

PUBLIC OPEN
SPACE PLAN
2016-2031

TECHNICAL REPORT



Banyule
CITY COUNCIL

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Appendix 1 – Banyule Open Space Strategy Levy April 2016

1. INTRODUCTION

Prior to drafting the Banyule Public Open Plan, a significant amount of background work was undertaken in order to gather relevant information, get an understanding of relevant State policies and resulting projected growth patterns and gather information from residents about their needs, as well as their hopes and aspirations for Banyule's public open space.

Once this information was obtained a considerable amount of analysis was required. This technical report is a summary of the background information gathered and analysis undertaken during the preparation of the Public Open Space Plan.

2. REVIEW OF 2007 PUBLIC OPEN SPACE STRATEGY

Since the Council adopted its Public Open Space Strategy in 2007, a number of initiatives have occurred which can be directly linked to that Strategy. A summary of these is as follows.

2.1 Co-ordinated Open Space Planning

One of the key strategies utilised by Council to ensure that open space planning is done in a co-ordinated way is to prepare masterplans for reserves, prior to undertaking any major developments. This approach has enabled substantial community consultation to occur to enable the community to help Council to set a clear medium to longer term vision, for a specific reserve. Council is then able to proceed to invest resources into a reserve with confidence that it has the support of the community and that it will be done in a co-ordinated logical way.

Since the adoption of its 2007 public open space Strategy Council has prepared masterplans for the following parks and reserves. A number of these have directly resulted in substantial investments being made in these parks and reserves.

- Buna Reserve (Heidelberg West)
- Price Park (View Bank)
- NJ Telfer Reserve, including the Morwell Avenue Power Easement (Watsonia)
- Darebin Parklands (Ivanhoe/Alphington) – this masterplan was a joint initiative with the city of Darebin.
- Simms Road Reserve (Greensborough)
- Ivanhoe Park (Ivanhoe)
- Central Park (Greensborough)
- Petrie Park and Rattray Reserve (Montmorency)

Funding has also been provided for several further masterplans and are being prepared in 2015/16 for the following parks and reserves:

- Olympic Reserve (Heidelberg West)
- Ford Park (Bellfield)
- Kalparrin Gardens (Greensborough)
- The Darebin Creek Corridor (Bundoora Park to Banksia Street) – this is a joint initiative with the City of Darebin, Latrobe University and the State Government.

2.2 Strategic Playground Development

In order to increase and enhance opportunities for positive social interaction in public spaces, the 2007 Public Open Space Strategy recommended the development of a number of “park activity centres” which can cater for large groups and provide diverse facilities for older adults, children, teenagers and other family members and to enhance usability for the community in general and provide for stays of several hours. Prior to the 2007 public open Space Strategy, Council had successfully developed one such centre at Malahang Reserve in Heidelberg West. Since the adoption of the 2007 Strategy further park activity centres, which perform a regional function, have been developed at:

- Binnak Park (Watsonia North)
- Warringal Park (Heidelberg)
- Anthony Beale Reserve (St Helena) – being constructed in 2015/16.

Neighbourhood level activity centres performing a similar function at the neighbourhood level have been developed at:

- Macleod Park and
- Price Park

Other Play Opportunities

- Construction of skate facility at Malahang Reserve
- Construction of BMX dirt jumps at Malahang Reserve
- Construction of dirt jumps facility at Burke Road North Reserve
- Provision of half court basketball facilities at numerous reserves throughout Banyule
- Provision of challenging facilities such as flying fox apparatus at Possum Hollow and Malahang Reserve Regional Play spaces

2.3 Improving Connectivity through the Trails Network

The 2007 strategy included a recommendation that substantial trails, such as those that follow major water courses, be completed to shared trail standard for their entire length and where possible linked to the Melbourne Metropolitan Shared Trail Network.

A number of key trails projects have been undertaken in accordance with this recommendation, including the following.

Darebin Creek Trail

- The extension of the Trail from the Darebin Parklands to just west of Heidelberg Road (a joint project with the City of Darebin and Parks Victoria).
- Extension of the Trail under Heidelberg Road to Sparks Reserve (joint project with Parks Victoria).
- The Darebin –Yarra Trail Link from Sparks Reserve to Kew (joint project with VicRoads, City of Yarra and City of Boroondara) – under construction in 2015/16.

East-West Power Easement Shared Trail

- The creation of a new section between Gleeson Drive and the Morwell Avenue – Greenwood Drive Round-about.
- Funding has been provided in 2015/16 for the next stage.
- Main Yarra Trail
- The major feeder path between Burke Road North Reserve and the Burke Road Bridge upgraded and sealed
- The section between the Possum Hollow Playground and Plymouth Street upgraded and sealed
- Plans prepared for a major realignment through Banyule Flats between Plymouth Street and Summerset Drive.

Plenty River trail

- Extension from Partingtons Flat Reserve to the Greensborough Highway.
- Realignment through Horseshoe Bend
- Upgrade and realignment from Palara Court Bridge to Montmorency Tennis Club
- Upgrade and realignment from Montmorency Tennis Club and Simms Road Reserve
- Realignment through Willinda Park and other upgrades to improve connection with the Greensborough Activity Centre

Feasibility Study

- Completed feasibility study which identified three new priority trails in Banyule

Feeder Paths

- Upgraded various existing shared trail feeder paths throughout Banyule.
- Created various new feeder paths throughout Banyule City council

2.4 Regional Open Space Planning

- Preparation of the Darebin Parklands Masterplan, in conjunction with the City of Darebin and the Darebin Creek Management Committee
- Preparation of a masterplan for the Darebin Creek Corridor (Bundoora Park to Banksia Street, in conjunction with Latrobe University, Darebin City Council, the Metropolitan Planning Authority and various other State Government Departments.
- Prepared off-road shared trails strategy for the Northern Region in co-operation with six other Councils and Sport and Recreation Victoria.

2.5 Management of Diminishing Water Resources

- Designed, obtained funding for and constructed three major stormwater harvest projects to capture and store stormwater and to then use it for irrigating major reserves, including Chelsworth Park, the Ivanhoe Golf Course, Greensborough Park, Whatmough Reserve, Partingtons Flat Reserve and De Winton Reserve.

2.6 Dogs in Parks

- The completion of a feasibility study for fenced off-lead dog exercise areas in Banyule.
- The subsequent construction of three off-lead dog exercise areas at Malcolm Blair Reserve, Malahang Reserve and Price Park.

2.7 Innovation and Adoption of New Trends

- Community Garden Guidelines were developed.
- The establishment of community gardens at Buna reserve and the Bellfield Community Centre.
- The installation of outdoor fitness equipment in Binnak Park, Warringal Park, Donaldson Reserve and Price Park.

2.8 Sustainability of Indigenous Vegetation

- The Bushland Management Unit, based at Parks and Gardens, manages 286 hectares of high quality natural and semi-natural bushland in over 30 reserves including many remnant sites. The Bushland Unit has completed a range of works including:
- Extensive integrated weed control programs since the last Open Space review, which has yielded the return of numerous significant indigenous ground flora species such as *Geranium solanderi* (Austral Crane's-bill) and *Pimelia curviflora* var.1 (Curved Rice-Flower) at Harold Pottage Reserve, *Pterostylis striata* (Striped Greenhood) at Andrew Yandell Reserve ; *Glycine latrobeana* (Clover Glycine) and *Eucalyptus yarraensis* (Yarra Gum) at two Montmorency bushland reserves; and the recruitment of *Pterostylis maragdyna* (Emerald-lip Greenhood) at St Helena Bushland Reserve
- Reintroduction of indigenous flora species e.g. *Caesia calliantha* (Blue Grass-Lily), *Microseris lanceolata* (Yam Daisy) and *Ptilotis spathulatus* (Pussy Tails) to the Darebin Creek Northern Grasslands
- Successful weed control, and vegetation reduction of mid-storey species leading to an increase in indigenous flora biodiversity, and ultimately an increase in the numbers of the Eltham Copper Butterfly colony within the north-eastern section of Andrew Yandell Reserve and a general increase in population of butterflies throughout the reserve
- Introduction of a nest box program throughout bushland reserves in the Montmorency area and along the Darebin Creek , West Heidelberg, in conjunction with 'Friends' groups building boxes and conducting monitoring programs
- Planting over 30,000 indigenous plants throughout our reserves
- Supervising and assisting school plantings totalling nearly 13,000 plants
- Supervising and assisting nine Friends groups whose voluntary work (at over 440 working bees) totalled nearly 14,000 hours, and the planting of over 52,000 indigenous plants
- Organising and supervising eight National Tree Days and planting nearly 9,000 plants
- Registering and supervising Clean Up Australia Day sites (five to six sites per year) and supporting nearly 1,000 volunteers and numerous community groups in the collection of over 10,000 kilograms of rubbish within this period.

3. OPEN SPACE MAP ANALYSIS

A thorough analysis of Banyule's public open space was undertaken during the preparation of the Public Open Space Plan. The following maps are a reflection of that analysis.

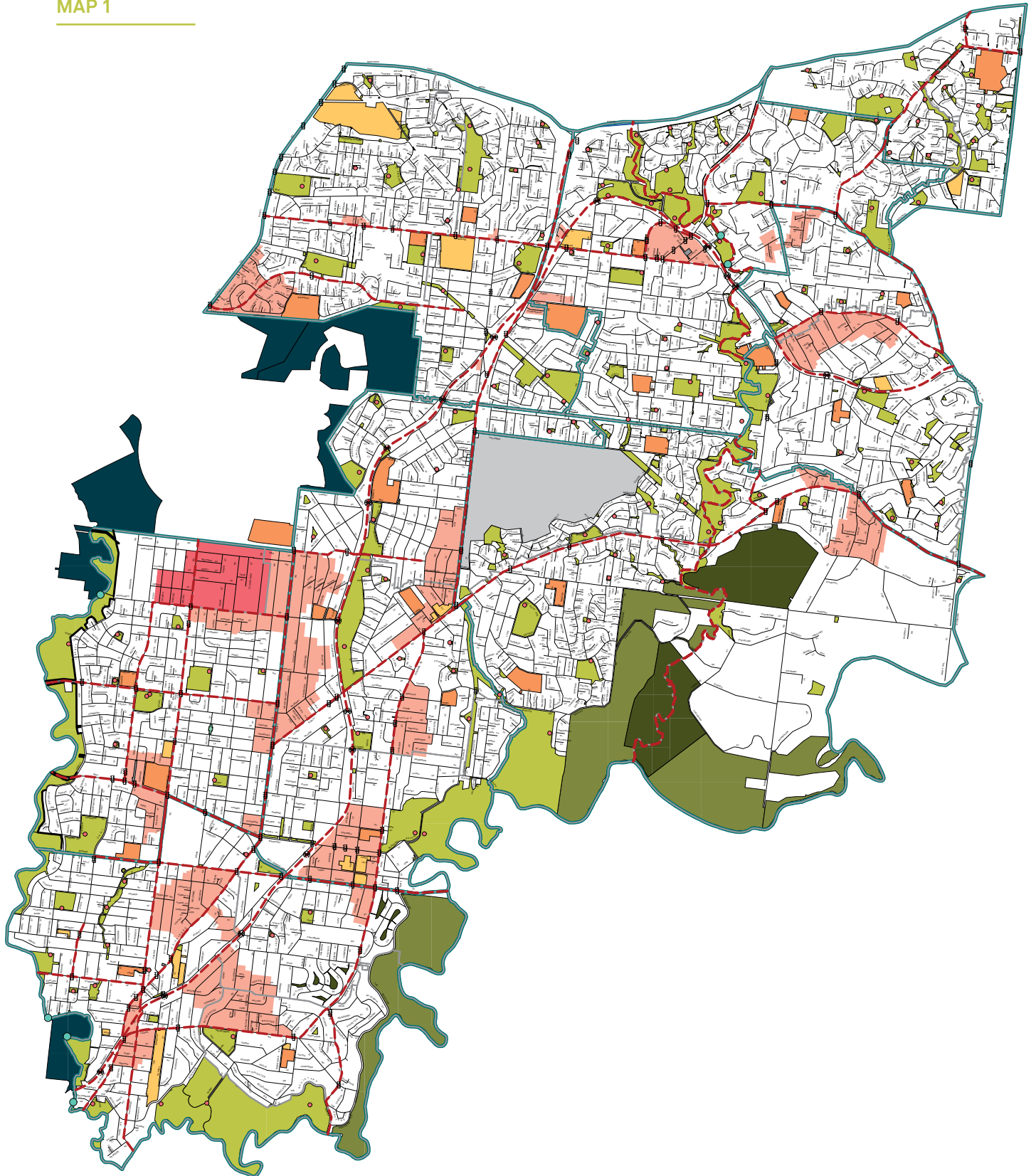
Map 1 provides an analysis of public open space in Banyule and includes the following information:




















- All public open space
- All public playgrounds
- Barriers to public open space
- Safe crossing points of major barriers; i.e. signalised crossings.
- Areas within Banyule not within the desired 5 minute walking distance (400 metres) of public open space, without having to cross a major barrier.
- All schools in Banyule.

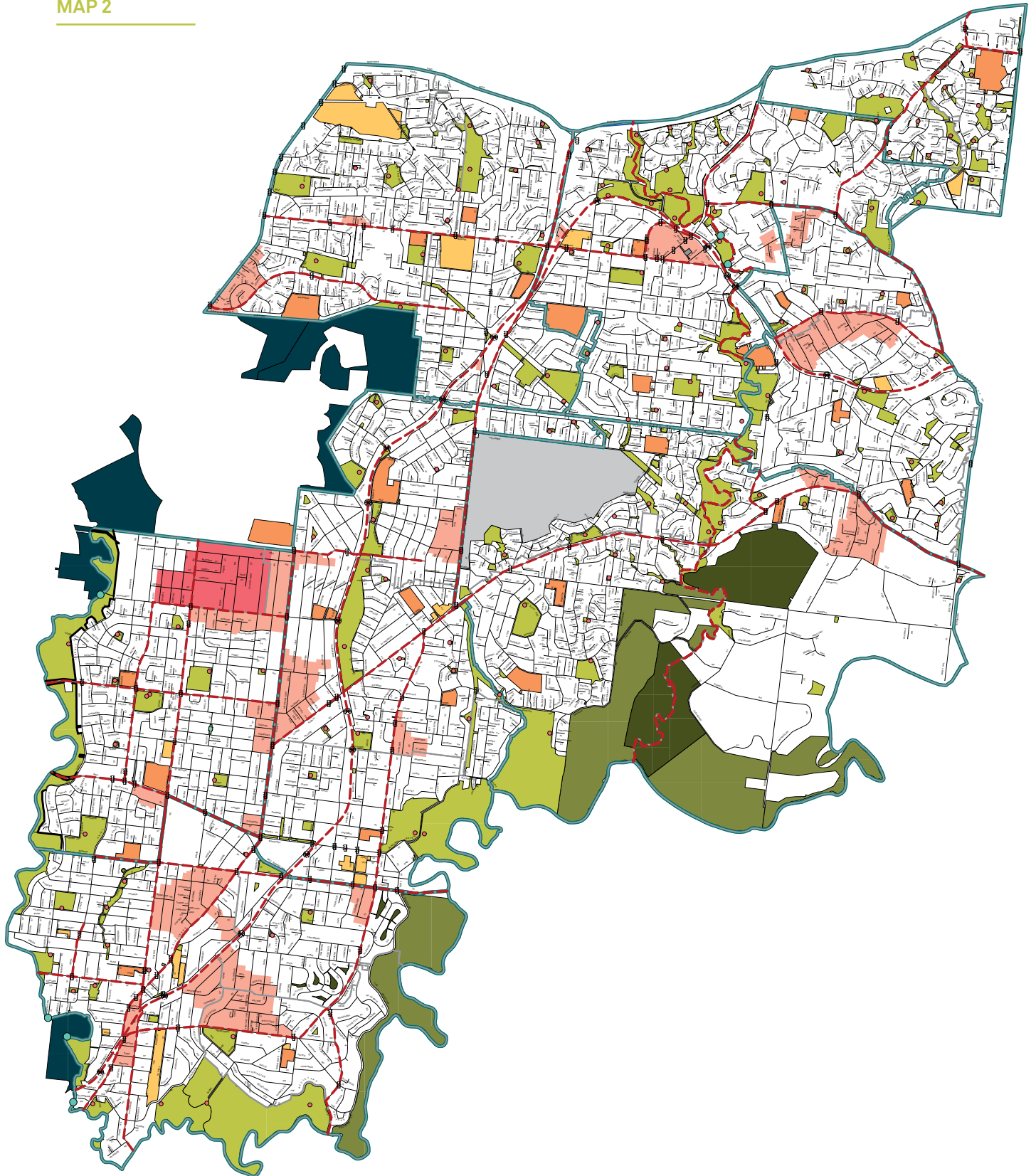
Map 2 provides the same information as Map 1, except that it considers schools in Banyule as public open space when analysing areas that are within 400 metres walking distance of public open space. NB: the Public Open Space Plan recommends that Council negotiate with schools for joint community use of open space located within schools, where possible. This approach is also supported by the Metropolitan Planning Authority.




















Map 3 shows all of the public open space in Banyule, including that owned by the State Government and managed by Parks Victoria. It also shows public open space, which is outside of Banyule, adjacent to its boundaries and relatively easily accessed by Banyule residents. Private open space, which nevertheless has a positive impact on Banyule residents and Banyule's native wildlife, such as private golf clubs and the Eaglemont private commons are also included. The large undeveloped tract of land in the heart of the municipality the Simpson Army Barracks, whilst technically not public open space, plays a similar and equally important role as the private golf courses.

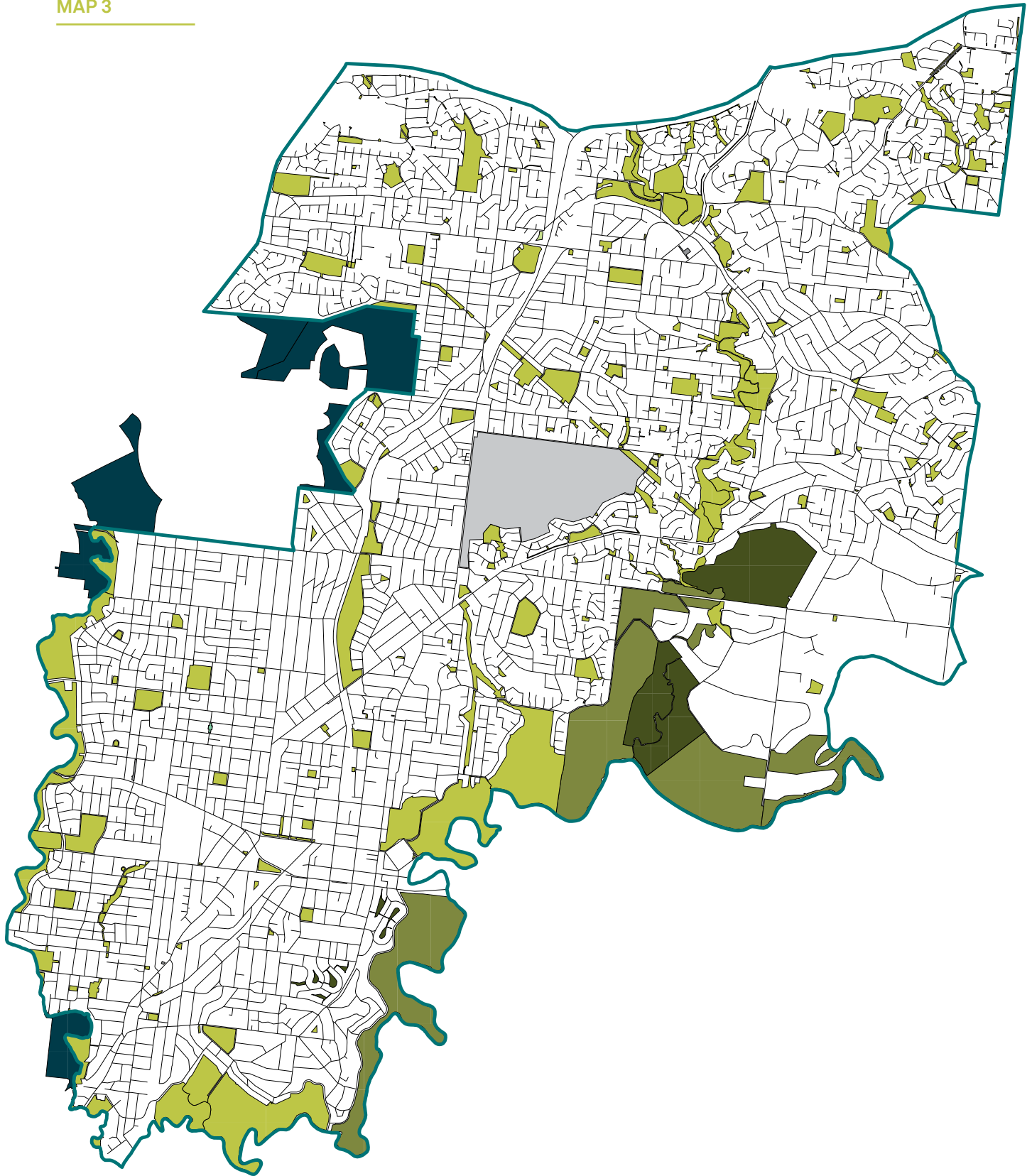
MAP 1



- | | | |
|---|---|---|
|  Council open space |  Precinct boundary |  Bridge |
|  Limited access private open space |  Suburb boundary |  Playground |
|  Parks Victoria open space |  Government school |  Barrier discouraging access to open space |
|  Council hard surface open space |  Non-Government school |  No access to Darebin Creek |
|  Commonwealth land – limited access open space |  Area outside preferred walking distance of Council open space |  Pedestrian railway crossing |
|  Proposed Council open space |  Area outside preferred walking distance of Council open space within an industrial zone |  Traffic lights |
|  Open space outside Banyule | | |



- | | | | | | |
|---|---|---|---|---|---|
|  | Council open space |  | Precinct boundary |  | Bridge |
|  | Limited access private open space |  | Suburb boundary |  | Playground |
|  | Parks Victoria open space |  | Government school |  | Barrier discouraging access to open space |
|  | Council hard surface open space |  | Non-Government school |  | No access to Darebin Creek |
|  | Commonwealth land – limited access open space |  | Area outside preferred walking distance of Council open space |  | Pedestrian railway crossing |
|  | Proposed Council open space |  | Area outside preferred walking distance of Council open space within an industrial zone |  | Traffic lights |
|  | Open space outside Banyule | | | | |



- Council open space
- Limited access private open space
- Parks Victoria open space
- Council hard surface open space
- Commonwealth land – limited access open space
- Proposed Council open space
- Open space outside Banyule

4. PRECINCT ANALYSIS

EAST PRECINCT



Viewbank Historic Silos (Parks Victoria land)



The Plenty River



Informal gravel track near Martins Lane



Plenty River potential crossing point to the Cleveland Wetland Reserve

Introduction

The East Precinct consists of the suburbs Lower Plenty, Viewbank and Yallambie. It varies in character from established residential areas to areas of rural character and the entire precinct is of an undulating and interesting terrain pattern. There are large expanses of open space, particularly in the suburb of Lower Plenty with land associated with the Plenty River corridor. The Plenty River corridor is one of the most significant spines of open space within the municipality, bisecting the East Precinct in a north to south direction; it includes a significant expanse of public open space including substantial amounts of State Government owned public open space managed by Parks Victoria, as well as two large private golf courses which act as quasi open space.

There are many large residential allotments with reasonably verdant gardens as well as large “broad-acre” residential in Lower Plenty, which provide substantial amounts of private open space for the residents concerned. The residential areas of Viewbank and Yallambie feature curvilinear streets created as a result of road layouts following the landform or contours. This contrasts to the more fixed grid of streets of Greensborough to the north east. Banyule Road / Hendersons Lane forms a distinct crisp edge between Viewbank’s residential areas, the Parks Victoria land and the private golf courses east of the Plenty River corridor.

The East Precinct contains 107.88 hectares of Council managed open space and 206.56 hectares of Parks Victoria land, which contributes to the rather informal character of the precinct. The East Precinct is bisected in an east west direction by Lower Plenty Road. The suburbs of Viewbank and Lower Plenty have a mixture of large areas of natural and semi-natural public open space, particularly along the Plenty River Corridor, adjacent to the Yarra River and many small parks and reserves which in most instances are well connected to the local street network. One of the main features in the East Precinct is access to the extensive shared trail network comprised of the Main Yarra Trail and the Plenty River Trail. Each trail links substantial areas of public open space which in parts open out to form large expanses of public parkland or private golf courses. While connection and access to both trails is generally good throughout the precinct, there are opportunities to improve access in certain areas and provide further links between reserves.

Parks and reserves within the East Precinct range vastly in character and prominence. There are several clusters of small parks in residential areas such as Crana Reserve, Clovelly Park and Tara Court Reserve. A significant number of reserves have more than one access point from the street, providing good connectivity and access to surrounding streets. The vast majority of residential areas in the East Precinct fall within 400 metres or five minutes walking distance of public playgrounds.

4. PRECINCT ANALYSIS



Yallambie Park, Yallambie



Nature Play at Price Park, Viewbank

Current demographics and future trend analysis for residential density and population growth

The East Precinct comprises the suburbs of Yallambie, Viewbank and Lower Plenty. The precinct has a higher level of socio-economic advantage than the Banyule average and is home to a large proportion of young families. The precinct's physical character is defined by mainly lower density residential housing.

This precinct has the lowest median age and the highest average household size of any precinct in Banyule. Households are more likely to be young two-parent families with pre-school aged children and the most likely to be mortgagees living in single development housing. Although the majority are born in Australia, there is some cultural diversity with migrants from China, Italy and Greece and some Aboriginals or Torres Strait Islanders. Residents of East Precinct perceive their general health to be either "excellent" or "very good", and the level of disability was lower than the Banyule average. (2011 Banyule Household Survey Results.)

From the municipality perspective, residents of the precinct participate in the lower average number of recreational activities, although they had the second highest rate of bicycle ownership. Residents of the precinct are far less likely to participate in community groups than elsewhere in Banyule and had an average level of social isolation. They have an average educational profile, with slightly less than a third having a Bachelor Degree or higher qualification.

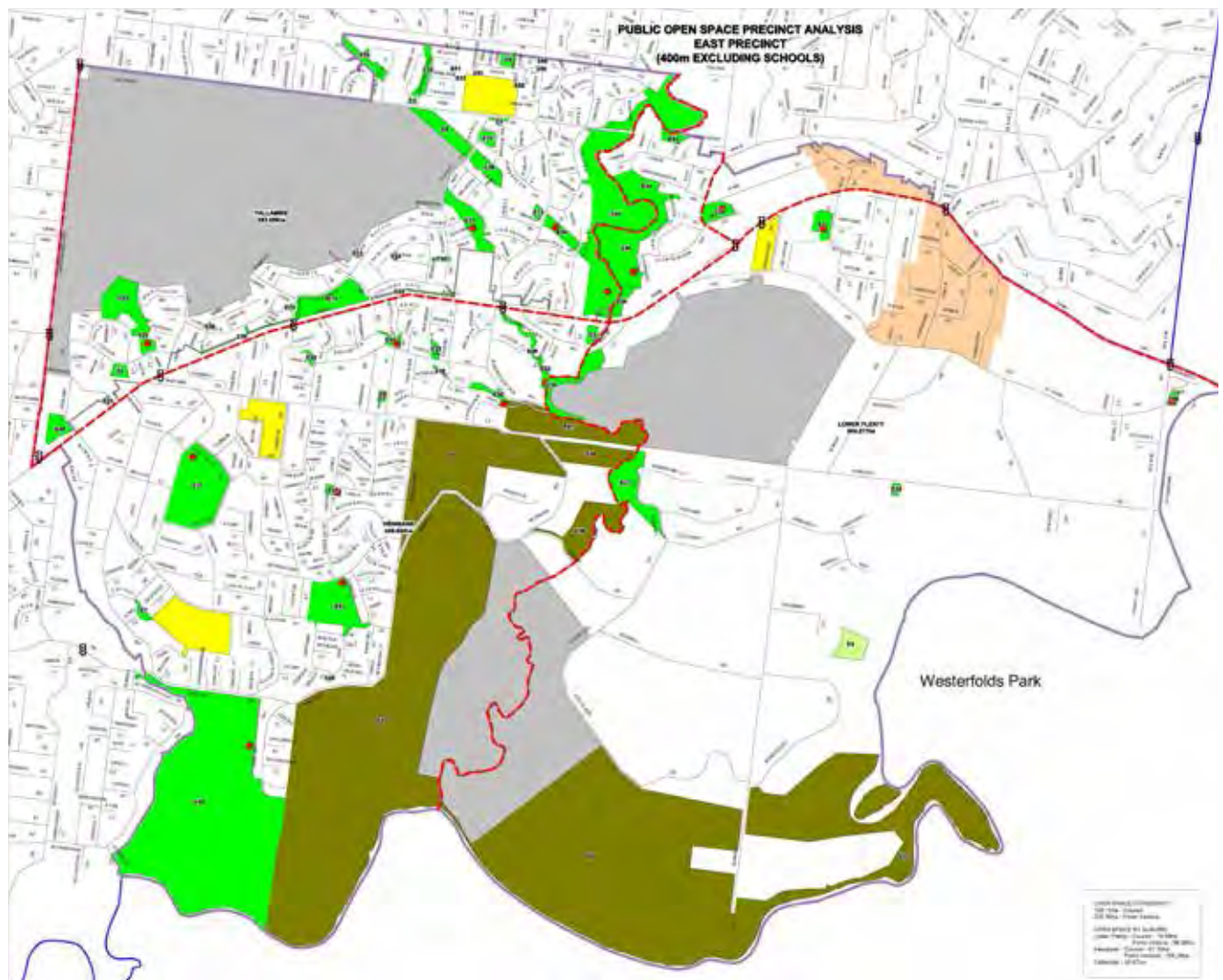
Residents of the precinct display a strong sense of community on aspects like health advice and interaction with people of diverse cultures, but an average to weaker sense of feeling part of the community and getting along with neighbours. They are less active in community groups and there has been a decline since 2008 in both community group participation and the level of volunteering locally.

Analysis of Existing Open Space in the East Precinct

There is currently 314.44ha of open space in the East Precinct including areas managed by Parks Victoria. Council owns 107.88ha of open space while the remaining 206.56ha is Parks Victoria land located in Viewbank and Lower Plenty. The East Precinct has a unique character as there is a significant amount of undulating terrain with open fields and native vegetation, particularly in the suburbs of Lower Plenty and Viewbank. There is a mix of various types of open space and in general the precinct is well catered for in terms of providing public open space within walking distance to residential areas.

Examples of the variety of open space in The East Precinct include parkland areas located along the Plenty River comprising of Banyule Flats, a large swath of Parks Victoria land, Cleveland Wetland Reserve, Yallambie Park, Glenauburn Park, large reserves such as Price Park and Viewbank Reserve, smaller residential reserves such as Castleton Park and Tara Court and a sequence of linear powerline reserves such as Yallambie SEC Reserve. While the East Precinct generally has good access to public open space, there are three residential zones in Lower Plenty that do not meet the minimum walking distance criteria of no greater than 400 metres, without major barriers, to public open space. Strategies need be considered for improving local access to public open space for residents living in these areas.

4. PRECINCT ANALYSIS – EAST PRECINCT



E1 - Cascades View Reserve (South) = 910m ²	E26 - Barham Rae Reserve = 203m ²	E50 - Ezzarra Avenue Plantation Reserve (South) = 13m ²
E2 - Cohen Street Reserve (South) = 3767m ²	E27 - Cleveland Willard Reserve = 30604m ²	E51 - Lightwood Walk Reserve = 114m ²
E3 - Old Lower Plenty Road Reserve = 3485m ²	E28 - Clovelly Park = 1627m ²	E52 - Bundy Court Walkway = 50m ²
E4 - Palomero Court Reserve = 13007m ² (Landlocked)	E29 - Cohen Street Reserve (North) = 9412m ²	E53 - Lower Plenty Road Plantation Reserve (East of Arndale Street) = 2510m ²
E5 - Yallambie Road Reserve = 1299m ²	E30 - Bellam Drive Reserve = 1281m ²	E54 - Main Road River Reserve = 599m ²
E6 - Yallambie Close Reserve = 3333m ²	E31 - Price Park = 68790m ²	E55 - Yallambie Park = 150016m ²
E7 - Simla Close Reserve = 2833m ²	E32 - Wandover Place Reserve = 9375m ²	E56 - Wintonia Drive Reserve = 7787m ²
E8 - The Grange SEC Reserve (West) = 10048m ²	E33 - Wandover Place Reserve = 2575m ²	E57 - Parks Victoria Land = 799120m ²
E9 - Crana Reserve = 1809m ²	E34 - Yallambie SEC Reserve (East) = 6021m ²	E58 - Parks Victoria Land = 36915m ²
E10 - Arthur Sheelton Reserve = 29610m ²	E35 - Alma Play Park = 8629m ²	E59 - Parks Victoria Land = 29005m ²
E11 - Delatite Court Reserve = 132m ²	E36 - The Glade Reserve = 4928m ²	E60 - Parks Victoria Land = 182836m ²
E12 - Barron Way Reserve = 4000m ²	E37 - Smeaton Reserve = 18735m ²	E61 - Parks Victoria Land = 55917m ²
E13 - Silver Wattle Street Reserve = 598m ²	E38 - The Grange SEC Reserve (East) = 8768m ²	E62 - Parks Victoria Land = 685439m ²
E14 - Plenty River Bicycle Trail Reserve = 19440m ²	E39 - Longages Road Reserve = 3049m ²	E63 - Parks Victoria Land = 297593m ²
E15 - Yallambie SEC Reserve (West) = 2058m ²	E40 - Barrys Flat = 46503m ²	E64 - Bolton Street Road Reserve = 2331m ²
E16 - Rossmore Road Reserve = 1812m ²	E41 - Cheverton Valley Park = 6523m ²	
E17 - Jamison Court Reserve = 299m ²	E42 - Casterton Park = 3116m ²	
E18 - Sherborne Crescent Reserve = 784m ²	E43 - Leslie Court River Reserve = 4709m ²	
E19 - Red Gum Reserve = 609m ²	E44 - Bickelbrook Reserve = 20548m ²	
E20 - Van Helleman Reserve = 3425m ²	E45 - Glenaumb Park = 44430m ²	
E21 - Drysdale Street Reserve = 855m ²	E46 - Bo'ase Reserve = 9130m ²	
E22 - Somersway Creek Reserve = 569m ²	E47 - Vixabank Reserve = 39152m ²	
E23 - Mangolds Road Reserve = 21223m ²	E48 - Longages/Smeaton Walkway Reserve = 340m ²	
E24 - Tara Court Reserve = 218m ²	E49 - Ezzarra Avenue Plantation Reserve (North) = 24m ²	
E25 - Cascades View Reserve (North) = 7311m ²		

4. PRECINCT ANALYSIS – EAST PRECINCT



Main Yarra Trail, Bonds Road access, Lower Plenty



Cleveland Wetlands, Lower Plenty

The areas concerned are highlighted on the Precinct map and are located north of Main Road on Lower Plenty's northern boundary, south of Main Road towards the east of the precinct's boundary and in the new residential area near Palamino Court and Bonds Road. The two main barriers discouraging access to open space in the East Precinct are Lower Plenty / Main Road which runs east – west through the precinct and the Plenty River which runs north – south through the precinct.

However the Plenty River does provide significant amounts of public open space on both sides of the River. These are generally well linked by the Plenty River Trail, its various feeder paths and numerous pedestrian bridges at various locations along the corridor. Potential strategies for improving pedestrian and cyclist access to open space for these areas need to be examined and implemented where practical.

A significant characteristic of the East Precinct is that there are a number of shared trails that link parks and reserves together and provide strong connectivity to locations outside the municipality. There are many connection points to the Plenty River Trail and Main Yarra Trail throughout the East Precinct that extend into both Council and Parks Victoria open space reserves including a number of active recreation facilities. Although the residents of the East Precinct, according to the 2011 Banyule Household Survey Results, participate in the lowest average number of recreational activities, it has the second highest rate of bicycle ownership in Banyule. There are opportunities to assess the existing shared trails and implement strategies for improving access and connectivity to open space both within the East Precinct and to Manningham City Council's extensive network of parkland on the east side of the Yarra River, via the Main Yarra Trail and pedestrian bridges. There is also potential to improve signage and amenity / aesthetics along the Plenty River Trail.

The Yarra Valley Parklands which is a significant parcel of open space with scattered River Red Gums is located in Lower Plenty and may be accessed from Bonds Road. There is a significant access point to the Main Yarra Trail with a small carpark situated at the end of Bonds Road.

Quantitative Analysis of Public Open Space East Precinct

	Current Population (ID Data)	Hectares of Open Space	Hectares per 1000 people	Population Projections 2031 (ID Data)	Hectares per 1000 people
Total East Precinct	14,514	314.44ha (all sources) 107.88ha (Council) 206.56ha (Parks Victoria)	21.66ha (all sources)	15,518	20.26ha
Lower Plenty	3,768	114.13ha	30.29ha	3,950	28.89ha
Viewbank	6,851	169.44ha	24.73ha	7,498	22.6ha
Yallambie	3,895	7.9ha	2.12ha	4,070	7.58ha

4. PRECINCT ANALYSIS – EAST PRECINCT

East Precinct Open Space

Park name	Park Address	Hectares
Alma Play Park	10 Para Road, LOWER PLENTY	0.8629
Arthur Streeton Reserve	1 Arthur Streeton Drive, YALLAMBIE	2.661
Banyule Flats	136 Banyule Road, VIEWBANK	46.5503
Barongarook Reserve	13 Barongarook Court, LOWER PLENTY	2.0546
Barron Way Reserve	44 The Grange, YALLAMBIE	0.4
Bartram Rise Reserve	2A Bartram Rise, VIEWBANK	0.0208
Borlase Reserve	5-9 Borlase Street, YALLAMBIE	0.9198
Bundy Court Walkway	6 Bundy Court, YALLAMBIE	0.005
Cascades View Reserve (North)	1 Macalister Boulevard, YALLAMBIE	0.7311
Cascades View Reserve (South)	1 Goulburn Grove, YALLAMBIE	0.091
Castleton Park	59 Castleton Road, VIEWBANK	0.3116
Cheverton Valley Park	19 Cheverton Road, LOWER PLENTY	0.8523
Cleveland Wetland Reserve	24 Lakeside Drive, LOWER PLENTY	3.0604
Clovelly Park	10 Clovelly Court, VIEWBANK	0.1527
Coleen Street Reserve (North)	43 Coleen Street, YALLAMBIE	0.9412
Coleen Street Reserve (South)	26 Coleen Street, YALLAMBIE	0.3767
Crana Reserve	7 Mark Street, VIEWBANK	0.1609
Delatite Court Reserve	13 Delatite Court, YALLAMBIE	0.0135
Denison Drive Reserve	12 Denison Drive, YALLAMBIE	0.1091
Drysdale Street Reserve	355 Lower Plenty Road, VIEWBANK	0.0655
Elonera Avenue Plantation Reserve (North)	25 Elonera Avenue, YALLAMBIE	0.0024
Elonera Avenue Plantation Reserve (South)	23 Elonera Avenue, YALLAMBIE	0.0013
Glenauburn Park	2 Cavanagh Road, LOWER PLENTY	4.4436
Jamieson Court Reserve	6 Jamieson Court, YALLAMBIE	0.0269
Leslie Court River Reserve	7A Leslie Court, LOWER PLENTY	0.4709
Lightwood Walk Reserve	3 Lightwood Walk, YALLAMBIE	0.0114
Longacres Road Reserve	377 Lower Plenty Road, VIEWBANK	0.3049
Longacres/Smike Walkway Reserve	41 Longacres Road, YALLAMBIE	0.024

Continued over page

4. PRECINCT ANALYSIS – EAST PRECINCT

Park name	Park Address	Hectares
Lower Plenty Road Plantation Reserve (East of Arthur Streeton)	383 Lower Plenty Road, VIEWBANK	0.251
Main Road River Reserve	1 Main Road, LOWER PLENTY	0.5995
Marigolds Road Reserve	20 Marigolds Road, YALLAMBIE	2.4223
Old Lower Plenty Road Reserve	27 Old Lower Plenty Road, VIEWBANK	0.3485
Ovata Close Reserve	14 Ovata Close, YALLAMBIE	0.3333
Palamino Court Reserve	7A Palamino Court, LOWER PLENTY	1.3807
Plenty River Bicycle Trail Reserve	2B Main Road, LOWER PLENTY	1.944
Price Park	55 Meyrick Crescent, VIEWBANK	6.879
Red Gum Reserve	36 Arthur Streeton Drive, YALLAMBIE	0.0609
Rosehill Road Reserve	63A Rosehill Road, LOWER PLENTY	0.1812
Sherlowe Crescent Reserve	38 Sherlowe Crescent, VIEWBANK	0.0784
Silver Wattle Street Reserve	9 Silver Wattle Street, YALLAMBIE	0.0595
Simla Close Reserve	3 Simla Close, VIEWBANK	0.2833
Stornoway Glen Reserve	6A Stornoway Glen, VIEWBANK	0.0569
Streamline Reserve	13 Davies Place, YALLAMBIE	1.8738
Tara Court Reserve	16 Tara Court, YALLAMBIE	0.0716
The Glade Reserve	13 The Glade, VIEWBANK	0.4928
The Grange SEC Reserve (East)	40 The Grange, YALLAMBIE	0.9766
The Grange SEC Reserve (West)	21 The Grange, YALLAMBIE	1.6048
Viewbank Reserve	96-122 Rutherford Road, VIEWBANK	3.9152
Vin Heffernan Reserve	34A Casey Crescent, VIEWBANK	0.2478
Watsonia Drain Reserve	650-652 Lower Plenty Road, VIEWBANK	0.7787
Wendover Place Reserve	11 Wendover Place, YALLAMBIE	1.8665
Westmere Place Reserve	4 Westmere Place, VIEWBANK	0.2576
Yallambie Park	2 Moola Close, YALLAMBIE	18.1456
Yallambie Road Reserve	230 Yallambie Road, YALLAMBIE	0.1289
Yallambie SEC Reserve (East)	295 Yallambie Road, YALLAMBIE	0.8031
Yallambie SEC Reserve (West)	300 Yallambie Road, YALLAMBIE	0.2058

4. PRECINCT ANALYSIS – EAST PRECINCT



Native vegetation, Simpson Army Barracks, Yallambie



Banyule Shared Trail alongside Banyule Creek



Cheverton Valley Park, Lower Plenty



Bolton Street Reserve, Lower Plenty

Habitats and Biodiversity

There is a significant green corridor of vegetation and habitat areas along the Plenty River and the Yarra River as well as other large spaces of open space parkland located towards the south of the East Precinct. The substantial area of River Red Gum woodland along Banyule Creek and the Plenty River and areas of remnant bushland provide excellent wildlife corridors which connect the Precinct to the significant wildlife corridors of both the Mid and South Precincts. The Simpson Army Barracks is also a significant area for wildlife habitat and biodiversity. Within the barracks there are two large parcels of predominately indigenous bushland and as the barracks are fenced off with no public access permitted, these areas remain somewhat protected from human interference.

Although there are considerable expanses of native vegetation and habitat within the East Precinct, there are opportunities for revegetation, habitat restoration and weed management particularly along the banks of the Plenty River. The Banyule Wildlife Corridor Program (2003) lists requirements for the protection and management of indigenous vegetation and natural vegetation remnants throughout the municipality of Banyule.

Lower Plenty

Lower Plenty comprises mainly low density residential living and open space parklands, with some rural residential areas and a small commercial centre. It contains 15.85ha of Council owned open space and 98.28ha of Parks Victoria Land. It also has the lowest residential living density per hectare of the East Precinct, measuring at 5.51 persons per hectare. Lower Plenty is the only suburb in the East Precinct that has areas not within Council's acceptable walking distance 400 metres of Council open space, this is largely due to the rural character of the suburb and large lots, a considerable number being farm properties.

Cheverton Valley Park, located south of Main Road is a reserve that serves the surrounding residential area well with a recently upgraded playspace and basketball half court. It is an important reserve for local residents, located on a corner with good spatial qualities. There is opportunity to enhance the reserve by creating an accessible path and providing accessible items in the play space for inclusive play. In order to enhance access to this Reserve from the northern side of Main Road, where access to public open space is limited, Council may consider the possibility of creating a signalised pedestrian crossing at the Main Road – Cheverton Road intersection.

