS OBSERVATIONS

Specific function analysis identifies gaps areas however for some general open space uses. Play spaces are under provided in the north-east of the suburb and in the west of the suburb, north of Barkers Road. Given the general availability of open spaces throughout the suburb, this presents an opportunity to upgrade existing open spaces to improve their quality and function.

Dog parks are well catered for in the suburb, with the exception of in the south where the Coburg Lake Reserve and Edgars Creek Parklands do not offer dedicated off-lead or fenced areas. Given the scale of both open space assets, opportunity exists to provide an appropriate space within these reserves in the future.



8.5.4. OPEN SPACE CHARACTER AND QUALITIES

Coburg North benefits greatly from the contiguous landscape formed by the network of open spaces along the Merri-Creek and Edgars Creek corridors.

The quality of this corridor is bolstered by significant Regional scale public open spaces such as Coburg lake, Parker Reserve and Edgars Creek Parklands which provide generous landscapes that host a wide range of public open space functions and offer unique benefits.

District scale open spaces include Hosken and Jackson Reserves which provide formal sports offering with co-located play and passive recreation opportunities. While Hosken Reserve is a significant District scale open space that can readily accommodate additional functions to support future community need.

Local open spaces include Cox Reserve and Camera Walk Linear Park which are tailored to cater for the local community often with a focus on passive recreation and play, as well as significant linear spaces such as Sanger Reserve which links Hosken Reserve to Shorts Road following the alignment of Merlynston Creek.

Relatively few (3) Neighbourhood scale spaces occur within Coburg North. Only two of these are publically accessible, being Catherine Street Reserve and Peterson Ave Linear Park. These are currently underdeveloped with minimal functional open space use. Catherine Street Reserve, represents an opportunity to strengthen the Merlynston Creek linear corridor to connect Hosken Reserve and Coburg Lake.

Pocket scale open spaces in Coburg North are generally fragments of a larger linear corridor with Renown Street Orchard and Coburg North Commons both part of the Merlynston Creek corridor.

With the prevalence of open spaces aligning with creek corridors, there is an opportunity to strengthen links and access along these corridors to further link up open spaces, particularly in the suburb's west along the fragmented Merlynston Creek corridor. This will improve access across the suburb to significant existing open space assets and improve the quality of the network of open space fragments in the suburb's west.

TABLE 4 - SUBURB RESIDENT AND WORKER PROJECTED GROWTH (COBURG NORTH)					
	2021	2041	% of Suburb Growth	Growth vs Overall Growth	% Change
Estimated Resident Population	9,182	13,302	4,120	7%	45%
Open Space per resident - sqm/person	109.76	75.77	- 34		-31%
Estimated Worker Population	7,889	15,779	7,890	38%	100%
Open Space per worker - sqm/worker	127.75	63.87	- 64		-50%
Estimated Resident + Worker Population	17,071	29,081	12,010	14%	70%
Open Space per Resident + Worker - sqm/population	59.04	34.66	- 24		-41%

8.5.5. COMMUNITY ENGAGEMENT INPUTS

Coburg North community consultation, captured:

- + A recommendation that Fox C Reserve (Peterson St, Coburg North) would benefit from a fence to improve safety for children, and the playground could use an upgrade.
- + One of the most commonly mentioned off-leash dog park locations and informal sports locations used by survey respondents was Hosken Reserve, Coburg North. There was general dissatisfaction of the function of the dog park as a result of the mixed use with sports clubs. As well, there was a broad desire for Hosken Reserve, Coburg North to be more available for the general public, as perceived as unavailable due to use by the soccer club.
- + A recommendation for a fenced or off-leash dog park between Golf Road and Ronald Street Bridge in Coburg North. It was identified by respondents that there is no fenced off-lead area in Coburg North, East of Sydney Rd. Consideration as been given to dog parks within the identified projects for Coburg North.
- + A recommendation to improve safety of paths for pedestrians particularly on the western side of Merri creek between Golf Rd, Conga Foods building and Kodak bridge in Coburg North.
- + A recommendation for a water play area along Edgars Creek, north of Jackson Reserve in Coburg North. The design and construction of wetland in Jackson Reserve has been a consideration of the identified projects.
- + 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).

8.5.6. FUTURE POPULATION CHANGE AND OPEN SPACE NEEDS

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

Population growth is moderate for the area with an estimated additional 4,120 residents anticipated by 2041. As a proportion of existing population however, this is a significant increase of 45%.

Notably, worker population will be very significant over the same time period doubling by 2041 adding an additional 7,890 workers.

With Coburg MAC located to the south there are less clear destinations for project resident population growth. Worker population growth is anticipated to grow in the west and north-east of the suburb while residential growth will likely favour the south of the suburb and designated activity centres.

At present, Coburg provides a total 59m² of public open space per resident/worker. In 2041, this is anticipated to reduce to 34m² - a reduction of 41% if the existing open space is maintained but a still significant figure well above the municipal average.

8.5.7. FUTURE ANTICIPATED SETTLEMENT PATTERN

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

The bulk of housing (55%) will be delivered as medium density in Coburg North . While 45% of future housing is anticipated to be delivered as higher density dwellings, this equates to a relatively small total of 789 dwellings. across the suburb. Coburg will shift from a dominant low-scale character to a more mixed character with single detached dwellings reducing from 74% of housing stock to 49% of housing stock.

With only 2% of the suburb located within a designated activity centre it is expected that medium density development will be more dispersed throughout the suburb warranting the upgrade of existing underperforming open spaces outside activity centres. Higher density development is anticipated to be focussed in designated activity centres particularly Coburg MAC near Coburg Lake and around Merlynston Station in the north, requiring open spaces in these areas to be of a high quality to meet the needs of a denser resident population.

TABLE 5 - SETTLEMENT PATTERNS AND BUILDING TYPOLOGY (COBURG NORTH)

	2021		2041		Growth
	Total Dwellings	%	Total Dwellings	%	No. of New Dwellings
Separate Dwellings	2,546	74%	2,546	49%	-
Medium Density	837	24%	1,814	35%	977
High Density	65	2%	854	16%	789
Total	3,448	100%	5,214	100%	1,766

TABLE 6 - ACTIVITY CENTRE AREA TO HIGH DENSITY (COBURG NORTH)

Suburb Area (ha)	239	
	Total Area (ha)	% of Suburb Area
Major Activity Centre	1.75	0.36%
Neighbourhood Activity Centre	7.96	1.64%
Total	9.71	2.00%
Total Dwellings (2041)	5,214	
Total High Density Dwellings in Suburb	854	
Total High Density Dwellings in Suburb %	16%	



8.5.8. CONCLUSIONS

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

Coburg North benefits from an extensive open space network currently. Worker and resident population growth will see that open space network increasingly utilised, particularly where they occur in close proximity to designated activity centres.