The Bolton Street playspace located adjacent to Monash Ridge is the only other playspace in Lower Plenty. While it is within a pleasant setting complemented by a significant extent of native vegetation, there is potential to upgrade the playspace to improve accessibility and cover a wider range of play experiences. It is located within walking distance of the shopping strip on Bolton Street, however the large intersection between Bolton Street and Main Road discourages access, particularly for children and elderly people.

Palamino Court Reserve is a landlocked area located directly east and behind houses on Palamino Court, it has a steep grade with views north east and eastward to the Dandenongs, Healesville and Kinglake. The community do not have access to this land given the only way to gain access it is through private property the Edmund Rice Centre "Amberley" located on Amberley Way. Options should be investigated and the community consulted to determine the future of this reserve.

4. PRECINCT ANALYSIS – EAST PRECINCT

There is potential for the establishment of a walking track extension east of Martins Lane beyond Seymour Road and the junction of the Plenty River Trail. An informal gravel track extends towards the Plenty River from this point at the native vegetation reserve located on Parks Victoria land. With the approval of Parks Victoria a trail could be formalised in this location to provide a link of several hundred metres between the eastern end of Martins Lane and the Plenty River. This would provide a potential river crossing point which maybe suitable for assisting horse riders from the Lower Plenty area to gain direct access to the horse riding facilities on the western side of the River. In the riparian zone, a ford crossing could potentially be created over the Plenty River. Such a ford could potentially connect to both the Cleveland Wetlands Reserve and/or the Melbourne Water pipe track reserve located on the east side of the Plenty River. Melbourne Water approval would be required for both the creation of a ford crossing and to use the pipe track easement for access. Parks Victoria would have to approve the formalisation of a track between the River and Martins Lane.

Viewbank

Viewbank has 61.16ha of Council owned open space and 108.28ha of Parks Victoria Parkland. Viewbank is bounded by Lower Plenty Road to the north and the Plenty River to the east which contains a string of Parks Victoria land of predominately undulating terrain. The suburb comprises many of the connecting streets of curvilinear formation with Price Park a central feature on a knoll, with surrounding streets either radiating out from or wrapping around the high point.

Price Park is a large reserve with interesting terrain and offers views to the Dandenongs and Lower Plenty. It contains a recently installed neighbourhood level playspace and a perimeter circuit walking trail with three recently installed stations of exercise equipment. It also has a recently established fenced off-lead dog exercise area. The park has a good example of integrating a natural play experience, with a “dry creek bed” recently landscaped into the formal playspace area. There are further opportunities to provide similar nature based play experiences, particularly in Yallambie at Marigolds Reserve and along the Plenty River.

Viewbank Reserve has the potential for its playground to upgrade to a neighbourhood level playspace due to the size of the reserve, location and existing carpark. It has strong pedestrian connectivity with various access points and contains a scout hall, playspace and an informal sports pitch, which could be enhanced by locating a half-court basketball facility in the reserve.

This reserve also has the potential to be used, as it has in the past, as a junior sports field for sports such as soccer or Australian Rules, and cricket to help meet the continually increasing demand for junior sporting facilities. There are sports changes facilities already located at the Reserve.

Banyule Flats is the largest Council owned reserve in the East Precinct and contains two sports fields as well as large urban wetlands of state significance, including a major remnant billabong which was originally formed by the adjacent Yarra River. It is bounded by both the Main Yarra Trail and Plenty River Trail which connect Banyule Flats towards the east through the large wedge of Parks Victoria land. There is potential for re-align the Main Yarra Trail for increased pedestrian and cycle connectivity.

There are quite a few smaller reserves located near Viewbank’s northern boundary south of Lower Plenty Road with good connectivity such as Clovelly Park, Castleton Park, Westmere Place Reserve, Crana Reserve, Sherlowe Crescent Reserve and The Glade Reserve. Castleton Park is located centrally to these reserves and has the potential to upgrade to a neighbourhood level playspace.



Exercise equipment at Price Park, Viewbank



Marigolds Road Reserve, Viewbank



Viewbank Reserve, Viewbank



Crana Reserve, Viewbank

4. PRECINCT ANALYSIS – EAST PRECINCT



Yallambie SEC Reserve (east) Yallambie



Potential location for a path in the Melbourne Water Easement connecting Borlase Reserve and Marigolds Road Reserve



Riding for the Disabled Horse Club, Viewbank



North Eastern Horse and Pony Club, Viewbank

Yallambie

Yallambie has 30.87ha of Council owned open space. It contains various types of public open space including a string of reserves located along the north of Lower Plenty Road, a line of powerline reserves and a wedge of open space surrounding the Plenty River that includes a shared pedestrian / cycling trail link underneath Lower Plenty Road. The Simpson Army Barracks bounded by Greensborough Road and Yallambie Road, encompasses the majority of the suburb. Whilst the army barracks are fenced off and public access is prohibited, the large expanse of indigenous vegetation provides a significant and important habitat resource for wildlife.

Yallambie SEC Reserve (East) is located west of Yallambie Park and has potential to form part of a proposed regional shared trail. It would also be appropriate to upgrade the playspace, which is located on this Reserve, to a neighbourhood level should the regional shared trail be constructed.

This easement also offers potential locations for ancillary leisure facilities, such as fenced off-lead dog exercise areas, community gardens, BMX tracks and skate facilities which may not be as suited to 'main stream' parks and reserves.

Marigolds Reserve has considerable opportunity for a nature based playspace as there is good access from the surrounding residential area with the potential to increase connectivity. There is opportunity to construct a path through the Melbourne Water Easement providing a connection between Borlase Reserve and Marigolds Road Reserve.

Open Space in adjoining areas and non-Council managed Open Space

The East Precinct is well endowed with public open space and contains roughly twice the amount of non-Council managed open space as Council owned public open space. There is 206.56ha of Parks Victoria Land located in Viewbank and Lower Plenty around the Plenty River corridor and the north side of the Yarra River. There are good connections between the Parks Victoria parklands and Council public open space in the East Precinct, with the opportunity to enhance pedestrian and cycle connectivity at certain locations. The Banyule shared trail extends along eastern side of Greensborough Road adjacent the Simpson Army Barracks' land, between Yallambie Road and Borlase Reserve in the south, which is located on the corner of Greensborough Road and Lower Plenty Road. It then continues on the south side of Lower Plenty Road through the form F18 Road Reserve (Creek Bend Reserve & River Gum Walk) which is well wooded and forms part of a significant wildlife corridor containing established River Red Gums that links to Banyule Flats and Warringal Parklands further to the south.

Another fundamental link is the Plenty River Trail, providing a north south connection through the Plenty River spine comprising of Leslie Court River Reserve, Barongarook Reserve, and Yallambie Park in Yallambie, Old Lower Plenty Road Reserve and Plenty River Bicycle Trail Reserve in Viewbank and the parcels of Parks Victoria land. The section of Parks Victoria land located on the east and south side of Banyule Road contains three historic feature silos, a focal point in the landscape contributing to the rural character of East Precinct.

The Parks Victoria land east of Banyule Road and Hendersons Lane is shared by two horse riding clubs; The Riding for the Disabled Horse Club and the North Eastern Horse and Pony Club. Both are accessed from Banyule Road which extends north into Hendersons Lane. There is the potential to create a link from the Parks Victoria land junction near Martins Lane south along to the Riding for the Disabled Horse Club, providing approximately 2 kilometres of trail that may

4. PRECINCT ANALYSIS

– EAST PRECINCT

be accessed by horses, given a safe crossing point is installed on Banyule Road. Close to the North Eastern Horse and Pony Club, the junction between Banyule Road and Hendersons Lane has potential to be improved in terms of legibility and access.

In addition to the significant quantity and wide variety of public open space located in the East Precinct, residents of this precinct also have quite good opportunities to access large amounts of public open space in the neighbouring municipalities of Manningham and Nillumbik, as well in a number of the adjacent Banyule precincts. For example:

- Westerfolds and Candlebark Park in Templestowe, which are both large metropolitan parks managed by Parks Victoria are easily accessed via the Main Yarra Trail and a pedestrian bridge over the Yarra River.
- Finns Reserve in Lower Templestowe, which also contains the high quality regional family playspace “Wombat Bend” can also be access from the East Precinct via the Main Yarra Trail and a pedestrian bridge.
- Lower Eltham Park in the Shire of Nillumbik can be relatively easily accessed from the East Precinct via the main Yarra Trail, two pedestrian bridges and the Diamond Creek Trail. The park has a regional family playspace, a popular miniature railway, horse riding facilities and sporting grounds.
- Due to the Plenty River Trail and the Main Yarra Trail, residents of this precinct also have easy access to significant amounts of high quality public open space in Banyule’s Mid, North and North-East Precincts.



Yallambie SEC Reserve (east), Yallambie



Castleton Park, Viewbank

Analysis of the Play Experiences within the East Precinct

There are seventeen playgrounds within the East Precinct. The playspace areas in the East Precinct are located at the following parks and reserves: Alma Play Park, Arthur Streeton Reserve, Banyule Flats, Castleton Park, Cheverton Valley Park, Coleen Street Reserve North, Crana Reserve, Delatite Court Reserve, Glenside Park, Main Road River Reserve, Price Park, Streamline Reserve, The Glade Reserve, Viewbank Reserve, Tara Court Reserve, Bolton Street Reserve and Vin Heffernan Reserve. Castleton Park and Price Park are relatively large areas which are classified as neighbourhood playspaces.

The East Precinct is generally well provided for in terms of playspaces being within walking distance from residential areas. One of the main goals of the Banyule Open Space Strategy is to ensure the residents of each precinct have access to the full range of play experiences identified in the playgrounds section of this strategy. Ideally playspaces / parks need to be accessible without the need for children to cross major barriers such as arterial and high volume roads and that where possible the vast majority of residential properties be with 400 metres of a public playspace.

While there are many challenging and basic play activity play experiences available in the playgrounds located within the East Precinct, there are opportunities to provide more nature play and accessible items thereby value adding to the play experience sought by locals and visitors. One of the main issues in the East Precinct is that there are few wheelchair accessible paths or ramps to provide access to playspaces, in the East Precinct. This is more of an issue within the reserves where the playspaces are located away from pedestrian paths, such as the Banyule Flats playspace. An example of an accessible path to a playspace is Tara Court Reserve where the concrete path meets the edge of the mulched area of the playspace.

4. PRECINCT ANALYSIS – EAST PRECINCT



Banyule Flats Playspace, Viewbank



Tara Court Reserve Playspace, Viewbank

It is important to provide at least one of each type of play experience within each of Council's seven designated area precincts. Banyule endeavours to provide 10 different types of play experiences within each Precinct (further information on Plays is provided in Play section of Open Space Strategy). The main play experiences that are lacking in public playgrounds in the East Precinct are nature based play experiences and accessible items for inclusive play. There are opportunities to provide nature based play experiences in the East Precinct particularly to the reserves situated along the Plenty River corridor and also Marigolds Reserve that is considered a good place for a playground that features nature based play.

Price Park in Viewbank is a good example of a neighbourhood playspace that provides a range of play experiences. The reserve is well provided for in terms of the range of play elements for different age groups and skill levels such as a large climbing net, timber play structure, a recently constructed natural play area comprising of mudstone rocks and logs, a basketball half court and swings, including a basket swing which is appropriate for family inclusive play. There is opportunity to increase natural play elements to the playspaces within the East Precinct. A suitable location would be to provide a natural playspace in Marigold's Road Reserve as it has good connectivity to other reserves, including Coleen Street Reserve (north). This would ultimately create a cluster of playspaces with an excellent combination of play experience types.

In terms of sporting experiences and active play and recreation, there are two reserves that provide sporting facilities in the East Precinct. These are Banyule Flats and Yallambie Park Reserve. View Bank Reserve used to have an active sporting field which is now used as informal kick around space. However it still has the potential to be re-activated as a formal sporting ground in future.

There is potential to upgrade the fitness equipment in Arthur Streeton Reserve and to extend the existing path to create a complete circuit in order to give the Reserve greater appeal.

There is the opportunity to construct at least one Skate / BMX facility in the East Precinct, given the high rate of bicycle ownership in this Precinct. Yallambie SEC Reserve (East) may be a suitable potential location for BMX jumps as it is a linear style park with excellent connectivity to the Plenty River Trail. However the identification of the most suitable site will require further investigation and community consultation.

Conclusions and Opportunities:

The East Precinct is extremely well catered for in terms of public open space, both in terms of quality and quantity. Residents of the precinct also have opportunities to access relatively large areas of high quality public open space in neighbouring Banyule precincts as well in adjoining municipalities. This is largely due to the strong connectivity to public open space provided by the Main Yarra Trail and the Plenty River Trail, both of which pass through the East Precinct.

The main opportunities in the East Precinct include:

- the potential to create a major continuous shared link between the Plenty River Trail the Watsonia Rail and commercial centre and ultimately the Darebin Creek trail in Bundoora by using the East-West Power Easement Reserve. However in order to achieve this some land acquisition will be necessary.
- To work more closely with Parks Victoria due its major land holdings in the precinct, in order to maximise community outcomes.
- To maintain and improve the existing high quality wildlife corridors on the precinct
- To provide a wider variety of play experiences in the precinct's public playgrounds, including the introduction of more natural play elements.

Recommendations:

Public Open Space

1. Investigate options and consult with the community to determine the future of landlocked Palamino Reserve.
2. Consider constructing a path network to link Marigolds Reserve and Colleen Street Reserve (North)
3. Improve connectivity via the Melbourne Water easement by constructing a path network that links Borlase Reserve to Colleen Street Reserve South.
4. Construct a shared path connection through Yallambie SEC Reserve (East) that links south east to Yallambie Park and provides a connection to the Plenty River Trail.
5. Once the path is constructed upgrade the playspace to include a wider range of play experience.
6. Should future demand arise, consider construction of ancillary leisure facilities such as community gardens, fenced off-lead dog exercise areas, beginner to intermediate level BMX jumps and skate facilities within or adjacent to the East-West Power Easement.
7. Investigate the potential of providing a horse ride trail, including the feasibility of a ford river crossing, to connect the rural areas of Lower Plenty to the community horse riding facilities in View Bank, North Eastern Pony Club and the Riding for the Disabled Centre and other connections such as to Lower Eltham Park. These investigations will need to include discussions with the public land management authorities, Parks Victoria and Melbourne Water.
8. Work with Parks Victoria in the asset management and sharing of resources where Parks Victoria and Council manage adjoining land, including the co-ordination of joint programs, such as pest eradication.
9. Investigate strategies for increasing the availability of local public open space for residents in areas that aren't within Council's prescribed 400 metres walking distance of a park, or where there is currently an under supply.
10. As demand for junior sporting venues grows, consider the reactivation of Viewbank Reserve as an active sports venue.
11. Realign the Main Yarra Trail through Banyule Flats
12. Create an environmental education trail adjacent to the Banyule Flats Wetlands.
13. In the medium to long term, work to create a continuous shared trail along the East-West Power Easement through Yallambie to create a connection between the Plenty River Trail and the Greensborough Highway and the Watsonia railway station/shopping hub.
14. Upgrade the section of the Plenty River Trail between the Old Lower Plenty Road Bridge and the Palara Court Bridge to current shared trail standards.
15. Develop a program to progressively provide trail side amenities and signage along the Plenty River Trail.
16. Continue and if possible increase the level of indigenous revegetation, habitat restoration and weed management programs along the Plenty River Corridor.
17. Investigate potential link to the Plenty River Trail from Para Road opposite Alma Play Park in Lower Plenty.

Recommendations:

Playspaces

1. Provide an accessible swing in at least one playspace in the East Precinct, preferably in one of the Precinct's neighbourhood level playspaces.
2. Consider developing Marigolds Road Reserve into an environmental / natural playspace with a pedestrian path link to Coleen Street Reserve (North) and connectivity between Coleen Street Reserve (South) and Borlase Street Reserve, via easement.
3. Further upgrade the Castleton Park playspace and ensure that it offers a different play experience to other playspaces that are within walking distance, such as Crana Reserve, so that each site within the neighbourhood provides a uniquely different experience.
4. Consider creating a local "play cluster" of smaller playgrounds, which are within easy walking distance of each other different play experiences from each other. For example in Viewbank Casterton Park , Crana Reserve, The Glade and potential Clovelly Court Reserve could all be developed over time as offering different play experiences and linked with directional and promotional signage. This could also be in Yallambie with Marigolds Reserve and Coleen Street Reserve North and Colleen Street Reserve South.
5. Upgrade the playspace at Viewbank Reserve to a neighbourhood level playspace, including the construction of a half-court basketball facility and the provision of shade trees.
6. Review existing playspaces in the East Precinct in terms of accessibility and provide accessible items for inclusive play and wheelchair accessible paths wherever possible.
7. Upgrade the playspace at Yallambie Reserve and review its location and provide shade trees.
8. Upgrade Alma Play Park to a neighbourhood level playspace.
9. Generally provide more shade structures with tables and seats
10. Generally provide more shade trees in or adjacent to playspaces, particularly large canopy deciduous trees.
11. Consider developing a playspace with a nature based theme in Lakeside Drive Reserve, near the Cleveland Wetlands.
12. Provide an accessible path connection between the Main Yarra Trail and the Banyule Flats Reserve Playground.

4. PRECINCT ANALYSIS

MID PRECINCT

Introduction

Banyule's Mid Precinct includes the suburbs of Heidelberg, Rosanna and Macleod and is well provided for with an overall 98.06ha of open space. The area around the Heidelberg Railway Station including the Burgundy Street commercial and business centre area along with the adjacent hospital and medical precinct was originally designated as one of Banyule's two 'Major Activity Centres' by the State Government and has since been included as part of the Latrobe Employment Cluster by the Metropolitan Planning Authority (MPA). In both instances it means that this area has been "ear marked" for considerable growth and development. This growth and development has already been underway for several years and includes growing residential density and increased employment opportunities, particularly with the relocation of Mercy Hospital to Heidelberg, the establishment of the Olivia Newton John Wellness Centre and the recent expansion of the Warringal Private Hospital. This expansion of population growth, residential density and employment opportunities is expected to continue in coming decades. This will place increasing pressure on the existing public open space in Precinct, particularly within the Heidelberg area.

Current demographics and trend analysis for residential density and population growth

The Mid Precinct is the most populous precinct within Banyule with a current population of approximately 21,000 people. According to ID Data projections, this population will increase by just over 6000 by 2031, a further 29%. Over half of this growth is expected to occur in the suburb of Heidelberg. The Mid Precinct is already the precinct with the second highest population density of 23.4 persons per hectare.

However, these projections are relatively conservative when compared to those predicted by the MPA. It predicts that the main area targeted for greatest population growth in the Precinct, Heidelberg, will ultimately grow by up to 260%. To achieve this there will need to be considerably more medium and high-density development, which will mean that population density will also increase significantly.

This will obviously have major implications in the demand for public open space, as much of this larger population, should it occur, will need to be accommodated in medium and high density residential housing, with minimal, or no private open space. According to the Heidelberg Structure Plan, this could include apartments of up to eight to ten storeys within the core town centre. This will result in an increased reliance on public open space to provide for outdoor activities and contact with nature, which are critically important for public health and wellbeing.

In addition the MPA Report forecasts that employment within the Heidelberg/ Austin precinct will ultimately increase by up to 200% to about 36,000 jobs. This will also have significant implications for the provision of public open space, as employees will often seek out and use public open space during their lunch times in order to get a break from office, hospital and retail environments. The large numbers of visiting friends and relatives of patients from the cluster of major public and private hospitals in Heidelberg will also no doubt be seeking public open space that is easily accessible from these hospitals for respite and solace.



Heidelberg Gardens



Heidelberg Gardens

4. PRECINCT ANALYSIS

– MID PRECINCT

Analysis of existing open space in the Mid Precinct

The Mid Precinct has a significant amount of public open space within its boundaries and much of it is of a high quality. Overall it has a total of 98.06 ha which, given its current population of approximately 21,000 means that has 4.73 ha per 1,000 people which compares very favourably with the MPA's benchmark figure of 2.5 ha for every 1000 people.

The main area of concern in this precinct is the Heidelberg Activity Centre. Whilst there are considerable amounts of high quality public open space in the Heidelberg area, access is an issue that will need to be addressed in order to provide the easily walkable local public open space the large projected future population will need.

There are four substantial areas within the residential areas of the Mid Precinct where residents don't have access to public open space within 400 metres or five minutes walking distance of their homes without having to cross a major barrier of some type. Strategies need be considered for improving local access to public open space for residents living in these areas. The areas concerned are highlighted on the Precinct map and are as follows:



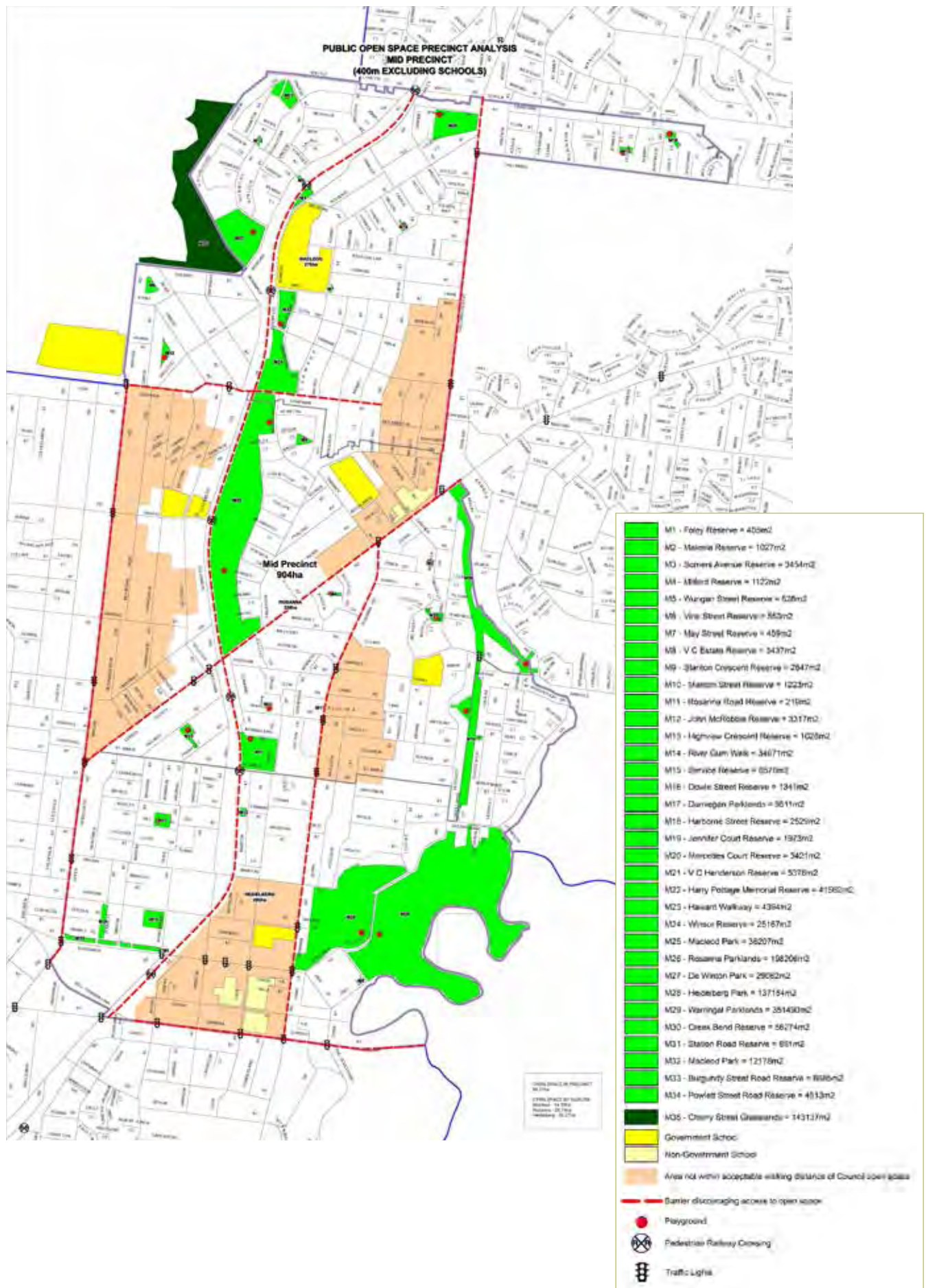
Station Street Reserve, Rosanna



Heidelberg Park, Heidelberg

- Area 1 is in Rosanna and is bounded by Waiora Road, Lower Plenty Road, Ellesmere Parade and Ruthven Street. Access to public open space within this area could be substantially improved if an agreement could be reached between Council and the Rosanna Primary School, which is located in the heart of this area, for improved access to school land and facilities outside of school operating hours.
- Area 2 is located in a different part of Rosanna and is bounded by Rosanna Road, St James Road, Corrie Crescent and Hodgson Street. Local access to public open space to the residents of this area if an agreement between Council and the nearby Banyule Primary School could be reached for improved access to school land and facilities outside of school operating hours.
- Area 3A spans another section of Rosanna and is bounded by Lower Plenty Road, Greensborough Road, Finlayson Street and Silk Street/Interlaken Parade/Andrews Avenue. There are potential opportunities to improve local access to open space through negotiation with local schools (Golf Links Primary & St Martin de Tours) for after-hours public access to school land and facilities.
- Area 3B which adjoins 3A and falls within south-western Macleod and is bounded by Greensborough Road, Brad Hill Road and May St/Oban Way. The strategy of working the local schools in area 3A would also assist with improving local access to public open space in this area.
- Area 4 is in the heart of the Heidelberg Activity Centre and is bounded by Brown Street, Rosanna Road, Banksia Street and the Melbourne Hurstbridge Rail Corridor. Three of these four boundaries present particularly substantial barriers combined with the steep topography of adjacent areas adds to the access associated issues. According to the Heidelberg Structure Plan, this area, whilst having a substantial amount of commercial activity, is also likely to substantially increase in population and residential in coming years, with apartments generally up to eight to 10 stories within the town centre core. Opportunities exist to address this limited public open space access through Council negotiating with Heidelberg Primary School and /or one of the two Catholic Schools within the activity Centre, for after schools hours access to school grounds and facilities.

4. PRECINCT ANALYSIS – MID PRECINCT



4. PRECINCT ANALYSIS – MID PRECINCT



De Winton Reserve, Rosanna



Warringal Park, Heidelberg

Quantitative Analysis of Public Open Space East Precinct

	Current Population (ID Data)	Hectares of Open Space	Population of 2031 projections (ID Data)	Hectares per 1000 people	Ultimate Population Projections (MPA)	Hectares per 1000 people (MPA) 2031 Projections
Total Mid Precinct	20,731	98.06ha	29,130	3.36ha	n/a	n/a
Heidelberg	5,718	53.96ha	11,544	4.67ha	14,000ha	3.85ha
Rosanna	7,868	29.74ha	9,456	3.14ha	n/a	n/a
Macleod	7,145	14.36ha	8,130	1.73ha	n/a	n/a

4. PRECINCT ANALYSIS – MID PRECINCT

Mid Precinct Open Space

Park name	Park Address	Hectares
Banyule Road Plantation Reserve	92-98 Banyule Road, HEIDELBERG	0.0135
Chapman/Hill Walkway	13 Chapman Street, MACLEOD	0.0257
Creek Bend Reserve	111 Banyule Road, ROSANNA	5.6274
De Winton Park	1 Grove Road, ROSANNA	2.9062
Dowle Street Reserve	13 Dowle Street, MACLEOD	0.1341
Dunvegan Parklands	70 Dunvegan Crescent, MACLEOD	0.9511
Foley Reserve	2 Stradbroke Avenue, HEIDELBERG	0.0405
Harborne Street Reserve	86 Harborne Street, MACLEOD	0.2529
Harry Pottage Memorial Reserve	128 Wungan Street, MACLEOD	4.1562
Haward Walkway	30 Hillside Road, ROSANNA	0.4394
Heidelberg Park	1 Beverley Road, HEIDELBERG	13.7154
Highview Crescent Reserve	54 Highview Crescent, MACLEOD	0.1028
Jennifer Court Reserve	12 Jennifer Court, MACLEOD	0.1973
John McRobbie Reserve	13A Macleod Parade, MACLEOD	0.3317
Macleod Park	50 Chapman Street, MACLEOD	4.8786
Maleela Reserve	19 Maleela Grove, ROSANNA	0.1027
Manton Street Reserve	27 Manton Street, HEIDELBERG	0.1223
May Street Reserve	68 May Street, MACLEOD	0.0459
Mercedes Court Reserve	2 Mercedes Court, ROSANNA	0.3421
Milford Reserve	3 Milford Grove, ROSANNA	0.1122
River Gum Walk	80-90 Banyule Road, HEIDELBERG	3.4671
Rosanna Parklands	153 Lower Plenty Road, ROSANNA	19.8206
Rosanna Road Reserve	169 Rosanna Road, ROSANNA	0.0219
Service Reserve	73 Darebin Street, HEIDELBERG	0.8578
Somers Avenue Reserve	45 Somers Avenue, MACLEOD	0.3454
Stanton Crescent Reserve	12 Stanton Crescent, ROSANNA	0.2847
Station Road Reserve	38 Station Road, ROSANNA	0.0851
V C Estate Reserve	43A Cherry Street, MACLEOD	0.3437
V C Henderson Reserve	11 Rill Street, HEIDELBERG	0.5376
Vine Street Reserve	11B Vine Street, HEIDELBERG	0.0553
Warringal Parklands	2 Beverley Road, HEIDELBERG	35.149
Winsor Reserve	253 Greensborough Road, MACLEOD	2.5167
Wungan Street Reserve	89 Wungan Street, MACLEOD	0.0828

4. PRECINCT ANALYSIS

– MID PRECINCT



Rosanna Road – Open Space Barrier



Service Reserve, Heidelberg

Analysis by suburb within precinct

Heidelberg

Some of the highest quality public open space within the region is located in or adjacent to Heidelberg including Heidelberg Park, Warringal Parklands and Banksia Metropolitan Park. However the open space, main residential and commercial areas are all separated by Rosanna Road. Rosanna Road is the busiest road corridor in Banyule forming part of the main link between the Western Ring Road and the Eastern Freeway, carrying extremely large amounts of commuter traffic during the day and large numbers of heavy transport vehicles, including B Doubles, day and night. This situation is hardly conducive to encouraging local people to make regular use of these parklands. In addition, access to Banksia Metropolitan Park, is also blocked by the Yarra River.

Combined with the significant barriers much of the local public open space located within the 'Activity Centre' also has access issues associated with it including barriers and steep topography. The two most significant parcels of local public open space with in this area are Service Reserve and Remembrance Park. Service Reserve, at the corner of Darebin Street and Stradbroke Avenue, whilst a physically beautiful park, is so steep it is virtually unusable and is difficult to access for residents and workers located to the east due to the topography and the psychological barrier presented by the e Hurstbridge Railway Line. Remembrance Park is another physically beautiful reserve, but is cut off from the major population and business areas of the Heidelberg Precinct by major barriers, including the Bell-Banksia Link, the Melbourne-Hurstbridge Railway Line, and Studley Road. Both parks cannot fulfil their function as local or neighbourhood parks. Innovative solutions are required if they are to achieve their optimum potential as local or neighbourhood parks.

Potential exists for Council to work in partnership with the private and public health sector to assist in providing the necessary infrastructure that will help achieve optimal outcome for these to reserves. In the case of Remembrance Park, a pedestrian bridge over the Bell-Banksia Link connecting it to the large public hospital complex will activate this park by making it easily accessible to thousands of hospital employees and visiting friends and relatives of hospital patients.

In the case of Service Reserve, there may be potential for a public private building project on the site where an "at street level" park could be constructed on the roof of the building. In this way a usable park would become available. Options for this Reserve should be explored and the community consulted.

There may also be possible option develop a joint use agreement with one of the schools located in Heidelberg in order to improve access to public open space. For example Council could help fund a high quality neighbourhood level playground within the grounds of the Heidelberg Primary School on the basis it could be used by the general public after school hours, during school holidays and weekends.

4. PRECINCT ANALYSIS

– MID PRECINCT



Rosanna Parklands, Rosanna



Rosanna Parklands, Rosanna



Rill Street Reserve, Rosanna



Rosanna Parklands



Macleod Park



Macleod Park – Retail Centre

Rosanna

The vast majority of Rosanna's public open space is located within two of its parks, the Rosanna Parklands and De Winton Reserve. The balance is accounted for by a handful of small pocket and local parks. The area within Rosanna most needing improved access to public open space is the area bounded by Waiora Road, Ruthven Street, Ellesmere Parade and Lower Plenty Road, as there is no local parks situated within this area. The best potential opportunity for providing some local public open space in this part of Rosanna is for a joint use agreement to be developed for after school hours to some parts of the Rosanna Primary School. For example Council could help fund a high quality neighbourhood level playground within the grounds of the school on the basis it could be used by the general public after school hours, during school holidays and weekends.

Longer stay family friendly facilities could be further developed in this suburb's largest and premier parcel of public open space, the Rosanna Parklands. For example substantial picnic and barbeque facilities could be provided to one or both of the Parklands two playgrounds. A review and update of the Rosanna Parklands Masterplan is overdue, given it was adopted in 2005 and approximately 90% of it has been implemented.

Macleod

The Macleod Recreation Centre, managed for Council by the YMCA and Banyule 'Nets' indoor sports centre, located at Macleod are two very significant indoor recreation and sports facilities located in this suburb. Macleod also has access to significant parcels of public open space in neighbouring Darebin, including the Cherry Street Grasslands and the Gresswell Forest Nature Conservation Reserve.

Analysis of open space in adjoining areas and non-Council open space

As Heidelberg borders on the Yarra Valley Corridor, it not only includes large parcels of beautiful public open space, but it also adjoins other areas which also have large magnificent parklands. These include, Eaglemont, which has the Yarra Flats Metropolitan Park, View Bank with the Banyule Flats Wetlands and Bulleen with Banksia Metropolitan Park. In addition to this, the Main Yarra Trail passes through Heidelberg linking it to the Melbourne CBD at one end and to Warrandyte at the other. This means Heidelberg residents are truly fortunate to have access to some of Melbourne's most magnificent parklands. However, these are all regional parks and due a series of physical barriers, preventing easy uncomplicated walking access, none of these can really serve the majority of Heidelberg Residents as local open space. As discussed earlier this still leaves some issues around providing improved access open space that can serve a local park function within 400 metres or 5 minutes easy walking from place of residence.

Many Rosanna residents, particularly those in the north-eastern parts of the suburb are also able to have reasonably easy access to Macleod Park, in Neighbouring Macleod.

Conversely, Macleod residents, particularly those in the south east of the suburb, have relatively easy access to the substantial Rosanna Parklands in neighbouring Rosanna. There is also Gresswell Forest Nature reserve to the substantial Gresswell Forest Nature reserve and the Cherry Street Grasslands in the adjacent City of Darebin.

Analysis of play experience

There are 21 playgrounds located in parks and reserves within the Mid Precinct. However the suburb with the highest projected growth rate, Heidelberg, only has two of these. They are the Possum Hollow Regional Playspace in Warringal Parklands and the neighbourhood standard playground at VC Henderson Reserve in Rill Street. This very low number of playgrounds in Heidelberg is an issue, particularly given that Heidelberg forms an important part of the Latrobe Employment Cluster and the Metropolitan Planning Authority has projected its population may ultimately more than double in future as the Heidelberg Activity Centre grows significantly through a combination of high and medium density residential development.

Poor access from the Activity Centre area to both of these playgrounds further exacerbates this issue. To access the Possum Hollow Playspace, residents of the Activity Centre have to cross Rosanna Road, which carries the bulk of the traffic between the Western Ring Road and the Eastern Freeway, including large volumes of semi-trailers and B double trucks. Whilst there are signalised pedestrian crossings where Rosanna Road intersects with both Burgundy Street and Darebin Street, this Road still presents a major physical and psychological barrier and is thus a significant disincentive for residents west of Rosanna Road to use the Possum Hollow Playspace as a local playground.

4. PRECINCT ANALYSIS – MID PRECINCT



Possum Hollow – Warringal Park



De Winton Reserve Fenced Playground, Rosanna

Whilst VC Henderson Reserve is a high quality neighbourhood park, it requires a relatively long steep walk from the heart of the Heidelberg Activity Centre to reach it. The Melbourne–Hurstbridge Railway also restricts access to the reserve and a significant part of the Activity Centre’s residential areas.

Rosanna is generally well serviced with public playgrounds with a total of eleven distributed throughout this suburb, however all are either classified as either pocket playgrounds (three) or local playgrounds (eight). There are currently no neighbourhood or regional level playspaces currently located in Rosanna. There is a substantial neighbourhood level playspace located at nearby Macleod Park and a regional playspace at Warringal Park in neighbouring Heidelberg. There is also potential to upgrade one of the two playgrounds in the Rosanna Parklands to a substantial neighbourhood Playspace, to upgrade the pocket playground in the Station Road easement to a local level playground and to improve access by formalising the connections through the easement to Grove Road, Station Street and Douglas Street.

Macleod is also quite well serviced as it has eight public playgrounds distributed throughout the suburb. Of these two are substantial neighbourhood level playspaces (Macleod Park & Harry Potage Reserve) five are classified as local playgrounds and there is also a pocket playground.

It is important to provide at least one of each type of play experience within each of Council’s seven designated area precincts. Banyule endeavours to provide 10 different types of play experiences within each Precinct (further information on Plays is provided in Play section of Open Space Strategy). In relation to this Precinct’s playgrounds, all 10 key play experiences are represented somewhere within the Precinct. This is largely due to the existence of a number of substantial playspaces, including the Possum Hollow Regional Family Playspace and the substantial neighbourhood level playspaces at Macleod Park, Harry Potage Reserve and VC Henderson Reserve. However there is scope to develop a further neighbourhood level playspace in Rosanna, possibly within the Rosanna Parklands.

Conclusions and Opportunities

The Mid Precinct has some of the best and most unique public open space in the metropolitan area, particularly the parklands along the Yarra River Corridor and the Rosanna Parklands. However access to the parklands along the Yarra Corridor to use as local open space is problematic for the residents of Heidelberg who live to the west of Rosanna Road as this road acts as a major barrier.

Improving access to local open space to residents and visitors and employees of businesses located in the Heidelberg Activity Centre will become increasingly important as the population of the Activity Centre area builds to its projected high levels due to it being an important element of the State Government’s Latrobe Employment Cluster Plan.

Investment in infrastructure to improve connectivity with existing open space is a far more cost effective strategy than acquiring land to create more public open space.

The opportunity exists to negotiate agreements to facilitate out of school hours access to local school leisure and recreation facilities is an important strategy, particularly in areas identified as having poor access to local public open space.

Recommendations:

Public Open Space

1. Explore innovative options for rethinking Service Reserve in consultation with the community. Service Reserve is an attractive park providing valuable amenity for the local neighbourhood. However usability is significantly limited due to the steep nature of the site in a neighbourhood experiencing a considerable shortage of accessible open space.
2. Increase pedestrian and cycling connectivity between adjacent public open space and the Heidelberg Activity Centre by investing in appropriate infrastructure, including to assist with crossing Rosanna Rd.
3. Work with Manningham City Council and the State Government to establish pedestrian and cycling connectivity between the Warringal Parklands, the Main Yarra Trail on the western side of the Yarra River with Banksia Metropolitan Park and Heide Museum of Modern Art on the eastern side of the River.
4. Develop community use agreements with local schools in areas identified as having poor access to local public open space.
5. Arrange for the Burgundy Street and Powlett Street Road Reserves to be reclassified as public open space and prepare park masterplans for them.
6. Develop a local open space strategy for Heidelberg Activity Centre.
7. Prepare a masterplan for Heidelberg Park, including the identification of:
 - (a) A formalised path network to improve connectivity to and within the park
 - (b) Locations for the establishment of future family activity nodes, including along the ridgeline.
 - (c) The potential to formalise the Heidelberg Gardens as a horticulture show piece.
8. Update the Rosanna Parklands Masterplan.
9. Investigate the potential of establishing a pocket park at the western end of Wattle Avenue, Macleod.

Playgrounds

1. The Station Road Reserve Playground:
 - (a) Upgrade from a pocket playground to a local level playground.
 - (b) Improve connectivity with station Road, Grove Road and Douglas Street by formalising the path network within the Reserve.
2. Upgrade one of the two playgrounds in Rosanna Parklands to a neighbourhood level playspace with complementary facilities to support a higher level of family activity.
3. Negotiate the development of a neighbourhood level playspace on a school site within the Heidelberg Activity Centre area; e.g. the Heidelberg Primary School, to be available for community use outside of school hours, to service both the school population and the growing number of local residents in the Activity Centre.

4. PRECINCT ANALYSIS

NORTH EAST PRECINCT



Native vegetation and undulating character at Kirwana Play Reserve



St Helena Bush Reserve



The Plenty River at Montmorency Park



Settlers Reserve Park, St Helena

Introduction

The North East Precinct consists of the suburbs St Helena, Eltham North, Briar Hill and Montmorency. It contains 60.63ha of public open space, with the majority in the suburbs of St Helena / Eltham North and Montmorency. Due to the undulating nature of much of the precinct, it was necessary at the time of residential development to provide drainage easements in reserves and corridors connecting reserves within the street networks. As a result many of the reserves receive stormwater drainage from surrounding streets in a network of drainage lines ultimately feeding into the Plenty River. The south eastern section of the precinct has an undulating character with a series of small to medium sized Council reserves that are well connected to surrounding local street networks.

Most of the smaller reserves in the precinct were created as drainage easements and are typically surrounded by residential properties. In this precinct there are a number of narrow access corridors, some which are steep, lead to reserves or link streets together to create strong and legible pedestrian networks. Montmorency has fewer main roads and more minor roads than in other parts of Banyule. Some of the local streets in Montmorency have been reduced in width and closed off to vehicle traffic with several developed with brick paved surfaces, giving this section of the precinct a pedestrian friendly character.

A significant aspect of the open space in the North East Precinct is that there are a number of conservation reserves such as St Helena Bush Reserve, Simonelli Reserve, Rattray Reserve and Dalvida Reserve that contain fenced off areas of vegetation that support native habitats and biodiversity. The majority of the parks and reserves within this Precinct are local reserves that have excellent connectivity and are within walking distance of each other. Settlers Park in St Helena is a notable example as it runs north – south in a curvilinear profile with multiple access points across the suburb. There are also several important active recreation reserves within the precinct such as Anthony Beale Reserve, Petrie Park and Montmorency Park which contain a mix of active recreation and significant play spaces.

Current demographics and future trend analysis for residential density and population growth.

The North-East Precinct contains established residential areas with extensive amounts of native vegetation. Over half (51.7%) of residents in the North East Precinct live in Montmorency which also contains 43.5% of the precinct's public open space (26.36ha). The main shopping and commercial strip in Montmorency is Were Street with another significant business precinct located approximately one kilometre away on Grand Boulevard. The distinguishing characteristics of the North East Precinct include a higher than average socio-economic profile, householders that mostly own or are purchasing their home and lower cultural diversity, compared with the rest of the municipality.

Relative to the municipality, the precinct has:

- The highest proportion of secondary schoolers (aged 12 to 17 years)
- The highest proportion of older workers and pre-retirees (aged 50 – 59 years)
- The lowest proportion of senior and elderly residents (aged 70 years and above)

The total resident population in the precinct is 16,942, representing 14.3% of Banyule's overall population. From 2011 to 2031, the population is forecast to increase by 1,906 residents, bringing the total number to 18,848. The projected percentage in population change from 2011 to 2031 is relatively low at 11.3% when compared to the entire municipality at 18.1%.

4. PRECINCT ANALYSIS

– NORTH EAST PRECINCT



Montmorency streetscape with established indigenous vegetation



Glendale Reserve, St Helena

The unemployment rate in the North East Precinct is one of the lowest in the municipality at 3%. It is lower than both the entire municipality (4.4%) and greater Melbourne at 5.5%. The largest percentage of the residents are employed in health care and social assistance, followed by education and training. The North East Precinct also contains the largest amount of residents that are 15 years and older and available for work at 69.5%.

According to the 2011 Household Survey, the top three 'likes' for residents living in the North East Precinct were proximity to shops, the presence of trees/natural vegetation and familiarity with the area while the top three 'dislikes' were traffic issues, car parking and cost of housing in the area.

In relation to education, there is a lower proportion of residents in the North East Precinct that have completed Year 12 or equivalent and also a lower proportion of residents who have completed a bachelor or higher degree when compared with the rest of the municipality. The proportion of residents that have completed a diploma or vocational training was higher than the municipality's average.

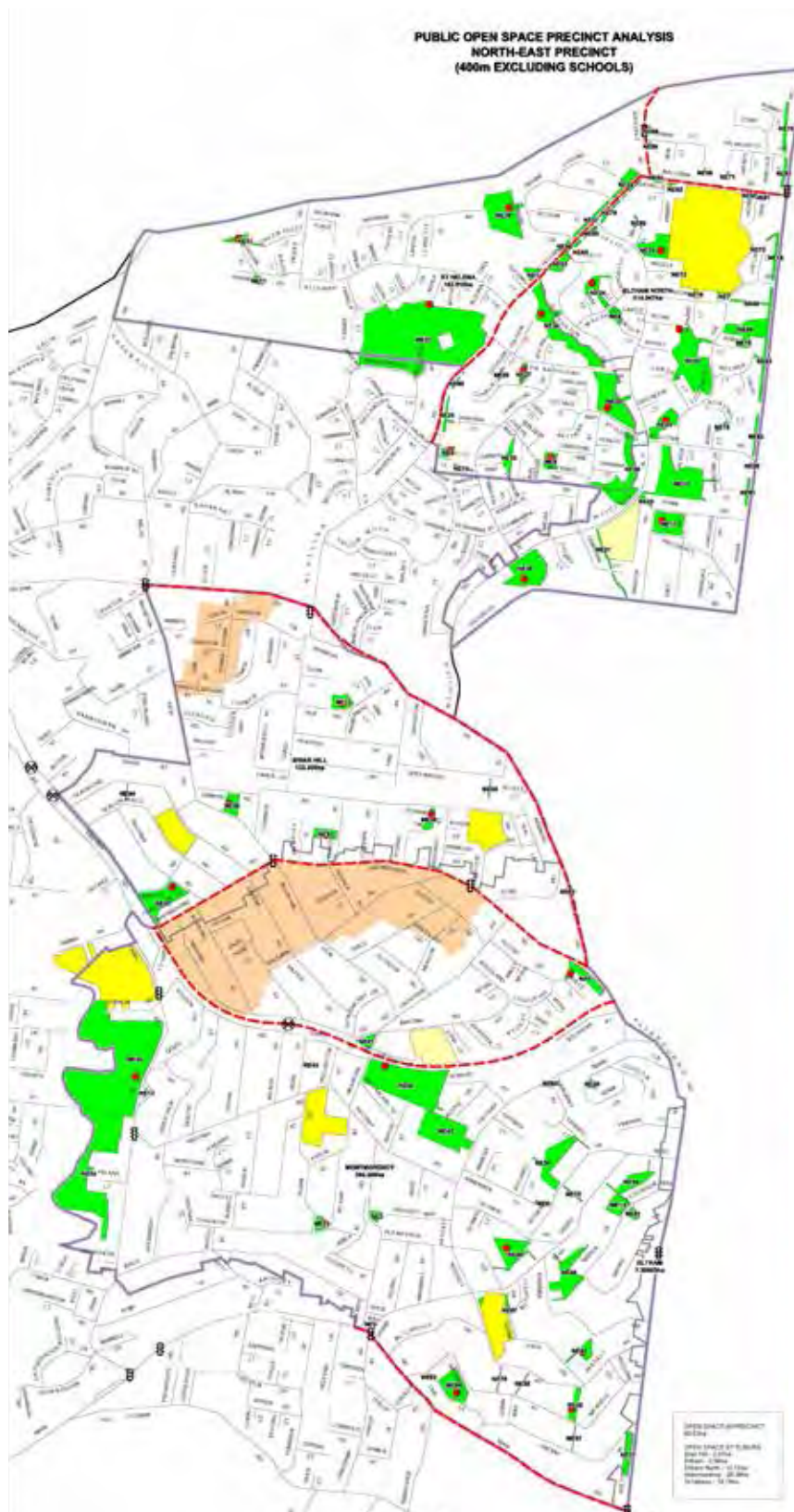
There is a relatively high proportion of households with couples with children in the North East Precinct, particularly in St Helena / Eltham North (50%.) the precinct also has the highest proportion of secondary school aged children (12 – 17 years) across the municipality at 7.9% with St Helena containing the highest proportion at 11.4%. Given these statistics, it is important to include at least one of each type of play experience for the local residents, with a particular emphasis on teenage activities. Opportunities exist to upgrade playspaces by providing parkour elements, social gathering spaces and to assess suitable locations for potential BMX / dirt jump facilities or other forms of active recreation.

Analysis of Existing Open Space in the North East Precinct

There is currently 60.63ha of Council managed public open space in the North East Precinct. A distinguishing characteristic of the North East Precinct is that there is a substantial amount of established indigenous and native vegetation distributed throughout the residential areas. Some of the reserves in the North East Precinct have been established as conservation reserves such as St Helena Bush Reserve and Simonelli Reserve where sections of remnant vegetation are fenced off. The North East Precinct does not have any high density housing with virtually all allotments with the one dwelling on reasonably sized allotments and many with verdant gardens. The vegetation types in the precinct are dry sclerophyll forest, Yellow Box Forest, Box Woodland and Yellow Gum and Sclerophyll Woodland.

In terms of open space provision, the North East Precinct contains well connected reserves and parks ranging from small pocket parks and walkways to large reserves. The distribution of open space is fragmented in that the suburbs of Montmorency and St Helena / Eltham north contain the majority of the parks and reserves. Briar Hill and the northern section of Montmorency each have one area that is not within acceptable walking distance of Council open space (refer to North East Precinct open space map). This is linked to the fact that there are three major barriers limiting safe access to public open space, namely the Melbourne-Hurstbridge railway line, Karingal Drive and Sherbourne Road. Potential strategies for improving pedestrian and cyclist access to open space for these areas need to be examined and implemented where practical.

4. PRECINCT ANALYSIS – NORTH EAST PRECINCT



NE1 - St Helens Road Reserve = 171m ²
NE2 - Lancelot Road Reserve = 32m ²
NE3 - Wooded Way Reserve = 157m ²
NE4 - Seabrook/Katherine Walkway Reserve = 206m ²
NE5 - Seabrook Road Reserve = 531m ²
NE6 - Macdonald Reserve (South) = 1249m ²
NE7 - Seabrook Drive Reserve = 421m ²
NE8 - Riala Reserve = 203m ²
NE9 - Palmetto Close Reserve = 1421m ²
NE10 - Woodstock Park = 3713m ²
NE11 - Picket Reserve = 43m ²
NE12 - Picket Road (East) Reserve = 429m ²
NE13 - Picket Glen Reserve = 4197m ²
NE14 - Delvina Reserve = 2304m ²
NE15 - Lyman Play Park = 350m ²
NE16 - Camosuna Drive Walkway Reserve = 297m ²
NE17 - Glenvale Reserve = 993m ²
NE18 - Jasmine Court Reserve = 1752m ²
NE19 - Burns Court Reserve = 575m ²
NE20 - Aspen Crescent Reserve = 75m ²
NE21 - Progress/Walton Walkway Reserve = 103m ²
NE22 - Gardens Park (St Clare's & Glen Katherine) = 1662m ²
NE23 - St Clare's Reserve = 14m ²
NE24 - Macdonald Reserve (North) = 432m ²
NE25 - Victoria Court Reserve = 1425m ²
NE26 - Woodstock Road Reserve = 1480m ²
NE27 - Glen Katherine Drive Reserve = 1547m ²
NE28 - Lancelot Avenue Reserve = 1709m ²
NE29 - Cowell Court Reserve = 40m ²
NE30 - Gardens Park (Glen Katherine to St Helens) = 1784m ²
NE31 - St Helens Bush Reserve = 236m ²
NE32 - Belmont Reserve = 1042m ²
NE33 - Belmont Street Reserve = 304m ²
NE34 - Progress Play Park = 219m ²
NE35 - Grand Boulevard Reserve = 933m ²
NE36 - Kyness Play Reserve = 315m ²
NE37 - Macdonald Road Reserve = 234m ²
NE38 - Railway Reserve = 1872m ²
NE39 - Riala Street Reserve = 859m ²
NE40 - Picket Park = 3672m ²
NE41 - Belmont Reserve = 73m ²
NE42 - Kyness Bush Reserve = 1002m ²
NE43 - Rose Valley Reserve = 3114m ²
NE44 - Seabrook Reserve = 31m ²
NE45 - Olympic Avenue Reserve = 808m ²
NE46 - Macdonald Park = 8779m ²
NE47 - E.J. Andrew Reserve = 1345m ²
NE48 - Anthony (Belle) Reserve = 3818m ²
NE49 - Belmont Reserve = 257m ²
NE50 - Mels (Field) = 944m ²
NE51 - Charlotte Road Reserve = 202m ²
NE52 - Rose Hill Reserve = 585m ²
NE53 - Greenfield Reserve = 25m ²
NE54 - Macdonald Walkway (East) = 302m ²
NE55 - Belmont Reserve = 16m ²
NE56 - Greenfield Reserve = 241m ²
NE57 - Seabrook Road Reserve (East) = 149m ²
NE58 - Seabrook Road Reserve (West) = 24m ²
NE59 - Kyness Court Reserve (East) = 18m ²
NE60 - Kyness Court Reserve (West) = 11m ²
NE61 - Kyness Court Reserve = 2m ²
NE62 - St Helens Road Reserve (South of Belmont) = 57m ²
NE63 - Kyness Road Reserve (Kyness to Belmont) = 13m ²
NE64 - Seabrook Road Reserve (South of Belmont) = 14m ²
NE65 - Seabrook Road Reserve (North of Belmont) = 43m ²
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NE98 - Seabrook Road Reserve (South of Belmont) = 43m ²
NE99 - Seabrook Road Reserve (North of Belmont) = 43m ²
NE100 - Seabrook Road Reserve (South of Belmont) = 43m ²

4. PRECINCT ANALYSIS – NORTH EAST PRECINCT



Simonelli Reserve, St Helena



Vanessa Court Reserve, St Helena



Harrington Reserve and playspace, Montmorency



Football oval at Montmorency Park, Montmorency

The main types of open space in the North East Precinct are plantation road reserves, small and narrow walkways linking streets together such as Ryans Road Reserve, Vanessa Court Reserve and St Helena Road Plantation Reserve, conservation reserves such as St Helena's Bush Reserve, Rattray Reserve, Simonelli Reserve and Dalvida Reserve, smaller local reserves such as Harrington Reserve and St Clems Reserve. There are also larger reserves such as Montmorency Park and Anthony Beale Reserve that contain sporting facilities. In St Helena / Eltham North, all the reserves are within walking distance from residential areas and have good connectivity with one another. A good example of this is the green link commencing on St Helena Road, running south along Settlers Park Reserve which is divided into three sections and then terminating at Glendale Reserve.

The valuable connections provided by the numerous small reserves is an aspect that makes public open space system in this precinct function effectively, as it allows for easy safe circulation throughout these neighbourhoods. This is particularly important in neighbourhoods that don't have immediate access to larger reserves. Due to this the North East Precinct in general is well connected and has good access to open space.

Quantitative Analysis of Public Open Space North East Precinct

	Current Population (ID Data)	Hectares of Open Space	Hectares per 1000 people	Population Projections 2031 (ID Data)	Hectares per 1000 people
North East Precinct	16,942	60.63ha	17,912ha	3,36ha	20.26ha
Briar Hill	3,065	2.57ha	3,316ha	.78ha	28.89ha
Eltham North / St. Helena	5,123	31.31ha	5,599ha	5.6ha	22.6ha
Montmorency	8,754	26.36ha	8,997ha	3.01ha	7.58ha

4. PRECINCT ANALYSIS – NORTH EAST PRECINCT

Mid Precinct Open Space

Park name	Park Address	Hectares
Adam Crescent Reserve	37 Adam Crescent, MONTMORENCY	0.0733
Angela Close Reserve	6 Angela Close, ELTHAM NORTH	0.0154
Anthony Beale Reserve	277 St Helena Road, ST HELENA	9.8199
Aqueduct Road Plantation Reserve (North of Erinne)	335 Aqueduct Road, ST HELENA	0.0131
Aqueduct Road Plantation Reserve (South of Erinne)	337 Aqueduct Road, ST HELENA	0.0143
Belmont Reserve	25 Belmont Crescent, MONTMORENCY	1.0623
Belmont/Aanensen Walkway Reserve	17 Belmont Crescent, MONTMORENCY	0.0958
Bolton Street Reserve	147 Bolton Street, ELTHAM	0.3944
Briar Hill Hall Reserve	8 Campbell Road, BRIAR HILL	0.3859
Briar Valley Reserve	11 Porter Street, BRIAR HILL	0.3111
Brixton Avenue Reserve	35 Brixton Avenue, ELTHAM NORTH	0.0723
Burns Court Reserve	4 Burns Court, ELTHAM NORTH	0.057
Calendonia Drive Reserve	31 Calendonia Drive, ELTHAM NORTH	0.0831
Calendonia Drive Walkway Reserve	19 Calendonia Drive, ELTHAM NORTH	0.0397
Chantelle Rise Reserve	7-8 Chantelle Rise, ST HELENA	0.2622
Covala Court Reserve	26 Covala Court, ST HELENA	0.0426
Cressy/Sackville Walkway	41A Cressy Street, MONTMORENCY	0.0283
Dalvida Reserve	4 Dalvida Court, ELTHAM NORTH	2.3084
E J Andrews Reserve	13 Williams Road, BRIAR HILL	1.2421
Erinne Court Reserve	18 Erinne Court, ST HELENA	0.0169
Fernside Play Park	88 Fernside Avenue, BRIAR HILL	0.219
Gladstone/Beaconsfield Walkway	57A Gladstone Road, BRIAR HILL	0.0132
Glen Katherine Drive Reserve	14 Glen Katherine Drive, ST HELENA	0.1547
Glendale Reserve	21 Dale Avenue, ELTHAM NORTH	0.895
Grand Boulevard Reserve	152A Grand Boulevard, MONTMORENCY	0.6035
Grand/Belmont Walkway Reserve	137A Grand Boulevard, MONTMORENCY	0.0413
Greenwood/Fernside Walkway	57 Greenwood Street, BRIAR HILL	0.0241
Halsbury Court Walkway	14 Halsbury Court, ST HELENA	0.0182
Harrington Reserve	20-32 Sackville Street, MONTMORENCY	0.8731
Jasmine Court Reserve	4 Jasmine Court, ELTHAM NORTH	0.1763
Karingal Drive Plantation Reserve	25 Karingal Drive, MONTMORENCY	0.0028
Kirwana Bush Reserve	11 Kirwana Grove, MONTMORENCY	1.0926
Kirwana Play Reserve	38A Kirwana Grove, MONTMORENCY	0.3115

Continued over page

4. PRECINCT ANALYSIS – NORTH EAST PRECINCT

Park name	Park Address	Hectares
Larool Avenue Reserve	45 Larool Avenue, ST HELENA	1.7706
Liddesdale Bushland Reserve	40A Liddesdale Grove, ELTHAM NORTH	0.8232
Looker Road Reserve	2 Looker Road, MONTMORENCY	0.0321
Macdhui Reserve (North)	11 Macdhui Avenue, ELTHAM NORTH	0.4052
Macdhui Reserve (South)	12-14 Macdhui Avenue, ELTHAM NORTH	0.1949
Margaret Avenue Reserve	2 Margaret Avenue, MONTMORENCY	0.0386
Mayona Road Reserve	72 Mayona Road, MONTMORENCY	0.2241
Milne Place Drainage Reserve	4 Milne Place, ELTHAM NORTH	0.0336
Milne Place Reserve	186 Weidlich Road, ELTHAM NORTH	0.77
Montmorency Park	93 Para Road, MONTMORENCY	8.7781
Motts Paddock	91A Para Road, MONTMORENCY	4.5483
Nimary Court Plantation Reserve (East)	14-20 Wallowa Road, ELTHAM NORTH	0.0196
Nimary Court Plantation Reserve (West)	10-12 Wallowa Road, ELTHAM NORTH	0.0181
Olympic Avenue Reserve	22 Olympic Avenue, MONTMORENCY	0.928
Para Road Island Reserve	90A Para Road, MONTMORENCY	0.0435
Paulette Close Reserve	2 Paulette Close, ST HELENA	0.1627
Paulette/Tamboon Walkway Reserve	6 Paulette Close, ST HELENA	0.0533
Pecks Dam Reserve	77 Napier Crescent, MONTMORENCY	0.4197
Pedersen Way Reserve	9 Pedersen Way, MONTMORENCY	0.1459
Petrie Park	12 Mountain View Road, MONTMORENCY	3.6372
Pindari Reserve	13 Pindari Drive, ST HELENA	0.0835
Progress/Weidlich Walkway Reserve	71 Progress Road, ELTHAM NORTH	0.1631
Ratray Reserve	127 Ratray Road, MONTMORENCY	1.8772
Reichelt/Mitchell Reserve	97 Reichelt Avenue, MONTMORENCY	0.1267
Reichelt/Sackville Walkway (East)	62A Reichelt Avenue, MONTMORENCY	0.0302
Reichelt/Sackville Walkway (West)	74A Reichelt Avenue, MONTMORENCY	0.0289
Rise Reserve	8 Moorside Rise, ST HELENA	0.2839
Ryans Road Plantation Reserve (Access to Melissa Court)	229 Ryans Road, ELTHAM NORTH	0.3605
Ryans Road Plantation Reserve (North of Calendonia)	55 Calendonia Drive, ELTHAM NORTH	0.212
Ryans Road Plantation Reserve (North of Lesay)	30 Lesay Drive, ST HELENA	0.2345
Ryans Road Plantation Reserve (North of Pymm)	211 Ryans Road, ELTHAM NORTH	0.109
Ryans Road Plantation Reserve (North of St Clems)	217 Ryans Road, ELTHAM NORTH	0.1412

Continued over page

4. PRECINCT ANALYSIS

– NORTH EAST PRECINCT

Park name	Park Address	Hectares
Ryans Road Plantation Reserve (South of Calendonia)	281 Ryans Road, ELTHAM NORTH	0.2412
Ryans Road Plantation Reserve (South of St Clems)	48 St Clems Street, ELTHAM NORTH	0.0111
Ryans Road Plantation Reserve (Wallowa to Lesay)	1 Lesay Drive, ST HELENA	0.1316
Sackville Reserve	83 Sackville Street, MONTMORENCY	0.3104
Sackville/Orr Walkway Reserve	6 Sackville Street, MONTMORENCY	0.0471
Scenic Rise Plantation Reserve (East)	1 Scenic Rise, ELTHAM NORTH	0.0198
Scenic Rise Plantation Reserve (West)	15 Scenic Rise, ELTHAM NORTH	0.024
Settlers Park (Glen Katherine to St Helena)	31-35 Glen Katherine Drive, ST HELENA	1.7604
Settlers Park (St Clems to Glen Katherine)	48 Glen Katherine Drive, ST HELENA	1.6826
Settlers Park (Weidlich to St Clems)	105 Weidlich Road, ELTHAM NORTH	1.5318
Sherbourne Road Reserve	156 Sherbourne Road, MONTMORENCY	0.5311
Simonelli Reserve	346 St Helena Road, ELTHAM NORTH	0.2521
St Clems Reserve	23 St Clems Street, ELTHAM NORTH	0.5649
St Helena Bush Reserve	23 Liddesdale Grove, ELTHAM NORTH	2.3676
St Helena Road Plantation Reserve (Maxine to Maxine)	52 Maxine Drive, ST HELENA	0.1892
St Helena Road Plantation Reserve (North of Simonelli Reserve)	356 St Helena Road, ELTHAM NORTH	0.0567
St Helena Road Plantation Reserve (South of Glen Katherine)	282A St Helena Road, ST HELENA	0.0312
St Helena Road Plantation Reserve (South of Maxine)	1A Maxine Drive, ST HELENA	0.0579
St Helena Road Plantation Reserve (South of Weidlich)	197 Weidlich Road, ELTHAM NORTH	0.0637
St Helena Road Plantation Reserve (Weidlich to Wallowa)	202 Weidlich Road, ELTHAM NORTH	0.1159
St Helena Road Reserve	311 St Helena Road, ST HELENA	0.1711
Sylvan Play Park	51 Coventry Street, MONTMORENCY	0.2036
Tathra Reserve	6 Tathra Place, ST HELENA	0.2611
Tyrone Court Reserve	19 Tyrone Court, ST HELENA	0.3051
Ungara Close Walkway	7 Ungara Close, ELTHAM NORTH	0.0186
Vanessa Court Reserve	276-278 St Helena Road, ST HELENA	0.1425
Weidlich Road Reserve	54 Weidlich Road, ELTHAM NORTH	1.4865
Were Street Reserve	32 Were Street, MONTMORENCY	0.0693
Wooded Way Reserve	13 Wooded Way, MONTMORENCY	0.1512
Woodlands Park	13 Box Road, BRIAR HILL	0.3713

4. PRECINCT ANALYSIS

– NORTH EAST PRECINCT



Pecks Dam Reserve, Montmorency



Rattray Reserve, Montmorency

Habitats and Biodiversity

The North East Precinct is rich with native and indigenous vegetation comprised mainly of indigenous and planted eucalypts, many are within parks, reserves and corridors of open space and transcend to adjacent residential areas. In reference to the Banyule Wildlife Corridor Program 2003 there is a significant green link to the Northern Foothills with substantial bushland remnants east of the Plenty River and extending through Montmorency, Briar Hill and St Helena / Eltham North towards the suburbs of Diamond Creek and Yarrambat.

Bushland conservation reserves containing significant natural habitat zones include Pecks Dam Reserve and Rattray Reserve in Montmorency, St Helena Bush Reserve and Simonelli Reserve in St Helena and a number of smaller reserves scattered throughout the North East Precinct that support bushland remnants.

As documented in The Banyule Wildlife Corridor Program (2003), the indigenous vegetation in the North-East Precinct provides habitat for a diverse range of forest birds that are uncommon or no longer occur in other urban areas within Banyule. Colonies of the Eltham Copper Butterfly occur around Montmorency and remnant bushland in St. Helena supports important indigenous understorey vegetation, including a diverse range of terrestrial orchids.

The Banyule Wildlife Corridor Program (2003) lists requirements for the protection and management of indigenous vegetation and natural vegetation remnants throughout the municipality of Banyule. In relation to the North East Precinct the requirements listed include:

- Specific programs for re-establishment of the Eltham Copper Butterfly habitat around Montmorency, particularly through planting of Sweet Bursaria
- Ongoing habitat restoration programs within key reserves, particularly Peck's Dam Reserve and St. Helena Bush Reserve.
- Reinforcement of indigenous vegetation linkages along St. Helena Road, the ring road reservation and through linear reserves in St. Helena (particularly Settler's Park) and Montmorency.

St Helena / Eltham North

St Helena/Eltham North consists of mainly medium density residential living and a significant amount of relatively small reserves distributed generously throughout the suburb. It contains 19.19ha of Council owned open space with the majority of the reserves located within walking distance from each other. St Helena has the highest proportion of secondary school aged children (12 – 17 years) in the entire municipality with a high proportion of households with couples. St Helena Secondary College and Glen Katherine Primary School are located on the same block in St Helena while Holy Trinity Primary School is located in nearby Eltham North. There are many narrow access ways, some associated with drainage easements and others open space reserves serve pedestrian as thoroughfares, such as Progress / Weidlich Walkway Reserve, Ungara Close Reserve, Caledonia Drive Reserve, Caledonia Drive Walkway Reserve and Brixton Avenue Reserve located near local schools and provide important pedestrian links to surrounding residential areas and schools. Vanessa Court Reserve and Paulette / Tamboon Walkway Reserve are important links between streets. Weidlich Road is the spine of the suburb – a curvilinear subarterial road running north – south from St Helena Road to Sherbourne Road.

4. PRECINCT ANALYSIS – NORTH EAST PRECINCT



Progress / Weidlich Walkway Reserve



Playspace at St Helena Bush Reserve

St Helena Bush Reserve, located on Liddesdale Grove is a good example of a reserve that has been established as an indigenous vegetation conservation reserve. It features a large fenced off section of Box Eucalypt Forest with gated walkways bisecting the bushland. Orchids and wildflowers can be viewed throughout the reserve from August to March. Other similar conservation reserves in the North East Precinct that have been established as conservation areas include: Simonelli Reserve, Dalvida Reserve, Settlers Reserve, Rattray Reserve, Belmont Reserve, Grand Boulevard Reserve, Kirwana Bush Reserve and Wooded Way Reserve. This is a distinctive difference to the other precincts such as the East and South Precincts, that have fewer Council managed conservation reserves, but much larger tracts of public open space.

In terms of sporting facilities, Anthony Beale Reserve is a large park located in St Helena. It includes two football/cricket ovals, cricket nets and a large playspace with car parking areas. This is one of the two reserves in the North East Precinct that contains major sporting facilities, with the other being Montmorency Park. There is an opportunity for the playspace at Anthony Beale Reserve to be upgraded into a regional family playspace. However St Helena Road presents a major barrier to access to Anthony Beale Reserve for residents living to the east of this road. It is therefore important that a safe pedestrian crossing be provided in St Helena Road in the vicinity of Anthony Beale Reserve in order to provide safe access. There are a number of plantation reserves alongside Ryans and St Helena Roads forming a linear sequence of open space corridors with access to bus stops, pedestrian paths and local residential streets. As Ryans Road is a busy sub-arterial road, it is important to ensure safe pedestrian crossings to Glen Katherine Primary School and St Helena Secondary School. It is recommended to assess the pedestrian path that runs along Ryans Road Plantation Reserve and determine the feasibility of realigning the path to minimise crossing points.

A significant corridor of open space in St Helena is Settlers Park which runs north – south from St Helena Road to Weidlich Road a distance of approximately one kilometre, providing a green link to many residential streets in the suburb. Out of the three sections of this parkland, two contain playspaces. Settlers Reserve is in close proximity to many other reserves, some of which also contain playspaces. i.e. St Clems Reserve is approximately 80 metres away. In the northern section of the reserve (St Helena Road to Glen Katherine Drive) there is a good example of how nature play may be integrated into playspaces with a copse of Allocasuarinas planted opposite the playground and is a well-used ‘living cubby’ space. It is recommended to diversify the play experience and provide shade and path connections to the playspaces in Settlers Park. There is also an opportunity to locate gym equipment at various positions in the reserve as it is well used as part of an outdoor exercise circuit.

4. PRECINCT ANALYSIS

– NORTH EAST PRECINCT



Fernside Play Park



E.J. Andrews Reserve



Petrie Park, recently constructed playspace



Olympic Avenue Reserve

Briar Hill

Briar Hill contains the least amount of open space in the North East Precinct. It is situated between St Helena / Eltham North and Montmorency, bounded by Karingal Road and Sherbourne Road and contains only 2.57ha of Council owned open space. The two schools in the area are Sherbourne Primary School and Briar Hill Primary School, both of which are located to the south of Briar Hill where the majority of the reserves are located. The suburb's north contains a residential corner between Mountain View Road and Karingal Drive that is not within an acceptable walking distance of Council managed open space. The nearest open space reserve is Yandell Reserve which is located in Greensborough, on the other side of St Helena / Karingal Drive. Opportunities exist to assess pedestrian connectivity and implement strategies for improving safe pedestrian and cyclist access.

Fernside Play Park is a pocket park situated on Fernside Avenue and is in close proximity to Sherbourne Primary School. While it is located in a good setting it has been poorly maintained. vegetation has covered a significant portion of the playspace. There is significant opportunity to upgrade the playspace.

E.J Andrews Reserve is the largest reserve in Briar Hill and an excellent example of a playspace that has recently been upgraded. It includes a concrete path access to the playspace with equipment that features a range of play experiences, including a basket swing which is good for social play. The wooden styled structure fits in well to the surroundings. When upgraded, other playspaces in the North East Precinct should follow this as an example, particularly incorporating an accessible path from the reserve to the playground.

Briar Hill has a community hall as part of a reserve located on Campbell Road. It is in close proximity to Briar Hill Primary School and also contains a playspace and asphalt carpark amongst aged brick paving and native vegetation. It is recommended that the brick paving be replaced and seek opportunities to use the rear of the hall as a site for a community garden.

Montmorency

Montmorency has more public open space than any of the other suburbs in the North East Precinct (26.36ha). It is undulating in character with fewer main roads much like the other suburbs in the North East Precinct. The main barrier in Montmorency is the Hurstbridge railway line which bisects Sherbourne Road and prevents direct access to the north of the suburb. The Sherbourne Road Reserve and Mayona Road Reserve are the only reserves in the north section of Montmorency, located between the railway line and Sherbourne Road. Sherbourne Road and railway line act as pedestrian barriers creating a large area that is not within the preferred minimum walking distance of public open space. Potential strategies for improving pedestrian and cyclist access to open space for these areas need to be examined and implemented where practical.

Montmorency Park is located on the eastern side of the Plenty River and is well connected to the Plenty River Trail. This park contains two football/cricket ovals, a playspace, bbq facilities and two car parks. The Plenty River Trail has three bridge connections to the western side of the river within Montmorency Park and the adjacent Motts Paddock Reserve, which together provide good access to public open space in neighbouring precinct.

4. PRECINCT ANALYSIS

– NORTH EAST PRECINCT



Walkway to Grand Boulevard Reserve, Montmorency



Drainage pits in Tathra Reserve, St Helena



Plenty River Trail at Montmorency Park



Willinda Park Athletics Track

Petrie Park is a neighbourhood level reserve which is located in central Montmorency on Mountain View Road. An RSL hall, a scout hall, and the Montmorency Bowling Club is also located in this reserve. The playspace is well- equipped with a range of play experiences, however parking is an issue at certain times. Whilst Petrie Park is located adjacent to Rattray Conservation Reserve at present the two reserves are not directly connected. A recent masterplan prepared attempts to resolve this particular site specific issue of physical connection between the two parks.

Olympic Avenue Reserve, like the majority of the reserves in the North East Precinct, contains a significant amount of native and indigenous vegetation. The playspace is situated behind a large cluster of native shrubs and trees. This reserve may be suitable for an upgraded playspace that includes nature based play.

Open Space in adjoining areas and non-Council managed Open Space

All of the public open space within the North East Precinct is owned and managed by Council. Other nearby reserves in neighbouring precincts, which potentially play a role in meeting the needs of residents of the North-East precinct include:

- Willinda Park Athletics Track
- Meruka Park opposite Sherbourne Road Reserve
- Malcom Blair Reserve Dog Park
- Greenhills Montmorency Baseball Club
- Karingal Tennis Club

Due to the Main Yarra Trail ,which can be accessed from Montmorency Park via the Plenty River Trail, residents of this precinct also have good access to significant amounts of high quality public open space in Banyule's Mid, and South Precincts. There are also links to the Diamond Creek Trail via Wallowa / Allendale Road.

Analysis of the Play Experiences within the North East Precinct

There are 26 playgrounds within the North East Precinct. The playspace areas in the North East Precinct are located at the following parks and reserves: Anthony Beale Reserve, Bolton Street Reserve, Briar Hill Hall Reserve, Briar Valley Reserve, E.J. Andrews Reserve, Fernside Play Park, Glendale Reserve, Glen Kathrine Drive Reserve, Harrington Reserve, Kirwana Play Reserve, Macdhuil Reserve, Milne Place Reserve, Montmorency Park, South and North Ovals, Olympic Avenue Reserve, Paulette Close Reserve, Petrie Park, Sackville Reserve, Settlers Park (2 playspaces), Sherbourne Road Reserve, St Clems, St Helena Bush Reserve, Sylvan Play Park, Tahlee Place Reserve, Tathra Reserve, The Rise Reserve, Weidlich Road Reserve and Woodlands Park.

Play Experiences within the North East Precinct

The North East Precinct is generally well provided for in terms of playspaces being within walking distance from residential areas. The suburbs of St Helena / Eltham North and Montmorency both contain a large number of well-connected reserves. Ideally play spaces / parks need to be accessible without the need for children to cross major barriers such as arterial and high volume roads and that where possible the vast majority of residential properties be with 400 metres, 5 minutes walk of a public playspace.

4. PRECINCT ANALYSIS

– NORTH EAST PRECINCT



Sackville Reserve, Montmorency



Milne Place Reserve, Eltham North

One of the main goals of the Banyule Open Space Strategy is to ensure the residents of each precinct have access to the full range of play experiences identified in the playgrounds section of this strategy. It is important to provide at least one of each type of play experience within each of Council's seven designated area precincts. Banyule endeavours to provide 10 different types of play experiences within each Precinct (further information on Plays is provided in Play section of Open Space Strategy).

The main play experiences that are lacking in public playgrounds in the North East Precinct are nature-based play experiences and accessible items for inclusive play. There are opportunities to provide nature-based play experiences in the North East Precinct particularly to the reserves situated between Eltham North and Montmorency; these reserves generally have a significant amount indigenous vegetation of canopy trees. Due to the undulating character and slopes, some of the reserves and their approaches are not wheelchair accessible. It is recommended where possible, to improve accessibility by creation of a path network that meets flush with the edge of a playspace and also include accessible play elements to enhance the play experience in the North East Precinct. Locations of wheelchair accessible parks should be promoted and advised through Council's information base and local signage.

The playspace at Olympic Avenue Reserve is situated behind a dense area of native vegetation giving the space a secluded character. There is opportunity to upgrade the playspace with a focus on nature based-play. Other possible locations for nature based themed play experiences may be at St Helena Bush Reserve in which the existing swing set may be upgraded to include natural elements around the playspace or Settlers Park Reserve.

Generally, the play spaces in the North East Precinct are well equipped and well located in relation to residential areas. Some of the equipment in the playspaces, particularly in Montmorency are outdated and should be considered to be replaced when the playspace are replaced to include a greater diversity of play experiences, e.g. Sackville Reserve. An excellent example of a playspace that has recently been upgraded and may be used as an example of a local playspace with many interesting features is E.J Andrews Reserve in Briar Hill.

As St Helena has the highest proportion of secondary school aged children (12 – 17 years) out of the entire municipality, there is the need to assess the existing playspaces for opportunities to provide elements aimed at teenager user groups. These types of activities may include parkour, social gathering spaces, skate and BMX elements or other forms of active recreation.

There is opportunity to install exercise equipment stations along the path network in Settlers Park Reserve as well as in Anthony Beale Reserve as part of the new regional playspace. There is also potential to create "local play networks" in several locations.

4. PRECINCT ANALYSIS

– NORTH EAST PRECINCT



Kirwana Bush Reserve



Sherbourne Road Reserve

Conclusions and Opportunities:

The North East Precinct is well catered for in terms of public open space, both in terms of quality and quantity. Most residents of this precinct, particularly those in Montmorency and St Helena / Eltham North have access to well-connected parks and reserves. However it is important these connections are maintained and improved as they play a vital role in ensuring that many small parcels of public open space in the area function effectively and provide viable open space networks. There is also a strong focus on nature conservation and natural environment in this precinct with many excellent conservation reserves developed to support native habitats and biodiversity.

The main opportunities in the North East Precinct include:

- To maintain and improve the existing high quality conservation reserves and wildlife corridor on the precinct.
- To provide a wider variety of play experiences in the precinct's public playgrounds, including the introduction of more natural play elements and the creation of several local "play networks".
- To improve pedestrian connectivity and safety including the construction of new paths through reserves. Assess the corner of Mountain View Road and St Helena Road and the corner of Sherbourne Road and the Hurstbridge Railway line in terms of safe pedestrian access and connectivity as these are areas that are greater than 400 metres from any Council managed open space.

Recommendations:

Public Open Space

1. Investigate strategies for increasing the availability of local public open space for residents in areas that aren't within Council's prescribed 400 metres walking distance of a park, or where there is currently an under supply.
2. Consider installing exercise equipment at various points along Settlers linear Reserve, and within Anthony Beale Reserve.
3. Investigate specific programs for the re-establishment of the Eltham Copper Butterfly habitat, particularly through planting of Sweet Bursaria, at appropriate sites in Montmorency.
4. Maintain the ongoing habitat restoration programs within key reserves, particularly Peck's Dam Reserve, Simonelli Reserve, Dalvida Reserve, Rattray Reserve and St. Helena Bush Reserve.
5. Reinforce indigenous vegetation linkages along St. Helena Road, the ring road reservation and through linear reserves in St. Helena (particularly Settler's Park) and Montmorency.
6. Consider constructing paths in Malcolm Blair Reserve linking the northern section of the park to the remainder of the reserve and to the side streets adjacent to the reserve.
7. Assess the pedestrian path that runs along Ryans Road Plantation Reserve and determine the feasibility of realigning the path in order to minimise crossing points.
8. Consider options for Belmont / Aanesen Walkway Reserve and Pederson Way.
9. Provide a pedestrians crossing in St Helena Road, St Helena to provide safe access to Anthony Beale Reserve.

Recommendations:

Playspaces

1. Generally provide more seats and tables near playgrounds.
2. Generally provide more shade trees in or adjacent to playspaces, particularly large canopy deciduous trees.
3. Review existing playspaces in the North East Precinct in terms of accessibility and provide accessible items for inclusive play and wheelchair accessible paths wherever possible.
4. Identify a suitable location within the precinct to develop a playspace with a nature based theme. Possible locations for nature based play experiences may be in St Helena Bush Reserve or Settlers Park Reserve.
5. Strengthen the connection between playspaces in Settlers Linear Reserve by installing an accessible concrete path network.
6. Upgrade both playspaces at Settlers Park Reserve to provide a variety of play experiences and unique themes.
7. Review the design of Sherbourne Road Reserve and the potential to upgrade its playspace. Potential to be developed as a pocket park with seating as it is within close proximity to a kindergarten.
8. Upgrade the playspace at Larool Avenue Reserve by providing a variety of new play experiences and by providing an accessible path to the playspace. Also give consideration to providing picnic facilities and a, barbeque, seats and a basketball half court to the lower section.
9. Upgrade the playspace at Fernside Play Park and maintain it as a pocket park.
10. Explore the potential to upgrade playspace at Sackville Reserve to provide a more diverse play experience. Consider replacing the existing asphalt path with a 1.6m wide concrete path.
11. Explore the feasibility of providing suitable facilities for teenagers at Glendale Reserve. Provide shade and seating around the basketball half-court.
12. Assess existing playspaces for opportunities to provide elements aimed at teenager user groups such as parkour, social gathering spaces, skate and BMX elements or other forms of active recreation.
13. Upgrade the playground at Anthony Beale Reserve to a regional family playspace.
14. Promote the availability of wheelchair accessible playgrounds in the North-East Precinct, such as at E.J. Andrews Reserve. NB: There is potential to use this reserve as a template for developing local reserve/playspaces.
15. Generally identify opportunities for providing playspaces for teenagers in the North-East Precinct.
16. Identify opportunities to create “local play networks.”

4. PRECINCT ANALYSIS

NORTH PRECINCT



Browns Nature Reserve



The Plenty River near Poulter Reserve



Gladman Street Reserve



Playspace at Greenhill Road Shops

Introduction

The North Precinct consists of the suburb of Greensborough and contains 92.12ha of Council managed public open space. The Plenty River bisects the suburb, meandering in a north – south direction, creating a green corridor of open space along its banks. A significant amount of the open space in Greensborough is concentrated around the Plenty River in the form of large parks and reserves, many which contain playspaces and sporting facilities. Browns Nature Reserve and Andrew Yandell Habitat Reserve are stand-alone reserves that contain fenced off conservation areas which support habitats suitable for native animal and bird life and generally provide biodiversity. Both reserves are located in the north-eastern part of the precinct. There are a substantial number of sporting facilities in the Precinct and many sporting clubs, including baseball, tennis, soccer, cricket and football clubs. There is also a synthetic surfaced athletics track located in Willinda Park adjacent to the Plenty River.

The North Precinct is generally well connected with many open space reserves that are easily accessible from surrounding streets. A good example of this is the northern area of Greensborough where Apollo Parkways Reserve and Avandina Crescent Reserve contain more than four access points each and are also linked via a green corridor with a concrete footpath as part of the buffer to the Greensborough Bypass. It is possible to walk through these reserves and connect directly to Partingtons Flat Reserve and the large expanse of open space surrounding the Plenty River corridor. While connection and access to the Plenty River Trail and surrounding open space areas is generally good throughout the precinct, there are opportunities to improve access in certain areas and realign / upgrade the Plenty River Trail and its various feeder paths.

Current demographics and future trend analysis for residential density and population growth.

The North Precinct is comprised entirely of the suburb of Greensborough. It is a well-established residential area and as a suburb covers the largest area and has the largest population of all suburbs in Banyule (15,345). The Greensborough Shopping Centre is the main commercial centre in the precinct and is regional in nature. There are also a number of smaller local shopping strips in the precinct, such as the Louis Street and Greenhill Road Shops that contain milk bars and other small local businesses. The precinct also contains some industrial in Para Road as well as in George Court and Simms Road. The North Precinct has a higher proportion of newborns and pre-schoolers (aged 0-4 years) than the other suburbs of Banyule. It is predicted that overall the precinct will experience a population growth of around 13% by 2031. However the rate of population growth as well as residential density is likely to be much greater than this around the Greensborough Principal Activity Centre.

Relative to the rest of Banyule, the precinct has:

- The second highest proportion of children aged 0 to 4 years
- The lowest proportion of residents aged 18 to 24 years
- Almost 1 in 4 residents aged 50 to 69 years

4. PRECINCT ANALYSIS

– NORTH PRECINCT



Andrew Yandell Habitat Reserve



Pavilion at Whatmough Park

The unemployment rate (3%) is equal lowest in the municipality and relatively low when compared to the rest of Banyule and Greater Melbourne. Much like the North East Precinct, a high proportion of residents are employed in health care and social assistance, followed by education and training.

In relation to education, residents were a little less likely to have completed Year 12 or equivalent than Banyule residents overall. Similarly residents were less likely to have completed a bachelor or higher degree at 22.7% compared to the Banyule average of 27.2% and 23.6% for Greater Melbourne. Like the North East Precinct, the proportion of residents that have completed a diploma or vocational training was higher than the municipality's average.

Most residents in the North Precinct live in separate houses rather than medium or high density housing. Households in the precinct are mostly couples with children (34.9%) followed by couples without children (21.4%). There is a slightly lower proportion of lone persons (21.4%) compared to Banyule as a whole and Greater Melbourne. The precinct also contains the second highest proportion of single parent families. The emerging household trends consist of couples with children followed by lone persons.