The quality of open space within the suburb is variable. The Merri Creek / Edgars Creek precinct offers rich and diverse open space experiences. Open spaces in the suburbs west are more fragmented, linked to the Merlynston Creek corridor. While larger spaces such as Hosken Reserve in this area provide high quality space, some of the smaller open spaces are underutilised and will require upgrades to service the growing and worker population in future.

Completing ‘missing links’ in Coburg North, particularly along Merlynston Creek will unlock improved accessibility to the existing open space network, supporting new residents and workers in the west, being able to access the more regional open space assets in the suburb’s east.

With Coburg North anticipated to support 14% of the municipality’s residents and workers within 9% of the municipality’s land area there will be densification of the urban environment. Blessed with 16% of the municipality’s open space, the emphasis of open space projects should be on improving accessibility to existing open space assets and improving the quality of existing open spaces.

8.5.9. OPEN SPACE PROJECT RECOMMENDATIONS

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

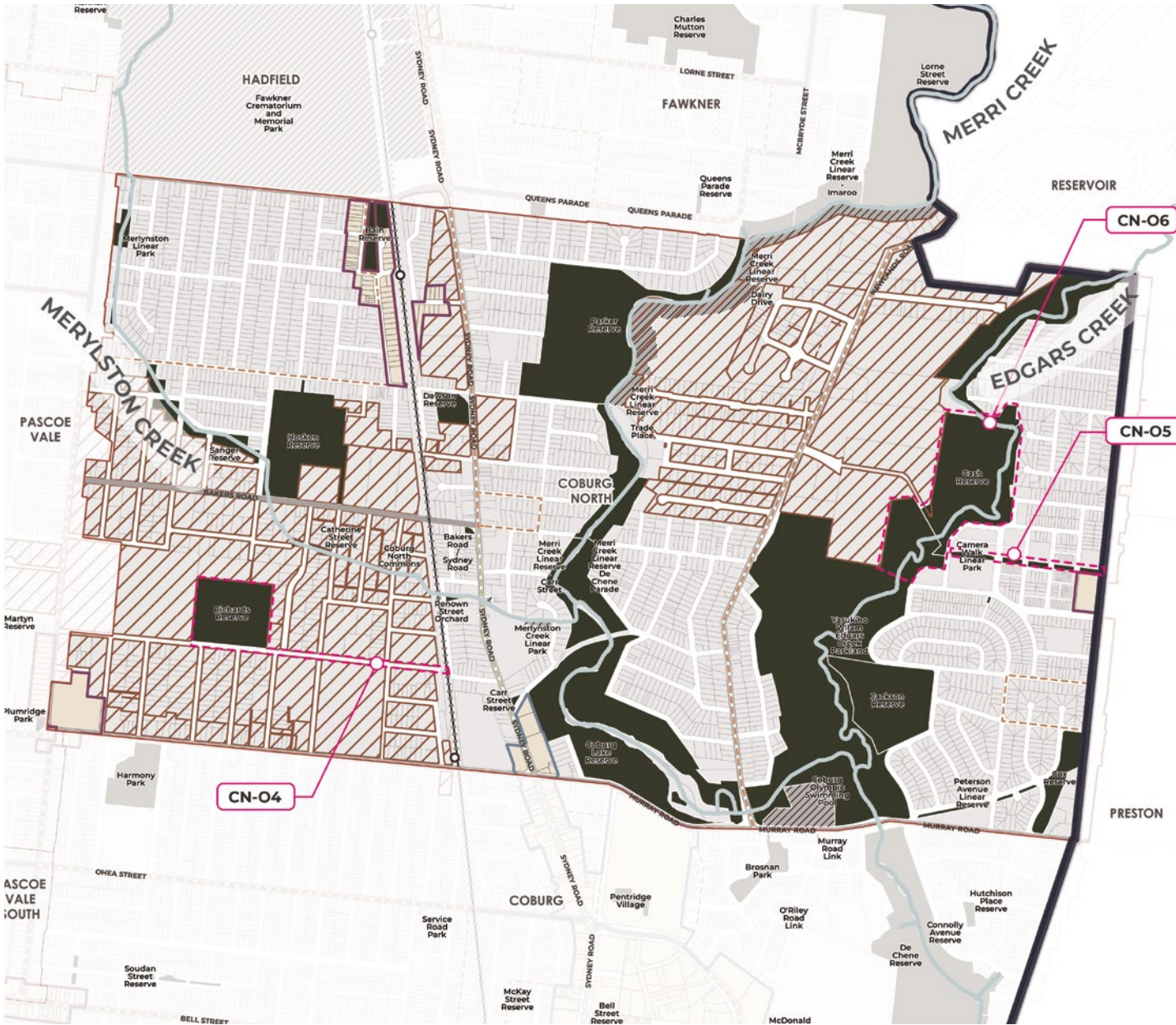
The vision for Coburg North is to improve accessibility to existing open space assets and improving the quality of existing open spaces where they are currently lacking or where future population is anticipated to be directed.

Each project is assigned a priority based on the assessed need. Existing spatial gaps are identified as a priority in order to realise an equitably distributed open space network that benefits all residents and workers. Specific needs gaps responding to identified community desires are also prioritised as these identify a latent demand for a certain open space offering substantiated by both analysis and community feedback.

In Coburg North, key recommendations include:

- + New Pocket scale land acquisitions to link existing fragments of the Merlynston Creek corridor and improve connectivity to Hosken Reserve and Coburg Lake.
- + Improve accessibility to Richards Reserve to service the significant growth in worker population and link east towards Coburg Lake Reserve.
- + Provide upgrades to existing open spaces which provide limited open space function to support future population.
- + Provide new playgrounds in the north-east, and the west of the suburb north of Barkers Road.

Table 7 - SUMMARY OF CHANGE (COBURG NORTH)		
	Suburb Based	Municipality Based
<b>Projected Growth and Demand</b>		
Projected Growth (Residents + Workers) and %	12,010	14%
Total Suburb Area (sqm) and %	4,849,691.12	9%
<b>Existing Open Space Supply</b>		
Total Existing OS Area		1,007,856.98
Total Existing OS Area as % of Suburb		21%
Total Existing OS Suburb Area vs OS Municipality Area		16%
<b>Projected High Density Settlement Pattern</b>		
Projected High Density Dwellings and %	854	16%
Total Area (sqm) of Activity Centres (Major and Neighbourhood)	97,076	2.00%



COBURG NORTH  
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

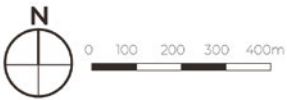


Figure 86. Coburg North Open Space Key Recommendation



8.5.10. COBURG NORTH 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
CN01	Coburg Lake	Upgrade and enhancement of De Chene Reserve Playground including Doug Hill playground and upgrade and enhance-ment of Coburg Lake with NRM focus.	Coburg North	H	N	N	Y	Y	N	Y	\$\$\$
CN02	New Dedicated Dog Park in Coburg	Construct dedicated dog park.	Coburg North	M	N	N	Y	N	N	N	\$
CN03	Merlynston Tennis Club	Renew en-tout-cas courts at Merlynston Tennis Club.	Coburg North	M	N	N	Y	N	N	N	\$
CN04	Charles Street	Improve accessibility to Richards Reserve along Charles Street east to the rail line and through to Coburg Lake Reserve.	Coburg North	M	N	N	Y	N	Y	N	\$
CN05	Camera Walk Linear Park	Improvements to the open space includ-ing upgrades to exercise equipment and addition of a play space to address gap.	Coburg North	M	N	N	N	Y	N	Y	\$
CN06	Cash Reserve	Function upgrades, including design and construction of wetland improving the quality of the open space by providing additional irrigation for the sports field and providing a publicly accessible raing-arden / swale for public enjoyment and additon of playground with an upgrade and enhanced focus on nature play.	Coburg North	M	N	N	Y	Y	N	N	\$\$\$
CN07	Edgars Creek	Improvments to Edgars creek corridor and reserve, including upgrade to existing NRM, re-naturalisation of concrete section of the creek, design and delivery of pedestrian linkages and land acquisition.	Coburg North	M	N	N	Y	Y	Y	N	\$\$\$
CN08	Parker Reserve	Land ownership resolution, upgrade pa-vilion, public toilets, play ground, car park, path improvements, restore Dairy Drive wetland, install a renewed multi-purpose field and sports field lighting (min 100 lux)	Coburg North	H	N	N	Y	Y	N	N	\$\$\$
CN09	Cox Reserve	Create a Community Garden at Cox Reserve and Newlands Community House.	Coburg North	M	N	N	Y	N	N	N	\$
CN10	Jackson Reserve	Playground upgrade and design and construction of wetland for stormwa-ter treatment to improve the quality of public open space by creating new publicly accessible habitat, walking tracks, access to nature and biodiversity.	Coburg North	M	N	N	Y	Y	N	N	\$\$\$
CN11	Edgars-Kodak	New Local Park including a 'local' play-ground and park renewal, shelter, taps, bbq, etc (more facilities thant a 'small local' with largely just a playground).	Coburg North	H	N	N	Y	Y	N	Y	\$\$\$
CN12	Sanger Reserve	Upgrade and enhancement of existing playground and up-grade exercise equipment.	Coburg North	L	N	N	Y	N	N	N	\$\$\$
CN13	Hosken Reserve	Upgrade and enhancement of existing playground.	Coburg North	L	N	N	Y	N	N	N	\$\$\$
CN14	Merlynston Linear	Upgrade and enhancement of existing playground.	Coburg North	L	N	N	Y	N	N	N	\$
CN15	Bain Reserve	Land acquisition from VicTrack to retain Bain Reserve parkland.	Coburg North	H	Y	Y	N	N	Y	Y	\$\$\$



8.6. OAK PARK

8.6.1. INTRODUCTION

Oak Park is a 2km<sup>2</sup> suburb located within the north-west of the municipality. Adjoining suburbs include Glenroy, Pascoe Vale and Essendon Fields. The suburb boundaries of Oak Park are irregular but are generally defined by the Moonee Ponds Creek to the west, Devon Road to the south, Watt Avenue to the east and Victoria, St, Kiama St and Hillcrest Road to the north. Topographically, Oak Park slopes down from higher ground in the east to the Moonee Ponds Creek corridor in the west.

Oak Park was part of the John Pascoe Fawcner Estate and is predominated by low-scale residential development that was constructed in the post-war period (50-60's). Development in Oak Park was slow before this prior to the arrival of Oak Park railway station which opened in 1956.

Change has been incremental in the suburb with the historic low-scale residential character predominating.

Clause 2.03 – Strategic Directions of the Merri-bek Planning Scheme identifies two activity centres within Oak Park. This is the Snell Grove Neighbourhood Activity Centre and the Winifred Local Activity Centre.

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

Oak Park benefits from adjacency to the regionally significant Moonee Ponds Creek and trail which provides access to a linear open space corridor connecting a

network of large and small open spaces both within and beyond the suburb.

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

TABLE 1 - SUBURB OVERVIEW (OAK PARK)	
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 87. Oak Park Existing Network

8.6.2. EXISTING OPEN SPACE NETWORK

Table 1 identifies a total of 13 open spaces within the suburb of Oak Park, amounting to a combined total area of 27.6 hectares of open space. This represents approximately 13% of the total land area of the suburb.

Nine (9) 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).

Seven (7) of the open spaces are located along or adjacent to the Moonee Ponds Creek Corridor precinct, which provides a network of linked open spaces stretching north and south into adjoining suburbs.

Distribution of open space within Oak Park is heavily skewed to Moonee Ponds Creek with only 14% of the open space within the suburb located outside of this precinct.

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.