Analysis of Existing Open Space in the North Precinct

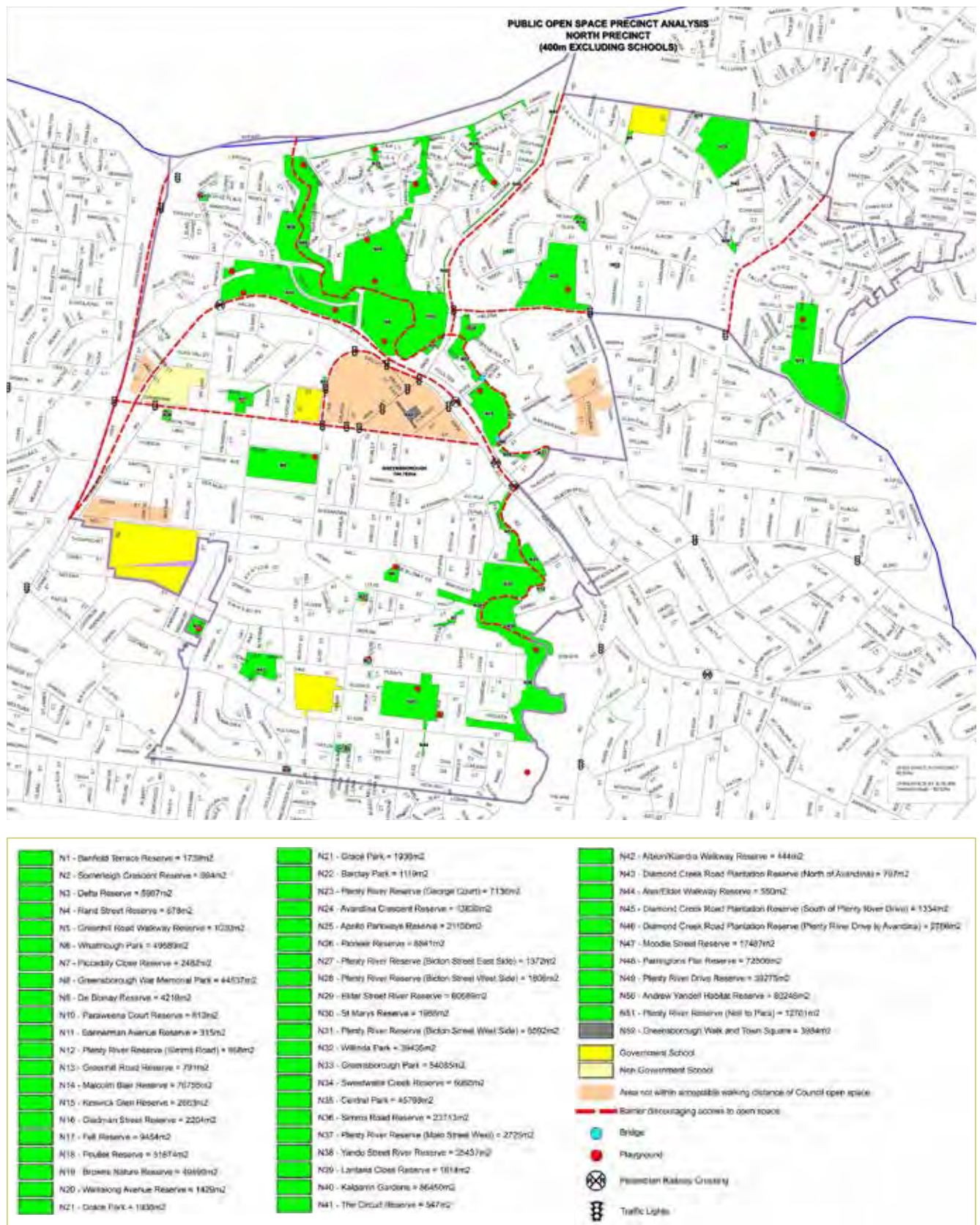
Greensborough is generally well provided for in terms of public open space. Excluding the Greensborough Activity Centre, there are only a few areas that are not within acceptable walking distance of Council open space.

There are currently 92.12 ha of public open space in the North Precinct (Greensborough). Many of the reserves are quite large, particularly those that are concentrated along the Plenty River. The Plenty River Trail in Greensborough is linked to many parks and reserves both within the North Precinct, neighbouring precincts as well as the Shire of Nillumbik. . There is a significant amount of established indigenous and native vegetation distributed throughout the residential areas in the form of large parks such as Andrew Yandell Habitat Reserve and Browns Nature Reserve. Greensborough Shopping Centre is centrally located within the precinct; Grimshaw Street and The Circuit carry significant volumes of traffic and as a result, create a barrier between the north and south.

The provision of open space in the North Precinct varies considerably and includes:

- a range of large reserves that contain sporting fields and facilities, such as Partingtons Flat Reserve Greensborough Park and Greensborough War Memorial Reserve,
- smaller parks and neighbourhood reserves such as Greenhill Road Reserve and Banfield Terrace Reserve, walkway / road reserves such as Diamond Creek Road Plantation Reserve,
- nature and habitat conservation reserves such as Browns Nature Reserve and
- a spine of open space distributed along the Plenty River

4. PRECINCT ANALYSIS – NORTH PRECINCT



4. PRECINCT ANALYSIS
– NORTH PRECINCT



Andrew Yandell Habitat Reserve Entrance,
Glen Street



Kangaroos at Browns Nature Reserve

There are a particularly large number of reserves in Greensborough that contain sporting facilities and active recreation opportunities compared with other precincts. Kalparrin Gardens Reserve contains a skate park that caters for intermediate to advanced riders. The only other skate park in Banyule is located in Malahang Reserve in Heidelberg West (West Precinct.)

Open space in the North Precinct is generally well distributed. Although the Plenty River bisects the precinct, there are many crossing points to reserves located along the river's green corridor. Excluding the Greensborough Activity Centre which currently is largely commercial and retail in nature, there are four residential zones that do not meet the minimum walking distance criteria; i.e. no greater than 400 metres distance to, without major barriers, to public open space. They are located in the suburb's outskirts, next to high volume traffic roads. The major road barriers in Greensborough that discourage access to public open space are St Helena Road, Diamond Creek Road, the Hurstbridge Railway Corridor, Grimshaw Street, The Circuit, Greensborough Bypass and the Plenty River. As the residential population of the GPAC area grows as predicted, strategies for improving pedestrian and cyclist access to open space for these areas needs to be examined and implemented where practical.

Quantitative Analysis of Public Open Space North Precinct

	Current Population (ID Data)	Hectares of Open Space	Hectares per 1000 people	Population Projections 2031 (ID Data)	Hectares per 1000 people
North East Precinct - Greensborough	15,345	92.12ha	6.00ha	18,502	4.97ha

4. PRECINCT ANALYSIS

– NORTH PRECINCT

Mid Precinct Open Space

Park name	Park Address	Hectares
Albion/Kiandra Walkway Reserve	84A Albion Crescent, GREENSBOROUGH	0.0444
Alex/Elder Walkway Reserve	7 Alex Court, GREENSBOROUGH	0.055
Andrew Yandell Habitat Reserve	37 St Helena Road, GREENSBOROUGH	6.0248
Apollo Parkways Reserve	32 Plenty River Drive, GREENSBOROUGH	2.11
Avandina Crescent Reserve	40 Avandina Crescent, GREENSBOROUGH	1.383
Banfield Terrace Reserve	2 Banfield Terrace, GREENSBOROUGH	0.1739
Bannerman Avenue Reserve	14A Bannerman Avenue, GREENSBOROUGH	0.0315
Browns Nature Reserve	92 Albion Crescent, GREENSBOROUGH	4.9499
Central Park	63-67 Plenty Lane, GREENSBOROUGH	4.5768
De Blonay Reserve	7 De Blonay Crescent, GREENSBOROUGH	0.4219
Delta Reserve	77 Delta Road, GREENSBOROUGH	0.5987
Diamond Creek Road Plantation Reserve (North of Avandina)	163-175 Diamond Creek Road, GREENSBOROUGH	0.0797
Diamond Creek Road Plantation Reserve (Plenty River Drive to Avandina)	101 Diamond Creek Road, GREENSBOROUGH	0.2786
Diamond Creek Road Plantation Reserve (South of Plenty River Drive)	13-95 Diamond Creek Road, GREENSBOROUGH	0.1334
Elder Street River Reserve	287 Elder Street, GREENSBOROUGH	6.0569
Fell Reserve	168-174 Grimshaw Street, GREENSBOROUGH	0.9454
Gladman Street Reserve	10 Gladman Street, GREENSBOROUGH	0.2204
Grace Park	2 Louis Street, GREENSBOROUGH	0.1938
Greenhill Road Reserve	21 Greenhill Road, GREENSBOROUGH	0.0791
Greenhill Road Walkway Reserve	88A Greenhill Road, GREENSBOROUGH	0.103
Greensborough Park	1 Diamond Creek Road, GREENSBOROUGH	5.4085
Greensborough War Memorial Park	203 Henry Street, GREENSBOROUGH	4.4537
Kalparrin Gardens Reserve	32 Yando Street, GREENSBOROUGH	8.645
Keswick Glen Reserve	5 Keswick Glen, GREENSBOROUGH	0.2663
Lantana Close Reserve	4A Lantana Close, GREENSBOROUGH	0.1614
Malcolm Blair Reserve	94 Karingal Drive, GREENSBOROUGH	7.6755
McKenzie Court Reserve	1 McKenzie Court, GREENSBOROUGH	0.1119
Moodie Street Reserve	25-35 Sainsbury Avenue, GREENSBOROUGH	1.7487
Paraweena Court Reserve	8 Paraweena Court, GREENSBOROUGH	0.0813
Partingtons Flat Reserve	27 Plenty River Drive, GREENSBOROUGH	7.2806

Continued over page

4. PRECINCT ANALYSIS – NORTH PRECINCT

Park name	Park Address	Hectares
Piccadilly Close Reserve	27 Piccadilly Close, GREENSBOROUGH	0.2482
Pioneer Reserve	8 St Helena Road, GREENSBOROUGH	0.8841
Plenty River Drive Reserve	73 Plenty River Drive, GREENSBOROUGH	3.9275
Plenty River Reserve (Bicton Street East Side)	20 Bicton Street, GREENSBOROUGH	0.1372
Plenty River Reserve (Bicton Street West Side)	15 Bicton Street, GREENSBOROUGH	0.1806
Plenty River Reserve (Bicton Street West Side)	152 Main Street, GREENSBOROUGH	0.8592
Plenty River Reserve (George Court)	12A George Court, GREENSBOROUGH	0.7136
Plenty River Reserve (Main Street West)	145 Main Street, GREENSBOROUGH	0.2725
Plenty River Reserve (Nell to Para)	8 Nell Street, GREENSBOROUGH	1.2701
Plenty River Reserve (Simms Road)	16A Simms Road, GREENSBOROUGH	0.0868
Poulter Reserve	26 Poulter Avenue, GREENSBOROUGH	3.1674
Rand Street Reserve	1 Rand Street, GREENSBOROUGH	0.0678
Simms Road Reserve	45 Simms Road, GREENSBOROUGH	2.3713
Somerleigh Crescent Reserve	3 Somerleigh Crescent, GREENSBOROUGH	0.0994
St Marys Reserve	209 Grimshaw Street, GREENSBOROUGH	0.1968
Sweetwater Creek Reserve	31A De Blonay Crescent, GREENSBOROUGH	0.6988
The Circuit Reserve	12 Lorimer Street, GREENSBOROUGH	0.0547
Warralong Avenue Reserve	68 Warralong Avenue, GREENSBOROUGH	0.1429
Whatmough Park	2 Kalparrin Avenue, GREENSBOROUGH	4.9589
Willinda Park	21A Talbot Street, GREENSBOROUGH	3.9435
Yando Street River Reserve	47-63 Yando Street, GREENSBOROUGH	3.5437

4. PRECINCT ANALYSIS

– NORTH PRECINCT



Browns Nature Reserve entrance,
Nulgarrah Crescent



Andrew Yandell Habitat Reserve

Habitats and Biodiversity

The significant green corridor along the Plenty River contains most of the vegetation and habitat of the Precinct. In Greensborough, there are also two major stand-alone bushland conservation reserves; Andrew Yandell Habitat Reserve and Browns Nature Reserve.

Andrew Yandell Habitat Reserve was set aside in 1959 after the Greenhills Progress Association sought to conserve some of the natural environment that was rapidly being taken over by urbanisation. Andrew Yandell Habitat Reserve consists of approximately 5 hectares of remnant Box-Ironbark Forest, Valley Grassy Forest and Herb-rich Foothill Forest. It is home to the rare and endangered Eltham Copper Butterfly which may be seen from November to February.

Browns Nature Reserve is a fenced conservation reserve which contains a number of walkways meandering through the site that lead to a more open informal bushland setting. There are many natural elements such as fallen logs and a creek running through the site that provide opportunities to experience nature. The creek area consists of Manna / Swamp Gum Woodland while the slopes contain Candlebark Woodland. There are many native wildflowers such as Chocolate Lillies and Small Leaved Clematis growing in the area which are depicted in colourful mosaic styled artwork panels located in the reserve. Both of these reserves provide opportunity for nature based play and there is evidence that this is occurring.

The Banyule Wildlife Corridor Program 2003 indicates there is a significant green link to the Northern Foothills with substantial bushland remnants east of the Plenty River and extending through Greenhills in the North Precinct to the suburbs of Diamond Creek, Yarrambat and beyond.

As documented in The Banyule Wildlife Corridor Program (2003), the indigenous vegetation in the North Precinct provides habitat for a diverse range of forest birds, which are uncommon, or no longer exist in other urban areas within Banyule. Substantial remnants of Yellow Gum Woodland occur throughout residential areas in Greenhills, providing important habitat for a variety of birds, including Swift Parrots, as well as possums.

The Banyule Wildlife Corridor Program (2003) lists requirements for the protection and management of indigenous vegetation and natural vegetation remnants throughout the municipality of Banyule. In relation to the North Precinct the requirements listed include:

- Specific programs for re-establishment of the Eltham Copper Butterfly habitat around Greenhills, particularly through planting of Sweet Bursaria
- Ongoing habitat restoration programs within key reserves, particularly Andrew Yandell Habitat Reserve, Brown's Nature Reserve
- Establishment of regeneration areas around remnant indigenous vegetation in reserves north of Partington's Flat (currently mown)
- Development of an environmental management plan for Partington's Flat and adjoining linear reserves.
- Incorporation of indigenous plants in the landscaping of commercial properties around Greensborough.



Signage at Andrew Yandell Habitat Reserve

4. PRECINCT ANALYSIS

– NORTH PRECINCT



Elder Street Reserve looking east over the Plenty River



Connection from George Street to Willinda Park



Poulter Street Reserve



Connection from Pioneer Reserve to Poulter Street Reserve



Partingtons Flat Reserve overlooking Whatmough Park



Skatepark at Kalparrin Reserve

Greensborough

A substantial amount of Greensborough's public open space is located along the Plenty River corridor and is well connected to the surrounding residential areas via bridges, access paths and the Plenty River Trail which runs north – south through the centre of the suburb of Greensborough. In addition to the open space located along the Plenty River, Greensborough contains many pocket, local and neighbourhood reserves, two conservation reserves and a few walkway and road reserves, that provide pedestrian links between residential streets.

The open space around the Plenty River forms a significant chain of parks and reserves that are intertwined with the Plenty River Trail. Elder Street River Reserve is located on a high point and provides scenic views over the Plenty River. The Plenty River Trail provides access to the Elder Street River Reserve and the trail is on undulating terrain associated with a canopy of established native vegetation. To the north, the Plenty River Trail connects to Simms Road Reserve and Willinda Park. The Plenty River Reserve at George Court and on Simms Road contains open space adjacent to the factories with a pedestrian bridge connection over the Plenty River between George Court and Willinda Park. There is opportunity to realign the Plenty River Trail from George Court to Para Road, however it would require land acquisition. There is potential to provide outdoor exercise equipment along the Plenty River Trail near Willinda Park, given the active nature of this reserve and the adjacent Sims Road Reserve.

On the north eastern side of the Hurstbridge Railway line, the corridor of Plenty River Reserve's open space continues along the east and west side of Bicton Street and Rand Street Reserve. Rand Street Reserve is a pocket-sized reserve is well used by the local residents. Poulter Reserve and Pioneer Reserve are larger reserves in this section along the Plenty River and both contain playspaces. Poulter Reserve contains amenities such as a barbeque, public toilets and picnic tables providing opportunities for active recreation with a football pitch and basketball half-court. Pioneer Reserve contains much of the same amenities as Poulter Reserve. However the playspace requires upgrading as an accessible path from the Plenty River Trail and St Helena Road to replace two sets of existing steps. Poulter Reserve and Pioneer Reserve are linked together by a pedestrian path underpass and the Plenty River Trail.

The area north of the Greensborough Shopping Centre contains the largest concentration of open space in the North Precinct. These parks provide considerable opportunities for active recreation given the numerous playspaces and active sporting facilities located within them. The area also has significant native and indigenous vegetation and in some parts such as Partingtons Flat Reserve, views towards the Greensborough Shopping Centre and beyond. Greensborough Park contains a cricket and football ground and connection via a suspension bridge to Whatmough Park which also has a football/ cricket oval. Partingtons Flat Reserve has two playspaces, one that is located at the top of a very steep hill and provides access to Gilway Rise. The other is located east of the Diamond Valley Soccer Club rooms. There is a walking track around the soccer pitch beginning at the pavilion in Partingtons Flat Reserve. This reserve has good connectivity to Pamburra Court Reserve to the north, although the terrain between is steep.

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Lake at Kalparrin Gardens



The suspension bridge across the Plenty River at Whatmough Park



Possible location of fitness equipment in Pamburra Court Reserve



Pedestrian path connection between Apollo Parkways Reserve and Avandina Crescent Reserve



Greensborough War Memorial Park



Football oval and Cricket nets at Greensborough War Memorial Park

Kalparrin Gardens contains two playspaces in an open park setting with undulating terrain, a large lake and wetland with a gross pollutant trap and sediment basin that filters a wetland that all combine to filter solids and pollutants from surrounding urban stormwater drainage network before discharging into the Plenty River. It is a significant reserve in the fact that it provides irrigation water to Whatmough Park, Partingtons Flat Reserve and Greensborough Park. The Kalparrin Gardens Reserve has enormous potential to become a destination park, particularly given it contains a significant body of water. In order to achieve this a long term concept development plan needs to be prepared for the reserve following consultation with Greensborough community. Should such consultation occur, consideration should also be given to the Reserve's potential to be the location of regional family playspace to service the GPAC area and the broader community.

The area south of the Greensborough Bypass contains a series of well-connected open space reserves with multiple access points to the surrounding residential areas. Apollo Parkways Reserve, Pamburra Court Reserve and Avandina Crescent Reserve, each contain playspaces and are linked together via a reasonably well-treed pedestrian path that runs in parallel to the Greensborough Bypass. Because the reserves are linked, there is potential here to assess suitable locations for exercise equipment in the form of an exercise circuit. There are also opportunities to provide unique play experiences between each playspace in order to make them more desirable to visit and to create a local playground network with a wide range of play experiences. The playspace at Pamburra Court Reserve should also be upgraded.

Greensborough War Memorial Reserve, Central Park and Malcom Blair Reserve are some of the larger stand-alone reserves in the North Precinct, each with their unique features. Greensborough War Memorial Park is located immediately south west of the Greensborough Shopping Centre and contains a playspace near a war memorial featuring an avenue of Lilly Pillies and gazebo, a pavilion, a football and cricket ground and cricket nets. To the Ester Street frontage there are several sculptures carved in the trunks of former cypress trees. It is a well-used reserve that is in close proximity to the Greensborough Shopping Centre and has the potential to be upgraded to create a strong link and interface to the Greensborough Activity Centre. It is important to note that the immediate surrounding residential area to the Greensborough Shopping Centre will undergo significant increase in population density and demand for open space in terms of traditional parks and congregating spaces will significantly increase.

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– NORTH PRECINCT



Dog off-lead park at Malcom Blair Reserve



Central Park



Delta Reserve



Greenhill Road Reserve



Banfield Terrace Reserve and playspace



Basketball half court at Warralong Avenue Reserve

Malcom Blair Reserve is located on the corner of Weidlich Road and Karingal Drive and the reserve has multiple connection points to the adjacent residential streets. The reserve includes a fenced dog-off-lead area, playspace, baseball diamond and tennis courts. The playspace requires a path connection to the rest of the reserve.

Central Park contains a football oval and tennis courts with a carpark. There is a large expanse of sloping land behind the tennis courts with a good cover of native vegetation and informal walking tracks. There are 2 playspaces located within this reserve which may be consolidated into a single playspace with a wider variety of play experience. The path network around the site also has the opportunity to be upgraded to link together the entrance, playspace and facilities. A masterplan has recently been prepared by Council for Central Park which addresses these and many other issues. It is important that the masterplan be implemented over time.

Delta Reserve, Grace Park and Greenhill Road reserve are examples of local reserves that are located in close proximity to local shopping strips. Delta Reserve is located next to the Diamond Village Shopping Centre. Due to its location and the area's demographics it has the potential to be upgraded with youth related facilities such as skate elements, rebound walls and/or social gathering spaces. Greenhill Road Reserve has the potential to be upgraded to maximise play experience in this pocket park. It currently is the only play space for the area around Greenhill Road.

Banfield Terrace Reserve and Warralong Avenue Reserve are good examples of local playspaces that are well located to service the surrounding residential areas. They are also well set out with good internal connecting paths to their respective playground facilities. When upgraded, other playspaces in the North Precinct should use their layouts, particularly the incorporation of accessible paths.

Open Space in adjoining areas and non-Council managed Open Space

Due to the Plenty River Trail, which can be accessed from many of the parks and reserves along the Plenty River Corridor and the closeness of major reserves in adjacent precincts, residents of the North Precinct also have easy access to significant amounts of high quality public open space in Banyule's Mid Precinct, North East and East Precincts, including:

- Montmorency Park (North-East Precinct)
- Yallambie Park (East Precinct)
- Settlers Park (North-East Precinct)
- Elder Park and Watsonia Tennis Club (North-West Precinct)
- Anthony Beale Reserve (North-East Precinct)



Elder Park, Watsonia



Access to the Plenty River Trail from Montmorency Park, North East Precinct

4. PRECINCT ANALYSIS

– NORTH PRECINCT



Fallen tree crossing at Browns Nature Reserve



Bridge Crossing at Elder Street River Reserve



Greenhill Road Reserve



Pioneer Reserve Playspace

Analysis of the Play Experiences within the North Precinct

The North Precinct has 27 playspaces in total. Some parks and reserves contain more than one playspace and this is reflected in the total number of playspaces. Please refer to the North Precinct Public Open Space Analysis Map for the locations of each playspace. The playspace areas in the North East Precinct are located at the following parks and reserves: Banfield Terrace Reserve, Delta Reserve, Greensborough War Memorial Park, De Blonay Reserve, Greenhill Road Reserve, Malcom Blair Reserve, Gladman Street Reserve, Fell Reserve, Poulter Reserve, Warralong Avenue Reserve, Grace Park, Barclay Park, Avandina Crescent Reserve, Apollo Parkways Reserve, Pamburra Court Reserve, Pioneer Reserve, Elder Street River Reserve, St Marys Reserve, Central Park, Kalparrin Gardens, Partingtons Flat Reserve and Plenty River Drive Reserve.

The North East Precinct is generally well provided for in terms of playspaces within 400 metres, 5 minutes walking distance from residential areas. Greensborough has a large number of well-connected reserves. One of the main goals of the Banyule Open Space Strategy is to ensure the residents of each precinct have access to the full range of play experiences identified in the playspace section of the Banyule Play Strategy. Banyule endeavours to provide 10 different types of play experiences within each Precinct. Ideally playspaces / parks need to be accessible without the need for children to cross major barriers such as arterial and high traffic volume roads and that where possible the vast majority of residential properties be within 400 metres of a public playspace.

The North Precinct contains a range of playspaces with a variety of play experiences. Much like the other precincts in Banyule, there is potential for the North Precinct to incorporate more natural play elements into a playspace by either upgrading an existing playspace or creating a new nature play space in an existing reserve. Creating accessible paths and accessible items in playspaces is also important to increase the overall play value.

In terms of nature play there were some notable examples seen in Browns Nature Reserve where a fallen tree has been used as a crossing point over the creek and it was evident that some trees and large shrubs have been used as 'living cubbies'. At Elder Street River Reserve children were seen playing with sticks underneath a bridge along the bank of the Plenty River, while the playground remained empty. Incorporating nature play to playspaces adds great value and ultimately enhances the play experience.

Generally, the playspaces in the North Precinct are well located in relation to residential areas and are well equipped. Some of the equipment in the playspaces, such as Elder Street Reserve, Pamburra Court Reserve, Pioneer Reserve and the lower playspace in Central Park are outdated and should be considered for replacement sooner rather than later with equipment which provides greater play diversity. As previously indicated, Warralong Avenue Reserve and Banfield Terrace Reserve are excellent local playspaces that may be used as examples for other local playspaces, as they have interesting features and accessible paths.

Greenhill Road Reserve is an important playspace as it is currently the only one located in the Greenhill Road area. It is a small and narrow pocket park located between two buildings in the local shopping strip. There is a picnic table and a small mound with rocks at the other end of the reserve. There is an opportunity to upgrade the playspace and provide a greater variety of play experience.

Conclusions and Opportunities:

The North Precinct is generally well provided for with public open space, both in terms of quality and quantity. Most residents of this precinct have access to well-connected parks and reserves. The North Precinct contains significant amounts of active recreation opportunities, play experiences and quality open space situated along the Plenty River and within residential areas.

The main opportunities in the North Precinct include:

- To maintain and improve the existing high quality conservation reserves and wildlife corridor within the precinct.
- To provide a wider variety of play experiences in the precinct's public playgrounds, including the introduction of more natural play elements and accessible path.
- To upgrade and provide seamless access to the Plenty River Trail and existing open space in the North Precinct.

Recommendations:

Public Open Space

1. Maintain the ongoing habitat restoration programs within key reserves, particularly Andrew Yandell Habitat Reserve and Browns Nature Reserve.
2. Investigate specific programs for the re-establishment of the Eltham Copper Butterfly habitat around the Greenhill Road area near Andrew Yandell Habitat Reserve and Browns Nature Reserve, particularly through planting of Sweet Bursaria.
3. Establish regeneration areas around remnant indigenous vegetation in the network of reserves north of Partingtons Flat.
4. Investigate the feasibility of realigning the Plenty River Trail to the eastern bank of the Plenty River between George Court and Para Road in order to avoid the extremely steep terrain on the western bank
5. Construct an accessible path to connect the Plenty River Trail and St Helena Road through Pioneer Reserve.
6. Develop an environmental management plan for Partingtons Flat Reserve and connecting linear reserves to the north.
7. Work with Melbourne Water to improve the environmental health of the tributary to the Plenty River i.e. Kalparrin Gardens outflow and the Plenty River itself.
8. Encourage developers to incorporate indigenous plants in the landscaping of commercial properties and residential apartments/units around Greensborough.
9. In Malcolm Blair Reserve:
 - (a) Construct a path linking the northern section of the park to the remainder of the reserve and
 - (b) construct paths to connect adjacent streets to the reserve.
10. Assess locations suitable for outdoor gym equipment particularly:
 - (a) Pamburra Court Reserve and
 - (b) Willinda Park/Sims Road Reserve.
11. Consider options for Somerleigh Crescent Reserve.
12. Provide a connecting path from Paraweena Court Reserve to the proposed public open space in the adjacent "Far East" development site.

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13. Prepare a development plan for Kalparrin Gardens Reserve.
14. Identify sources of funding to implement the Central Park Masterplan.
15. Prepare a local open space strategy for the Greensborough Activity Centre.
16. In order to help meet the needs of workers, shoppers and visitors to the GPAC precinct:
 - (a) Prepare a detailed recreation concept plan for the “Greensborough Walk,” aimed at meeting the recreation needs of users of all ages,
 - (b) Investigate strategies to strengthen connectivity between the GPAC precinct and public open space in neighbouring areas.

Recommendations:

Playspaces

1. Generally provide more shade trees within or adjacent to playspaces, particularly large canopy deciduous trees.
2. Review existing playspaces in the North Precinct in terms of accessibility and provide accessible items for inclusive play and wheelchair accessible paths wherever possible.
3. Develop a playspace with a nature based theme in key playgrounds within the North Precinct and particularly give consideration to parks such as Kalparrin Gardens Reserve, Central Park, or Greensborough War Memorial Reserve as potential sites.
4. Upgrade the Kalparrin Gardens playground to a regional family playspace, including some nature based elements to better service the growing GPAC community and surrounding areas.
5. Upgrade the playspace at Pioneer Reserve with the inclusion of more accessible items of equipment.
6. Upgrade the Greenhill Road Reserve to include a greater variety of play experiences and a connecting path.
7. Upgrade the playspaces at Apollo Parkways Reserve and Pamburra Court Reserve to provide a greater variety of play experiences.
8. Given the North Precinct’s demographics, investigate the potential of providing youth related activities such as skate elements, rebound walls and social gathering spaces in an appropriate public space or spaces such as Delta Road Reserve and/or the Greensborough Walk etc.
9. Consolidate the two playgrounds at Central Park and upgrade the consolidated playground to a substantial neighbourhood level playspace and provide accessible connecting paths to it.
10. Consider creating:
 - (a) A local “play network” utilizing the playgrounds at Pamburra Court Reserve, Avandina Crescent Reserve and Apollo Parkways Reserve by varying the play experiences of each of these local playgrounds and by providing clear information and directional signage to strengthen links between them.
 - (b) An outdoor gym circuit within this “play network.”
11. Consider using Banfield Terrace Reserve and Warralong Ave Reserve as “templates” for the development of small local playspaces.

4. PRECINCT ANALYSIS

NORTH WEST PRECINCT



Binnak Park, Bundoora – Exercise Equipment and Playspace



Binnak Park, Bundoora



Power Easement Shared Trail, Watsonia

Introduction

The North West Precinct of Banyule consists of the suburbs of Bundoora, Watsonia and Watsonia North. The amount of public open space available within the precinct exceeds the quantitative benchmark being used as a measure in this Plan.

This precinct is generally bounded by major roads including the Metropolitan Ring Road to the north, Plenty Road to the east and a portion of the Greensborough Highway to the east, although part of Watsonia is to the east of the Greensborough Highway. These roads, together with the Melbourne Hurstbridge Rail Corridor, form significant barriers. However there are also a number of features, such as the East West Power Easement and the Maroondah Aqueduct Corridor, which could potentially be better exploited as public open space links.

Current demographics and future trends

According to Banyule's Community Profile (prepared by .id) the total resident population of the North West Precinct in 2011 was 18,507. This population was living in 7,330 dwellings with an average household size of 2.6. Bundoora is the suburb within the North West Precinct which has the largest population (9,658 people), followed by Watsonia (5,031) and then Watsonia North (3,818). Average household size is largest in Watsonia North at 2.8.

The Precinct is anticipated to grow by a modest 2% from 2015 to the year 2031, increasing from its current population of 19,388 (2015) to 19,781 in 2031.

Analysis Exist Open Space in North West Precinct

Table 2 below shows there is currently a total of 61.04 ha of public open space within the North West Precinct. On a per 1,000 population basis, Watsonia North has the most public open space (3.76 ha per 1,000) followed closely by Watsonia (3.71 ha per 1,000). Bundoora, which has the largest overall quantity of public open space (28 ha) in the Precinct has the smallest level of provision on a per 1,000 population basis (2.9 ha). Overall, public open space provision on a per 1,000 population basis exceeds the MPA target of 2.5 ha per 1,000. Even assuming no additional public open space is provided in future, public open space provision levels will remain above this mark by 2031.

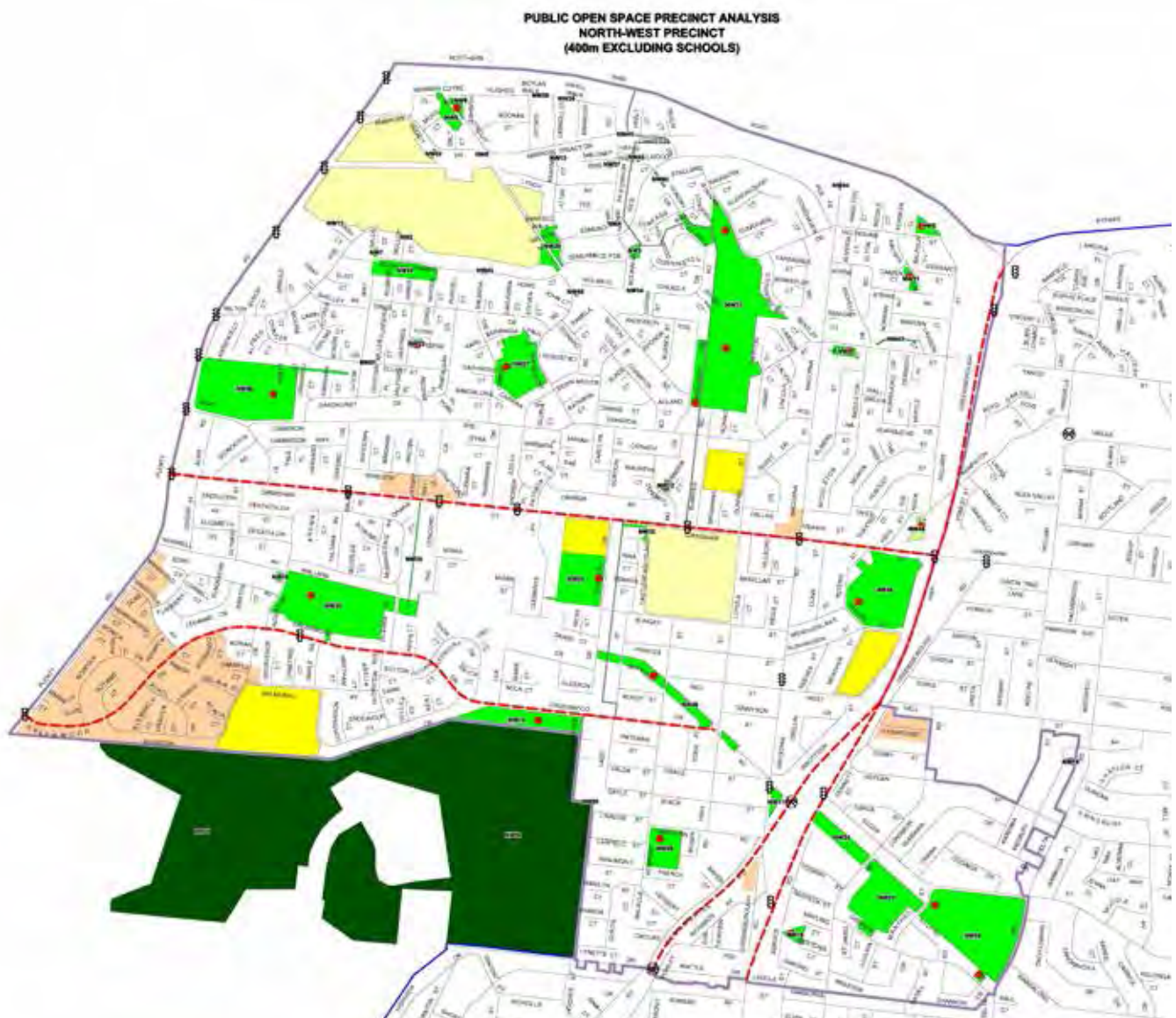
Quantitative Analysis of Public Open Space East Precinct

	Current Population (2015)	Hectares of Open Space	Hectares per 1000 people	Population Projections 2031 (ID Data)	Hectares per 1000 people
North West Precinct	18,507	63.60ha	3.30ha	20,666	3.08ha
Bundoora	9,658	27.03ha	2.80ha	10,796	2.50ha
Watsonia	5,031	22.37ha	4.45ha	5,739	3.90ha
Watsonia North	3,818	14.20ha	3.76ha	4,131	3.44ha

The vast proportion of public open space is contained within large open space reserves with a primary focus on organised sport (almost 80%), followed by Neighbourhood recreation reserves (9%). It also reveals the following open space characteristics:

- No formal linear open spaces in the section of Bundoora north of Grimshaw Street;
- No "local" level open space provision in the section of Bundoora south of Grimshaw Street;
- No small park links in the Watsonia or in Bundoora south of Grimshaw Street and;
- No "neighbourhood" level open space in Watsonia North.

4. PRECINCT ANALYSIS – NORTH WEST PRECINCT



NW1 - Inkies Street Reserve = 2661m ²	NW21 - Luton Vary Reserve = 460m ²	NW42 - Selwood Court Reserve = 317m ²
NW2 - Molloy Court Reserve = 196m ²	NW22 - Ambrose Treacy Drive Reserve = 677m ²	NW43 - Howie Court Reserve = 431m ²
NW3 - Bodon Avenue Reserve = 1831m ²	NW23 - Fatini Gardens Reserve = 1011m ²	NW44 - Macarua Street Walkway Reserve = 317m ²
NW4 - Edmund Rice Parade Reserve = 105m ²	NW24 - College Vines Reserve = 5044m ²	NW45 - Jacqueline Road Reserve = 172m ²
NW5 - Gillingham Reserve = 3451m ²	NW25 - Loyola Reserve = 2988m ²	NW46 - A K Lines Reserve = 5426m ²
NW6 - Ambrose Treacy Drive Pipetrack Reserve = 132m ²	NW26 - Annaya Reserve = 1630m ²	NW47 - Lawson Court Reserve = 891m ²
NW7 - Redmond/Bowler Walkway Reserve = 426m ²	NW27 - Warruswell Park = 29682m ²	NW48 - Trist Street Reserve = 3326m ²
NW8 - Mogg Court Reserve = 5268m ²	NW28 - Eider Street Reserve = 78734m ²	NW49 - Monwell Avenue Road Reserve = 16702m ²
NW9 - Hughes Circuit Reserve = 2124m ²	NW29 - Gallons Avenue Reserve = 38745m ²	NW50 - Glasswell Forest = 715637m ²
NW10 - Noorung Avenue Reserve = 728m ²	NW30 - N.J. Telfer Reserve = 68817m ²	NW51 - Sverhallen Golf Course = 192111m ²
NW11 - Watsonia Road Reserve = 2492m ²	NW31 - Kanita Park = 2434m ²	Government School
NW12 - Dendaryl Reserve = 1153m ²	NW32 - Castlereagh Place Reserve = 1396m ²	Non-Government School
NW13 - Kearney Court Reserve = 245m ²	NW33 - Birnie Park = 126047m ²	Area not within acceptable walking distance of Council open space
NW14 - Nolan Close Reserve = 161m ²	NW34 - Farnham SEC Reserve = 11041m ²	Barrier discouraging access to open space
NW15 - Mental Health Reserve = 25170m ²	NW35 - Ollicara Avenue Reserve = 5105m ²	Playground
NW16 - West Mayling Reserve = 3101m ²	NW36 - Yulong Reserve = 73134m ²	Podiatrist Railway Crossing
NW17 - Nash Court Reserve = 79m ²	NW37 - Monaga Avenue Reserve = 629m ²	Traffic Lights
NW18 - Redmond Court Wetlands Reserve = 12553m ²	NW38 - Haveli Walk Reserve = 189m ²	
NW19 - Medbury Avenue Reserve = 763m ²	NW39 - Roykin Walk Reserve = 176m ²	
NW20 - Glasswell Park Drive Reserve = 100m ²	NW40 - Edmund Rice/Gundry Walkway Reserve = 503m ²	
NW21 - Lutch Vary Reserve = 410m ²	NW41 - Brandon Crescent Reserve = 618m ²	

4. PRECINCT ANALYSIS

– NORTH WEST PRECINCT

North West Precinct Open Space

Park name	Park Address	Hectares
A K Lines Reserve	241 Grimshaw Street, WATSONIA	5.4268
Ambrose Treacy Drive Pipetrack Reserve	51 Ambrose Treacy Drive, BUNDOORA	0.0132
Ambrose Treacy Drive Reserve	29 Ambrose Treacy Drive, BUNDOORA	0.0577
Aminya Reserve	28 Kenmare Street, WATSONIA	1.6306
Binnak Park	12 Anderson Parade, BUNDOORA	12.8047
Bodkin Avenue Reserve	6 Bodkin Avenue, BUNDOORA	0.1831
Boylan Walk Reserve	4 Boylan Walk, Bundoora	0.0175
Brandon Crescent Reserve	48 Brandon Crescent, BUNDOORA	0.0618
Castlereagh Place Reserve	351 Grimshaw Street, WATSONIA	0.1395
College Views Reserve	124 Edmund Rice Parade, BUNDOORA	0.8044
Dendaryl Reserve	12 Dendaryl Drive, BUNDOORA	0.1153
Dilkara Avenue Reserve	5A Dilkara Avenue, BUNDOORA	0.5105
Edmund Rice Parade Reserve	104 Edmund Rice Parade, BUNDOORA	0.0165
Edmund Rice/Gundry Walkway Reserve	79 Edmund Rice Parade, WATSONIA NORTH	0.0503
Elder Street Reserve	64 Elder Street, WATSONIA	7.8734
Fotini Gardens Reserve	10 Hastings Street, BUNDOORA	0.1011
Frensham SEC Reserve	69 Frensham Road, WATSONIA	1.1041
Gabonia Avenue Reserve	60 Gabonia Avenue, WATSONIA	3.8749
Gillingham Reserve	30 Gillingham Street, WATSONIA NORTH	0.3451
Gresswell Park Drive Reserve	38 Gresswell Park Drive, WATSONIA	0.0109
Hakea Street Reserve	4 Hakea Street, WATSONIA NORTH	0.2661
Howe Court Reserve	30 Howe Court, BUNDOORA	0.0431
Hughes Circuit Reserve	15 Hughes Circuit, BUNDOORA	0.2124
Jacqueline Road Reserve	56 Jacqueline Road, BUNDOORA	0.0172
Kalista Park	9 Kalista Crescent, WATSONIA NORTH	0.2434
Kearney Court Reserve	5 Kearney Court, BUNDOORA	0.0245
Lawson Court Reserve	1 Lawson Court, ELTHAM NORTH	0.0891
Loyola Reserve	41 Gleeson Drive, BUNDOORA	2.9689
Luton Way Reserve	14A Luton Way, BUNDOORA	0.046
Macorna Street Walkway Reserve	147 Macorna Street, WATSONIA NORTH	0.0317
Medbury Avenue Reserve	26 Medbury Avenue, WATSONIA	0.0783

Continued over page

4. PRECINCT ANALYSIS

– NORTH WEST PRECINCT

Park name	Park Address	Hectares
Mental Health Reserve	220 Greenwood Drive, BUNDOORA	2.517
Mogg Court Reserve	4 Mogg Court, BUNDOORA	0.5266
Molloy Court Reserve	6 Molloy Court, BUNDOORA	0.0196
Monagle Avenue Reserve	5 Monagle Avenue, BUNDOORA	0.0629
N J Telfer Reserve	20 Noorong Avenue, BUNDOORA	6.9817
Nash Court Reserve	7 Nash Court, BUNDOORA	0.0079
Nolan Close Reserve	1 Nolan Close, BUNDOORA	0.0161
Noorong Avenue Reserve	19 Noorong Avenue, BUNDOORA	0.0728
Rahill Walk Reserve	3 Rahill Walk, BUNDOORA	0.0198
Redmond Court Wetlands Reserve	12 Redmond Court, BUNDOORA	1.2553
Redmond/Bowler Walkway Reserve	9 Redmond Court, BUNDOORA	0.0426
Selwood Court Reserve	3A Selwood Court, WATSONIA NORTH	0.0317
Warrawee Park	10 The Rameo, BUNDOORA	2.9982
Watsonia Road Reserve	70 Watsonia Road, WATSONIA	0.2492
West Mayling Reserve	4A Mayling Court, WATSONIA	0.3101
Yulong Reserve	60 Bent Street, BUNDOORA	7.3134

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4. PRECINCT ANALYSIS

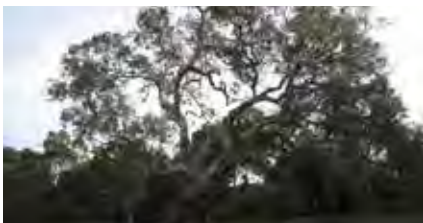
– NORTH WEST PRECINCT



Elder Street Reserve, Watsonia



Yulong Reserve, Bundoora



Binnak Park, Bordering Bundoora & Watsonia North



NJ Telfer Reserve, Bundoora

Habitat and Biodiversity

The southern boundary of Bundoora and the southern and parts of the western boundary of Watsonia are directly adjacent to the Gresswell Nature Reserve which is within the City of Darebin and managed by Parks Victoria. There are a wide variety of plant, animal and bird species with in Gresswell Forest. There are various access points into Gresswell Forest for residents of Watsonia and Bundoora providing opportunities for nature based recreational experiences.

Bundoora

Bundoora has 28.22 ha of public open space, divided roughly equally between the areas north and south of Grimshaw Street. However, this does not include either the Maroondah Aqueduct easement or the Melbourne Water pipe track. Both pass through the section of Bundoora north of Grimshaw Street and potentially provide additional open space and connectivity opportunities.

The section of Bundoora south of Grimshaw Street has approximately 14 ha of public open space. However, due to the proximity of the Gresswell Forest nature reserve in an adjacent section of the City of Darebin, the quantum of public open space available to the residents of Bundoora south is considerably higher.

The most significant sporting reserves in Bundoora are N J Telfer Reserve, Yulong Reserve and Loyola Reserves, each of which are large reserves whose primary function is provision of organized sport. However each also provides other non-sporting recreational opportunities, such as playgrounds. The power easement, which passes through Bundoora in an east west direction, also provides a constrained but important open space function and has potential for further development as public open space. This easement provides an important linear link for local residents and contains a sealed pathway from Telfer Reserve to Plenty Road.