8.6.3. 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 (OAKPARK)					
	Quantity	% of Quantity	Total Area (ha)	% of area vs overall OS	% of area vs suburb area
<b>Definition</b>					
Public Open Space	13	5%	28.30	4.5%	13.7%
Restricted Open Space	0	0%	0.00	0.0%	0.0%
<b>Hierarchy</b>					
Regional	5	2%	23.42	3.7%	11.3%
District	0	0%	0.00	0.0%	0.0%
Neighbourhood	5	2%	1.89	0.3%	0.9%
Local	2	1%	2.92	0.5%	1.4%
Pocket	1	0%	0.07	0.0%	0.0%



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
55	Narre Narre	1.13	Local	✗	✓	✓	✗	✗	✗	✗	✗	✗	✓	✗	✗	✗	✗
57	Oak Park Sports Centre	6.10	Regional	✗	✓	✓	✗	✗	✗	✗	✗	✗	✓	✗	✗	✗	✗
64	Stevenson Reserve	0.28	Neighbourhood	✗	✓	✗	✗	✗	✗	✗	✗	✗	✓	✗	✗	✗	✗
78	Father Gavan Fitzpatrick Reserve	0.17	Neighbourhood	✗	✓	✗	✗	✗	✓	✗	✗	✗	✓	✗	✗	✗	✗
90	Joe Mallia Reserve	0.07	Pocket	✗	✗	✗	✗	✗	✗	✗	✗	✗	✓	✗	✗	✗	✓
91	John Vandelloo Reserve	0.39	Neighbourhood	✓	✓	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗
117	Rayner Reserve	1.79	Local	✗	✓	✓	✓	✗	✗	✗	✗	✗	✓	✗	✗	✓	✗
139	Bryant Family Reserve	2.34	Regional	✓	✓	✗	✓	✗	✓	✓	✗	✗	✓	✗	✗	✗	✗
140	Devereaux Street	3.74	Regional	✓	✗	✗	✗	✗	✓	✓	✗	✗	✗	✗	✗	✗	✗
142	Ethel Street Reserve	0.52	Neighbourhood	✓	✗	✗	✗	✗	✓	✓	✗	✗	✗	✗	✗	✗	✗
170	John Pascoe Fawkner	10.33	Regional	✓	✓	✓	✗	✗	✓	✓	✗	✗	✓	✗	✗	✓	✗
218	Moonee Ponds Creek Linear Park - Joh	0.53	Neighbourhood	✓	✗	✗	✗	✗	✓	✓	✗	✗	✗	✗	✗	✗	✗
232	Unnamed #15	0.91	Regional	✗	✗	✗	✗	✗	✗	✓	✗	✗	✓	✗	✗	✗	✗

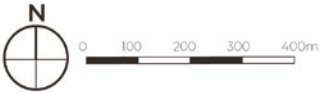
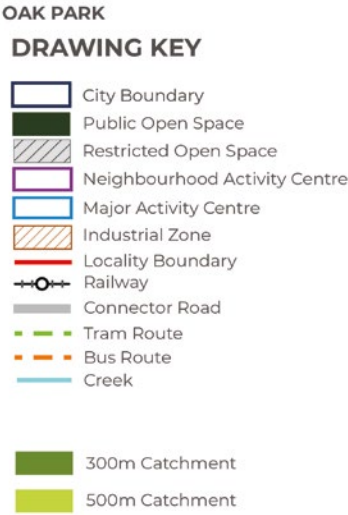


Figure 88. Oak Park Baseline Service Gaps Analysis





#### OAK PARK 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)

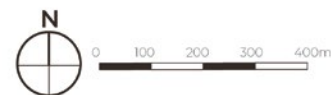
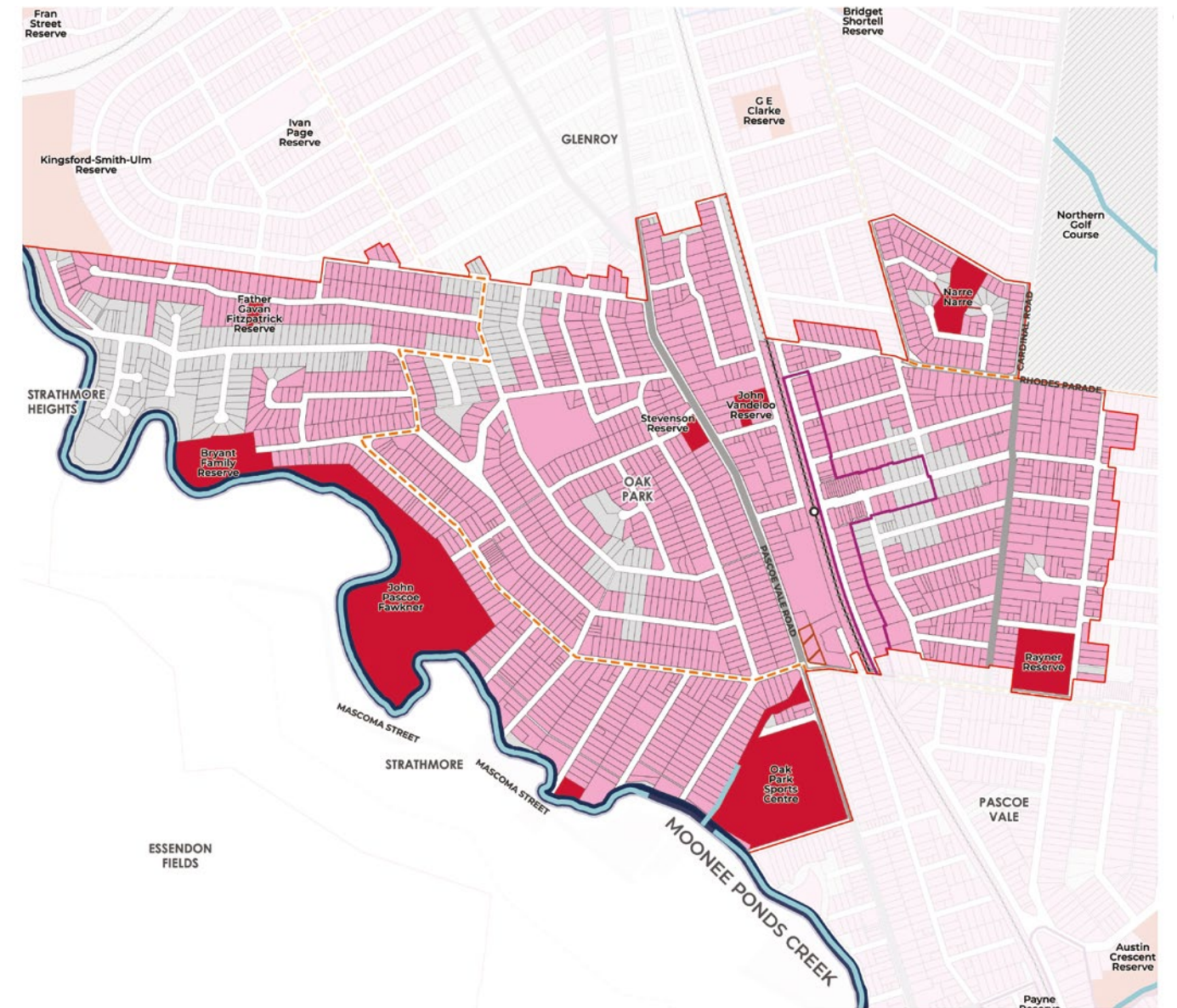