4. PRECINCT ANALYSIS

– NORTH WEST PRECINCT



Elder Street Reserve, Watsonia



Binnak Park, Bundoora - Watsonia North

Watsonia

Watsonia is bounded by Grimshaw Street in the north, the Greensborough Highway, Nell Street, Longmuir Road, Nepean Street, Kardinia Street, Nell Street and Delta Road in the east, Harborne Street, Somers Avenue and Dunvegan Crescent in the south and the eastern edge of Gresswell Forest Wildlife Reserve, Gresswell Park Drive, Greenwood Drive, Ladd Street and Gleeson Drive in the west.

Both the Hurstbridge Railway Line and the Greensborough Highway, physically divide Watsonia. The railway and highway therefore form major barriers for public open space accessibility as does Grimshaw Street to the northern.

The Watsonia area has approximately 19 ha of public open space. However, it should be noted that on the southern and western boundaries there is access to the relatively large Gresswell Forest Wildlife Reserve, which is located within in the adjacent City of Darebin.

The most significant open space reserves in Watsonia are Elder Street Reserve and A K Lines Reserve, both of which have a primary function of providing for organised sporting activities. However both provide other non-sporting opportunities, such as children's playgrounds.

The precinct public open space map shows the open space gap analysis based a 400 metre walkability criteria and taking into account barriers such as major roads. It reveals a gap for people living in a small northern portion to the east of the Greensborough Highway. However this could be addressed if greater community access to the adjacent Greensborough Secondary College could be arranged.

Watsonia North

Watsonia North is bounded by the Metropolitan Ring Road in the north, the Greensborough Highway in the east, Grimshaw Street in the south and Sharpes Road, the eastern edge of Binnak Park, Cheadle Crescent, Monagle Avenue and Healy Court in the west. The area has approximately 19 ha of public open space.

The most significant open space reserve in Watsonia North is Binnak Park is located on the boundary of Bundoora and Watsonia North. Almost 13 ha in size Binnak Park provides both informal and sporting functions. The remainder of the open space reserves in Watsonia North are small local and local scale parks less than one hectare in size. Despite this, some of these reserves play a very important role in providing access across major roads such as Metropolitan Ring Road to the north (via Macorna St Walkway Reserve), the Greensborough Highway to the east (via Sellars Street Reserve) and Grimshaw Street to the south (via Trist Street Reserve).

The precinct open space map includes an open space gap area analysis based a 400 metre walkability criteria and taking into account barriers such as major roads. It reveals only a very small gap in the vicinity of Grimshaw and Macorna Streets. All other residents within Watsonia North are within 400 metres of public open space without having to cross any major barriers.

Analysis of Play Facilities in the North West Precinct

An important component of the Open Space Strategy is the development of strategic directions for the future provision and management of play spaces in Banyule over the next 10 to 15 years. The North West Precinct currently contains 19 playgrounds, 17 of which are classified as local facilities, four neighbourhood facilities and one regional play facility (Binnak Park).

It is important to provide at least one of each type of play experience within each of Council's seven designated area precincts. Banyule endeavours to provide 10 different types of play experiences within each Precinct (further information on Plays is provided in Play section of Open Space Strategy).

The precinct is relatively well provided for with playgrounds offering basic play experiences (22) and has a good number providing seven with imaginative play and seven with challenging play opportunities. The regional playspace at Binnak Park, whilst providing the above three play experiences, also provides sensory and tactile experiences, some nature based play opportunities, family inclusive facilities and some access friendly equipment.

However within the North West Precinct there is currently a shortage in the availability of the following play experiences and future playground development in the precinct should focus on providing a more balanced range of play opportunities by providing:

- At least one fully fenced playground
- More age specific play opportunities, particularly for teenagers
- More tactile and sensory play experiences
- More nature based play opportunities
- More access friendly equipment

Open Space in Adjoining Areas and Non-Council Open Space

There are also several significant parcels of public open space in adjacent areas, particularly for residents living in the South Western and southern sections of Bundoora and South Eastern section of Watsonia. These are Bundoora Park (located within the City of Darebin portion of Bundoora, west of Plenty Road) and the Gresswell Forest Nature Conservation Reserve (located within the City of Darebin portion of Macleod). Improving connections to these key open space assets will be an important issue addressed by the Open Space Strategy.

Conclusions

The amount of public open space available in this precinct is above this plan's quantitative benchmark. However due to the number of significant barriers that both bound and divide the precinct, such as major roads and the Melbourne Hurstbridge Railway, it is important local open space is developed and maintained to high standard.

It is also important, that where possible, other opportunities for improving access to public open space be actively pursued, including strengthening links to public open space by better utilising the East West Power Easement and the Maroondah Aqueduct and negotiating joint use agreements with local schools. Negotiating improved access for residents of this precinct to open space located within the adjacent City of Darebin is also a potential opportunity.

Public Open Space Recommendations

1. Investigate options for additional open space provision in the southern central portion of the Bundoora North sub-precinct.
2. There are two important and relatively undeveloped water easements within the Bundoora North sub-precinct: 1) the Maroondah Aqueduct which travel across the northern half of the sub-precinct in an east-west direction (and through Parade College), and 2) another Melbourne Water Pipe Track from Parade College to Grimshaw Street (between Dendaryl Drive and Sharpes Road). In discussion with Melbourne Water Council will explore potential new linear open space development opportunities along these two easements.
3. Explore the feasibility of strengthening Warrawee Park's role as a sporting reserve including the establishment of improved supporting amenities.
4. Determine the future role and function of linear surplus land along the northern boundary of Yulong Reserve including its potential as an urban forest location.
5. Undertake masterplan for Yulong Reserve and Warrawee Park.
6. Improve accessibility to, and amenities at Redmond Court Wetlands Reserve including the potential for a boardwalk, interpretive signage and wayfinding signage.
7. Investigate the potential of establishing community access to open space located within Parade College.
8. Investigate options for additional open space provision in the south eastern portion of the Bundoora South sub-precinct.
9. Determine future role and function of the largely undeveloped Dilkara Avenue Reserve.
10. Explore joint school / community access to open space located within Bundoora Secondary College and Greenwood Primary School.
11. Monitor open space implications associated with the proposed future development of the Strathallan Golf Course on the southern boundary of the sub-precinct.
12. Explore opportunities to improve access across Plenty Road to allow for improved connection to regional open space assets such as Bundoora Park and Darebin Creek.
13. Investigate options for improving open space provision in areas identified as having limited access to open space.
14. Improving pathway connections under the Watsonia portion of the electricity easement which diagonally passes through the sub-precinct and crosses the Greensborough Highway.
15. Undertake a masterplan for Elder Reserve.
16. Explore joint school / community access to open space located within Watsonia Primary School and Greensborough Secondary College.
17. Investigate options for additional open space provision in the southern portion of the Watsonia North sub-precinct in the vicinity of Grimshaw and Macorna Streets.
18. Undertake a masterplan for Binnak Park.

4. PRECINCT ANALYSIS – NORTH WEST PRECINCT

19. Improve wayfinding / street signage across the sub-precinct given the large number of important open space linkages located within it, and prominence of Binnak Park.
20. Determine future role and function of the largely undeveloped and linear nature of Lawson Court Reserve.
21. Determine future role and function of the largely undeveloped Elwers Street Reserve.
22. Explore additional open space opportunities along the extensive open space verges owned by VicRoads along the Greensborough Highway.
23. Explore joint school / community access to open space located within Watsonia North Primary School.

Playspace Recommendations

1. Generally provide more shade trees within or adjacent to playspaces, particularly large canopy deciduous trees.
2. Generally provide more seats and tables near playgrounds.
3. Review existing playspaces in terms of accessibility and provide accessible items for inclusive play and wheelchair accessible paths wherever possible.
4. Upgrade Yulong Reserve playspace incorporating a design which provides imaginative play, sensory and tactile experiences, family inclusive spaces, a range of age specific activities, a fully fenced playground and accessible items of equipment and support facilities.
5. Upgrade College View Reserve incorporating a design which provides imaginative play, sensory and tactile experiences and contact with nature and natural phenomenon.
6. Upgrade N J Telfer Reserve playspace to a Neighbourhood level facility. The design should incorporate play experiences which provide sensory and tactile experiences, family inclusive spaces, a range of age specific activities a fully fenced playground and accessible items of equipment and support facilities.
7. Upgrade Mental Health Reserve playspace incorporating a design which provides imaginative play, sensory and tactile experiences and contact with nature and natural phenomenon.
8. Upgrade Loyola Reserve with accessible items of equipment and support facilities.

SOUTH PRECINCT

Introduction

The South Precinct of Banyule consists of the suburbs Ivanhoe, Ivanhoe East and Eaglemont. It contains a balanced mix between active recreation, formalised open space and informal parks used for passive recreation. Already residential and commercial development pressure within the South Precinct is leading to a high degree of importance being placed on the open space provision within existing parks and reserves, this trend will only increase in the future. It will be Banyule City Council's role to seek opportunities to improve the quality and accessibility to public open space across the South Precinct and within the remainder of the municipality. The total land area of the South Precinct including streets, residential and open spaces is 983.38ha. The total amount of public open space within the precinct, both Council and non-Council is 199.3 ha which equates to just over 20% of the total land area of the Precinct.

A significant aspect of the existing open space in the South Precinct is the number of very large parks located on the east, south and west perimeter of the precinct bounded by the Yarra River and Darebin Creek. Some of this public open space along the river and stream corridors, whilst outside the boundary of Banyule is reasonably easily access by Banyule residents; e.g. the Darebin Parklands, whilst other parts are virtually inaccessible; e.g. Bulleen Park.

In all but a few instances the parks along these corridors within Banyule are physically connected to each other through trails and existing open space networks. The Darebin Parklands/Rockbeare Park is partially within Banyule and partially within the City of Darebin, but is accessible in its entirety from both municipalities. It is managed on behalf of both Councils by the Darebin Creek Management Committee. The Yarra Flats Metropolitan Park is managed by Parks Victoria. There is still potential to strengthen the connections and links between these areas, for example the relatively short section between Wilson Reserve and Napier Waller Reserve could potentially be linked with a trail, subject to the issues of land ownership and steep terrain being addressed. If achieved this would provide a direct link between the Wilson Reserve Trail and the Darebin Creek Trail.

Parks and reserves within the South Precinct range vastly in character and prominence. There are several clusters of small parks such as the privately owned and maintained Mount Eagle and Glennard Estate private commons, which vary in character and use to small Council owned reserves such as; Hartlands Road Reserve, Memorial Reserve, Bryant Reserve and the Righi Reserve. There are several active recreation reserves within the precinct such as Chelsworth Park, Cartledge Reserve, Ivanhoe Park and Seddon Reserve. One of the characteristics of the parks both Council and Parks Victoria managed, is the diversity of topography from flat to gently undulating to strongly undulating with steep escarpments such as in parts of the Darebin Creek corridor and Yarra Flats Reserve.

4. PRECINCT ANALYSIS

– SOUTH PRECINCT



Yarra Flats Park (Parks Victoria)



Rockbeare Park near Darebin Parklands

Current demographics and future trend analysis for residential density and population growth.

The suburbs of Ivanhoe, Ivanhoe East and Eaglemont make up the South Precinct. The South Precinct is an established residential area with significant retail precincts of the Ivanhoe Shopping Centre on Upper Heidelberg Road and the Ivanhoe Village on Lower Heidelberg Road, and smaller commercial areas in North Ivanhoe, Ivanhoe East and Eaglemont. Ivanhoe covers the largest area in the precinct and has many features including the Ivanhoe Shopping Centre, the Ivanhoe Aquatic and Fitness Centre and both the Ivanhoe Grammar School and Ivanhoe Girls Grammar School. Relative to the remainder of Banyule, the South Precinct residents participate in the most recreational activities per person, have highest rate of bicycle ownership, and almost a third of people ride a bicycle or are swimmers. Households are more likely to be mature two-parent families with school-aged children than the Banyule average. The large majority of residents are born in Australia, speak English as their first language and households are more likely to be of a higher socio-economic profile.

As of July 2015, the current total resident population of the South Precinct is 18,789. This represents 15.9% of Banyule's overall population, which means it is the second most populous precinct in the municipality. The majority of the precinct's residents live in Ivanhoe (59%). Relative to the municipality, the South Precinct has:

- The lowest proportion of residents aged 0 to 4 years
- The largest number (1647) and proportion (8.8%) of primary school aged children (5 to 11 years)
- The second largest proportion of residents in the older workers and pre-retirees age group (50 to 59 years)

The South Precinct has the highest socio-economic profile in the municipality, particularly in the suburbs of Eaglemont and Ivanhoe East. The South Precinct has the highest percentage of couples with children within the municipality. The South Precinct has the lowest proportion of newborns and pre-schoolers (aged 0 to 4 years) but the largest population of school aged children (5 to 17 years), across the municipality. By the year 2031, the number of newborns and pre-schoolers is forecast to increase by around 34% (+354 persons) and the number of school children is forecast to increase by 657 persons. This projection may have implications for provision of school places.

The unemployment rate in the South Precinct is relatively low. However, at the suburb level Eaglemont has a higher unemployment rate than the Banyule municipality average. This may be associated with the suburb's relatively high proportion of residents in the older workers and pre-retirees age group (50 to 59 years). The current population of youth (aged 15 to 24 years) is relatively large in the precinct.

4. PRECINCT ANALYSIS

– SOUTH PRECINCT



Darebin Parklands



Football oval at Chelsworth Park

Overall the population in the South Precinct is forecast to experience moderate to high growth in the next two decades. In the senior age group (70 to 84 years), the number of residents is forecast to increase by 90% (1249 persons), with the large majority in the suburb of Ivanhoe. This is the largest increase across the municipality and may be a challenge to ensure that public open space in the Precinct is accessible and includes age friendly facilities.

The need of assistance with daily core activities increase with age. Therefore, the number of residents in need of care assistance is likely to increase. This may present a challenge for the area, especially in the suburb of Ivanhoe which is forecast to experience most of the growth in the number of senior residents. Furthermore, the proportion of Ivanhoe residents aged 75 to 79 years and in need of assistance is currently higher than the proportion for Banyule. It is interesting to note that the South Precinct has the highest proportion of residents volunteering and / or providing unpaid care out of the other precincts in Banyule.

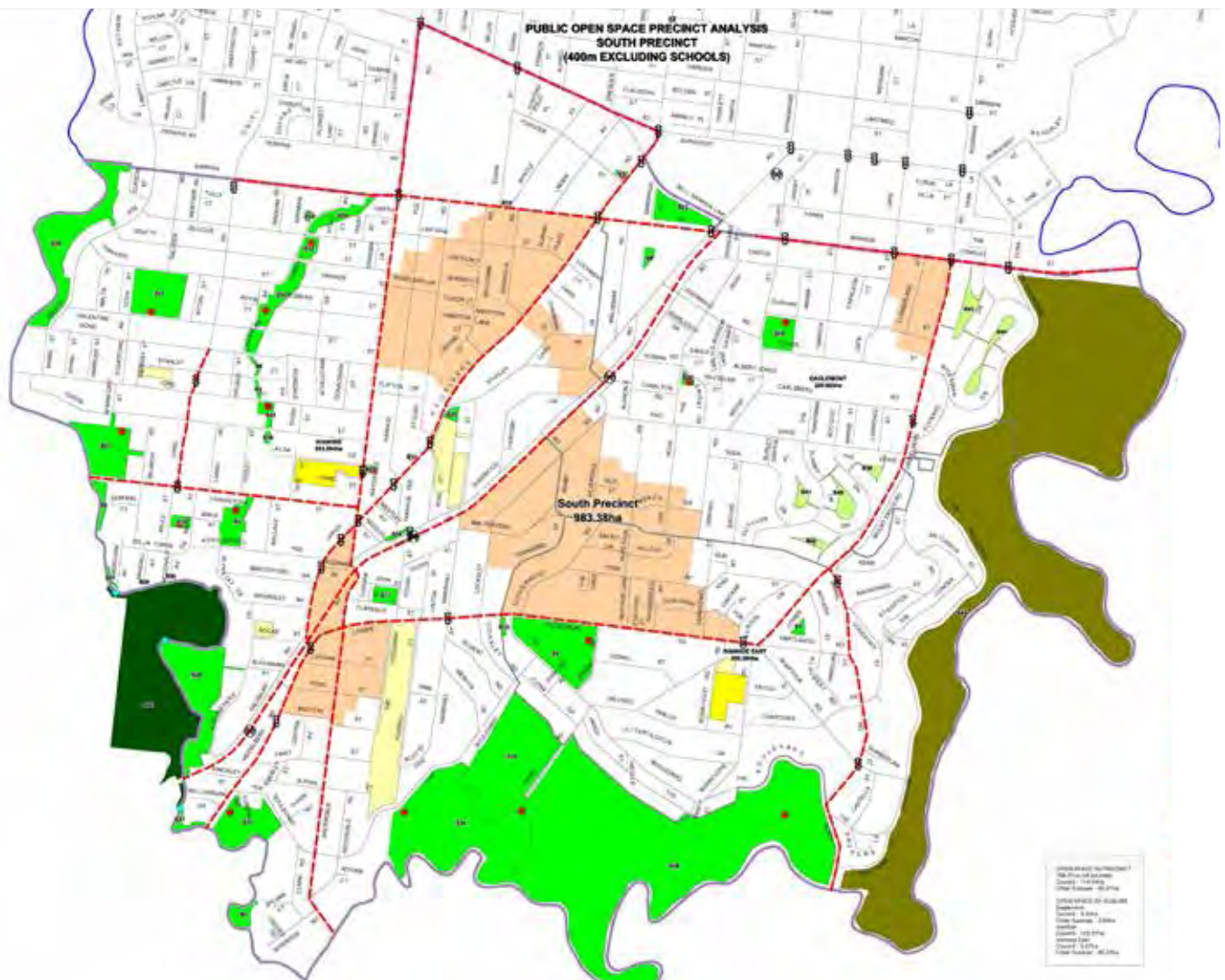
In relation to education, generally residents in the South Precinct are the most educated in the municipality, with a significantly higher proportion having completed a bachelor or higher degree. Residents were the most likely to be employed and also the most likely to be in management positions, a major contributing factor underpinning their significantly higher median household income. However, in the suburb of Ivanhoe there are two areas with a socio-economic index score that is lower than the national average, thus indicating disadvantage. The small numbers of Aboriginal and Torres Strait Islander residents in the precinct are concentrated in one of these areas.

Analysis of Existing Open Space in South Precinct

There is currently 199.93ha of open space in the South Precinct, including areas in the precinct owned by other authorities such as Darebin Parklands (Darebin Creek Management Committee) and Yarra Flats Park (Parks Victoria). There is a total of 116.06ha of Council open space located within the South Precinct and 83.87ha of non-Council owned open space.

There is a wide variety of open space located in the South Precinct with examples of contrast being the perimeter parkland which include a mix of Yarra Flats Park (Parks Victoria Land), the Yarra Boulevard area comprising of Burke Road North Reserve, Ivanhoe Public Golf Course and Chelsworth Park through to the Darebin Parklands, Seddon Reserve and the Darebin Trail.

4. PRECINCT ANALYSIS – SOUTH PRECINCT



S1 - Hartlands Road Reserve = 1672m ²	S19 - Albert Jones Reserve = 14144m ²	S38 - Darebin Creek Reserve (Banksia to Bond) = 59301m ²
S2 - Napier Water Reserve = 7209m ²	S20 - The Right Reserve = 1780m ²	S39 - Eynes Park Reserve (Private Common) = 2777m ²
S3 - Donaldsons Reserve (Stanley to Ford) = 854m ²	S21 - Memorial Reserve = 2112m ²	S40 - Outlook Park Reserve (Private Common) = 7732m ²
S4 - Warho Park = 52709m ²	S22 - Bryant Reserve = 1275m ²	S41 - Summit Park Reserve (Private Common) = 3959m ²
S5 - Maise (Cool) Reserve = 54128m ²	S23 - Remembrance Park = 14846m ²	S42 - McTravers Park Reserve (Private Common) = 3005m ²
S6 - Donaldsons Reserve (Bond to Stanley) = 1122m ²	S24 - Kitchener Reserve = 1426m ²	S43 - Banksia Park Reserve (Private Common) = 8905m ²
S7 - Banksia Island Reserve = 879m ²	S25 - Rose Park = 3853m ²	S44 - Homestead Park (Private Common) = 5397m ²
S8 - Banksia Street Reserve = 2203m ²	S26 - Donaldsons Reserve (Banksia to Jellicoe) = 9471m ²	S45 - Parks Victoria Land = 802744m ²
S12 - Warho Library Forecourt = 628m ²	S27 - Seddon Reserve = 35571m ²	S46 - Darebin Parklands = 139134m ²
S10 - Lions Reserve = 488m ²	S28 - Rockburn Park = 61018m ²	Non-Government School
S11 - Carriage Reserve = 33711m ²	S29 - Darebin Creek Reserve (Mandall) = 219m ²	Government School
S12 - Wellington Park = 16750m ²	S30 - Darebin Creek Reserve (McDonalds) = 242m ²	Area not within acceptable walking distance of Council open space
S13 - The Boulevard Reserve = 1228m ²	S31 - Darebin Creek Reserve (Abercorn) = 609m ²	Barrier discouraging access to open space
S14 - Kewanna Court Reserve = 829m ²	S33 - Donaldsons Reserve (Bailey to Valentine) = 19483m ²	Bridge
S15 - Spinks Reserve = 31175m ²	S32 - Donaldsons Reserve (Jellicoe to Bartle) = 4915m ²	Playground
S16 - Green Street Reserve = 912m ²	S34 - Wilson Reserve = 143325m ²	Footpath/Railway Crossing
S17 - Warho Recreation Reserve = 6596m ²	S35 - Cheltenham Park = 102922m ²	Traffic Lights
S18 - Miles Reserve = 3454m ²	S36 - Burke Road North Reserve = 500765m ²	
S19 - Albert Jones Reserve = 14144m ²	S37 - Wilkesbank Grove Reserve = 3259m ²	

4. PRECINCT ANALYSIS – SOUTH PRECINCT

Public open space within the South Precinct includes a diversity of terrain and topography within open space within the South Precinct. The central area has parks and reserves that are flat to gently undulating. In contrast most of the parkland addressing the Yarra River and Darebin Creek also includes areas of strongly defined escarpments and steep slopes. This adds to the character and interest particularly for the trail and path users.

There are two residential zones within the South Precinct that are not within the walking distance of public open space without having to cross a major barrier specified in the standards which form the basis of this document; i.e. where possible residents should be within 400 metres easy, barrier free, walking distance of an open space park or reserve. One of these residential zones is located between Waterdale Road and Upper Heidelberg Road and the other between Lower Heidelberg Road and Norman Street (refer to precinct map). These two areas combined are 75ha.

There are also several other smaller areas totalling a further 24.3ha affected in the same way. These are distributed throughout the South Precinct, with an example being the area between Banksia Street and Mount Eagle Road. These areas are generally located near arterial and collector roads that form a barrier to pedestrian access to the open space, particularly for children and elderly people. Potential strategies for improving access to open space for these areas need to be examined and implemented where practical.

Connectivity is a key aspect in an open space system or network. In the South Precinct there is a large portion of open space linked by trails located on the perimeter of the precinct bounded by the Yarra River and Darebin Creek. While most of these parks and reserves share connections, there is still significant opportunity to enhance and strengthen connectivity between each parks and reserves and Darebin Parklands.

Quantitative Analysis of Public Open Space East Precinct

	Current Population (ID Data)	Hectares of Open Space	Population Projections 2031 (ID Data)	Hectares per 1000 people
South Precinct	18,789	199.93ha	23,467	7.79ha
Ivanhoe	11,152	103.31ha	16,837	6.14ha
Ivanhoe East	3,685	45.85ha	4,360	10.52ha
Eaglemont	3,952	50.99ha	4,457	11.44ha

4. PRECINCT ANALYSIS

– SOUTH PRECINCT

North West Precinct Open Space

Park name	Park Address	Hectares
Albert Jones Reserve	32A Mount Street, EAGLEMONT	1.4144
Banksia Island Reserve	419 Upper Heidelberg Road, HEIDELBERG HEIGHTS	0.0978
Banksia Street Reserve	113A Banksia Street, EAGLEMONT	0.2203
Bryant Reserve	125 Waterdale Road, IVANHOE	0.1275
Burke Road North Reserve	1 Vasey Street, IVANHOE	50.0765
Cartledge Reserve	114 Valentine Street, IVANHOE	3.3176
Chelsworth Park	18-28 Irvine Road, IVANHOE	10.2922
Darebin Creek Reserve (Abercorn)	4A Abercorn Avenue, Ivanhoe	0.0609
Darebin Creek Reserve (Banksia to Bond)	1 Liberty Parade, IVANHOE	5.9301
Darebin Creek Reserve (Livingstone to Edward)	9 Edward Court, IVANHOE	0.5249
Darebin Creek Reserve (Mandall)	13 Mandall Avenue, IVANHOE	0.0219
Darebin Creek Reserve (McDonald)	1A McDonald Avenue, IVANHOE	0.0242
Donaldsons Reserve (Banksia to Jellicoe)	16-20 Osney Avenue, IVANHOE	0.9471
Donaldsons Reserve (Beatty to Valentine)	2 Osney Avenue, IVANHOE	1.9483
Donaldsons Reserve (Bond to Stanley)	59 Bond Street, IVANHOE	0.1122
Donaldsons Reserve (Jellicoe to Beattie)	10-14 Osney Avenue, IVANHOE	0.4915
Donaldsons Reserve (Stanley to Ford)	9 Stanley Street, IVANHOE	0.0884
Green Street Reserve	37A Green Street, IVANHOE	0.0912
Hartlands Road Reserve	24 Hartlands Road, IVANHOE EAST	0.1822
Ivanhoe Park	132 Lower Heidelberg Road, IVANHOE EAST	5.2709
Ivanhoe Recreation Reserve	1 John Street, IVANHOE	0.5596
Kitchener Reserve	33 Norman Street, IVANHOE	0.1426
Kwinana Court Reserve	19 Osney Avenue, IVANHOE	0.0829
Lions Reserve	2 Edwin Street, HEIDELBERG HEIGHTS	0.0499
Memorial Reserve	290 Upper Heidelberg Road, IVANHOE	0.2112
Miles Reserve	36 Miles Street, IVANHOE	0.3464
Napier Waller Reserve	9A Crown Road, IVANHOE	0.7289
Nellie Ibbott Reserve	31 Kenilworth Parade, IVANHOE	1.4128
Remembrance Park	2 Warringal Place, HEIDELBERG	1.4846
Parks Victoria	The Boulevard, IVANHOE EAST / EAGLEMONT	83.87
Rockbeare Park	44 Rockbeare Grove, IVANHOE	6.1016
Rossi Park	48 Ford Street, IVANHOE	0.3853
Seddon Reserve	103 Green Street, IVANHOE	3.5571
Sparks Reserve	10 The Boulevard, IVANHOE	3.1179
Studley/Sherwood Walkway	54A Studley Road, IVANHOE	0.0083
The Boulevard Reserve	112 Lower Heidelberg Road, IVANHOE EAST	0.1228
The Righi Reserve	69 The Righi, EAGLEMONT	0.178
Wellington Park	170 Waterdale Road, IVANHOE	1.6759
Willowbank Grove Reserve	897 Heidelberg Road, Ivanhoe	0.3259
Wilson Reserve	78 The Boulevard, IVANHOE	14.3325

4. PRECINCT ANALYSIS

– SOUTH PRECINCT



Walking trail at Darebin Creek Reserve



Bridge crossing near Willowbank Grove Reserve

Habitats and Biodiversity

Vegetation and habitat areas are significant given the location of both the Yarra River and Darebin Creek corridors. Both of these water courses have a wide corridor of open space forming a strongly defined perimeter to the South Precinct. Donaldson's Reserve is also a good example of a green spine of planting and significant open space that contributes to habitat corridors and biodiversity. There are a number of golf courses nearby, which except for the Ivanhoe public golf course, are in adjacent municipalities, but never-the-less contribute to wildlife habitat and biodiversity and enhance the area's urban forest. As new developments take place or current reserves are upgraded, it is important to take into account existing and potential wildlife corridor and habitat links and the importance of retaining trees, planting trees and undertaking revegetation programs. In the South Precinct, areas of continuous vegetation that provide significant local native habitat and wildlife corridors include: Darebin Creek Reserve, the Hurstbridge line railway corridor, Burke Road North Reserve, Wilson Reserve, Darebin parklands, Yarra Flats Park (Parks Victoria) and Darebin Creek Reserve.

Ivanhoe

Ivanhoe is the largest suburb in the South Precinct and has 107.18ha public open space. Upper Heidelberg Road is the suburb's spine and Ivanhoe Shopping Centre is the core retail and commercial precinct. Ivanhoe has a range of large reserves and green corridors with a number of reserves in excellent condition that have good connectivity and is well placed to meet future increased demand. These reserves include Donaldsons Reserve, which forms a chain of parks extending from Banksia Street in the north through to Nellie Ibbott Reserve in the south.

Wellington Park although not strictly open green space, contains the Ivanhoe Aquatic and Fitness Centre, which provides a high end recreation function for the residents of the precinct and beyond. Darebin Creek Reserve extends south from Seddon Reserve to link the Darebin Parklands. There is an informal trail on the eastern bank and the Darebin Creek Trail on the western side of the Darebin Creek. The reserve has a substantial indigenous woodland although there is also a ground storey of significant weed growth.

Chelsworth Park, which is adjacent to the Ivanhoe Golf Course, provides active recreation with tennis courts, several sports fields and associated pavilions. The park is connected to Wilson Reserve, Burke Road North Reserve and the Main Yarra by the Wilson Reserve Trail.

Bryant Reserve, located between Waterdale Road and Upper Heidelberg Road has considerable potential to upgrade, given its location adjacent to the Ivanhoe Shopping/Activity Centre and the projected future population growth in the area. Similarly, Memorial Reserve and Kitchener Reserve are small reserves and are bookends to the Ivanhoe Shopping Centre and will become increasingly important as the population grows in the immediate area. Banksia Island Reserve will become an important space for residents for the reasons noted above.



Bryant Reserve

4. PRECINCT ANALYSIS

– SOUTH PRECINCT



Playground at Cartledge Reserve

Cartledge Reserve has considerable potential to serve as a neighbourhood reserve, given its size and range of existing sporting facilities. If the space were to become a neighbourhood Reserve, the play space would need an upgrade. Seddon Reserve has similar potential to the nearby Cartledge Reserve, however the playground is somewhat dated and in need of a playground upgrade. Cartledge Reserve is centrally located between arterial roads. As a consequence it provides residents in the area with the ability to safely and conveniently access open space within 400 metres of their properties, within the confines of surrounding arterial roads. However Cartledge Reserve is better situated for an upgrade to a neighbourhood level park given its more central location within the local residential area and its more open character.

In Sparks Reserve there is potential to upgrade the playground to a neighbourhood level playspace and integrate it to better service the trail users, as the Darebin Creek Trail begins/ finishes at the reserve. This potential to act as a stopping off point for trail users will increase significantly once the Darebin-Yarra Trail link has been completed. There is considerable opportunity to create natural play environments and add natural play elements to the reserves located along Darebin Creek such as Darebin Creek Reserve, Darebin Parklands, Rockbeare Park and Sparks Reserve.

Chelsworth Park has potential to become the location of an environmental / educational playspace given its proximity to the Yarra River, Wilson Reserve and Burke Road North Reserve and the Ivanhoe Public Golf Course.

Ivanhoe East

Ivanhoe East contains just 5.58ha of Council owned open space, however it is surrounded by 80.27ha of non-Council owned public open space. These areas include a significant section of the Yarra Flats Park. Ivanhoe Park is an important open space for the suburb. However there is an issue with Lower Heidelberg Road restricting safe pedestrian access from the north. Ivanhoe Park has significant opportunity to increase car parking and upgrade to facilities given the projected population growth figures for the South Precinct. There is also considerable opportunity to examine Lower Heidelberg Road and strengthen pedestrian connectivity to Ivanhoe Park.

The construction of the Banyule Trail extension, along the western boundary of Yarra Flats Park, is a high priority. This would strengthen links to Warringal Park in the north and Burke Road North Reserve, Chelsworth Park and Wilson Reserve to the south.

4. PRECINCT ANALYSIS

– SOUTH PRECINCT



Playground at Albert Jones Reserve



Outlook Park Reserve

Eaglemont

Eaglemont is bounded by the Parks Victoria managed Yarra Valley Parklands to the east, Banksia Street to the north, Maltravers Road to the south and a section of Studley Road and Waldemar Road to the west. The character of the area differs from the other suburbs in the South Precinct as many of the streets are curvilinear in layout and generally follow the contours of the land. Sir Walter Burley Griffin designed the subdivision layout of both the Mount Eagle and Glennard Estates which included seven small “private commons” parks, each central to a cluster of dwellings. The Mount Eagle Estate is different to the conventional grid pattern of the other suburbs located in the South Precinct and was designed on the principle that as many properties as possible should have a view to the Kinglake Range or the Dandenongs. These private commons are accessed by long laneways and are maintained by the surrounding residents of these Estates.

The private commons are Eyrie Park Reserve, Outlook Park Reserve, Summit Park Reserve, Maltravers Park Reserve, Glen Park, Banksia Park Reserve and Homestead Park and are maintained by local residents. All Council managed open spaces in Eaglemont contain playgrounds, apart from Banksia Street Reserve.

Of the Council managed parks, Albert Jones Reserve is the largest in the area, its verdant nature with significant evergreen and deciduous trees and play equipment will become increasingly important and valuable to the community. Albert Jones Reserve is centrally located between three arterial roads. As a consequence it provides residents in the area with the ability to safely and conveniently access open space within 400 metres of their properties, within the confines of surrounding arterial roads.

The other two Council owned parks in Eaglemont are The Righi Reserve and Banksia Street Reserve. Studley Road and the railway corridor act as a barrier between Banksia Street Reserve and the remainder of the suburb’s open space. The Righi Reserve is significantly smaller than Albert Jones Reserve, yet it has good access and views across to The Ivanhoe Shopping Centre including the Heidelberg Town Hall and glimpse views to the city.

The north-east and south-west areas of Eaglemont need to be carefully reviewed in order to create better opportunities to access open space. These two areas are currently not within an acceptable walking distance of council’s open space, parks or reserves. Lower Heidelberg Road presents a barrier to north/south pedestrian access and there needs to be provision to review opportunities for a safe connection between the north east corner of Eaglemont between Banksia Street and Lower Heidelberg Road and Yarra Flats Park (Parks Victoria.)

4. PRECINCT ANALYSIS

– SOUTH PRECINCT



Donaldsons Reserve entrance near Banksia Street



Playspace at Donaldsons Reserve



Climbing net at Donaldsons Reserve



Playground at Nellie Ibbot Reserve

Open Space in adjoining areas and non-Council managed Open Space

There is 80.27ha of Parks Victoria land located in the South Precinct. Yarra Flats Park managed by Parks Victoria spans the eastern boundary of Eaglemont and Ivanhoe East. It can be accessed via The Boulevard, which has one connection through to Lower Heidelberg Road via Mossman Drive. There is also potential to for a connection across the River in Yarra Flats Park to Bulleen Park which is within the City of Manningham.

Yarra Flats Park (Parks Victoria) is of high environmental and conservation value. The Main Yarra Trail connects to the City of Melbourne. It commences at Candlebark Park and finishes in the city. Yarra Flats Park is of cultural and historical significance, being inhabited by the Wurundjeri People and other tribes before European settlement. The Yarra Flats were used for dairying in the 19th and 20th Centuries. The Heidelberg School of Artists painted in the area and the Heidelberg School Artists Trail extends to Manningham City Council and the Shires of Nillumbik and the Yarra Ranges.

The other significant area of open space is the Darebin Parklands including Rockbeare Park located along the Darebin Creek near Ivanhoe's southern western boundary. It is 26ha of parkland (23% of which is owned by Banyule Council and the balance by the City of Darebin) with strong connections to the Darebin Creek Reserve to the north and Willow Bank Grove Reserve to the south. However significantly, all of the Darebin Parklands are easily accessible to Banyule residents.

Analysis of the Play Experiences

There are fifteen playgrounds within the South Precinct. Of these, twelve are classified as "local" and three as "neighbourhood." The playgrounds located in the South Precinct are: Albert Jones Reserve, Banksia Island Reserve, Bryant Reserve, Burke Road North Reserve, Cartledge Reserve, Chelsworth Park, Donaldson's Reserve, Ivanhoe Park, Miles Reserve, Nellie Ibbott Reserve, Rossi Park, Seddon Reserve, Sparks Reserve, The Righi Reserve and Wilson Reserve.

Play spaces and opportunities within the South Precinct are generally good with most offering a reasonable level of play diversity. Donaldsons Reserve is an excellent example of an open space linear park network extending across several residential street blocks. The reserve is well provided for in terms of several playspaces and includes modern fitness equipment at several locations.

There is still opportunity for less 'off the shelf' type play facilities and use of natural play elements in some reserves. It is important for Council to provide at least one of each play experience type in each of the seven open space precincts and it has been noted that there is opportunity to provide a significant nature based play experience for children in at least one of the reserves in the South Precinct. There is one informal BMX facility in the South precinct and no skate facilities in the South Precinct.

4. PRECINCT ANALYSIS

– SOUTH PRECINCT

Major Opportunities in the South Precinct

Maximising the Darebin Creek Corridor

Similar to the opportunities identified in the West Precinct, given future population growth there is significant opportunity to make access to the Yarra River and Darebin Creek “green” corridor as seamless as possible. This would be of great benefit to both present and future residents in the City of Banyule and also to City of Boroondara and City of Darebin on the other side of the creek. There are also potential opportunities for neighbouring Councils to work together in joint infrastructure provision.

For example a pedestrian/cyclist bridge over the Yarra River to link Yarra Flats Metropolitan Park and the Main Yarra Trail, with Bulleen Park, a major sports reserve on the eastern side of the River. This would also provide a direct link for Banyule residents to the environmentally significant Bolin Bolin Billabong, Marcellin College, the sports facilities of Carey and Trinity Grammar Schools, the Vento Social Club and the PBN designated bike lanes on Bulleen Road.

Conclusions:

Generally, there is good access to high quality public open space in this precinct, particularly with Donaldsons Linear Reserve, and the Darebin Creek and the Yarra River corridors being notable examples. The South Precinct has almost 200 hectares of public open space; i.e. over a fifth of its total land area.

However there are three residential main areas within the precinct that are either located a greater distance from public open space than 400 metres, or are they have access limited by barriers such as major roads, or the Melbourne-Hurstbridge Rail corridor. With significant increases in population density likely in the future, improved access to and the quality of public open space are going to become increasingly critical issues.

Much of the Ivanhoe area around the Ivanhoe Shopping Centre and the Ivanhoe Railway Station is likely to become multi-level residential and commercial land use, with potentially little or the bare minimum community open space provided in new developments. The provision of open space as parks or reserves is therefore of crucial importance and will become more so for both active and passive recreation needs. Council needs to be pro-active in negotiating with developers to obtain quality open space within the development footprint or immediately adjacent for both environmental biodiversity and passive recreation.

In order to maximise opportunities for improving access to public open space in areas where it falls below preferred standards, developing partnerships with schools and other public land managers will be a relatively cost efficient and effective strategy

Park infrastructure will need to be improved in a number of parks and reserve in the South precinct in order to need future demand.

Council should become more proactive in initiating discussion and negotiating with developers with the view of setting aside prime areas within a development site for quality open space with a favourable balance of green space to hard surfaces, congregating and meeting space.

Future issues to consider:

- Because of continued climate change and the increasing likelihood of future long-term water restrictions, Council needs to continue to look at strategies such as stormwater harvesting and alternative sporting surfaces in order to position itself well for long regular dry spells.
- Council needs to consider strategies to offset the potential loss of public open space and the loss of habitat due to higher density development.
- There will be an increasing need to make better use of public open space, particularly as State Government driven population density continues. This will need to include more multi-use of facilities and the creation of more multi-functional spaces.
- Increased pressure on sporting field use and the consequent need to look at alternative playing surfaces, including synthetic surfaces.
- Increasing importance of having easy access to parks locally, for community health and wellbeing, due to declining amounts of private open space.

Recommendations

Public Open Space

1. Investigate strategies for improving access to public open space for residents in areas that aren't within reasonable easy walking distance of a park (refer to the areas identified in the South Precinct public Open Space Map)
2. Extend the Banyule Trail along the western boundary of Yarra Flats Metropolitan Park between Banksia Street and MacArthur Road in order to provide an improved safe bicycle link between Warringal Parklands, Burke Road North Reserve and the on-road bicycle lanes on MacArthur Road and Lower Heidelberg Road.
3. Encourage additional resident tree planting on all of Eaglemont's private commons. In order to enhance the area's native habitat corridor.
4. Upgrade the Ivanhoe Library Plaza to create an inviting user-friendly urban space to service users of the Ivanhoe business, residential and civic precinct.
5. Upgrade facilities at Sparks Reserve to include barbeque and, picnic facilities, seating, etc. in order to better cater for Darebin Creek Shared Trail users once the Darebin-Yarra trail link has been completed.
6. Provide trail side furniture, such as seating and picnic tables, in Napier Waller Reserve to service shared trail users.
7. Negotiate with Parks Victoria, the State Government and the City of Manningham to construct a pedestrian bridge linking Yarra Flats Metropolitan Park and the Main Yarra Trail to community facilities on the eastern side of the Yarra River including Bulleen Park and the PBN designated bicycle lanes on Bulleen Road.
8. Continue to work closely and co-operatively with Parks Victoria in relation to the management of Yarra Flats Metropolitan Park and in identifying potential joint projects.
9. Develop a local open space strategy for the Ivanhoe Activity Centre.

Recommendations

Playgrounds

1. Upgrade Bryant Reserve playground as this will become an important parcel of open space in the future given its location in the Ivanhoe Shopping Centre and connection to Waterdale Road and immediate residential areas.
2. Provide at least one natural based play experience within one of the South Precincts fifteen existing playspaces. N.B. Chelsworth Park or Wilson Reserve appear to be outstanding opportunities for achieving an environmental / educational playspace.
3. Upgrade the Cartledge Reserve playground to a neighbourhood level playspace.
4. Negotiate the development of joint school community playgrounds with schools in areas where there is limited access to public playgrounds and public open space; e.g. the Ivanhoe and East Ivanhoe Primary Schools and Ivanhoe Grammar School.
5. Upgrade the playground at Albert Jones Reserve to a neighbourhood level playspace, as given its strategic positioning within the heart of Eaglemont, this reserve is ideally placed to service a significant residential area.

WEST PRECINCT

Introduction

The West Precinct of Banyule consists of the suburbs of Heidelberg West, Heidelberg Heights and Bellfield. There is a significant amount of public housing in this precinct. However there have also been noticeable trends towards “gentrification” and increased housing density in recent years. These population and housing density trends are predicted to increase sharply in coming years by the draft Latrobe Employment Cluster Framework Plan prepared by the Metropolitan Planning Authority (MPA).

Such population and housing density increases will place enormous pressure on Council to improve the quality of and access to, public open space currently available in the Precinct and in some neighbourhood, increase supply. There are also considerable areas dedicated to business and services that are large employers within the precinct, such as the Heidelberg West Industrial Estate, the Melbourne Polytechnic (formally Northern College of TAFE) and the Heidelberg Repatriation Hospital. The MPA also predicts considerable increases in employment opportunities in the in the precinct which will potentially further increase the demand for public open space.

Current Demographics and future trend analysis for residential density and population growth.

According to Banyule’s Community and Social Planning Profile the total resident population of the West Precinct in 2011 was 13,437. However there are various projections for significant population and business growth, which will impact considerably on the future demand and the need for public open space, in terms of assess, as well as quality and quantity.

The forecast of Banyule’s Community and Social Planning Profile is for the West Precinct’s population to grow by approximately 37%, to 18,464 by the year 2031. Whilst this will obviously have significant implications on the need for public open space in the Precinct, this projection may only be a conservative estimate, as a draft report prepared by the Metropolitan Planning Authority (MPA) in August 2014 titled the “Latrobe Employment Cluster Framework Plan” estimates the population of the West Precinct of Banyule could ultimately increase by as much as 91%, to about around 25,500. This will obviously have major implications in the demand for public open space, as much of this larger population, should it occur, will need to be accommodated in medium and high density residential housing, with minimal, or no private open space. This will increase reliance on public open space to provide for outdoor activities and contact with nature, which are important for public health and wellbeing.

In addition the MPA Report forecasts that employment within the West Precinct, will more than double from 5700 jobs to 11,600 jobs during the same period. This will also have significant implications for the provision of public open space, as employees will often use public open space, if available during their lunch times, etc. in order to get a break from factory and office environments.

4. PRECINCT ANALYSIS

– WEST PRECINCT



Ford Park, Bellfield



Malahang Reserve, Heidelberg West

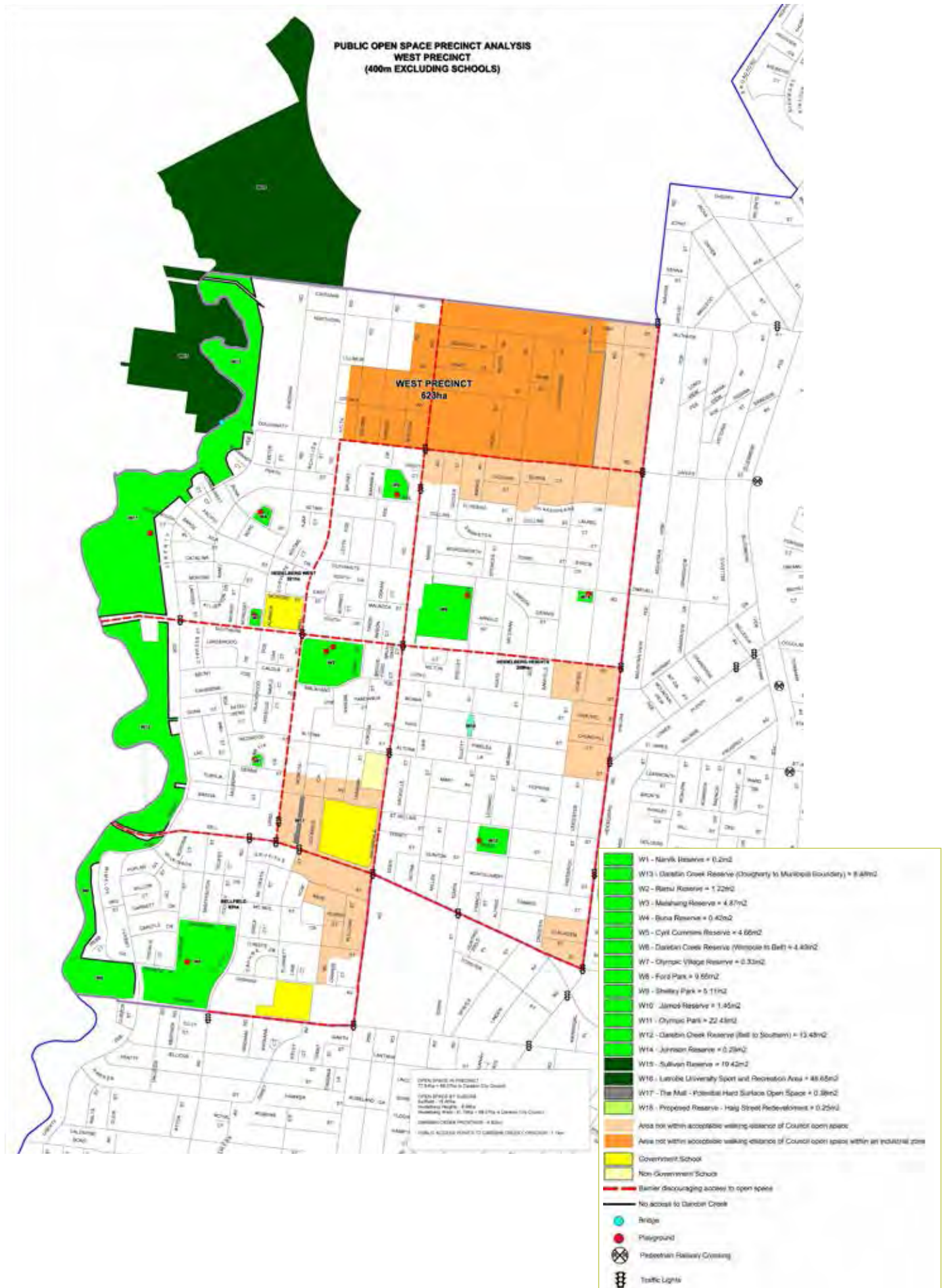
Analysis of Existing Open Space in West Precinct

There is currently a total of 77.06 hectares of public open space within the West Precinct. However it is distributed unevenly. For instance only 7.6 hectares, or 11% of this is located within the suburb of Heidelberg Heights, which has approximately 40% of the precinct's population. Further to this, according to the Metropolitan Planning Authority, the population of Heidelberg Heights is expected grow by about 112% from 4700 to eventually 10,000. Presently there is only a minor increase in the amount of public open space planned; i.e. 0.25 hectares. This is at the former Haig Street Primary School site, which is to be developed with largely medium density housing.

A significant amount of public open space in the West Precinct is located within the Darebin Creek Corridor (53.52 hectares or approximately 70% of the Precinct's open space). The Creek Corridor is therefore obviously going to be extremely important in meeting the Precinct's future needs. However much of this is largely either secluded or difficult to access due it being hemmed in at the rear of either residential or industrial properties. This tends to make people feel unsafe when using it and therefore discourages use.

Whilst there is 3.6 kilometres of the Creek Corridor, which interfaces with the West Precinct, only about 20% of this interface provides openings for the general public. This means that a vast majority of the public open space within this reach of the creek corridor is not open to the adjacent streets to allow direct public access and line of sight into the parklands. Access and line of sight, are blocked by either houses or industrial sites, for a majority of its length on the Banyule side. The view from the park for the majority of creek corridor within this precinct therefore consists of the back fences of houses, or factory walls. This not only provides a view which is aesthetically unpleasant to park users, but creates community safety issues due to the lack of natural surveillance within the majority of the Creek Corridor, thus discouraging public use. There are also limited pedestrian and bicycle "friendly" crossing points to the communities and public open space on the western side of the creek; i.e. to the City of Darebin side of the creek and visa versa.

4. PRECINCT ANALYSIS – WEST PRECINCT



4. PRECINCT ANALYSIS – WEST PRECINCT

North West Precinct Open Space

Park name	Park Address	Hectares
Buna Reserve	16 Buna Street, HEIDELBERG WEST	0.421
Cyril Cummins Reserve	67-71 Liberty Parade, BELLFIELD	4.66
Darebin Creek Reserve (Bell to Southern)	233 Southern Road, HEIDELBERG WEST	13.4807
Darebin Creek Reserve (Dougharty to Municipal Boundary)	52A Sheehan Road, HEIDELBERG WEST	8.4563
Darebin Creek Reserve (Wimpole to Bell)	135 Liberty Parade, BELLFIELD	4.4919
Ford Park	244-268 Banksia Street, BELLFIELD	9.6505
James Reserve	85 St Hellier Street, HEIDELBERG HEIGHTS	1.4486
Johnson Reserve	51-53 Porter Road, HEIDELBERG HEIGHTS	0.2931
Malahang Reserve	123 Southern Road, HEIDELBERG WEST	4.8678
Midway/Morobe Walkway	18A Midway Street, HEIDELBERG WEST	0.0373
Narvik Reserve	14 Narvik Crescent, HEIDELBERG WEST	0.2009
Olympic Park	240 Southern Road, HEIDELBERG WEST	22.426
Olympic Village Reserve	180 Southern Road, HEIDELBERG WEST	0.3347
Ramu Reserve	4 Ramu Parade, HEIDELBERG WEST	1.2211
Shelley Park	21-49 Shelley Street, HEIDELBERG HEIGHTS	5.1053

4. PRECINCT ANALYSIS – WEST PRECINCT



Darebin Creek Shared Trail



Darebin Creek Corridor

Quantitative Analysis of Public Open Space West Precinct

	Current Population (ID Data)	Hectares of Open Space	Hectares per 1000 people	Population Projections 2031 (ID Data)	Hectares per 1000 people
West Precinct	13,437	77.06ha	18,464	25,600	3.0ha
Heidelberg West/Bellfield	7,062	70.21ha	8,772	15,600	4.50ha
Heidelberg Heights	6,375	6.85ha	8,077	10,000	0.685ha

It needs to be noted that approximately 70%, (53.52) hectares of the West Precinct's public open space is located within of Darebin Creek corridor, of which over 50% is of low value in that it is difficult to access and it has poor natural surveillance. It is therefore currently of minimal value to the community and this will need to be addressed if the Precinct is to achieve its optimal value in terms of public open space.

If this relatively "low value" public open space were to be removed from the overall precinct open space figures, then the above table would present a less complimentary picture, particularly as the population of the Precinct moves towards its ultimate projected population levels. For example the hectares per 1000 people based on current population figures would be reduced to 3.5 and the hectares per 1000 people based on the projected ultimate population would be only 1.8, well below the MPA benchmark figure of 2.5.

In the longer term it is therefore going to be important to address access and community safety issues within the Darebin Creek Corridor to ensure the West Precinct can optimise the community benefit its public open space could potentially provide.

Heidelberg Heights

Heidelberg Heights is already the suburb with third highest population density in Banyule and its population density is projected to further substantially increase in the coming years. It is also the one suburb in the West Precinct, which has no direct access to the Darebin Creek Corridor. This suburb is already challenged in terms of open space provision from a quantitative perspective as the above table demonstrates. It currently has only three reserves, James, Johnson and Shelley Reserves. Of these James Reserve has significant access issues and the quality of some of its infrastructure is tired, rundown and needs either upgrading or replacing. Johnson Reserve is only 0.29 hectares in size and as such is below the MPA benchmark minimum size of 0.4 hectares for a local park. The playground at Shelley Park requires upgrading to provide greater play diversity and paths to improve access to it.

The only additional public open space currently planned for Heidelberg Heights is on the former Haig Street Primary School site, which is being developed for medium density housing. This new park however will only add 0.25 of a hectare to availability of public open space in this suburb.



James Reserve, Heidelberg Heights



Johnson Reserve, Heidelberg Heights

4. PRECINCT ANALYSIS

– WEST PRECINCT



Ramu Reserve, Heidelberg West



Malahang Reserve, Heidelberg West



Ford Park, Bellfield

Heidelberg West

Heidelberg West, according to the MPA's draft Latrobe Employment Cluster Plan, is also earmarked for substantial future growth and increased population density. Quantitatively it is relatively well provided for in terms of public open space. A number of its reserves are also in excellent condition and have very good community infrastructure and are already well placed to meet future increased demand. The reserves in this category are Malahang Reserve, which serves as a regional destination park, Buna Reserve and the Olympic Village Green, which function as local parks. There are however several reserves that offer considerable opportunity for improvement in order to meet current and future demand.

Olympic Reserve has considerable potential to become a major regional sports and recreation hub. However there will need to be a significant redesign for this Reserve to meet its full potential. Access from both the Banyule and Darebin sides of the Darebin Creek corridor would have to be significantly improved, and natural surveillance and community safety issues will need to be addressed.

Ramu Parade Reserve offers great potential to serve as a neighbourhood level Reserve, particularly given its location in the heart of public housing area and being close to the Waterdale Road Shopping Centre. However, it is presently under-developed and its existing facilities are insufficient and in poor condition. The whole reach of the Darebin Creek Corridor within Heidelberg West needs to be examined from the point of view of improving access from the Banyule side and creating greater connections across the Creek. Natural surveillance needs to be examined, as many people will be fearful of using this area for public open space unless this issue is dealt with.

There is also an opportunity to provide a very serviceable hard community space in the West Heidelberg Mall. Particularly, as the Mall finds its business and community niche and the number of community services available in the Mall increase.

Bellfield

As the above table demonstrates, the Suburb of Bellfield is well provided for public open space from a quantitative perspective. The facilities at Cyril Cummins Reserve are generally of a high standard. The hockey facility at the Reserve is heavily used and serves what is effectively a regional function. The tennis club, which is also located at the Reserve, serves more of a local function. This Reserve also provides important access via a "feeder" path to the Darebin Creek Trail.

Ford Park is the largest of the Reserves in the suburb of Bellfield. It is over 9 hectares in size, is under-utilised and many of its facilities generally need improving. Given the projected high population growth figures for this Precinct, Ford Park offers considerable scope to be developed as a major sport and recreation hub.

The proposal to upgrade and expand the multi sports stadium facilities at the former Banksia Secondary College site, should it proceed, will not only provide a valuable resource for Bellfield and the West Precinct generally, but much further afield as well.

There is no direct access to public open space without crossing barriers created by significant roads in the neighbourhood bounded by Oriol Road, Perkins Avenue, Waterdale Road and Bell Street. This could potentially be addressed by either utilising a section of the former Banksia Secondary College site on its Perkins Avenue boundary, or by reaching a joint use agreement with the Education Department for use of some of the land adjacent to Perkins Avenue presently managed by the Waratah Special School.

4. PRECINCT ANALYSIS

– WEST PRECINCT

Open space in adjoining areas and non-Council Open Space

There are several significant parcels of public open space in adjacent areas, which can be accessed by residents of the West Precinct in a restricted way. Sullivan Reserve in East Preston is a large active sports reserve. The most direct access to this Reserve for West Precinct residents and Heidelberg West industrial estate workers is via Dougharty Road Bridge, which forms part of the Darebin Creek Trail. However, access via this means, is only possible by pedestrians and cyclists. Motor Vehicle access is far less direct.

The other significant parcel of open space is the Latrobe University sports fields, which currently have limited public access, as University activities take priority over general public use. However this land does provide an important semi natural green space for the local community. And there maybe opportunities for greater community use of this space through negotiated agreement with the University. There is pedestrian and cyclist access to Latrobe University from the northern corner of the West Precinct via either the Darebin Creek Trail, or through the industrial estate, via Crissane Road. However both of these ways of accessing the grounds are somewhat convoluted and can only be achieved by cyclists and pedestrians. Motor vehicle access can only be gained via Waterdale Road and Kingsbury Drive.

It should also be noted that Latrobe University is planning to construct a tan track around the University grounds, which will be accessible to the general public.



James Reserve, Heidelberg Heights



Olympic Park, Heidelberg Park

Analysis of the Play Experiences

There are a total of nine playgrounds in the West Precinct. Whilst this is the least number of any of the precincts in Banyule, all parks and reserves in the Precinct have at least one playground. However, this Precinct does have one of Councils Banyule's three regional playgrounds, Malahang Reserve, as well as one of its only two major skate facilities. The relatively low number of playgrounds is likely the result of a significant majority of the Precinct's public open space being located within the Darebin Creek Corridor, much of which is unsuitable for locating playgrounds due to its seclusion and poor natural surveillance.

The strategic playground section of this strategy stresses the importance of offering a full range of play diversity within each precinct. It identifies 10 characteristics of diversity that should be present somewhere within each precinct. Presently the West Precinct scores well on this point as it already offers nine of the 10 play experiences. This is largely due to the presence of Malahang Reserve. The one play experience not offered in the Precinct's playgrounds is that of "nature based play;" i.e. play the natural materials such as sand, water rocks, peddles, logs, etc. None of the formal playgrounds settings in this precinct offers this experience.

There is presently only one playground in Bellfield, Ford Park, and three in Heidelberg Heights. Of these the James Reserve playground has a significant access issue, which needs addressing as a priority. The playgrounds at Johnson and Shelley Reserves require upgrading.

4. PRECINCT ANALYSIS

– WEST PRECINCT



Darebin Creek Trail, Heidelberg West

Maximising the Darebin Creek Corridor

The relatively untapped potential and the current limitations of the Darebin Creek Corridor has been discussed above from a largely West Precinct perspective. However, the bigger picture is that the MPA and Darebin Council are projecting a further 11,000 residents are likely to be living in the Northland Precinct immediately over the Creek from Banyule. Given that there are also substantial projected increases of the West Precinct's population, it would be of great benefit to present and future residents on both sides of the Creek, should Banyule and Darebin Councils work together to ultimately make access to this "green" corridor, both along and across the Creek, as seamless as possible.

There are also potential opportunities for the two Councils to work together in joint infrastructure provision. Latrobe University is another key public land manager within the Creek corridor which could potentially become a partner in the joint planning and development of future community infrastructure within the corridor.

Conclusions and Opportunities:

Whilst from a raw quantitative perspective the West Precinct is extremely well endowed with public open space, a number of issues need to be addressed going forward if the needs of the much larger projected population are to be met. These issues include the need to:

- Improve access to and natural surveillance of the parklands, within the Darebin Creek Corridor.
- Improve connectivity across the Darebin Creek.
- Improve and expand the infrastructure in a number of specific parks and reserves within the Precinct.
- Increase the amount of local public open space available within Heidelberg Heights.
- Explore opportunities to develop partnerships with other land managers in order to provide more public open space in neighbourhoods where there is limited access.

Recommendations – Public Open Space

1. Explore an agreement with the Education Department for out of hours use of land in Perkins Avenue currently managed by the Waratah Special School and/or opportunities for utilising the former Banskia College site as public open space.
2. Explore opportunities with Latrobe University, and Darebin City Council for jointly developing sporting facilities. In particular specialised high use facilities, such as much synthetic sports fields to meet the growing demand for sports such as soccer.
3. Explore opportunities along the Darebin Creek Corridor for joint sporting and recreation facility development with Darebin City Council.
4. Explore opportunities with the Darebin City Council, to improve access across the Darebin Creek to enable the residents of both municipalities to more easily access and enjoy the benefits of public open space on either side of the Creek Corridor.
5. Investigate ways of opening up access to the Creek corridor from residential areas in Banyule to provide better access to the large amounts of public open space along Creek and to provide a safer environment through improved natural surveillance. Involve the State Housing Authority in the investigation as it owns a significant number of properties along the creek corridor.
6. Develop Ford Park into a major sport and recreation reserve and undertake the necessary public consultation and planning processes to ensure community benefit is maximised.
7. Negotiate with Latrobe University and Darebin City Council about jointly providing upgraded in-door hi-ball facilities at former Banksia Secondary College site, at Latrobe University, or at a site within Darebin.
8. Develop and upgrade Olympic Reserve into a major regional sport and recreation hub and undertake the necessary consultation and planning processes to ensure community benefit, access and community safety are maximised. Involve Darebin City Council and the Metropolitan Planning Authority to ensure that opportunities of joint funding and joint use of facilities are maximised, particularly given the large scale planning occurring around the Latrobe National Employment Cluster and the Northland Structure Plan.
9. Investigate strategies for increasing the availability of local public open space for residents in areas that aren't within reasonable walking distance of a park, or where there is currently an under supply, such as in Heidelberg Heights. This could include such strategies as creating additional public open space through street closures, pop up parks, negotiated joint use agreements with other public land management authorities, acquisition of land, particularly that which is adjacent to current open space in order to expand existing reserves.
10. Prepare a masterplan to develop and Upgrade Ramu Parade Reserve into a substantial neighbourhood park.
11. Provide the necessary funding for park facility improvements identified in the "Future Projects West Precinct" Table.
12. Work with Latrobe University and Darebin Council to improve access from the West Precinct to both the Latrobe Sports Fields and to Sullivan Reserve.
13. Update the Malahang Reserve Masterplan.

Recommendations – Playgrounds

1. Generally provide more seats and tables near playgrounds.
2. Generally provide more shade trees in or adjacent to playspaces, particularly large canopy deciduous trees.
3. Review existing playspaces in the West Precinct in terms of accessibility and provide accessible items for inclusive play and wheelchair accessible paths wherever possible.
4. As a priority rectify accessibility issues at James Reserve Playground
5. Provide a natural based play experience within one of the Precinct's existing playgrounds.
6. Develop a neighbourhood level playspace at Ramu Parade Reserve.
7. Provide a local playspace within the proposed parcel of new public open space on the former Haig Street Primary School site.
8. Upgrade the playspace in Johnson Reserve playground to a neighbourhood level playspace.

5. CONSULTATION

A range of community engagement strategies were used during the consultation phase in order to ensure that the Strategy reflects community views and needs.

A summary of the engagement strategies used is as follows:

1. Community on-line survey
2. Interviews/surveys at the Malahang and Banyule Festivals
3. General Community Workshops
4. Youth Workshops
5. Community Reference Group
6. Council Reference Groups (presentation and discussion at)
 - a) Multi-Cultural Reference Group
 - b) Disability Reference Group
 - c) GLBTI Reference Group
 - d) Aged Friendly Reference Group
 - e) Internal Reference Group (relevant Council staff)
7. Council Advisory Committees (presentation and discussion at)
 - a) Banyule Bicycle Advisory Committee
 - b) Banyule Environment Advisory Committee
8. Provision of an open space table at three community workshops during the development of Banyule's City Plan

Summary of Community online survey results

Demographics

- 132 Responses were received
- 76% female
- 38% respondents from Ivanhoe, Rosanna, Heidelberg
- 82% aged between 25 -64 (18%-23% x 4 groups)

Utilisation and Access of Open Space

- 92% utilize their local open space
- 84% feel able to easily access local open space
- 94% walk or ride bike to local open space
- 3 highest uses of open space
 - 91% walking / exercise
 - 48% appreciation of nature
 - 39% playgrounds

More broadly in relation to public open space throughout Banyule:

- 48% visit playgrounds
- 50% weekly or multiple weekly visits of playgrounds
- 76% spend between 30mins and 2 hours at playgrounds

Satisfaction

- 80% feel safe in Banyule's open space
- 56% are very satisfied or satisfied with local open space
- 51% very satisfied or satisfied with Banyule playgrounds
- 45% very satisfied or satisfied with local playground

Room for Improvement

- 42% say local open space – too far to walk to
- 26% local open space has a significant barrier to access
- Playground visit duration affected by:
 - 56% shade / shelter
 - 53% play opportunities
 - 51% no toilets

The opportunity to provide additional comments was provided – 143 comments were provided around opportunities and improvements:

- 36 Access for horse riding
- 18 maintenance and management of parks and reserves
- 14 improved / more open space
- 13 increase / improve biodiversity bushland
- 12 improved / more paths, circuits, trails
- 10 improve rubbish and cleaning including sports clubs
- 9 playground ideas
- 8 more / improved facilities, picnic areas
- 6 exercise equipment
- 6 trees / shade
- 6 control dogs and dog faeces
- 3 community involvement / volunteering
- 2 lighting key spaces

MACLEOD FORUM MARCH 6 2013 CITY PLAN CONSULTATION OPEN SPACE STRATEGY

Q. What do you value in Banyule's open space?

- Walking trails, trees, habitat flora & fauna
- Bike tracks. Nature/ indig trees
- community gardens
- like the linked parks ie cycling/ meandering.

Q. What are the elements to improve?

- Less emphasis on sport
- More indigenous planting
- More drinking fountains avoid sugar drinks for kids
- Tunnels for wildlife tunnels under roads
- More support for pedestrian's corridors, temporary or trials in street to convert to a park, particularly in activity and neighbourhood centres.
- lots of disparate clubs(sports) rather than consolidated hub, more integration youth & older people.

Q. Higher density of population. What can council do to mitigate and cope with increased density?

- Social skills to-> mixing of people
- make P.O.S. more diverse to cater for a broader cross section.
- Dedicated open space must reserve more open space and not sell off. Council need to be link with State Government to protect land from subdivision.
- Should be Council determine land use not the developer. Rosanna Station Development is terrible. \$2.00 shop etc

Q. What do you value about Banyule Open Space?

- Spacious
- Heidelberg West open space is limited?
- Darebin Frog Creek, Plenty Drive, many accessible
- Rosanna Parklands- link between Rosanna and Macleod
- Montmorency great vegetation, reduce subdivisions

Q. What are the elements to improve?

- community orchards, produce gardens
- Surveillance
- Safety issues in parks ie Rosanna parklands.
- Open space needs to be accessible to all.
- Attacks by dogs. Dogs off leash is a real problem and its known to council. Dogs fighting in a play space.

Q. Higher Densities in future what should council to counter the higher density? 10-20 years?

- Community garden, utilize open space for different uses.
- Over use degradation of open space...burden to maintain wear and tear of ground.
- building set back from open space tiny pockets gardens. Need to enforce set backs adjacent to open space.

MACLEOD FORUM MARCH 6 2013 CITY PLAN CONSULTATION OPEN SPACE STRATEGY

PUBLIC OPEN SPACE

- Purchase blocks adjacent to existing parks. (ex DeWinton Park)
- Need combinations of park types.
- Passive surveillance
- Under planting over groundcovers to link larger trees, avoid bare areas.

Q. What do you value most about Banyule open space?

- Proximity / access
- Montmorency mainly on Plenty Road but limited in the suburbs to small neighbourhood reserves.
- Dog walking on Yarra, Banyule Flats, Gum/native birds
- Trees particularly Southern Road, Liberty, Oriel Road
- Darebin Creek and habitats

Q. What in Banyule could be improved?

- Separation of bicycle and walkers
- Need smaller neighbourhood Parks, easily accessible for most people.
- In Montmorency there is insufficient shade in parks. Is it the trees, location? Maybe trees in the right location with seats, more canopy-type bushy trees in the right locations.
- More removable of pest, rabbits, noisy miners etc
- More seating in parks with shade trees.
- Lots of hoons, motorbikes

Q. Higher density- more houses on small blocks. What is 10-20 year plan increasing population density. What should council do?

- Purchase properties to -> smaller neighbourhood parks
- speed limits, no play in street now accept that ... parks become of greater importance.

Q. What do you value in Banyule on public open space?

- Trees and rivers
- particularly indigenous, walking trails.

Q. What are elements that Banyule need to improve?

- increase links and connectivity, between open space.
- There are isolated pockets of remnants more signage on the indigenous .
- Meadow Cres is neglected. Need to look after smaller blocks and link together.
- More signs to indicate parks form busy Roads and Macas's
- More flowers and gardens." Gardenesque" type. Cranbourne botanic garden is another.
- Banyule doesn't have a Botanic Garden...Heidelberg Park

Q. Higher Density and what can council do to address public open space to cater for population increase?

- More facilities ie rotundas
- more natural play spaces (not plastic), more logs, sand, leading to appreciation of environment. Petrie park is a vast area now. Wombat Bend (good). Warringal/ Possum hollow.
- Try a childrens garden. May be at Ivanhoe Scout Hall.

**WATERMARC 26/02
OPEN SPACE SESSION
CITY PLAN CONSULTATION**

Q. What type of open space rationalisation?

- Accessibility, proximity, meet people along the way.
- Watsonia Hub.

Q. What improvements to Banyule Park?

- Can there be a “what’s on info”?
- Dog on leash. Educate people re dog activities.
- Higher Density living.
- Amalgamation of groups. Banyule is well represented in Parks and Gardens. Take advantage of the revised/renewed website, so as more people know points of contact. Communication is vital, also relieves strain to council officers in assisting with queries.

Q. Are there barriers to Open Space?

- Wheel chair access.

Q. Is there anything you enjoy about Banyule Parks?

- Poulter Reserve – River walk is appreciated. Enjoy the links between Parks. Know it’s clean, scenic, family picnics.
- Rosanna Parkland – Lack of shelter, toilets, limited accessibility
- Plenty River - needs to be cleaned up.
- Encourage young people to value the parks.
- Family picnics
- Neighbourhood – Encourage links and connectivity
- local parks are important.
- Kalparrin Park – need to promote
- Skate parks are necessary.
- Memorial Park - as part of upgrade ½ court etc.
- Particularly for youth and passive space.
- Malahang Reserve is good
- Health/ diet activity

Q. What are elements that need to consider in planning of Reserves.

- Focus at different age groups.
- Encourage attention and linger longer
- Need activity/interests particularly for youth 10-16 yr group:
- If children are not into organised sport they need to be guided to other activities

WATERMARC 26/02 OPEN SPACE SESSION CITY PLAN CONSULTATION

Q. How should space be provided / rationalised?

- Small / large –both needed - smaller close to homes – minimum
- Surveillance C PTED principles.
- Large area can be better supervised than smaller dispersed areas.
- 680 ha that Banyule manages excludes P.V. parks
- 44 Sports reserves
- 150 play spaces.
- Character of the area - long tradition of open space - family feel.
- Don't sell spaces to developers. Monitor pressure
- Barriers for young girls to use open space, particularly on their own going to a park
 - Lighting
 - Surveillance
 - Activity encourages surveillance
- Personal trainers - some operate without Council's knowledge i.e.: Insurance OHS
- Rely on community to advise Council officers of unusual use of parks.

Q. What improvements?

- Lighting
- Review of permit system of providers/ leaders
- Education program re trees in open space. A strategy for trees in streets and parks is about to commence that can be endorsed by Council.

Q. What do you like about Banyule Open Space?

- People choose to live in Banyule for established open space. Cannot let go of it. Concern about disposal of Open Space and actually more should be made to stop the subdivision of land in Banyule.
- Higher density living. The Banyule open space strategy 10-15 years.

What actions?

- markets
- Community blocks
- It's a significant planning issue – There needs to be a net increase in open space. Today's market 'low maintenance' as a selling point : more public open space is required.
- Once the open space is gone there is no getting it back ... Better planning.
- Keep Banyule beautiful, but there will be a cost implications
- Huge population increase.
- Encourage more open space and festivals, weekend markets. Part of food and film festival.

Q. How do you communicate/advertise?

- Banners, signage, word of mouth and friends groups to make people aware of activities.
- Digital Billboard

**WATERMARC 26/02
OPEN SPACE SESSION
CITY PLAN CONSULTATION**

Q. What a update user friendly website help?

- Key symbols, summary of info. Some people may not read the B Banner. Advertise other events/ activities at a particular activity.
- Community Bill board in main streets, of key centres.
- Station nodes on billboards
- Council are creating a 'What's on in Banyule'
- P.T>V> may be receptive to council advert. But need to get the right PTV person.

Q. Should there be open space in Greensborough?

- Yes, garden cities, comparison with European cities of access, connectivity spaces through open spaces.

Q. Should Open Space be just Green or should they be multi-purpose?

- Yes, combination of green and paved -> art and activity.

Q. how do we protect open space in a commercial zone?

- St Paul's and Botanic Gardens have grass which is more art and creativity to display. Greensborough is drab compared to Lygon St. Needs to be eye catching. There are artisans in the area that could be willing to contribute installations. Castlemaine, Daylesford, Kyneton are examples.

**CITY PLAN CONSULTATION
IVANHOE – 02/03/201
PUBLIC OPEN SPACE TABLE
(2/3/2013)**

Increased urban density – What are implications

Tall & narrow therefore less footprint. Refer Ivanhoe Structure Plan

What do you like about Banyule O.S.

- Darebin trail; - riding, Wilson Reserve Chelsworth Park & diversity
 - Need more bike paths & more open space
- Artists trail & Warringal Conservation Soc. & their activities
- Many vehicles make it poor
- Wilson reserve could be further improved
- Greenery
- Malahang & Olympic Village green

What Improvements??

- Darebin trail Bell Street -> Southern Road – needs more effort
- Keep up the standard
- Breakfast with walks – noticed weeds Convolutes, Tradescantia, Kikuyu
- Insufficient Dog control in conservation areas
- Would like to see gardens/flowerbeds in some parks to give definition and space to picnic
- Ivanhoe Park – lack of maintenance
- Litter ie Darebin Creek
- More regular tree maintenance also in lanes i.e. trees fell over left one week

PUBLIC OPEN SPACE

What do you value/like about Banyule O.S.?

- Remembrance park its undulating good views, new paths
- Darebin parklands – divorced from City – Wilson Reserve, Johnson Creek Linear trail & links
- Montmorency trees, parks
 - River Yarra Walk – Visitors & journey through
- More bike paths, more links to join spaces
- Lots of ovals, very sporty
- Provision of indoor sports facilities & more netball facilities – we should retain existing open space & buildings
- Good beautification of the Ivanhoe Municipal Offices
- Banksia Secondary college
- Need to cater for the extra population
- Variety – smaller urban parks
- Playgrounds ie Warringal, Malahang
- Walking paths – River, Darebin Parklands.
- Bike track back of Yarra – Eltham – part is not sealed
 - Multiple use – wider for the faster cyclists travel
- Price Park – new netball ring ½ court
 - Will have a new play space

CITY PLAN CONSULTATION IVANHOE – 02/03/201 PUBLIC OPEN SPACE TABLE (2/3/2013)

- Lots of it
- Want it kept – no nibbling at edges!
- Lots of nature trees – character
- Diverse
- Eco systems restoration is good
- Lots of animals displaced by development therefore parks are important.
- What improvements?
- More shade cloth/sails to play equipment
 - More shade trees, Bright Park in particular
- Some people don't obey 'dog on lead' on a path dogs are meant to be on a lead
- Want to keep O.S. – avoid development, protect the O.S. we have
- Cutting down trees – private developments
- Reorganise – it's a mix of users – walkers etc.
 - Car park provision is important. Sometimes clash of various activities i.e. Beverley Road facilities. Old Shire, Kintala
- Hard Surface greater therefore more run off
- More frequent street sweeping in Autumn to avoid greater pressure on drains
- Removal of woody weeds – Pitt: Ash: Cot. Poplars
- Better maintenances – Excessive growth
 - Cresswell Forest is deteriorating due to weeds. Banyule to advise P.V. residents concerned at lack of maintenance. – P.V. budgets have been cut
 - Dumping of rubbish attracts more
- Wilson Reserve & Sports, lots of rubbish left – (Banyule response to cleaning up is good)
- State Gov. levy – therefore more illegal dumping
- Council should band with other Councils re plastic bags. Too many plastic bottles. - More recycling projects.

What should Council do to plan for increased population?

- Neighbourhood character, needs consultation should be bands / areas of lower density and protection.
- Council should identify its open space, look for new O.S. not necessarily gardens but O.S. particularly as people in new developments don't have gardens
- Grading & restoration of paths in and around Wilson Reserve
- Free activities – keep local, multicultural activities
- What are Rec features – Parks, open space well laid out, easily accessible (not vehicle dependant)

**CITY PLAN CONSULTATION
IVANHOE – 02/03/201
PUBLIC OPEN SPACE TABLE
(2/3/2013)**

What to focus on in provision?

- Lot of maintenance,
- Target the sports to needs/requirements
- Storm water management
- Check on contractors work – follow-up on work
- Dog poobags need greater publicity

What are critical focus'

- Netball 20 teams in Ivanhoe – should have kids being able to walk and play local
- West Ivanhoe club – 5-11 yr netball lot of interest for young girls to play netball
- At present no school facilities for netball.
- Council needs to develop Library

Barriers in Rec & Leisure

- Accessibility DDA, Elderly etc.
- Over reliance of vehicles. People are time poor
- Council has many studies etc. but for many reasons are not implemented.

What should Council do to assist in density increase?

- Narrow roads
- Big open space
- Better Architecture, more variety in design
- Avoid 'Dog boxes' – Yuppy mansions/ Large homes

COMMUNITY REFERENCE GROUP - TERMS OF REFERENCE

Purpose

The purpose of the Community Reference Group is to provide Council with a formal mechanism to consult with representatives of the Banyule community throughout the development of the Public Open Space Strategy, incorporating the Playspace Strategy (POSS).

Objectives

- To assist Council with identifying key issues and opportunities which should be considered when preparing the POSS.
- To provide comment and feedback to the Project Management Team at appropriate stages during the development of the POSS.
- To respond to and provide comment on the draft POSS.
- To respectfully listen to the thoughts and ideas presented amongst the group.

Representation

The Reference Group will be structured in order to give as broad a range of representation from a variety of community and special interests groups as possible.

Convening of Meetings

Council will provide a facilitator, or convenor, at each of the Community Reference Group's meetings to ensure that the meetings are well structured and are run in a professional and timely manner and that all participants are given the opportunity to provide an appropriate level of input.

Term of Appointment

Members will be appointed to the Community Reference Group for the life of the project which is expected to be approximately 6 months, commencing July 2015.

Commitment

It is anticipated that the Community Reference Group will be invited to meet approximately 2 or 3 times at relevant stages throughout the project. Meetings are likely to be up to 2 hours in duration.

Reporting Procedure

The Community Reference Group is not a formal committee but rather an advisory group that is established by Council. The information gathered and ideas discussed within the group will help to inform the development of the strategies which will be presented to Council for consideration.

Council staff will record and disseminate meeting minutes.

Contacts

Jeff Parkes, Coordinator, Open Space Planning, 9490 4410.

Lucia Brennan, Recreation Planner, 9457 9842.

5. CONSULTATION

BANYULE CITY COUNCIL PUBLIC OPEN SPACE STRATEGY (INCORPORATING THE PLAYSOURCE STRATEGY)

COMMUNITY REFERENCE GROUP – EXPRESSION OF INTEREST FORM

Name: _____

Organisation/group (if applicable): _____

Position held: _____

Address _____

Telephone: _____ Mobile: _____

Email: _____

Reasons for wanting to be involved: _____

What do you believe you can contribute to the group: _____

What specific areas of interest could you potentially represent: _____

Please return by Friday 17th July 2015 to:
Jeff Parkes, Coordinator, Open Space Planning
PO Box 51, Ivanhoe 3079

Email: jeff.parkes@banyule.vic.gov.au
For further information please call Jeff Parkes on 9490 4410.

Council respects all personal and confidential information you give and will do everything possible to protect information from unauthorised access, loss or misuse. Information collected from you is required for the delivery of Council Services in accordance with Council's powers, functions and purposes under the Local Government Act 1989 and other relevant legislation. It may also be used by council to conduct research and customer satisfaction surveys so that we may better understand community needs and can improve service delivery. Should you need to change or access your personal details, please contact Customer Service on (03) 9490 4222.

I.....understand that the information provided above will be used in

(Please print)

accordance with relevant legislation and declare that this information is correct to the best of my knowledge.

Signature..... Date.....

5. CONSULTATION

BANYULE OPEN SPACE PLAN

MEETING NOTES – 6:30PM 9TH DECEMBER 2015, AT IVANHOE CIVIC CENTRE

COMMUNITY REFERENCE GROUP MTG. 1

PRESENT AT THE MEETING:

Community Representatives

Daphne Hart	Warringal Conservation Society Advocate of restoration of environment
Jenny Dale	Banyule Age-Friendly Group Interest in lived in Banyule all her life. Uses Rosanna a lot.
Hussein Horaco	Bell Street Mall, transformed mall
Felicity Gordon	Artist—Public Art Sustainable Living Environment Office
Fred Buono	Architect and Landscape Architect Government Work Plenty River Forum. Oversee Forum
Liz Albrecht	Rural section of Lower Plenty Limited—one lane bridge crazy bridge
Robyn Bond	Horses and nowhere to ride. Rural—horse riding, character and treed environment of Lower Plenty. With higher density elsewhere in Banyule, don't want to lose the rural character.

Consultation Team

Peter Benazic	Manager Parks and Gardens, Banyule City Council
Jeff Parkes	Co-ordinator Open Space Planning, Banyule City Council
Lucia Brennan	Recreation Planner, Banyule City Council
Cathy Fyffe	Recreation and Community Facilities Planner, CMF Consulting Facilitator of CRG meeting.
Michael Smith	Michael Smith and Associates Landscape Architecture and Urban Design. Note-taker of CRG meeting.

INTRODUCTION

Peter Benazic introduced the evening. The purpose is to hear the community's views on open space provision within Banyule City Council. It is an important night for Council to obtain your thoughts.

The Community Reference Group (CRG) are important as the group here tonight is the voice of the broader community. It is a great opportunity to review the previous Open Space Strategy study (2007) and "refresh it" and review where leisure is at within the Banyule Municipality, multi-layers, series of events, multi-use of facilities, with increasing population, increasing demand on space and funding.

Look into the future as to provision of quality open space.

Jeff Parkes introduced with PowerPoint slides.

Strategic level Open Space Strategy document to be prepared.

5. CONSULTATION

BANYULE OPEN SPACE PLAN MEETING NOTES – 6:30PM 9TH DECEMBER 2015, AT IVANHOE CIVIC CENTRE

COMMUNITY REFERENCE GROUP MTG. 1

Council's 2007 Open Space Strategy with government push for urban villages and increased density in the middle ring suburbs. The benefits of open space has been well researched worldwide, and it is proven people who have good, convenient access to open space are healthier and happier from a well-being perspective.

The Open Space Strategy looks towards 2030 is the planned provision of Open Space within Banyule City Council.

Good healthy play environments for children and with diminishing public open space.

The Metropolitan Planning Authority (MPA) are preparing the Greater Melbourne Open Space Strategy.

Jeff Parkes and Lucia Brennan have attended the meetings with MPA representatives to put Banyule's points of view across.

There are six Metropolitan National Employment Hubs that are now defined in the MPA document being at:

1. Werribee
2. Sunshine
3. Parkville
4. Monash University area
5. Dandenong South
6. Latrobe University area

The aim of MPA strategies is that more people should live and work within 20 minutes of travel time from one another.

Priority is to take cars off roads and use public transport.

Around the Heidelberg residential precinct, parts of Heidelberg West and Bellfield will triple in population in the next 15-20 years. Other areas may double in population.

La Trobe University—a multi-level "city" development is planned.

It is really important to protect the Open Space that Banyule has, due to the increasing population demands.

Lucia Brennan explained the State Government initiatives.

Rate-capping will restrict Council's ability to increase rates. CPI and only that. It has driven Council efficiencies in cost saving, management techniques.

Definition of Public Open Space

It is not only green space, it includes plazas, forecourts to buildings and is more than footpaths.

It can include bushland, and overlaps to Parks Victoria land, such as Banyule Flats and Yarra Flats.

Land around shopping centres, urban spaces ie, Bell Street Mall and Greensborough Mall are good examples of community focus areas that provide diversity and different experiences for people.

Definition of a Playspace

Range of features—it describes the collective experience of play made up of a range of playground equipment or units.

Definition of a Playground

The built unit—the individual piece of play equipment.

A skate and BMX Park is a purpose-built unit.

BMX Jumps—actual mounds.

5. CONSULTATION

BANYULE OPEN SPACE PLAN

MEETING NOTES – 6:30PM 9TH DECEMBER 2015, AT IVANHOE CIVIC CENTRE

COMMUNITY REFERENCE GROUP MTG. 1

This evening provides a formal mechanism to hear from residents on your views of specifically Open Space in Banyule City Council.

Group environment and Council representatives will respectively acknowledge all opinions.

Lucia explained the Community Engagement process to date.

Combination of community, various groups and Council Officers' views that will be incorporated.

DISCUSSION

Cathy Fyffe from CMF Consulting led the discussion. She asked participants to keep the discussion at high level and not to focus on specific detail.

Six Pillars in alignment of **Melbourne Planning Authority**. (Refer to later notes for further statements by community representatives.)

1. Quantity—Ensure that there is enough open space.

2. Quality—To what standards and where do we prioritise.

3. Accessibility—Information, language signs and physical connections.

Connectivity—Establishing opportunity to connect parks and reserves to one another.

4. Equitable Distribution—A good strata or range of parks/ experiences that is across the municipality.

5. Diversity—combination of bushland to formal garden.

6. Sustainability—Can Council manage reserves and maintain them.

The following comments were made, by community representatives during discussion:

A number of questions were posed to the group:

What do you most value?

- Rural nature of Lower Plenty
- Designated trail ensure appropriate use
- Environmental value. Potential to link with an art trail for instance.
- Accessibility—Need more parks and reserves, ensure people can walk to parks.
- Linked wildlife corridors. Chicken wire fences prevent accessibility by some animals.
- POS overlay to impact future development needs to be enshrined in the planning scheme.
- Combine garden courtyards in new development, public realm and amenity.
- Heidelberg's history and culture needs to be celebrated. Farming, health and rehabilitation, Olympics, housing diversity and multiculturalism.
- Shouldn't under-rate the value of streets, medians/ nature strips and pocket parks ie, cricket games on street and wide median strips, bike paths/ shared zones. Many opportunities. Pecks Dam Reserve in Montmorency is on a cut-off street.
- Nature strips with community gardens are a distinct possibility.
- Diversity of Open Space in Banyule ie, River and bushlike, and urban spaces ie, the Bell Street Mall, Cultural diversity in West Heidelberg through to semi-rural of the Lower Plenty area.

5. CONSULTATION

BANYULE OPEN SPACE PLAN

MEETING NOTES – 6:30PM 9TH DECEMBER 2015, AT IVANHOE CIVIC CENTRE

COMMUNITY REFERENCE GROUP MTG. 1

What encourages people to use open space?