Figure 89. Oak Park Hierarchy Catchment Gaps Analysis



#### OAK PARK 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

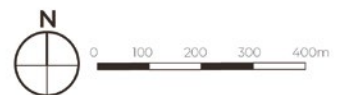


Figure 90. Oak Park Function Gaps Analysis (Play Space)



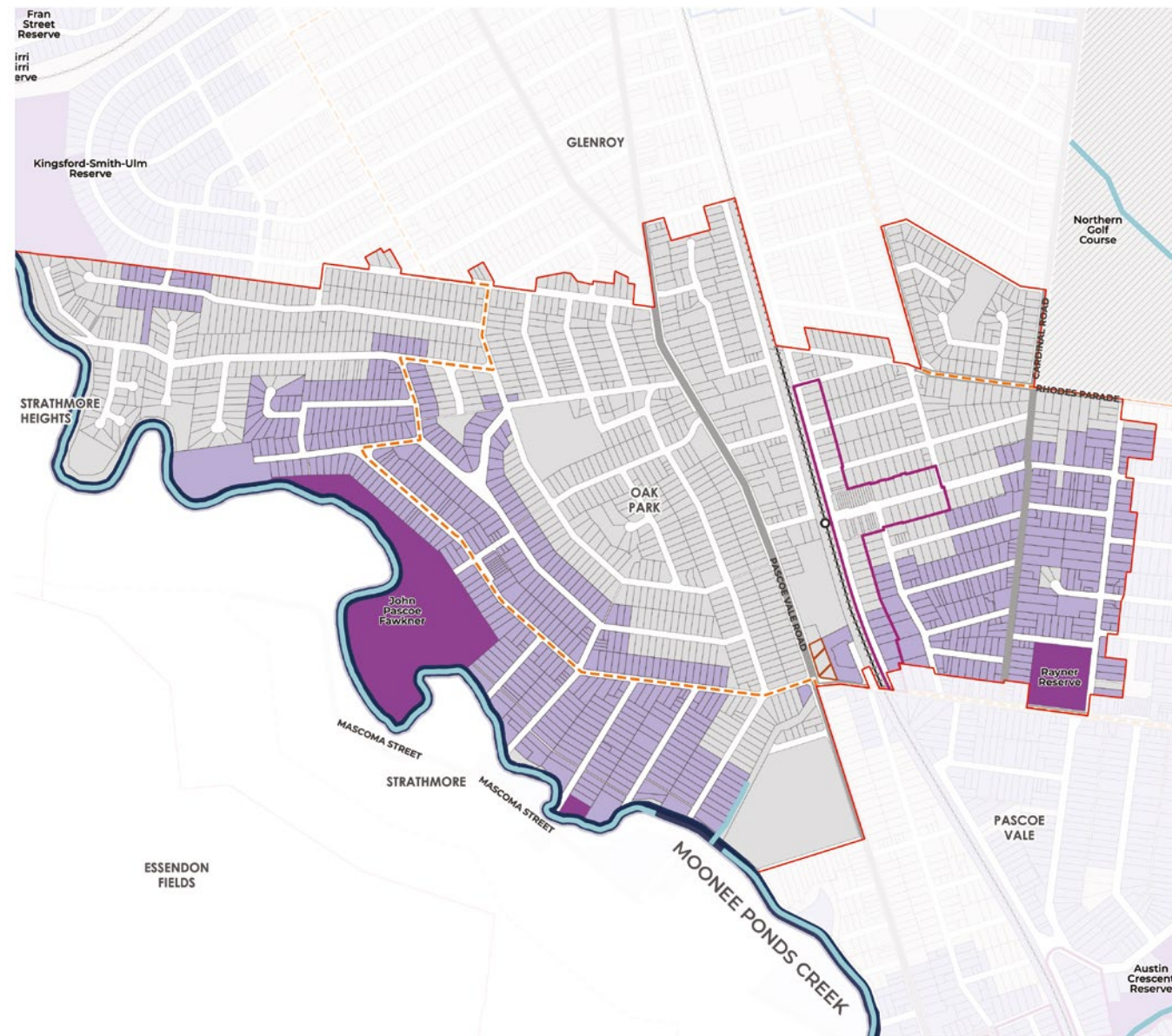


Figure 91. Oak Park Function Gaps Analysis (Dog Park)

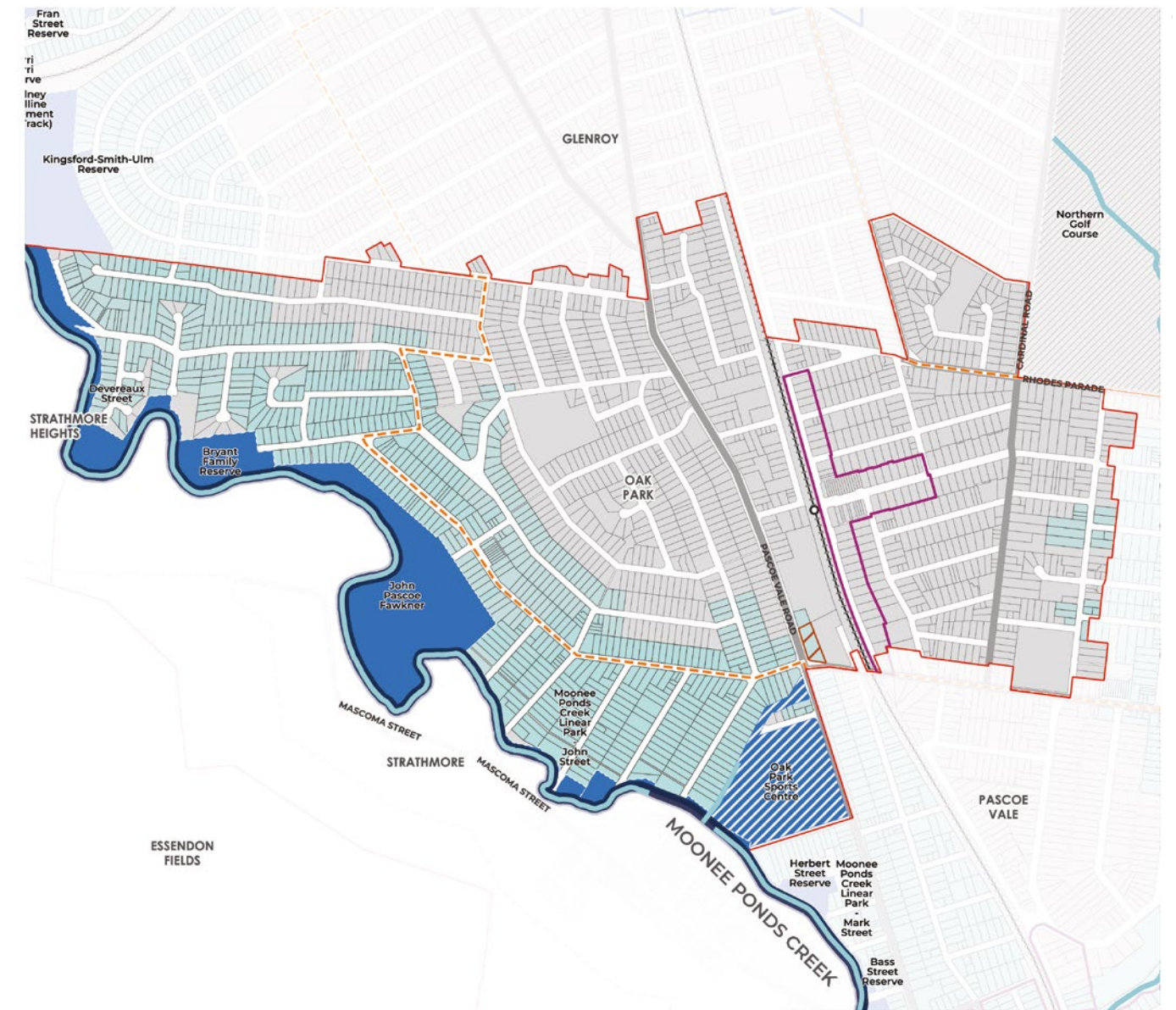
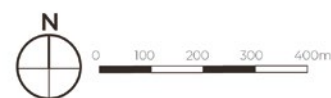
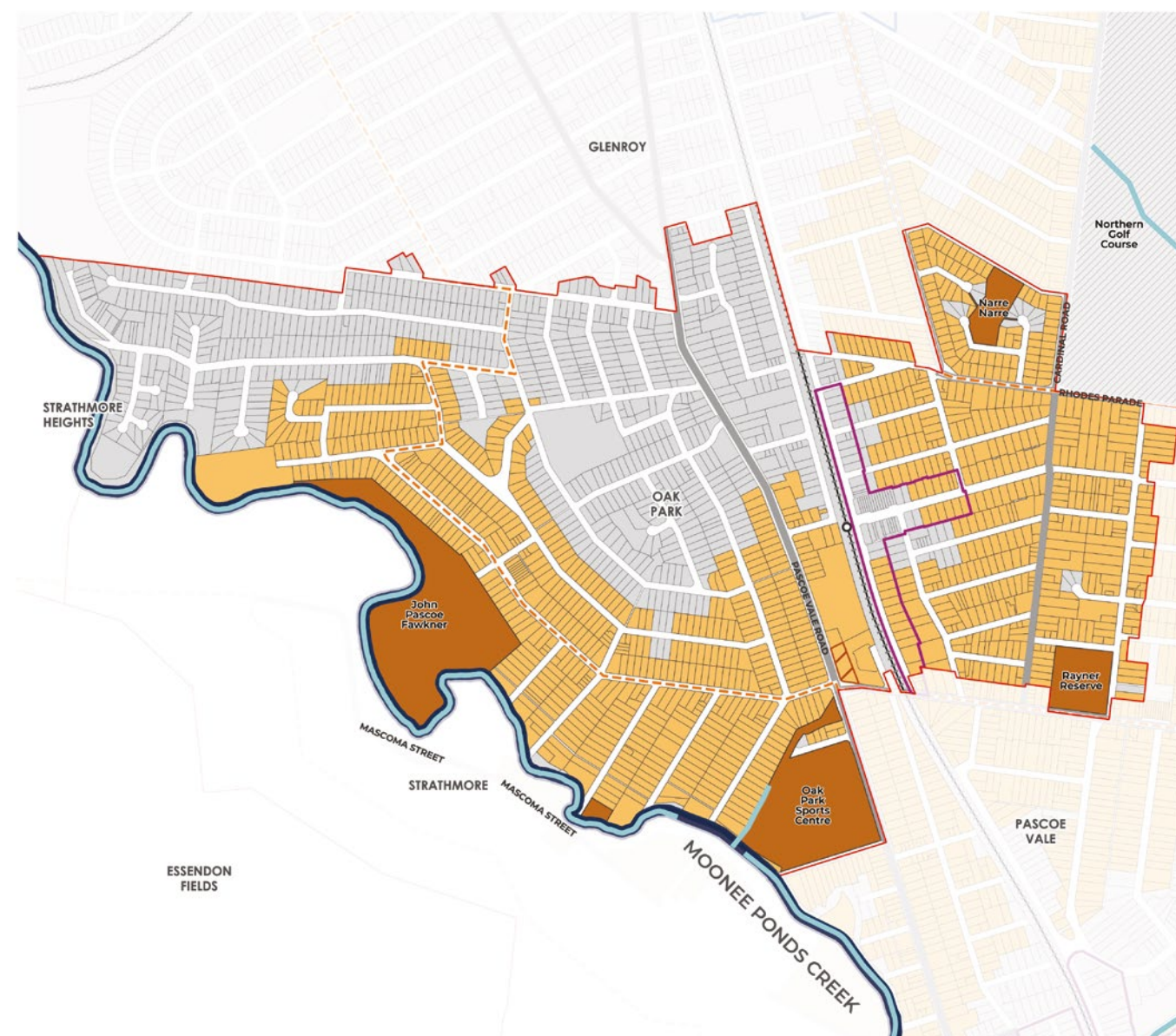


Figure 92. Oak Park Function Gaps Analysis (Creek Corridor)





## BASELINE SERVICE OBSERVATIONS

Baseline accessibility to any open space is generally good in the west of the suburb where the network of open spaces along Moonee Ponds Creek is located. Gap areas appear in the suburb's north abutting Glenroy and at the southern end of the Snell Grove NAC.