- The recent changes made to the Bell Street Mall?
- Seating, lighting, congregating spaces, paving features a safe and secure environment,
- Provision of appropriate infrastructure to suit needs.
- inclusive segments for ageing population
- Physical exercise equipment in park.
- Forget about idea of shared paths. Cycle and pedestrians should be separate. There should be education on appropriate behaviour on shared paths ie.. conflict between pedestrians and speeding cyclists.
- All different types/of path users joggers, walkers, commuters and dog owners.
- Should dogs be off lead unless advised? i.e. 5 metres within a play space. Some CRG members disagree with this policy and thought dogs should be on leads in most parks.
- Parks are dynamic and need to evolve, particularly with increasing population density.
- Plenty River Park—Protect wildlife habitat.
- Lower Plenty—People move there for the rural character.

How good is Council in informing people of facilities?

- Council not good at communication/promotion of public open space - needs to improve.

What does the strategy need to address to be a success?

- Integration into the planning scheme.
- Plain language.
- Accessibility to people and inclusiveness ie, Heidelberg Banner. These are directions, achievements and where, what time is it open.
- Consider schools and golf courses as potential supplementary public open space
- Recognise the culturally diverse needs of some of Banyule's communities.
- Design accessibility into public open space, especially for older adults and citizens with disabilities.
- Master planning of reserves can be very effective if done in consultation with the community so that the actions reflect changing needs over the longer term.
- Appoint open space ambassadors to help filter decision making and to keep the community engaged and help it feel part of the decision-making process. For example continue convene meetings of the Community Reference Group to help guide the implementation phase of the open Space Strategy.
- Put parameters on urban design for building on land that is adjacent to open space so inappropriate structures aren't built.
- Resources need to match community aspirations, Achievability, Alternative funding sources e.g. developers need to contribute to quality public open space.
- Need to have follow-up to check that developers have complied with approved plans and permits. Some developers have been known to ignore approved design conditions, etc.
- Global climate change needs to be a consideration.
- Document needs to be user-friendly, with graphics and diagrams. The text should also be written in simple plain English.

5. CONSULTATION

BANYULE OPEN SPACE PLAN
MEETING NOTES – 6:30PM 9TH DECEMBER 2015, AT IVANHOE CIVIC CENTRE

COMMUNITY REFERENCE GROUP MTG. 1

Is there a role for social media?

- It is important to use a multitude of mediums to communicate ideas and information, but depends on the area and ethnicity.
- Target demographics use a variety of methods; e.g. different languages, web page, face book, paper, staff in libraries, to help people find information.
- The strategy needs to be a live and living document.
- Should the CRG meetings occur annually or every two years?

General Comments

- Small (150-300 square metres) “chill out” open spaces are important as they bring the community together and take pressure away from the larger parks.
- It is important to have a variety of park types including urban spaces, sports orientated parks and organic/ natural/ bushland reserves.
- Banyule is a microcosm of Australia in terms of community and cultural diversity.
- Civic buildings such as libraries to incorporate open spaces.

It was suggested that more conversation language be used to describe the six pillars, such as:

1. **Quantity**— is meeting community needs. Does it meet your needs?
2. **Quality**—is it enough? Is the infrastructure suitable? Can you use the park? Is the place stimulating? Safety and security. Are/ is the surface(s) comfortable? Trees. Expression of creativity. Access to public toilets.
3. **Accessibility**— can you walk to it? Is the type of park you want close to you? Public transport.
Connectivity— can the parks you want to go to be linked? Seamless connectivity.
4. **Equitable Distribution**— needs/range available for use. Expression of creativity.
5. **Diversity**—is it a plaza, natural bushland, sports field.
6. **Sustainability**—adaptability, multi-use, percentage use.

Concluding Remarks

Jeff Parkes –

It is expected that one more meeting of the Community Reference Group will be held.

The meeting will be circulated

The initial draft of the strategy is expected in April 2016 and the Final Draft in June 2016.

Adopted by Council in July 2016.

5. CONSULTATION

BANYULE OPEN SPACE PLAN
MEETING NOTES – 26 APRIL 2016, IVANHOE TOWN HALL

COMMUNITY REFERENCE GROUP MTG. 2

Welcome – Peter Benazic (PB)

Introduction – Cathy Fyffe, Chair (CF)

- Acknowledged 12 months since commenced
- Round table Introductions

Overview of consultation to date – Jeff Parkes (JP)

Presentation, Recap – CF

- Principles, Metropolitan Planning Authority (MPA) Six Pillars
- Member Comment re importance of Universal Design Principle and Link to MPA document so key strategic documents are talking to each other
- Definitions of Open Space
- Incorporates Play – Definitions, Playgrounds/Playspaces

Presentation OSS – JP

Challenges:

- Population Density – Growth (Retail Activity Areas and Latrobe Cluster)
- Climate Change
- Barriers to Access
- Cost of Land
- Environment

Opportunities:

- Community Use Agreements
- Road and / or intersection closures
- Land Swaps
- Joint Projects
- Pop Up Parks
- Trail Connectivity
- Masterplanning

Playspaces:

- There are challenges
- Provide diversity
- Over 150 Playspaces
- Long-Stay Playspaces

Invitation for group to discuss draft Open Space Strategy (now Plan)

Comments:

- User friendly, language good, easy to read
- Like the precincts – big picture
- Clear understanding different precincts have different needs
- P11 Hierarchy – Metro gives example but others don't
- Local examples would be good
- Do we have a hierarchy of playspaces?
- Do we need a table showing what each playground is?

5. CONSULTATION

BANYULE OPEN SPACE PLAN MEETING NOTES – 26 APRIL 2016, IVANHOE TOWN HALL

COMMUNITY REFERENCE GROUP MTG. 2

- Pop Up Parks Horn & Cape St. Every Sunday – eg. Geelong 2 parking space outside cafes, Watsonia near library or other libraries
- Run trials of Pop Up Parks
- Pg 27 Playspace 'Play' words and discussion we said would be more integrated 'All-Ages' however it has ended up very child centric
- Older people often have care of children – why not complimentary equipment for children and aged
- Disability – children of all abilities seems to have been lost a bit
- Language around aged/Adults 'play' exercise or play
- Placemaking – early discussion related to Play
 - Exercise equipment, table tennis, big carousel
 - Equipment you can get right up to with a pram / wheelchair – Can you actually get to the equipment?
 - Fencing to keep dogs out
- Life Play – lessening language around children, talk to Universal Design more, perhaps not available everywhere however in each precinct
- Community Art – Creative Design
 - Not necessarily events but through community involvement, creative participation in space.
 - Involvement of community / creatives will encourage ownership / engagement / placemaking depth of engagement and will make experiences in the space more unique
- Good opportunities for local communities with pop up's, cafes, ownership, pride
- Capture, expand upon experiences
- Finite parks and resources – Enhance Quality
- Diverse communities can be reflected in Open Space
- Indigenous, Tourism etc.
- Tourism / Business this concept needs to be explored and expanded like Nillumbik

Pg 51

- Global Climate Change not really mentioned
- No rationale – Include more references
- No mention of Community Gardens – Council Position (JP responded, is in OSS explained committee of management)
- Naturestrip Planting?
- Dogs off Lead other policy?
- Fenced Dog Parks (JP responded re social hubs, connection)
- Vibrancy
 - Cafes – Possum Hollow
 - Pop Up Cafes, Markets Food Vans
 - (JP responded Schools often have Farmers Markets – own insurance)
- Strengthen Urban Design approach, attachment
- DDA some are not correct

5. CONSULTATION

BANYULE OPEN SPACE PLAN
MEETING NOTES – 26 APRIL 2016, IVANHOE TOWN HALL

COMMUNITY REFERENCE GROUP MTG. 2

P38 Precincts

- Findings East Precinct
- Very specific about horse float etc. but the real issue to highlight is that no public open space is available for Horse Riding
- Warrandyte works well, why can't we consider
- Dangerous on roads, single lane bridge 'Henty'
- Emphasis safety issues for horse riders in East Precinct
- Look at Manningham Precinct
- JP – commented will need to talk to the Partners, Parks Victoria, Nillumbik, Manningham
- Connections – Create Tourism
- Are there timeframes? – JP 15 year document
- Rosanna Parklands
- Mixed Use works well
- Promote Multi-Use – England Shared – Use
- We don't talk enough about the rivers, we turn our backs on them. Activity, Business Fairfield Café, boating fishing – Sills Bend Opportunity

Strategic Action Plan

- No Actions?
- Text size is it easy to read?
- Melbourne Water – River Erosion not controlled
- Fannings Bend not used
- Reference other Strategies

SAP

- Developers Contributions Plan – Where is it?
- A lot of community support for Developer Contributions
- Trees in private space – need to get smarter
- Specific about wording for Action Plan East Precinct – Findings and Actions (JP to use wording emailed)

Next Steps - JP

- Brief Council next Monday
- 9/5 Council Report recommending Draft OSS out for public comment – 4 weeks
- 1st meeting July
- Will make changes before going out to the community
- Structure may change but not content
- Flyer group to see to comment
- JP requested information on Arts Health from Reference Group Member
- Facebook popular
- Communication strategy include in OSS
- Would group like another mtg. after draft consultation? Or only if major issue/challenge? Will send comment around
- Some thought another meeting would be good to close off
- Exhibition at Community Centres and Libraries would be good – must think of those who don't use web / computers

Thank you and Close - CF

5. CONSULTATION

BANYULE OPEN SPACE PLAN

MEETING NOTES – 7PM, WEDNESDAY 29TH JULY 2015, HEIDELBERG TOWN HALL

COMMUNITY WORKSHOP

GROUP DISCUSSIONS

GROUP A

Are these appropriate definitions of Public Open Space (POS)?

- POS should include streets which are also public assets. Council owns a lot of streets and there are many opportunities for street trees, within road reserves and median strips. Some Councils are reclaiming streets to open space. Footpaths and connections are also resources we tend to forget. The roads are often overlooked in an open space strategy. The concern for roads does not just belong to traffic engineers. Wellington Street in Collingwood shows us an example of what once was a parking space, is now a safe bike path when Council set up a concrete barrier to separate the car lane from the bike path.
- POS includes private land, which includes congregating areas. Private schools can be utilised for gatherings after school hours. They also offer passive benefits to the community. Golf courses, for example, have trees and green areas, as do private schools with spacious campuses.
- POS should include public schools' open spaces that don't get utilized after school hours. Fences make people who want to use the facilities feel unwelcome, but school principals often have to deal with issues of vandalism and security. If access is allowed, the public can provide passive surveillance to the schools as a benefit. POS should include State Government schools but every school committee has a view. Resources are needed to clean up vandalism.
- Discrimination of teenagers. Recognise that society is changing, as do cultural diversity, youth interest and activities, technology and the means of modern communication.
- POS includes city squares where there are activities, events and exhibitions.
- Possum Hollow near Heidelberg Football Club is a great playspace. Council should keep variety of play as a part of planning for a playspace. At Malahang Reserve, Council deliberately placed BBQs close to one another to encourage social integration between people and different ethnic groups. At Central Park Greensborough, barbeques were vandalised.
- Warringal Park is not just a football park, it is more than that.
- Council should make POS as available to everyone as possible.
- Keep variety of play experiences as part of the planning outcomes, as Council did in Possum Hollow.
- Children need a diversity of play experiences, different themes to Banyule's regional playspaces, so it is possible for them to get a variety of play experiences.
- Regarding more private open space areas, maybe there are some people who want to exclude others from using the space.
- Schools become valuable open space and play resources. This needs the backing of the particular school committee.

5. CONSULTATION

BANYULE OPEN SPACE PLAN

MEETING NOTES – 7PM, WEDNESDAY 29TH JULY 2015, HEIDELBERG TOWN HALL

COMMUNITY WORKSHOP

Discussion on the Key Principles of Open Space

Are the five topics valid and relevant?

- Much of open space is for male-dominated sport. Women above 25 years of age are too old for ponies so they have horses, but cannot safely ride on roads. Girls are stopped from riding and discouraged from having a sport. Bike-riders have their own tracks. The Warburton and Woodland Trails are very popular with riders. Children like to relate to horses even as onlookers. Banyule is fortunate in the diversity of open space. Horse riders would like some horse riding tracks. Along Banyule Road, Henty Road and Cleveland Avenue, there is neither walking trail nor horse riding trail. A man was jogging there one night and killed. Along Banyule Road, riders hold out their whips to slow down motorists so as the horses are not hit by cars. Horses can be scared and then unpredictable. Some people float their horses to a riding venue. There is the need for speed humps. The horse riders request Council to keep the existing facilities.
- On Accessibility, there is poor connection in the cycling track between the Plenty River and Yarra River Trails. Banyule Road starts at Viewbank and ends at Lower Plenty. Lighting could be improved. The place is secluded and probably does not get used much at night. Much of the area is out of Council's control. It is managed by Parks Victoria.
- Is the area near the Burke Road Bridge on the way to North Balwyn under Council's control? No.
- There are very few paths and trails that have lighting. There are advertised places where you can run or cycle at night but are not necessarily lit by a nearby or adjoining oval with training lights.
- Active versus passive activities for Council improvement.

Are there any missing elements?

- Council is about to adopt its Urban Forest Strategy. Biodiversity is not always understood. The range and diversity of the gene pool is critical in bushland management. We have a bush crew at Council of twelve staff.
- Does Council have by-laws for open space and vegetation on new developments? Generally not. Developers pay a sum into a Council Open Space contribution fund. We have the open space, it is how we develop and manage it. Delfin and other land developers make contributions.
- The more urban development, the more people and greater need for passive open space provision.
- Pressure is occurring on open space. The number of people per square metre increases, that then affects biodiversity and habitat values. Children lose opportunities for play experiences in a passive realm. Nowadays they can no longer climb a tree nor play by a creek which was the case many years ago.
- The Watsonia Army Barracks would be a good open space resource.
- Council needs to keep ahead of developers in what are the larger developments and their particular opportunities of providing quality open space. Negotiate in purchasing sections, trade-offs with developers to ensure open space is provided within the development footprint.
- Horse riders don't want any open space taken away from the community.
- The case of Barclay Park, comprised of two residential blocks, Council tried to sell.
- Castleton Park at Viewbank is good. There are play opportunities for young children and netball and basketball rings for older children. It is close to the road and has good surveillance.
- CL was elected as Mayor in 2014. During their four-year term, Councillors and Staff are very focused and among their initiatives is planting 11,000 shrubs and trees per annum within the next 10 years. The reason is that the Black Saturday bushfires happened in a day when the temperature was 46 degrees Celsius. Melbourne CBD is hotter than the rest of Melbourne and research has shown that if CBD plants 3,000 trees per year, then they could bring down the temperature by 3 degrees Celsius. We thought Banyule can do better by planting 11,000 shrubs and trees per annum.

5. CONSULTATION

BANYULE OPEN SPACE PLAN

MEETING NOTES – 7PM, WEDNESDAY 29TH JULY 2015, HEIDELBERG TOWN HALL

COMMUNITY WORKSHOP

Playspace

Are the definitions alright?

- A playspace developed at Anthony Beale Reserve. A 10m x 12m skate park proposed. About a dozen people objected, saying it would bring out bad elements, kids loitering, smoking, creating graffiti, and dumping rubbish. It became an issue. However what was being proposed was only a small junior skate board course which was not likely to bring about those bad elements.
- The definitions of “Playspace” are too prescriptive. Play can happen at any time and any age. Intergenerational is the new approach. Too much zoning and squeezing children into spaces and boundaries. Build natural spaces for children. Need to be informal, using less manicured/ sanitised equipment. Provide a whole range of opportunities for play using natural play elements. Children used to play on sandboxes but that cannot be done anymore with syringes now an issue in playspace sand pits. But would you rake beach sand before using the beach? We have to fight perceptions and manage them.
- Children in playgrounds having fun can be noisy. At a park, they built a basketball ring and a half-court. Children 12-16 years of age started to play but residents complained about the noise so that court is not being used anymore. Council spent all the money on something that is not being used. Noise is good for community but nowadays, there are residents for whom their peace and quiet is more important than community. Will neighbours later complain about the dribbling of basketballs on a basketball court?
- Interesting phenomenon, success of basketball court at Maroondah City Council.
- Basketball courts can be noisy near residences.
- Concerned at prescriptions to the definitions.
- There is a simple park with a four metre high conifer tree that is the focal point of play in one park.
- Gladman Street, Greensborough, a recent park prior to development was a “nothing type” park. 200 people were at the opening of the park.
- Council has 162 playspaces and an 18 year cycle in replacement of play equipment. Replace older equipment and try to create diversity.
- 162 playspaces may be too many. It might be better to have fewer higher-quality structures and it is not necessary to have that many swings or slides that are too prescriptive and are expensive to maintain. Instead, children can be given natural play options.
- Increase in population, increase pressure on POS.
- Shade and shelter is important but Council has not actively pursued provision of shade structures as they are expensive to maintain. The U.V. protection quickly deteriorates. Council prefers to use canopy shade trees. Exotic trees are more structurally stable and are therefore safer than native trees. The trees provide U.V. in winter and shade in summer.
- Maintenance and replacement of equipment. It has become a more litigious society.
- Gladstone Park was an underutilised park, now it is really good. The community were involved.
- Like to know more about Central Park. Many locals did not even know its name. People did not want car parking. Improve and upgrade a park and it will attract people.
- Naming parks gives ownership, similar to street names.
- Jeff Parkes thanked people for their attendance. Notes will be collated and summaries of the consultation process issued. Contact JP if anything was missed. Over the next few months Council Officers will prepare a draft document, then public exhibition. An online survey is available and is extended until 7th August. A Community Reference Group will be established soon, registrations to join are being accepted. Council intends the draft by the end of the year with the aim of adoption by Council in February or March 2016.

5. CONSULTATION

BANYULE OPEN SPACE PLAN

MEETING NOTES – 7PM, WEDNESDAY 29TH JULY 2015, HEIDELBERG TOWN HALL

COMMUNITY WORKSHOP

Summary for Discussion Group A

1. Other open space areas often forgotten are median strips, footpaths, private land, congregating areas and event spaces.
2. Schools have potential for further after hours community use of play space/ open space.
3. Children need a diversity of interesting and challenging play spaces.
4. Much of active recreation is male dominated sport.
5. Accessibility for horse riding to venues needs to be considered.
6. Pressure is happening now on provision of facilities/ services of open space with increasing population and urbanisation.
7. Council needs to be ahead of developers in negotiating better and more open space associated with large residential developments.
8. Involve youth in decisions of playspace as recently evidenced at a Council forum meeting.
9. Playspace needs to be less prescriptive and involve natural play, they can be noisy places. Shade and shelter are vital.

5. CONSULTATION

BANYULE OPEN SPACE PLAN

MEETING NOTES – 7PM, WEDNESDAY 29TH JULY 2015, HEIDELBERG TOWN HALL

COMMUNITY WORKSHOP

GROUP B DISCUSSION/ WORKSHOP

DISCUSSION ON THE KEY PRINCIPLES OF OPEN SPACE

Parks Victoria owns and manages State Government land. What role does Council have in running State Government land? (JP explained State Government's role.)

Banyule has trails of differing standards due to the various times they were built, as do neighbouring municipalities and other public authorities. This needs to be a consideration to when linking trails together in order to create cohesive network.

Banyule also needs to consider POS in adjoining Councils.

Everyone is in agreement with the broad definition of open space. As people are spending more time indoors, the use of POS is very important to keep people healthier.

Issues and Opportunities

Living in the rural part of Lower Plenty, it feels isolated from everything else. There are no footpaths and one needs a car to drive everywhere. The golfers are aggressive. Nature strips are planted out. As there are no footpaths, people have to walk on grass, which can be very dangerous and slippery. Children cannot get to the Pony Club. Residents want a safer environment, more paths and better connectivity for pedestrians and horses. Would like to see a granitic sand shared path.

The sloped nature strip on Bonds Road, is very dangerous.

A possible horse riding ink could be developed between Lakeside Drive Reserve, in Lower Plenty the adjacent Melbourne Water easement, and Seymour Road and Martins Lane.

Horses need direct access with paths to the horse riding place. Horses presently need to be floated. Have a shared path to allow access for horses. Need to look at horse trails in appropriate spaces. For example, in Canberra, horse trails are on fire access trails. It's part of the Eastern Precinct with Lower Plenty, Yallambie, Montmorency. Recommend a separate Equestrian Trail study for Council to commission.

There is an opportunity to connect the Nillumbik shared trail to Eltham.

There is a need to raise awareness about conservation areas. Conservation areas are a big positive for Council as there are increasing pressures on POS due to future population growth. There could be pressure to turn them into recreation areas. With the competing uses and demands, will there be protection for conservation areas?

Between sporting OS, passive recreation OS, and environmental OS, all three are equally important and should be looked after or maintained. For example, Rattray Reserve is an environmental/ nature reserve OS. Council has the intention to maintain the classification and there are no plans to change them.

Important to keep Conservation areas and passive parks/ recreation parks separate.

The area at the front of the Ivanhoe library can be improved.

Private Commons — 7 Walter Burley Griffin subdivisions at Eaglemont.

Walter Burley Griffin designed parks behind the houses. Seven of those private parks are located in Banyule. Griffin Ward has the most private open spaces in Melbourne. Eaglemont Private commons are not included as private open space. A resident is trying to get them listed as a separate category.

The survey questions were phrased too narrow. These did not allow for open-ended answers.

Pocket parks sold by Council should be bought back to increase POS thereby compensating for the pressure for high rise residential development. Council used funds from selling some pocket parks to upgrade one major park. Council should not sell POS.

There is a proposal for a 6 storeys building at the Commonwealth Bank site in Ivanhoe, at the corner of Upper Heidelberg Road, Waterdale Road, Ivanhoe.

5. CONSULTATION

BANYULE OPEN SPACE PLAN

MEETING NOTES – 7PM, WEDNESDAY 29TH JULY 2015, HEIDELBERG TOWN HALL

COMMUNITY WORKSHOP

Dogs off-leash parks. Need for a safe location to let dogs off their leashes. Council has 2 off-lead dog parks, West Heidelberg Reserve and Briar Hill. Another is about to build one in Price Park View Bank.

Create a wetland around existing bushland park near Heidelberg golf course.

Create a conservation area in Cleveland Reserve

There is a barren area near the Rosanna Golf Course which can provide the opportunity to construct a playground.

Lower Plenty's rural area is not recognised in the planning. Residents rarely go to the Lower Plenty shops.

Resident asked a question: Does the Open Space Strategy address Climate Change? Ongoing management of OS addresses elements of these in the report. For example, indigenous species are considered in the Open Space Strategy Report, as are issues to address trees and sustainability.

A few years ago the drought put a lot of stress on the mature trees.

A regional off-road trails strategy is currently being developed.

Council needs to have regular meetings with Parks Victoria, to discuss common issues and joint planning, etc.

Playspace

Playspaces include the environment beyond the playground.

Council will incorporate nature play into some playspaces. Basic play/ nature play adventure. Play variety—identified a range of play types. Tactile, nature play, adventure experiences, boulders and dry creek beds. First attempt at nature play at Price Park in Viewbank was received very well by the community. Should natural play be incorporated into existing playgrounds or in their own areas? Planning to design more nature based playspaces in the municipality.

Should playspaces be built along existing playgrounds or in nature reserves? Nature reserves serve a purpose of biodiversity, a playspace would hamper its purpose.

Warringal Park formal equipment and natural elements

Environmental nature play

Risk management. Risk involved with loose materials. There are risks associated with all play equipment, calculated risks, cannot wrap kids in cotton wool.

There was concern that loose pebbles would be thrown by children, which would endanger other children so finer gravel was used at Price Park.

About to build a regional playspace at Anthony Beale Reserve, St. Helena.

Montmorency—Parents would love to have more natural play elements in playspaces.

Petrie Park—more trees, how to use natural topography of site. Intergenerational play elements, for example, it may be possible to incorporate big boulders and logs. Incorporate more natural elements to focus on multi-level play. Considerable opportunity for Banyule to extend natural play elements into existing reserves.

The playground at Petrie Park was renewed and upgraded five years ago. There is not much scope to replace, but will add more trees for more shade. Use the natural slope for intergenerational play elements. Big boulders, logs, parkour, in Croydon, totem poles, using more natural elements, not necessarily just for young children.

Extending and incorporating natural play elements.

Landscape elements are attractive to everyone else.

In every precinct, Banyule would want one of each type of playspace not necessarily all on one site.

It is challenging to provide teenage playspaces that would appeal to other people. Concern that it would attract bad behaviour.

Playspaces get hot, parents want shade cloth. Council prefers trees but they take time to grow.

5. CONSULTATION

BANYULE OPEN SPACE PLAN

MEETING NOTES – 7PM, WEDNESDAY 29TH JULY 2015, HEIDELBERG TOWN HALL

COMMUNITY WORKSHOP

Parks Victoria—riders out on site. Police have trouble dealing with trail bike riders.

Bike trails along the river? Trail bike riders cause problems to the trail.

Private open spaces should be considered as part of Banyule's "urban forest".

Brookes Street is missing a green space on the map—purposely divided? Need to show golf course on the map.

Original developer owns the Burley Griffin private open space.

SUMMARY FOR DISCUSSION GROUP B

Key Issues

1. Importance of protecting conservation areas.
2. Increasing nature-based playspaces within Council.
3. Including nature-based play elements when updating playgrounds.
4. Pedestrian and horse access, horse trails through the Plenty Rural Area.

Other Issues

1. Linking trails with neighbouring municipalities.
2. Improve the online survey to allow for more open-ended answers.
3. Work out the percentage of open space in Banyule to use as a case to obtain government funding for projects?
4. Against selling off pocket parks and open spaces.

5. CONSULTATION

BANYULE OPEN SPACE PLAN

MEETING NOTES – 7PM, THURSDAY 30TH JULY 2015, WATERMARK CENTRE, GREENSBOROUGH

COMMUNITY WORKSHOP 1

Present: Consultation Team

Peter Benazic	Manager, Parks and Gardens, Banyule City Council
Jeff Parkes	Coordinator of Open Space Planning, Banyule City Council
Cathy Fyffe	Recreation Planner, CMF Consulting
Craig Langdon	Mayor, Banyule City Council
Michael Smith	Michael Smith and Associates, Recording of discussions.

Workshop Participants:

Brian Grace	Greensborough resident
Louise Muller	Friends of Salt Creek Rosanna Parklands
Lilliana Diaz-Tornoros	Greensborough resident
Annalice Visser	Montmorency resident
Sandra McNeil	Long term resident of Diamond Valley and Greensborough
Jan Jones	Greensborough resident

Peter Benazic, Manager of Parks and Gardens Banyule City Council welcomed people and thanked them for their attendance.

Craig Langdon, Mayor of Banyule City Council, spoke on the importance of open space in Banyule City Council. Jeff Parkes spoke about population pressures. Melbourne is the fastest-growing capital city in Australia. Both Liberal and Labor governments support more intense development particularly close to transport hubs and facilities. With the increased population open space will become more precious. Open space promotes mental health, particularly green space.

Banyule has good open space at present, but needs to protect it. The aim is to have the new Open Space Strategy extending from 2015 to 2030. It should take into account increasing population and increasing need to provide quality space given the increase in building density and in population/ needs.

Another chapter of discussion is the Playspace Strategy. Metropolitan Planning Authority (MPA) is the over-arching government body controlling growth and infrastructure. Cathy Fyffe expanded on the MPA's Six Pillars:

1. Quantity
2. Quality
3. Accessibility
4. Equitable
5. Diversity
6. Sustainability

Definitions of Open Space were discussed as per the handout sheet. Key principles were discussed as per the handout sheet.

5. CONSULTATION

BANYULE OPEN SPACE PLAN

MEETING NOTES – 7PM, THURSDAY 30TH JULY 2015, WATERMARK CENTRE, GREENSBOROUGH

COMMUNITY WORKSHOP 1

GROUP DISCUSSION

Jeff Parkes introduced the discussion by the following points. POS is comprised of 680 Hectares managed by Council and approximately 200 Hectares of State Government land mainly managed by Parks Victoria mainly in the Yarra Valley and lower reaches of the Plenty River.

GROUP DISCUSSION: PRINCIPLES

Community Health and Wellbeing is the key principle which supports and under pins the whole strategy.

As for the principle of being equitable, some areas are deficient in open space, so providing access is important.

As for sharing of resources, there is need to work with public authorities including other Councils.

Schools' joint use, for example Macleod. There are security issues working through the 48 schools in Banyule. Some schools have agreements as to the shared use of basketball and netball facilities by the general public. In the City of Greater Geelong, for example, there is a reciprocal arrangement on the use of playspace by locals out of hours. Councils can assist in paying for playspace in a school as long as the community can use the facility out of hours. The school benefits by having a up-to-date and safety compliant playspace.

How do we get to know about all these deals? There is need for communication and access to information at the high end. Integration of Clubs and Offices and Community.

Booking courts.

Maroondah Council Basketball Court, i.e. 11-1pm used for free.

Promotion and communication on the sharing of resources to the community is so important. Information technology is part of the solution but is not the only medium. Need to be aware of the changing times. Facebook is the new communication medium.

Banyule Art Group

The Banyule Banner is the broadest communication medium for local news. However, one resident cautioned that she often throws newspapers away.

As an example of communication, Council considered selling a park in Greensborough. It was on two housing blocks but had a playspace. However Council eventually decided not to sell it following feedback from the local community.

Council should consider building playgrounds in schools in areas where access to playgrounds is not good, provided it can reach a joint use agreement with the school.

Put in context, improve existing playspace. Now with rate-capping, it is going to lead to smaller models/ less expensive equipment.

State government and local government encouraged to work together.

A school is a good option. Council does not have to pay for the land.

A resident of St Helena Road advised that in her area, St. Helena Road cuts the two communities off from one another. This will become worse with the ageing population. We did public consultation at Anthony Beale, people reported difficulties of accessing the reserve. A signalised crossing is needed in St Helena road near Anthony Beale Reserve.

Banyule's dog enclosure Malcolm Blair Reserve is good.

Other Councils have provided dog parks, with dog play/ challenge facilities. Mixing dog poo and children's sports ovals is not a good idea.

Doncaster has an example of a dog park.

There could be potential sharing of facilities between a dog club and a sporting club.

5. CONSULTATION

BANYULE OPEN SPACE PLAN

MEETING NOTES – 7PM, THURSDAY 30TH JULY 2015, WATERMARK CENTRE, GREENSBOROUGH

COMMUNITY WORKSHOP 1

One resident thinks that shared trails are not good. Banyule City Council is combining with 6 other Councils to prepare shared trails in the region. The busy trails need separation. Bicycle has become more popular.

Yarra trail used more often. Fearful bike riders will take over. We don't have hot spots in Banyule like Beach Road.

Friends of Rosanna Parklands conduct event days to educate people about conservation. Many people are not interested in what a weed is.

People nowadays have so many commitments. Education on the environment starts at the schools, need to get parents to attend and be involved.

Anthony Beale is looked after much better now, but it should be mowed more regularly as the weeds grow.

Would like to see better inter-departmental communication, within Council, i.e. weeds, landscape. Weed management is important.

On Banyule website, there is EOI for public open space strategy community Reference Group.

Playspaces

Also include skate and BMX.

Trying to look at more than just proprietary brands. Children are easily bored playing on standard pieces of equipment. Need for more organic play experiences.

Do they have to be a certain size?

Anthony Beale Reserve is a regional park. Encourage family to visit. Majority of visitation is local.

If it is a good park, people will drive to it to give their children a different experience. People at Malahang come from other areas. Council had similar experience car parking at Warringal Regional Playspace. It has 3 car park areas.

Cars park at Anthony Beale and it has become a resident's problem. On the bend, no parking so people cannot get out of their own driveways. One resident thinks that if you improve the park, people will walk to the park.

Consider provision of pedestrian crossings at hot spots.

Rosanna parklands attract people from other areas.

Play Principles

Play opportunities for adults.

Play chess at St. Kilda Botanic Gardens. How to interconnect the other elements, having opportunities/ awareness.

Fantastic landscapes, quality trees makes adults stay longer.

Possum Hollow bare.

Budgets for some playspaces went into play equipment. Need to consider.

Wombat Bend is one resident's favourite.

Possum Hollow had the same designer as Wombat Bend. The vegetation at Possum Hollow still needs time to develop.

Cranbourne Botanical Gardens in new section lot size planted each in a different way. Malahang Reserve landscaping plan.

The Zoo and the Royal Botanic Gardens have considerable funding power, funding and limited resources for Banyule. Council struggles with balance and juggling with adding a lot more landscape due to maintenance resources.

Price Park is where they have undertaken organic type play. It is popular.

Line of sight to children is necessary within a playspace.

Plant sensory type gardens in playgrounds?

5. CONSULTATION

BANYULE OPEN SPACE PLAN

MEETING NOTES – 7PM, THURSDAY 30TH JULY 2015, WATERMARK CENTRE, GREENSBOROUGH

COMMUNITY WORKSHOP 1

Vegetable patch/ sensory. However, there are poisonous plants that should not be included. Another issue is the presence of bees.

On park seats, benches need to have armrests so as the elderly can push themselves off.

Paths need to be swept clean regularly. Council have 2 full time staff that regularly inspect Council's 162 parks. Weekly for major playspaces and monthly to other playgrounds.

Play variety is important — great if more large logs left around. Children can assess for themselves. Darebin Wetlands and Darebin Parklands are good examples. The latter is a good example of a play/ adventure experience for older children.

Age cycle for growing up—flexibility grandparents taking children to playspaces.

It would be a shame if every playspace has rubber rock surface. But Council has to undertake a delicate balancing act in a litigious environment.

Play variety and diversity. Not much for teenagers apart from BMX. Hang out not making any trouble. Sit together green/ shelter. Consultation with Northcote High School. Plug in iPod. Seat orientation L-shaped is more conducive to conversation.

Malahang Reserve—barbeque and family playspace (need more).

Weather protection is important. Involve TAFE and school to help build the shelter.

Young teenagers, communication via computer. Wifi stations.

Wyndham strategy—come in and be part of the community. Create space. Shopkeepers don't want children. They can only afford one cup of coffee, so they are moved on.

Children need a shelter/ room to just "hang out", have a room/ park to welcome.

We make decisions for those (children and end users) that are not here.

New technology and teenager play Wifi needs to be considered.

What about community gardens? Need for guidelines to set them up and a group to convene to discuss this. There are 5 or 6 community gardens in Banyule.

Vegetable planting trial. Need to be careful not in public parkland ideally, but in churches, schools and easements, community gardens are ideal.

There will be a need for more community gardens with higher population density. Self-watering boxes. Community garden for ageing population. Buna Reserve community garden is a success of bringing a multi-cultural community together, i.e. Somali, Chinese, Muslim, Anglo Saxon.

Closing comment by Jeff Parkes—There will be a draft Open Space Strategy by the end of the year. Public review. Approval in February or March.

Website survey closes 9th August. Feedback and notes taken and survey results for people to review. There is a Community Reference Group EOI on the website. Several masterplans developing at the same time.

5. CONSULTATION

BANYULE OPEN SPACE PLAN

MEETING NOTES – 7PM, THURSDAY 30TH JULY 2015, WATERMARK CENTRE, GREENSBOROUGH

COMMUNITY WORKSHOP 1

SUMMARY FOR DISCUSSION GROUP

1. Council has sold open space, particularly pocket/ neighbourhood parks. Say no to any more sales of parks.
2. More natural, sensory, and organic play spaces are needed. Possum Hollow and Wombat Bend are good examples.
3. Council needs to better resource and manage community consultation and involvement. Also use modern media such as Facebook. Better interdepartmental communication.
4. Council and other neighbouring Councils can share resources.
5. Schools are an excellent resource in sharing play space to the community after hours. Council doesn't need to acquire land, but can pay all or part for play equipment, so long as the community can use it out of hours.
6. Dog parks are on the increase.
7. Education on the value of open space and the environment starts at schools.
8. Council has a commitment to regular inspections of parks and playspaces.
9. Playspaces can provide diverse experiences to various groups of people.
10. Consider teenager needs like Wifi and computer technology/ games.
11. Community gardens are important.

5. CONSULTATION

BANYULE OPEN SPACE PLAN

YOUTH CONSULTATION WORKSHOP

SESSION ONE

How do you currently use Open Space in your local neighbourhood/across Banyule?

Skate parks – Greensborough and Eltham mainly

Dirt Jumps/BMX tracks – Diamond Creek and Eltham mainly

Bike Paths on way to other facilities or to meet up with friends

Occasionally tennis or ultimate Frisbee

Just to hang out in

Are you satisfied with the open space in your local neighbourhood? Why/Why not?

Not really

Lower Plenty – nothing but 2 sports ovals and there is a lack of footpaths too. Lots of open space but not much to do in it – needs skate parks, dirt jumps, playgrounds etc

Montmorency – pretty much same as above

What do you feel should be some of the top priorities for Banyule in relation to Open Space?

New Skate parks

BBQ areas with associated seating

Free wifi – to use facebook and contact people to meet us out the park/open space facility

More Carnivals – rides and festivals etc

*The feeling they want to experience when using public open space are – happy and Friendly. Excitement. Challenged. Win/Success.

How would you like to use open space in the future?

More skate parks and dirt tracks

Motocross tracks/trails for dirt bikes

RC Tracks (for Remote Control vehicles)

Something like Bounce/latitude but outdoors

Flying fox that runs down a hill - speed and excitement

*Greensborough Walk – street skate elements that can be used as we pass through to other areas

Do you generally feel safe in Banyule's open spaces?

Skate parks can get a bit dodgy. They need more lighting.

If skate parks were closer to shops it would increase supervision and create better access

5. CONSULTATION

BANYULE OPEN SPACE PLAN

YOUTH CONSULTATION WORKSHOP

SESSION TWO

How do you currently use Open Space in your local neighbourhood/across Banyule?

Soccer- Cartlidge Reserve

Basketball – Malahang 9It was also commented that there is quite a bit of 'dead space' at Malahang that is not utilised in any way and could be used for more soccer or basketball etc

Bike Riding

Walking – a to b only

Hang out – not often as there is not a lot to do in local parks so they spend time in doors

Are you satisfied with the open space in your local neighbourhood? Why/Why not?

What do you feel should be some of the top priorities for Banyule in relation to Open Space?

How would you like to use open space in the future?

5 aside soccer pitches that are publicly accessible – Malahang would be great for this

Lights at the basketball court at Malahang and nets for the basketball rings

A chill space a Malahang with benches and a water tap and partial shade – not too close to the playground or BBQ's. More rotundas.

Exercise equipment at Malahang

More free wi-fi at busy public spaces – the Mall would be good as less likely to get damaged than if it was at Malahang

More soccer nights at OV/OLC

Soccer clinics with pro players

Upgraded lights at Cartilage reserve

Ramu parade park (near Waterdale) is a dead and unused space. A facility to bring the community together would be great.

Dirt Bike rental and somewhere to ride dirt bikes locally.

Do you generally feel safe in Banyule's open spaces?

More lighting would make us feel safer – especially in thoroughfares like over the back of shelly reserve

Drugs are a safety issue

There is lots of drinking and drug use on Fri and Sat nights at Malahang and a lack of police

Cameras and lights to deter people – needs to be good quality cameras to be effective

Do you or your siblings use play spaces in your local area? Improvements?

Only really for BBQ's or at festivals. Not too safe for young siblings to hang out with our parents or older siblings there.

5. CONSULTATION

BANYULE OPEN SPACE PLAN

YOUTH CONSULTATION WORKSHOP

SESSION THREE

How do you currently use Open Space in your local neighbourhood/across Banyule?

Walking either by myself or with my dog – off lead

A bit of cycling

Occasional light jogging

Walking and photography

Sitting and reading

Chilling – solo or with friends. We like Frisbee sometimes.

Adventure walking/hiking with my children

Picnic's but there is never enough BBQs as once people get them they occupy them for many hours

BBQs in/and rotundas

Do you or your siblings use play spaces in your local area? How could they be improved in the future?

Closed in parks are great for families with a number of children or parents of children with special needs/behavioural issues. Also great for carers of children in the DHHS care system.

Swings are good – would like swings for adolescents

Wombat Park in Templestowe was referenced as a really good park to check out.

*issue raised of the spinner at Rosanna parklands being seized.

How would you like to use open space in the future?

More BBQ's and seating

Lighting for night time BBQ's

Climbing trees – or other structures that give similar experience

Climbing up places to sit and watch the world

More hilly grassed spaces. Flat grassed spaces get boring.

More lighting if through fares and walk ways

Gym equipment in open spaces

Do you generally feel safe in Banyule's open spaces?

Depends on the time of day, who I am with and what other people are around.

Day, yes. Night, not so much. Night especially if people who are around appear to have been drinking

Sometimes the seclusion of open spaces makes me feel unsafe but seclusion is also what I like about open spaces.

It is thought that the LGBTI community is less safe in our open spaces than the rest of the population. Also, young men who are seen as more feminine and labelled as gay regardless of the actual sexuality are at significantly higher risk.

6. PUBLIC OPEN SPACE PROJECTS BY ASSET CATEGORY

	Asset Class	Total
1	Park Furniture	287,000
2	Shelters & Shade Sails	297,000
3	Pavilions & Multi-purpose buildings	16,100,000
4	Playgrounds	3,595,000
5	Landscaping	250,000
6	Tree Planting	150,000
7	Paths & Access	1,168,000
8	Shared Trails	3,889,000
9	Irrigation	730,000
10	Drinking Fountains	122,000
11	Drainage	400,000
12	Turf	650,000
13	Synthetic Surfaces	1,400,000
14	Pedestrian Bridges	4,995,000
15	Public Toilets	800,000
16	Lighting	200,000
17	Land Acquisition	3,500,000
18	Fencing	200,000
19	Community Gardens	200,000
20	Fence off-lead Dog Areas	100,000
21	Out-door Gyms	280,000
22	Cricket Pitches and Nets	210,000
23	Half Court Basketball Courts	150,000
24	Barbeques	110,000
25	Park Masterplans	300,000
26	Signage	50,000
27	Environmental Recreation	150,000
28	Revegetation	100,000
29	Reserve Car Parks	880,000
30	General Park Upgrades	530,000
	Total	41,793,000

NB: Local open space is that which is within the respondent's local neighbourhood.