## HIERARCHY CATCHMENT OBSERVATIONS

These gap areas are more clearly identifiable when hierarchy based catchments are applied, with the centre and east of the suburb serviced by smaller open spaces.

Gap areas are clearly identified in the north of the suburb adjoining Glenroy and on the east side of Oak Park Station. With these gap areas corroborated through both analysis, there is a potential need to provide additional open space in these gap areas to support the suburb's growing population.

## 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 are also identified for play spaces, while Oak Park has a significant gap in the provision of off-lead or fenced dog areas. With only two locations at Rayner Reserve and John Pascoe Fawcner Reserve, the centre and north of the suburb has no proximate dog park facilities. , This presents an opportunity to upgrade existing open spaces to address function specific gap needs.

## 8.6.4. OPEN SPACE CHARACTER AND QUALITIES

Oak Park benefits from a range of open spaces from larger reserves along the Moonee Ponds Creek to local community parks in residential surrounds.

The seven open spaces within Oak Park that contribute to the Moonee Ponds Creek corridor precinct are of a range of sizes. John Pascoe Fawcner Reserve (Regional), Bryant Family Reserve (District) and Oak Park Sports Centre (District) are the major green spaces offering a wide variety of open space uses from formal sports, play, nature conservation and passive recreation. Connecting these spaces are a series of smaller, linear reserves following the creek corridor such as Ethel and John Street Reserves and Deveraux Street Reserve which primarily function as nature conservation and creek corridor buffers with some passive recreation value.

An important observation is the incomplete nature of the Moonee Ponds Creek Trail on the Oak Park side of the creek which limits accessibility to larger open spaces along this corridor. Opportunity exists to extend a sealed shared path along the east side through existing open space to leverage existing open space assets in servicing future population.

Away from the Moonee Ponds Creek, Oak Park is serviced by a series of Neighbourhood, Local and Pocket Spaces.

Narre Narre and Rayner Reserve are Local scale parks in the suburb's east providing a formal and informal sports opportunities in addition to play and passive recreation.

Neighbourhood spaces include Stevenson Reserve and John Vandelloo Reserve which offer local play space and passive recreation opportunities.

A single Pocket sized space is provided in Oak Park, Joe Mallia Reserve which provides limited passive recreation value, comprising mainly of a large tree, memorial and mown grass.

Figure 93. Oak Park Function Gaps Analysis (Formal Sports)



8.6.5. COMMUNITY ENGAGEMENT INPUTS

Oak Park community consultation, captured:

- + Oak Park Reserve, Oak Park was one of the most common formal sports fields / facilities used by the survey respondents.
- + More than half of those who participate in formal sport said they were dissatisfied with the facilities provided, in particular sports field lighting. Sports field lighting was a consideration within identified projects.
- + 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%).

8.6.6. FUTURE POPULATION CHANGE AND OPEN SPACE NEEDS

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

Population growth is anticipated to be incremental in Oak Park with 972 new residents anticipated to 2041. This represents a 13% increase in the population over the time period.

Interestingly, worker population is anticipated to contract by 211 workers to 428 workers.

At present, Oak Park provides a total 33.5m² of public open space per resident/worker. In 2041, this is anticipated to reduce to 30.6m² - a reduction of 8% if the existing open space is maintained.

TABLE 4 - SUBURB RESIDENT AND WORKER PROJECTED GROWTH (OAK PARK)					
	2021	2041	% of Suburb		
			Growth	Growth vs Overall Growth	% Change
Estimated Resident Population	7,610	8,582	972	2%	13%
Open Space per resident - sqm/person	37.18	32.97	- 4		-11%
Estimated Worker Population	639	428	- 211	-1%	-33%
Open Space per worker - sqm/worker	442.82	661.79	219		49%
Estimated Resident + Worker Population	8,249	9,010	761	1%	9%
Open Space per Resident + Worker - sqm/population	34.30	31.41	- 3		-8%

TABLE 5 - SETTLEMENT PATTERNS AND BUILDING TYPOLOGY (OAK PARK)					
	2021		2041		Growth
	Total Dwellings	%	Total Dwellings	%	No. of New Dwellings
Separate Dwellings	1,590	55%	1,590	47%	-
Medium Density	1,286	45%	1,740	52%	454
High Density	13	0%	37	1%	24
Total	2,889	100%	3,367	100%	478

8.6.7. FUTURE ANTICIPATED SETTLEMENT PATTERN

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

It is noted that medium density dwellings (units and townhouses up to 2-storeys make up 45% of the existing housing stock, suggesting medium density development is already distributed widely through the suburb.

The balance of medium density development in Oak Park will increase to 57% with 47% of housing stock remaining as separate dwellings. Higher density development is not likely to occur in Oak Park with less than 1% of new development anticipated to be of this typology.

With only 3% of the suburb within a designated activity centre and a significant amount of medium density development already present across Oak Park, it is considered that the future population will be dispersed across the neighbourhood supporting upgrades of the existing open space to improve accessibility, function and quality.

The Snell Grove NAC will likely receive some additional density warranting the upgrade of nearby open spaces.

8.6.8. CONCLUSIONS

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

Oak Park is anticipated to support 1% of the municipality's future residents and workers while occupying 4% of the municipality's land area.

The area enjoys a proportionate amount of open space with 4% of the municipality's open space located in the suburb.

Gaps analysis reveals this open space is unevenly distributed with the vast majority of it being located within the west of the suburb. Service gaps to basic open space functions such as play spaces and dog parks exist in the centre and north of the suburb as a result.

While population growth is moderate, new open spaces will be needed to meet the needs of the growing community, particularly close to the Snell Grove NAC which is located in a gap area and is likely to see a greater share of future development.

Linkages along the eastern side of the Moonee Ponds Creek corridor are incomplete and limit the ability to better utilise existing open space assets and connect them into the wider Moonee Ponds Creek corridor network. This should be addressed in future projects to encourage greater use of these spaces both from within and beyond the suburb.

TABLE 6 - ACTIVITY CENTRE AREA TO HIGH DENSITY (OAK PARK)		
Suburb Area (ha)	239	
	Total Area (ha)	% of Suburb Area
Major Activity Centre	0.00	0.00%
Neighbourhood Activity Centre	6.01	2.90%
Total	6.01	2.90%
Total Dwellings (2041)	3,367	
Total High Density Dwellings in Suburb	37	
Total High Density Dwellings in Suburb %	1%	

Table 7 - SUMMARY OF CHANGE (OAK PARK)		
Projected Growth and Demand	Suburb Based	Municipality Based
Projected Growth (Residents + Workers) and %	761	1%
Total Suburb Area (sqm) and %	2,072,770.92	4%
Existing Open Space Supply		
Total Existing OS Area	282,967.96	
Total Existing OS Area as % of Suburb	14%	
Total Existing OS Suburb Area vs OS Municipality Area	5%	
Projected High Density Settlement Pattern		
Projected High Density Dwellings and %	37	1%
Total Area (sqm) of Activy Centres (Major and Neighbourhood)	60,054	2.90%



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

Gap areas do exist within the suburb due to the distribution of open space mainly along the suburb's western edge. Additional open space is required to service these gap areas, in the north and near the NAC where increased future densities are anticipated.

- + New Neighbourhood scale open space in the north to address an existing gap area in both Oak Park and Glenroy.
- + New Pocket scale open space to the east of the Snell Grove NAC to service increased density in the activity centre and address an existing gap area.
- + Improve accessibility and connectivity between open spaces along the east side of Moonee Ponds Creek through constructing a continuous pedestrian/shared path between
- + Investigate opportunities to strengthen the creek corridor near Horseshoe Bend.





8.6.10. OAK PARK 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
OP01	Ethel Street Reserve	Provide play space and dog off-lead space in space between Ethel Street and Gregory Street.	Oak Park	H	N	N	N	Y	N	Y	\$\$\$
OP02	John Pascoe Faw-kner Reserve	Improvements to John Pascoe Faw-kner including playground upgrade, nature playand and informal sports opportunities to nursery corner end of Reserve, design and construction of WSUD stormwater treatement system, and provide improved lighting, signage and safety provision, upgrade of playing field including levelling and turf renewal, new drainage, new irrigation system, sports field lighting (100 LUX).	Oak Park	M	N	N	Y	Y	Y	Y	\$\$\$\$
OP03	Father Gavan Fitzpatrick Reserve	Upgrade and enhancement of existing playground.	Oak Park	H	N	N	Y	N	N	N	\$\$
OP04	Bryant Family Reserve	Improving the quality of public open space by creating new publicly accessible habitat, walking tracks, access to nature and biodiversity. Including improvements to creek corridor habitat, seating, table and shelter facilities, upgrade of existing playground and desing and construction of wetland (stormwater treatement).	Oak Park	M	N	Y	N	N	N	Y	\$\$\$\$
OP05	New Neighbourhood Park 1 in Oak Park	Deliver a new Neighbourhood Space to address northern gap area. This open space will be multi-functional and provide a play space and potential dog space	Oak Park	M	Y	N	N	Y	N	N	\$\$\$\$
OP06	John Vandeloo Reserve	Upgrade park as multi-functional park space with community uses, including upgrade and enhancement of existing playground. Remove fence to Community Hall and improve interface. Expand seating, shelter and BBQ facilities. Explore community garden and community uses.	Oak Park	M	N	N	N	Y	N	Y	\$\$
OP07	New Pocket Park 1 in Oak park	Deliver a Pocket park space to address the gap area to the east o fthe Oak Park NAC and provide a small scale open space within close proximity to the Oak Park NAC. Should include play space and opportunities for passive recreation	Oak Park	M	Y	N	N	Y	N	Y	\$\$\$\$
OP08	Oak Park Reserve	Improvements to Oak Park including playground upgrade, upgrade to playing field including levelling and turf renewal, new drainage, new irrigation system, sports field lighting (min 100 lux) and installation of a AFL/cricket field.	Oak Park	M	N	N	Y	N	N	N	\$\$\$\$
OP09	Naree Naree	Upgrade and enhancement of existing playground.	Oak Park	M	N	N	Y	N	N	N	\$\$\$
OP10	Stevenson Reserve	Upgrade and enhancement of existing playground	Oak Park	L	N	N	Y	N	N	N	\$\$
OP11	Rayner Reserve	Upgrade playing field - levelling and turf renewal, new drainage, new irrigation system, sports field lighting (min 100 lux)	Oak Park	M	N	N	Y	N	N	N	\$\$\$\$



8.7. GLENROY

8.7.1. INTRODUCTION

Glenroy is a 8.9km<sup>2</sup> suburb located within the north-west of the municipality. Adjoining suburbs include Broadmeadows, Jacana, Gladstone Park, Gowanbrae, Oak Park, Hadfield and Fawkner. The suburb boundaries of Glenroy are irregular but are generally defined by the Western Ring Road in the north, Moonee Ponds Creek in the west, Rhodes Parade and Victoria Street in the south and West Street and the Upfield Rail Corridor in the east. Topographically, Glenroy rises to the north and falls to the south and to the west forming the Jacana Valley parklands around Moonee Ponds Creek.

Post-European settlement of Glenroy started with pastoral farming in the 1830's. Most residential development occurred in the 1950's post-war period which saw significant development by the state's Housing Commission alongside private housing and the growth of shops and services along Pascoe Vale Road and Whitesheaf Road.

Clause 2.03 – Strategic Directions of the Merri-bek Planning Scheme identifies one major or neighbourhood activity centre within Glenroy - being the Glenroy Major Activity Centre.

While there are no specific overlays or local policy addressing the development of the Glenroy MAC, local and state policy identifies the activity centre as a focal point for supporting increased densities and growth into the future.

Significant features within Glenroy include the Jacana Valley Wetlands, Moonee Ponds Creek and Western Ring Path which create a network of linked open spaces around the suburb's periphery. The Northern Golf Course is a significant private golf course within the south of the suburb that contains a portion of Weestbreen Creek through it and includes remnant native vegetation. The Northern Memorial Park also occupies a significant section of the north-east of the suburb alongside Melbourne Water retention basin assets near the Hume Highway and Metropolitan Ring Road.

The Glenroy Hub is an important community facility within the suburb. Colocated with Bridget Shortell and adjacent to the Glenroy MAC it will be a key community asset into the future.

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

TABLE 1 - SUBURB OVERVIEW(GLENROY)	
Total Suburb Area - sqm	8,923,982.22
% of Suburb Area vs Municipality Area	17%
Open Space Profile	
No. of Open Space	36
Total Open Space Area - sqm	1,766,711.02
% of suburb open space vs all open space	28%
% of suburb open space area vs suburb area	20%
Demographic Profile	
Resident Population (2021) - persons	24,770
Worker Population (2021) - persons	4,686
Open Space per resident + worker - sqm/person	59.98
<i>*Total open space area includes all public open space, restricted open space</i>	