7. OPEN SPACE PROJECTS LISTED BY PRECINCT

WEST PRECINCT

Open Space Name	Project Description	Cost Estimate
Heidelberg Heights		
James Reserve	Toilet block requires major upgrade or replacing	\$15,000
	Pavilion requires upgrade	\$750,000
	Poor access to playground needs to be addressed	\$50,000
	Lack of car parking needs addressing	\$50,000
	Oval playing surface requires upgrade	\$80,000
Shelley Park	Formal path required to playground to improve access	\$10,000
	Playground requires upgrading to include greater diversity of play elements	\$10,000
Johnson Reserve	General upgrade of reserve required	200,000
	Strategies for increasing the size of the reserve to meet projected future demand; including road closure and/or acquisition of adjoining properties	\$1,000,000
Heidelberg West		
Malahang Reserve	Seal car park	\$200,000
	Construct second picnic shelter and BBQ	\$90,000
	Tree planting and shade sail	\$75,000
	Replace musical bells add other tactile items	\$5,000
	Early replacement of flying fox and climbing spire (2020-2025)	\$60,000
	Tree planting around public amenities, playground, picnic tables and seats	\$5,000
	Replacement of existing toilet block	\$200,000
	Expand the existing lighting along the path network	\$5,000
Shelley Park	Formal path required to playground to improve access	\$10,000
	Playground requires upgrading to include greater diversity of play elements	\$10,000
Narvic Reserve	Replacement of seat	\$5,000
	Planting of trees around perimeter	\$5,000
Olympic Village Green	Lighting under shelter	\$1,000

7. OPEN SPACE PROJECTS LISTED BY PRECINCT

Open Space Name	Project Description	Cost Estimate
Olympic Reserve	Warm season grass conversion, irrigation, upgrade, investigate levelling surface and drainage for 2 ovals	\$250,000
	Upgrade Darebin Creek Trail and provide link path to playground	\$200,000
	Convert reserve paths to sealed pathways	\$50,000
	Renewal and new additional seats	\$5,000
	Replace existing and add new drinking fountain near playground and Darebin Creek Trail	\$3,000
	More tree planting	\$1,500
	Pavilions need replacement (Skerry and Fred Howe)	\$1,400,000
	Disused toilet block needs to be either upgraded or demolished	\$5,000
	Indigenous Gathering art space/community garden further development required	\$50,000
	Practice soccer area needs irrigation and drainage and warm season grasses	\$100,000
	Land acquisition to allow for improved community access and natural surveillance	\$1,000,000
Darebin Creek Corridor	Upgrade trail side amenities including lighting, drinking fountains, seats, picnic tables, dog bins and water	\$25,000
	Improve directional and locational signage	\$5,000
	Increase levels of ongoing service for weed control and revegetation work	\$50,000
	Increase levels of pruning and tree maintenance along the trail	\$50,000
	More access points including bridges required	\$1,000,000
	Upgrade to unsealed feeder paths to sealed surfaces	\$60,000
	Upgrade Darebin Creek Trail to meet current day standards	\$100,000
Ramu Reserve	More facilities required & general upgrade required	\$100,000
	Replace and upgrade playground	\$100,000
	Review path network in park	\$55,000
	Replace existing seats and add further seats	\$5,000
	Replace and add further tables	\$7,000
	Planting of additional trees	\$5,000
	Cricket nets and pitch need replacing and relocation within the park, or other like facility; e.g. basketball half court, or rebound wall added	\$30,000
Buna Reserve	Soil top up required at edge of path	\$5,000
	More large canopy trees required	\$1,000
	Re-surface cricket pitch in 5 to 10 years	\$3,000

7. OPEN SPACE PROJECTS LISTED BY PRECINCT

Open Space Name	Project Description	Cost Estimate
Bellfield		
Ford Park	Irrigation upgrade, drainage upgrade, warm season grass conversion (both ovals)	\$200,000
	South oval lighting and install fencing	\$100,000
	North oval fencing upgrade	\$50,000
	Add seats, picnic tables, drinking fountains	\$100,000
	Upgrade, replace and extend path network	\$5,000
	Opportunity for further tree planting	\$5,000
	Large pavilion needs renovation, small pavilion needs replacing with larger facility	\$1,400,000
	Further expansion of the lighting network	\$50,000
Cyril Cummins Reserve	Due for resurfacing in the next 2-5 years	\$500,000
	Additional drinking fountains	\$5,000
	Opportunities for further planting	\$1,500
	Upgrade Darebin Trail feeder path to current standards	\$80,000
Darebin Creek Corridor (Bell St to Banksia St)	Upgrade the Darebin Creek Trail	\$300,000
General		
Nature Based Playspace	Provide a nature based play experience at one of the existing playgrounds with within the West Precinct	\$50,000
Total	West Precinct	\$10,128,000

7. OPEN SPACE PROJECTS LISTED BY PRECINCT

MID PRECINCT

Open Space Name	Project Description	Cost Estimate
Heidelberg Heights		
Heidelberg Park	Warm Seasons Grass conversion for oval; upgrade irrigation and drainage	\$100,000
	Heritage works, including white picket fence	\$80,000
	Significant garden renovations required, particularly given the heritage significance of the Heidelberg Gardens	\$100,000
	Tree planting and tree works, garden bed renovations & irrigation	\$50,000
	Sealed paths to be constructed to connect to Brown, Darebin & Hodgson Streets.; paths in Heidelberg Gardens need upgrading	\$200,000
	Addition of seats throughout the Park required	\$5,000
	Addition of drinking fountains, particularly in Heidelberg Gardens; existing taps need upgrading	\$7,000
	Additional picnic tables required, particularly in the Heidelberg Gardens and along ridgeline	\$15,000
	Trees all the same age; succession plan and replacement	\$5,000
	Toilets need upgrade	\$80,000
	Additional BBQs on the ridgeline and in Heidelberg Gardens	\$20,000
	Works required to pavilion to provide disability access	\$100,000
	Pedestrian Bridge to link Heidelberg Park to the Heidelberg Activity Centre over Rosanna Road	\$1,000,000
Warringal Parklands	Warringal Park Oval needs irrigation and drainage upgrade	\$80,000
	Beverly Rd Oval needs irrigation and drainage upgrade	\$80,000
	Burkitt Oval needs warm seasons grass I & irrigation and drainage installation	\$100,000
	Shade Sail over slide mound. More equipment for very young children	\$50,000
	Generally increase diversity of play equipment	\$50,000
	Older seats need replacing	\$5,000
	More drinking fountains required, particularly along Main Yarra Trail	\$5,000
	Potential to locate picnic tables in more strategic locations	\$10,000
	Toilets behind Warringal Park pavilion need an upgrade	\$80,000
	Additional sites for barbeques need to be identified, particularly along the Main Yarra Trail	\$10,000
	More dog waste bins required, particularly along the shared trails	\$3,000
	Dog drinking taps and bowls	\$5,000
	Design & construct pedestrian bridge to create connection between Warringal Park, the Main Yarra Trail and Banksia Park	\$0

7. OPEN SPACE PROJECTS LISTED BY PRECINCT

Open Space Name	Project Description	Cost Estimate
Remembrance Park	Path upgrade, retaining walls required	\$25,000
	Pedestrian link to hospital	\$1,000,000
	Some tree work and planting required	\$5,000
	Landscaping required adjacent to the paths	\$10,000
	Lighting upgrade required	\$20,000
Service Reserve	Function of park needs to be examined	\$20,000
	Tree work and planting required	\$10,000
	Path required along Stradbroke Street side of Park	\$25,000
	At least 2 more seats required. Existing seat needs replacing	\$5,000
VC Henderson Reserve	Heavily used park bins required	\$1,000
Manton St Reserve	Remove large mound of dirt	\$5,000
	Potential sale	
Road Reserve Burgundy and Powlett Streets	Change classification to public open space and provide community facilities	\$100,000
Rosanna		
DeWinton Park	Playground due for replacement and relocation	\$50,000
Haward Walkway	Upgrade existing picnic table and add extra table	\$5,000
	Additional tree planting	\$3,000
Rosanna Parklands	Additional seating throughout the Park	\$5,000
	Installation of additional drinking fountains with dog bowls	\$15,000
	Installation of additional picnic tables	\$10,000
	Additional tree planting	\$10,000
Mercedes Crt. Reserve	Greater variety of play experience required	\$30,000
	Seat replacement/upgrade	\$1,500
	Replace/upgrade picnic tables	\$5,000
Maleela Reserve	Upgrade playground to meet future demand	\$40,000
Creek Bend Reserve	Connection at northern end to Lower Plenty Rd lights needs to be addressed	\$5,000
River Gum Walk	Feeder paths need to be sealed	\$25,000

7. OPEN SPACE PROJECTS LISTED BY PRECINCT

Open Space Name	Project Description	Cost Estimate
Macleod		
Macleod Park	Car park of sports ground needs to sealed	\$80,000
	Upgrade irrigation of sports ground	\$60,000
	Cricket nets need resurfacing and re-netting	\$25,000
	Provide more challenging activities in the playground	\$30,000
	Upgrade toilets	\$60,000
	Lighting requires upgrading in the area of the playground	\$25,000
Harry Pottage Reserve	Replace 2 picnic tables getting near the end of their life	\$5,000
VC Reserve		
Windsor Reserve	Needs warm seasons grass conversion	\$30,000
	Needs irrigation	\$60,000
	Need to seal path to the playground	\$10,000
	Replace 3 seats	\$1,500
	Relocate the playground	\$50,000
	2 picnic tables need to be replaced	\$5,000
Dowle Reserve	Seal path to improve access	\$5,000
Total	Mid Precinct	\$4,117,000

7. OPEN SPACE PROJECTS LISTED BY PRECINCT

SOUTH PRECINCT

Open Space Name	Project Description	Cost Estimate
Ivanhoe		
Napier Waller Reserve	When Darebin Creek Trail is completed install picnic tables and seats	\$7,000
Sparks Reserve	Install BBQ facilities and water	\$7,000
	Relocate existing tap	\$1,000
	Upgrade playground at next replacement to better service the trail users	\$60,000
Rockbaere Park	Develop in accordance with the Darebin Parklands Masterplan	\$10,000
Nellie Ibbott Reserve	Upgrade paths to concrete	\$40,000
	Link trail to playground with a path and to upgrade bitumen path to coloured concrete	\$40,000
	Add more picnic tables	\$5,000
	Plant more tree throughout reserve	\$2,000
	Add to existing lighting network	\$10,000
Rossi Park	Water pressure works	\$2,000
Donaldson Reserve	Path renovation	\$5,000
	BBQ and shelter	\$50,000
	Install more seating and upgrade older seats	\$3,000
	Potential to add more drinking fountains with dog bowls	\$5,000
Seddon Reserve	Warm season grass conversion	\$30,000
	Upgrade/seal car park	\$50,000
	Playground due for replacement	\$40,000
	Seats due for replacement (2)	\$5,000
	Extend and upgrade pavilion	\$200,000
	Upgrade path	\$5,000
Cartledge Reserve	Warm season conversion. Irrigation upgrade	\$90,000
	Upgrade to neighbourhood level playground	\$100,000
	Potential for additional seating	\$3,000
	Perimeter tree planting required	\$3,000
	Upgrade pavilion	\$1,350,000
	Replace and upgrade double cricket nets	\$25,000
Bryant Reserve	Playground upgrade given its location in the Ivanhoe Shopping Precinct	\$50,000
	<i>Potential additional seating and a picnic table</i>	<i>\$1,500</i>
	<i>Add access path to playground</i>	<i>\$5,000</i>

7. OPEN SPACE PROJECTS LISTED BY PRECINCT

Open Space Name	Project Description	Cost Estimate
Kitchener Reserve	Potential to add seats currently none there	\$1,500
	Potential to add a picnic table currently none there	\$2,500
Darebin Creek Reserve (Banksia to Bond)	Revegetation	\$30,000
Chelsworth Park	Potential for environmental/educational playground	\$50,000
	Add seating subject to new playground	\$1,500
	Add picnic tables subject to playground upgrade	\$7,500
	Upgrade of public toilets	\$50,000
	Improve drainage in low spots along shared trail	\$10,000
Wilson Reserve	Path network upgrade, improve drainage	\$50,000
	Add more seating along path network	\$2,500
	Convert tap to drinking fountain with dog bowl	\$2,500
	Replace Picnic tables (3)	\$7,500
	Potential to include BBQ	\$7,500
Ivanhoe Park	Seal gravel car park	\$100,000
	Upgrade service road above Lower Heidelberg Rd for potential car parking	\$100,000
	Potential seating upgrade	\$5,000
	Picnic tables due for replacement (5)	\$7,500
	Potential to plant large canopy trees for playground shade	\$5,000
	Ivanhoe Masterplan recommends pavilion upgrade	\$1,400,000
	Masterplan recommends installation of gym equipment	\$40,000
Burke Road Nth Reserve	Picnic table due for replacement	\$2,500
	Upgrade basketball half court	\$20,000
Miles Reserve	Potential to add greater play diversity to playground	\$30,000
Albert Jones Reserve	Replace seats (3)	\$1,500
	Install dog waste bin & dispenser	\$1,000
	Install drinking fountain with dog bowl	\$3,000
The Righi Reserve	Install drinking fountain	\$2,500
The Boulevard Road Reserve	Construction of the Banyule Trail extension	\$500,000
Total	South Precinct	\$4,645,500

7. OPEN SPACE PROJECTS LISTED BY PRECINCT

EAST PRECINCT

Open Space Name	Project Description	Cost Estimate
McCarthy Grove Rd Reserve	Develop as a local Park	\$50,000
Alma Play Park	Replace playground	\$40,000
	Location for basketball half court	\$20,000
	Replace missing drinking fountain	\$2,000
Olympic Avenue Reserve	Replace playground	\$40,000
	Replace picnic tables (2)	\$5,000
	Replace seats (2)	\$1,500
Petrie Park	Redesign and upgrade path network for access	\$60,000
	Upgrade drinking fountains to include dog bowls	\$2,000
	Add shade sail or natural shade over playground	\$75,000
	New multi-purpose building (Bowls, Scouts, Pigeon Club)	\$2,000,000
	Upgrade existing pavilion and public toilets	\$80,000
Ratray Reserve	Provide access path	\$50,000
	Provide alternative access from Allens Rd (includes some land acquisition)	\$50,000
Cleveland Wetland Reserve	Develop environmental trail around wetlands	\$50,000
Yallambie Park Sports Reserve	Upgrade to current shared trail standards	\$300,000
	Upgrade drinking fountain with dog bowl	\$1,500
	Undertake shade planting adjacent to playground.	\$1,000
Yallambie Park – Moola Crt- Elder St	Upgrade and relocate playground to more accessible part of the corridor	\$50,000
	Upgrade Plenty River Trail feeder path to shared trail standards	\$200,000
Motts Paddock	Create a fenced dog off-lead exercise park	\$50,000
Montmorency Park Oval	Upgrade Oval irrigation and drainage	\$100,000
	Add outdoor gym equipment	\$40,000
	Relocate cricket nets away from inundation and next to pavilion	\$30,000
Sims Road Reserve	Construct a new raised bridge for the Plenty River Trail	\$500,000
	Replace and relocate drinking fountains	\$1,500
Banyule Flats Sports Reserve	Pavilion Upgrade	\$1,400,000
Banyule Flats Wetlands Reserve	Realignment of the Main Yarra Trail & construction of nature trail	\$400,000
Fernside Play Park	Upgrade, replace and possibly relocate playground	\$50,000

7. OPEN SPACE PROJECTS LISTED BY PRECINCT

Open Space Name	Project Description	Cost Estimate
Streamline Reserve	Replace and upgrade existing seats	\$3,000
	Add BBQ	\$7,500
The Grange SEC Reserve West	Add shared trail	\$80,000
	Add community garden	\$40,000
The Grange SEC Reserve East	Add shared trail	\$70,000
Yallambie SEC Reserve East	Add shared trail	\$50,000
	Upgrade playground when shared trail is constructed	\$50,000
	Add picnic and BBQ at this site	\$12,000
Arthur Streeton Reserve	Provide picnic and BBQ at this site.	\$12,000
	Connect path network and create circuit	\$20,000
	Replace and upgrade - dog bowl	\$1,500
	Replace outdate outdoor fitness equipment	\$40,000
Colleen St Reserve	Improve connectivity vie easement linking Borlase St and Lower Plenty Rd Potential for path network	\$60,000
Marigolds Road Reserve	Add natural playspace	\$50,000
Jennifer Court Reserve	Seats due for replacement	\$1,000
Cascades View Reserve North	Add seats	\$2,500
Gladman Street Reserve	Add drinking fountain	\$3,000
	Add picnic table	\$2,500
Wendover Place Reserve	Upgrade trail to shared trail standards	\$50,000
Glenauben Reserve	Pavilion Upgrade	\$750,000
Total	East Precinct	\$6,954,500

7. OPEN SPACE PROJECTS LISTED BY PRECINCT

NORTH EAST PRECINCT

Open Space Name	Project Description	Cost Estimate
E.J Andrews Reserve	Upgrade reserve to meet local demand and take into account topography	\$50,000
Briar Hill Hall Reserve	Remove and replace paver pathway	\$15,000
	Add Community Garden at rear of hall	\$40,000
Woodlands Park	Upgrade playground and give it more substance	\$50,000
	Add basketball half court	\$25,000
Sherbourne Road Reserve	Review design of park potential to be upgraded Upgrade playground	\$50,000
Weidlich Road Reserve	Upgrade reserve to meet local demand and take into account topography	\$50,000
Macdhui Reserve South	Fence Northern boundary	\$8,000
Milne Place Reserve	Tree planting required for shading of playground	\$5,000
Settlers Way Reserve	Fencing of park to stop vehicle access	\$5,000
	Playground due for replacement	\$40,000
	Potential for tree planting for shade	\$5,000
	Install outdoor gym equipment	\$40,000
Larool Avenue Reserve	Upgrade playground and relocate to a better site in park	\$50,000
	Add picnic tables, BBQ, seats, half court	\$25,000
Anthony Beale Reserve	Upgrade irrigation to both ovals	\$100,000
	Develop into a regional playspace	\$800,000
	Upgrade and replace seats	\$5,000
	Install outdoor gym equipment	\$40,000
Malcolm Blair Reserve	Path required to link northern section of park to the rest of the reserve and connecting paths to side streets to park	\$50,000
	Work required in fenced dog park as grass wearing due to heave use	\$10,000
	Landscaping and drainage works	\$15,000
Total	North East Precinct	\$1,478,000

7. OPEN SPACE PROJECTS LISTED BY PRECINCT

NORTH PRECINCT

Open Space Name	Project Description	Cost Estimate
Elder Street Reserve	Upgrade playground to neighbourhood level	\$100,000
	Create path network and link to shared trail in easement	\$80,000
	Provide additional seating throughout reserve	\$5,000
	Provide drinking fountains	\$5,000
	Provide additional picnic tables	\$7,500
	Provide additional tree planting	\$5,000
	Provide public toilets at existing pavilion	\$60,000
	Provide BBQs	\$7,500
	Add outdoor gym equipment	\$40,000
	Upgrade shared trail to current standards	\$80,000
	Provide seating along trail	\$1,500
Delta Reserve	Add youth related facilities e.g. rebound walls, skate elements, conversation pits	\$50,000
Central Park	Upgrade drainage, irrigation and warm season conversion	\$120,000
	Consolidate 2 playgrounds into 1 and relocate and upgrade in accordance with the reserve's masterplan	\$60,000
	Create path network in the reserve linking entrances/facilities	\$80,000
	Install additional seating	\$5,000
	Install drinking fountains with dog bowls	\$5,000
	Upgrade existing and add new picnic tables	\$7,500
	Install BBQs	\$7,500
	Upgrade/redevelop pavilion to cater for sports clubs	\$75,000
	Install basketball half court	\$25,000
	Install outdoor gym equipment	\$40,000
	Install dog waste bin	\$1,000
Sweet Water Creek Reserve	Upgrade bridge	\$100,000
	Upgrade path	\$100,000
Willinda Park	Athletics Track needs resurfacing by 2020	\$750,000
	Jumps & throwing areas need resurfacing by 2017	\$150,000
Plenty River Reserve (Nell St to Para Rd)	Plenty River Trail requires upgrading & realigning	\$80,000
	Two new bridges required to realign Plenty River Trail	\$1,000,000

7. OPEN SPACE PROJECTS LISTED BY PRECINCT

Open Space Name	Project Description	Cost Estimate
De Blonay Reserve	Link De Blonay Cres and Louis St	\$20,000
Grace Park	Upgrade playground at time of replacement	\$150,000
	Tree planting required	\$2,000
Plenty River Reserve (George Crt to Para Rd)	Land acquisition required for realignment of Plenty River trail	\$500,000
Greensborough War Memorial Reserve	Link path network throughout reserve	\$20,000
	Add seating throughout reserve including gazebo	\$7,500
	Add dog waste bins	\$1,000
Fell Reserve	Upgrade path network, including sealing of paths	\$40,000
	Relocate drinking fountain to near playground	\$5,000
	Create car parking and new access on Grimshaw St	\$50,000
	Land acquisition along Lorimer St to open up access to the Reserve	\$1,000,000
St Marys Reserve	Install drinking fountain	\$5,000
Poulter Reserve	Dog Bowl Unit required	\$1,000
	Dog Waste Bin required	\$1,000
Pioneer Reserve	Old playground equipment needs replacing	\$40,000
	Accessible paths required from St Helena and the Plenty River trail	\$50,000
	Replace existing seats (2)	\$5,000
	Toilets require upgrade including provision of an accessible toilet	\$50,000
Yandell Reserve	Potential natural play area to be created	\$50,000
Greenhill Road Reserve	Upgrade playground	\$50,000
Brown's Nature Reserve	Create a natural play area	\$50,000
Apollo Parkways Reserve	Replace with more modern equipment	\$40,000
	Upgrade to shared trail standard as this path is a feeder to the Plenty River Trail	\$150,000
	Need to update seats (4)	\$2,000
	Table require updating	\$2,500
	Dog drinking bowl required as well as dog waste bin	\$2,000

7. OPEN SPACE PROJECTS LISTED BY PRECINCT

Open Space Name	Project Description	Cost Estimate
Plenty River Drive Reserve	Upgrade playground to a neighbourhood level playspace	\$100,000
	Potential to add further tables as part of a park upgrade	\$5,000
	Install BBQs	\$7,500
Partingtons flat Reserve	Drainage work required	\$40,000
	Plenty River Trail feeder path requires upgrade	\$40,000
	Seats need replacing & more seats required	\$2,500
Whatmough Reserve	Trail needs to be brought up to shared trail standards	\$100,000
	Cricket practice wickets need upgrading to synthetic surface	\$20,000
Greensborough Park	Drainage work required	\$40,000
	Add drinking fountains	\$3,000
	Consider removing picnic tables - not required	\$1,000
	Pavilion needs upgrading	\$200,000
	Cricket nets need upgrading	\$20,000
	Shared trail needs to be brought up to shared trail standard	\$80,000
Kalparrin Gardens	Upgrade to a regional level playground	\$800,000
	Need to upgrade a majority of the paths to Plenty River Trail	\$100,000
	Need for more seating	\$3,000
	More drinking fountains required particularly near the playground and around path circuit	\$3,000
	More picnic tables required near playground	\$7,500
	Add BBQs near playground	\$7,500
	Add a half court basketball facility	\$20,000
	Add outdoor gym stations on path circuit	\$40,000
Gabonia Reserve	Pavilion requires upgrading	\$500,000
	Shared trail needs to be brought up to shared trail standard	\$100,000
	Convert former dirt jumps to a training area	\$100,000
	Lights for training area	\$50,000
Total	North Precinct	\$7,731,500

7. OPEN SPACE PROJECTS LISTED BY PRECINCT

NORTH WEST PRECINCT

Open Space Name	Project Description	Cost Estimate
NJ Telfer Reserve	Upgrade playground as it serves a significant neighbourhood function	\$100,000
	More seating required	\$5,000
	New pavilion required, as present one is run down and under sized	\$1,600,000
	Cricket nets require relocating and upgrading	\$40,000
	Upgrade car parking & traffic circulation system	\$250,000
	Shared trail needs to be brought up to shared trail standards	\$100,000
	New toilet block required	\$100,000
Loyola Reserve	Implementation of masterplan, including: pavilion upgrade required and sealed path required to link to surrounding areas	\$2,800,000
Gillingham Reserve	Add playground or removal	\$40,000
Binnak Park	Considerable work required on wetland and related facilities	\$80,000
	Toilets at main playground need to be upgraded	\$150,000
	Pavilion Needs upgrading	\$500,000
	Replace existing synthetic practice wickets and provide turf practice wickets	\$30,000
	At least one more dog bin required	\$1,500
College Views Reserve	Develop as a local park	\$65,000
Ambrose Treacy Track Reserve	Add linear path	\$60,000
	Add community garden	\$40,000
	Add playground	\$40,000
Edmund Rice Parade Reserve	Add community garden	\$40,000
	Add linear path	\$60,000
	Add playground	\$40,000
Hughes Circuit Reserve	Needs work to make playground more accessible	\$10,000
Redmond Crt Wetland	Upgrade to Park	\$150,000
Yulong Reserve	Upgrade to a neighbourhood level playground	\$100,000
	More seating required near playground	\$2,000
	Toilets need upgrading	\$60,000
Norong Avenue Reserve	Needs upgrading to shared trail standard	\$200,000
	Add community garden	\$40,000
Frencham Reserve	Upgrade path to shared trail standard	\$35,000
Total	North West Precinct	\$6,738,500

7. OPEN SPACE PROJECTS LISTED BY PRECINCT

TOTALS

Area	Total cost as at 2015
West Precinct	\$10,128,000
Mid Precinct	\$4,117,000
South Precinct	\$4,645,500
East Precinct	\$6,954,500
North East Precinct	\$1,478,000
North Precinct	\$7,731,500
North West Precinct	\$6,738,500
Total Works List	\$41,793,000

APPENDIX 01
BANYULE
OPEN
SPACE
STRATEGY
LEVY
APRIL 2016



Banyule
CITY COUNCIL

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EXECUTIVE SUMMARY

This report provides research, analysis and recommendations for a public open space contribution model in Banyule. It is proposed the model be adopted and incorporated into the Banyule Planning Scheme.

This report is based on the Banyule Public Open Space Strategy (2016 version), which updates and replaces the previous strategy (dated 2007-2012). The public open space strategy nominates aspirations for public open space in the municipality and identifies specific direction and actions for implementation, including a long list of proposed future investments.

Having regard to the proposed investments - in terms of type, cost and location in relation to expected future development of lots in the municipality - this report concludes that a single municipal-wide flat rate 5% (of site value cash payment) public open space contribution model is fair and reasonable. This model will help Council achieve its objectives and is consistent with existing policy, which has been in operation since mid-2014.

It is recommended that the model be incorporated into the Banyule Planning Scheme at Clause 52.01. This will confirm the required contribution arrangement and provide Council and developers with greater clarity regarding the contribution arrangements and open space income.

1. INTRODUCTION

BACKGROUND

Banyule City Council updated its Open Space Strategy in 2016. The strategy identifies a list of open space aspirations, directions and proposed investments (i.e. land acquisition and improvements to open space land) that are planned to be delivered over a nominal 10- to 15-year outlook period.

The projects have been identified for a range of purposes including passive and active recreation and landscape and environmental purposes.

The cost of implementing the public open space projects is in the tens of millions of dollars. Funding is made by Council through a number of sources. These include consolidated revenue (rates), the open space levy fund and where possible government grants.

The open space levy system is enabled by the joint operation of the Subdivision Act and Victorian Planning Provisions. At the time of report writing, Banyule City Council relies on these default provisions and uses a Council policy which states eligible subdivisions should provide a 5% contribution for public open space. This policy has been in operation since mid-2014.

The public open space contribution applies to subdivision applications¹ and is calculated against the area or value of land that is proposed to be subdivided. The contribution is made as a cash payment or can also be made as a land contribution (or a combination of land and cash) to a specified percent.

Banyule Council now wishes to further test the appropriateness of the current 5% public open space contribution policy and consolidate its open space funding position, to more effectively implement its public open space strategy.

The benefits of formalising the public open space contribution in the Planning Scheme include:

- The percentage sum is confirmed. Applicable subdivisions must pay the levy to the Planning Scheme schedule rate to obtain a permit.
- Other aspects of the levy system are confirmed, such as the geographic area of coverage of the levy, the land uses to which the levy applies and the preferred method of contribution.
- Council and developers will have greater clarity and certainty regarding the contribution arrangements.

1. The levy applies to subdivisions that are not exempt by the Subdivision Act or Victorian Planning Provisions. Exemptions apply to two-lot subdivisions that are unlikely to be further subdivided and (in general terms) lots that have previously paid a public open space contribution.

1. INTRODUCTION

PROJECT PURPOSE

Banyule City Council seeks to strengthen its open space funding position in order to more effectively implement its open space strategy. To that end, this report has been prepared to:

- Develop a 10- to 15-Year Funding Plan for open space works delivery in Banyule, giving consideration to a range of annual funding options available to Council; and
- Prepare a strategic justification report to underpin the merits of a future planning scheme amendment that has as a primary focus the necessary justification to underpin a contribution rate (or rates) for Clause 52.01 to the Banyule Planning Scheme.

The strategic justification assessment is to assess the appropriateness of the current 5% public open space contribution policy including assessment of options for different specified contribution rates.

STRUCTURE

This report is structured as follows:

- Section 2 - Principles and Practice in Applying Open Space Contributions - This section reviews the legal framework and key principles of the open space levy system including methods adopted by councils across Melbourne. This section also provides a summary of previous consultation undertaken on the subject.
- Section 3 - Strategic Basis - This section reviews Banyule's strategic basis for an open space levy focusing on the Planning Scheme and open space strategy and its planned projects.
- Section 4 - Demand Context - This section reviews the population and workforce context in the municipality to estimate the size of the market for open space in Banyule.
- Section 5 - Open Space Contributions - This section analyses past and potential future open space levy contributions in Banyule.
- Section 6 - Discussion on Options - This section considers various issues and options in designing an open space levy schedule for Banyule.
- Section 7 - Recommendations - This section documents a recommended funding strategy for public open space and identifies the administrative steps to implement an open space levy schedule.

2. PRINCIPLES AND PRACTICE IN APPLYING OPEN SPACE CONTRIBUTIONS

LEGAL FRAMEWORK

The legal framework for open space contributions is established by the joint operation of the Subdivision Act and Victorian Planning Provisions.

Subdivision Act

The Subdivision Act enables councils to seek a contribution for open space from some subdivision proponents. The contribution amount can be up to 5% of land area or cash value of the site value or a combination of both, based on an assessment of need. The relevant sections of the Subdivision Act are section 18 to 20; these are shown in Appendix A.

Some subdivisions are exempt from the open space contribution requirement, including two lot subdivisions that are unlikely to be further subdivided and land and buildings that have made the contribution (or deemed to have made the contribution) previously.

The provisions of the Subdivision Act apply if a requirement for public open space is not specified in the Planning Scheme.

The intent of the Subdivision Act is used to inform the suitability of a proposed schedule to the Planning Scheme. Key principles of the Act are as follows.

The Concept of Need

The Subdivision Act states that a Council may make a public open space requirement if it considers that, as a result of the subdivision, there will be a need for more open space. Relevant considerations are:

- The nature of the existing and proposed use or development of the land;
- Any likelihood that existing open space will be more intensively used after than before the subdivision;
- Any existing or likely population density in the area of the subdivision and the effect of the subdivision on density;
- Whether there are existing places of public resort or recreation in the neighbourhood of the subdivision, and the adequacy of these;
- How much of the land in the subdivision is likely to be used for places of resort and recreation for lot owners; and
- Policies of the Council concerning the provision of places of public resort and recreation.

Use of Open Space Contributions

The Subdivision Act requires Council to use any payment towards public open space to:

- Buy land for use for public recreation or public resort, as parklands or for similar purposes; or
- Improve land already set aside, zoned or reserved for public recreation or public resort, as parklands or for similar purposes.

2. PRINCIPLES AND PRACTICE IN APPLYING OPEN SPACE CONTRIBUTIONS

Planning Scheme Provisions

Clause 52.01 of all Planning Schemes in Victoria expressly recognises the power of councils to obtain open space contributions under the Subdivision Act, and provides a mechanism for councils to amend the provisions to suit local circumstances via a schedule to that clause.

The clause is shown in Figure 1 below.

Figure 1 - Clause 52.01 of the Banyule Planning Scheme

52.01
28/10/2013
VC102

PUBLIC OPEN SPACE CONTRIBUTION AND SUBDIVISION

A person who proposes to subdivide land must make a contribution to the council for public open space in an amount specified in the schedule to this clause (being a percentage of the land intended to be used for residential, industrial or commercial purposes, or a percentage of the site value of such land, or a combination of both). If no amount is specified, a contribution for public open space may still be required under section 18 of the Subdivision Act 1988.

52.01-1
28/10/2013
VC102

Exemption from public open space requirement specified in the scheme

A subdivision is exempt from a public open space requirement specified in this scheme if:

- It is one of the following classes of subdivision:
 - Class 1: The subdivision of a building used for residential purposes provided each lot contains part of the building. The building must have been constructed or used for residential purposes immediately before 30 October 1989 or a planning permit must have been issued for the building to be constructed or used for residential purposes immediately before that date.
 - Class 2: The subdivision of a commercial or industrial building provided each lot contains part of the building.
- It is for the purpose of excising land to be transferred to a public authority, council or a Minister for a utility installation.
- It subdivides land into two lots and the council considers it unlikely that each lot will be further subdivided.

52.01-2
28/10/2013
VC102

Exemption from public open space requirement under section 18(8)(a) of the Subdivision Act 1988

For the purposes of section 18(8)(a) of the Subdivision Act 1988, the following classes of subdivision are exempt from the public open space requirement:

- Class 1: The subdivision of a building used for residential purposes provided each lot contains part of the building. The building must have been constructed or used for residential purposes immediately before 30 October 1989 or a planning permit must have been issued for the building to be constructed or used for residential purposes immediately before that date.
- Class 2: The subdivision of a commercial or industrial building provided each lot contains part of the building.

Note:

Check section 18A of the Subdivision Act 1988 for other requirements that apply to a public open space requirement specified in the planning scheme.

Current Legal Basis in Banyule

The Banyule Planning Scheme does not currently have a schedule to vary the standard provisions of the Subdivision Act.

Consequently, Council can impose a condition of between 0% to 5% on subdivisions that are assessed as not exempt from the contribution. This can be applied to residential, commercial and industrial subdivisions and seek a particular method of contribution, such as land or cash or a combination of the two.

The open space levies that are collected must be set aside in a separate Open Space Levy account and used for open space improvement in the municipality.

2. PRINCIPLES AND PRACTICE IN APPLYING OPEN SPACE CONTRIBUTIONS

KEY PRINCIPLES

A significant body of case history has been compiled regarding the development of schedules to Clause 52.01 of planning schemes in Victoria. The main lessons of successful planning scheme amendments are as follows:

- Council must have a valid reason for seeking to obtain open space contributions; and
- The open space contribution or levy rate must be linked to an assessment of need for open space.

In relation to the first point, it is necessary to justify the reason for collecting contributions for open space. The Minister for Planning, and if required a Planning Panel, will typically want to see that the council has an open space plan or strategy or if focused on an area a structure plan or similar. Proposals that seek differentiated contribution rates for precincts of other areas within a municipality need to show the relationship between the differentiated rates and their different areas.

An open space strategy will typically need to identify open space works or 'projects' that the council intends to deliver over time. The principle is that if a council has no strategy or clearly stated desire to make new open space capital investments, then there is no need for the contribution to be paid by subdivision proponents.

Banyule City Council's open space strategy specifies in a strategic way open space needs and the specific projects that are required to meet strategic needs. As described later in this report, the open space strategy is based on an open space supply and demand assessment and reflects community expectations in terms of provision and standards of open space specific for Banyule. For this report, the need for open space is explained in the open space strategy.

If a rate is justified, then the second question is what is the appropriate rate for land uses, geographic areas and other subdivision circumstances?

This is based on an assessment of need for open space. The concept of need is generally understood to be a function of supply and demand for open space. Supply is generally the amount, type and quality of open space required for a community and demand relates to the number of anticipated users of open space, and the relationship of users to subdivision. A case must be made for the selection of a rate or rates and to which land uses and geographic areas these apply.

2. PRINCIPLES AND PRACTICE IN APPLYING OPEN SPACE CONTRIBUTIONS

METHODS TO PREPARE A SCHEDULE TO CLAUSE 52.01

Based on a review of Victorian Planning Schemes, a number of methods in schedule design can be observed. A summary of the schedules used in established core (18 inner most municipalities) of metropolitan Melbourne is shown in the following table and a brief summary of the philosophy of each method is defined below.

This review shows that 14 of the 18 selected councils currently use the schedule to clause 52.01.

The main reason for using the schedule is to provide more certainty regarding public open space contributions up-front.

The benefits of using a schedule for a council are:

- Avoid the need for case-by-case public open space needs assessment for each subdivision application;
- Eliminate the potential for appeals to VCAT on the basis of the levy rate selected;
- Provide operational transparency and consistency; and
- Increase budget forecasting accuracy with respect to public open space income.

From the perspective of developers, a pre-notified schedule will provide greater certainty regarding required contributions and this can be factored into feasibility assessments.

Councils that have not sought to implement a schedule (to this point in time) have relied on the default provisions and have sought to retain some flexibility (within the limits of the provisions) with respect to public open space contributions. It can be argued that a flexible approach (up to 5%) can enable a tailored outcome to be derived for some circumstances which cannot be foreseen or planned with accuracy up-front. The retention of this potential benefit for some cases would be at the expense of the benefits noted above.

2. PRINCIPLES AND PRACTICE IN APPLYING OPEN SPACE CONTRIBUTIONS

Figure 1 – Clause 52.01 of the Banyule Planning Scheme

Council	Schedule to Clause 51.01 of the Planning Scheme	Geographic Coverage	Land Uses	Contribution Rate Applied	Summary of Method	Date of Gazettal
Banyule (C)	No	-	-	-	-	-
Bayside (C)	Yes	Whole Municipality	All Land Uses	5% fixed for most areas and 5% or more for Strategic Redevelopment Sites	Fixed Rate Municipal Wide	26/06/2014
Boroondara (C)	No	-	-	-	-	-
Brimbank (C)	Yes	All of Municipality	All Land Uses	5% for Residential and Commercial and 2.5% for Industrial	Variable Fixed Rate Municipal Wide	11/12/2014
Darebin (C)	Yes	All of Municipality	All Land Uses	2% for 2 additional lots up to 5% for 5 additional lots or more	Sliding Scale Municipal Wide	19/01/2006
Glen Eira (C)	Yes	All of Municipality apart from one precinct which is excluded	All Land Uses	5.7% fixed	Fixed Rate Municipal Wide	12/03/2015
Hobsons Bay (C)	No	-	-	-	-	-
Manningham (C)	Yes	Precinct Only - Doncaster Hill	All Land Uses	5% fixed	Fixed Rate Single Precinct Specific	19/01/2006
Maribyrnong (C)	No	-	-	-	-	-
Maroondah (C)	Yes	All of Municipality	All Land Uses	5% for most of the municipality and 8% for one precinct	Variable Fixed Rate Municipal Wide	19/01/2006
Melbourne (C)	Yes	Precinct Only - Fishermans Bend	All Land Uses	8% fixed	Fixed Rate Single Precinct Specific	7/08/2014
Monash (C)	Yes	All of Municipality	All Land Uses	2% for Residential 3 lots up to 5% for Residential 6 lots or more and 5% fixed for Commercial and Industrial	Fixed Rate for Commercial and Industrial and Sliding Scale for Residential	19/01/2006

2. PRINCIPLES AND PRACTICE IN APPLYING OPEN SPACE CONTRIBUTIONS

Council	Schedule to Clause 51.01 of the Planning Scheme	Geographic Coverage	Land Uses	Contribution Rate Applied	Summary of Method	Date of Gazettal
Moonee Valley (C)	Yes	All of Municipality	All Land Uses	5% fixed rate but land contribution for subdivisions of 11 lots or more can be negotiated higher	Fixed Rate Municipal Wide and Fixed Rate Plus for Large Subdivisions	28/06/2012
Moreland (C)	Yes	All of Municipality	All Land Uses	2.5% for one suburb up to 6.8% for another suburb (12 suburbs and 12 rates)	Precinct Based Fixed Rate	10/10/2013
Port Phillip (C)	Yes	All of Municipality	All Land Uses	5% fixed for all areas apart from one precinct at 8% (Fishermans Bend)	Variable Fixed Rate Municipal Wide	7/08/2014
Stonnington (C)	Yes	All of Municipality	All Land Uses	5% fixed for eastern part of municipality, 8% fixed for western part of municipality and a site specific rate	Variable Fixed Rate Municipal Wide	2/07/2015
Whitehorse (C)	Yes	All of Municipality	All Land Uses	4% fixed rate and 4% or more for strategic sites	Fixed Rate Municipal Wide and Fixed Rate Plus for Strategic Sites	18/02/2010
Yarra (C)	Yes	All of Municipality	Residential Only	4.5% fixed rate	Fixed Rate Municipal Wide Residential Only	12/06/2008

Source: Planning Schemes Online (2015)

2. PRINCIPLES AND PRACTICE IN APPLYING OPEN SPACE CONTRIBUTIONS

IMPLICATIONS FOR BANYULE

The more recent schedules in the sample above generally adopt:

- Municipal coverage;
- All land use coverage;
- A fixed rate around the 5% mark for most areas of a municipality; and
- A higher rate (such as 8%) or capacity to strike a higher rate (on a case by case basis) for strategic sites.

Further details of methods applied are described as follows.

Flat Rate

The flat rate can be interpreted as a Subdivision Act benchmark based philosophy. This generally takes the following approach:

- The Subdivision Act's 'up to 5%' contribution rate is used as a benchmark and is considered to be a valid contribution sum, subject to location specific or project specific adjustment; and
- This approach is often related to an open space strategy and costs of an open space strategy in a general or direct way, with a common approach being that council will part fund the open space strategy from consolidated revenue with the levy funding part of the cost.

Flat Rate Plus

This approach is similar to the flat rate model but can identify an area and / or development type under which a higher rate could be considered, on a case-by-case basis, without specifying what the rate would be. This essentially leaves the door open for an assessment of a higher rate but does not guarantee it.

Sliding Scale

The sliding scale is essentially the same in philosophy as the flat rate approach in that it can be interpreted as a Subdivision Act benchmark based philosophy. This approach uses the Subdivision Act's 'up to 5%' contribution rate as a benchmark for a valid contribution sum. Again, this can be related to an open space strategy.

The main difference in this approach is that it seeks the maximum contribution from 'bigger' developments, with the assumption being that bigger developments have a greater capacity to pay contributions compared to 'smaller' developments. Smaller developments have a lower capacity to pay, it is assumed, and pay a lower rate.

Criteria Based

The criteria based approach does not specify a rate up-front but rather specifies a set of criteria under which rates would be derived for a subdivision, on a case-by-case basis. This approach may set criteria and conditions for areas, development types and other variables.

Precinct Based Fixed Rate

The precinct based levy approach differs from the flat rate in that it seeks to provide a stronger nexus between developments that pay open space contributions and areas that receive benefit from planned open space investment. The upshot is that areas with more open space need and benefit will pay a higher contribution, all other things being equal. The approach links planned investments in an area to the contribution requirement.

2. PRINCIPLES AND PRACTICE IN APPLYING OPEN SPACE CONTRIBUTIONS

PRE-SCHEDULE PRACTICE IN BANYULE

Banyule City Council adopted a fixed 5% open space contribution policy. This policy came into effect on 1 July 2014. Council previously utilised a sliding scale but deemed that an inequitable model for open space contributions.

The sliding scale model was as follows:

- 2 lots - Exempt
- 3 lots - 2%
- 4 lots - 3%
- 5 lots - 4%
- 6 lots or more - 5%

Before the current 5% policy was adopted, Council sought comment from the community, focusing on the land owner and developer sector. Council publicised its intention to increase the open space contribution and requested public comment in relation to the proposal by:

- Issuing covering letters for any subdivision permit issued from 21 May 2013;
- Notifications were posted at Banyule City Council's Planning Counter;
- Issuing a letter to owners associated with development permits (3 lots of more) within the 2 years prior to 30 April 2014;
- Giving notice of the proposal in the Banyule Banner; and
- Giving notice of the proposal on the Banyule City Council website.

A total of 24 submissions opposing and 1 submission in support were received. The key concerns raised were in relation to the strategic justification of 5%, discretion and administration of contributions, and transitional arrangements. The submissions are summarised in Appendix B.

The application of the 5% policy is ongoing. Council's website states that the 5% contribution rate is in operation. There have been no appeals at VCAT as a consequence of the 2014 resolution.

3. STRATEGIC BASIS

STATE PLANNING POLICY FRAMEWORK

The State Planning Policy Framework establishes the overarching vision and direction for land use and development in the state.

With respect to open space delivery in Victoria, relevant clauses are as follows.

- 11.03-1 Open space planning - To assist creation of a diverse and integrated network of public open space commensurate with the needs of the community.
- 11.03-2 Open space management - To provide for the long term management of public open space.
- 11.04-8 Open space network in Metropolitan Melbourne - To create a network of metropolitan open space by creating new parks.

Planning authorities should plan for open space networks to be used for recreation and conservation of natural and cultural environments. Planning and responsible authorities should ensure that open space networks:

- Are linked through the provision of walking and cycle trails and rights of way;
- Are integrated with open space contributions from abutting subdivisions; and
- Incorporate, where possible, links between major parks and activity areas, along waterways and natural drainage corridors, connecting places of natural and cultural interest, as well as maintaining public accessibility on public land immediately adjoining waterways and coasts.

PLAN MELBOURNE - OPEN SPACE DIRECTIONS

Plan Melbourne is the strategic plan for Melbourne. The strategy focuses on land use and development integrated with transport and other infrastructure. The strategy includes metropolitan-wide directions for open space.

Direction 4.5 of the strategy is “Make our city greener”. The following initiatives have been developed for this direction.

- Initiative 4.5.1 - Develop a new metropolitan open space strategy. The aim is to better co-ordinate the delivery and development of open space including identification of opportunities for new or enhanced open space in urban renewal precincts, along waterways, on surplus government-owned land and as part of precinct-wide redevelopment.
- Initiative 4.5.2 - Provide new neighbourhood parks and open space. The aim is to increase the quantity and quality of public open space and of leisure, recreation and sporting facilities in line with population growth.
- Initiative 4.5.3 - Extend the landscape and vegetation cover of metropolitan Melbourne.

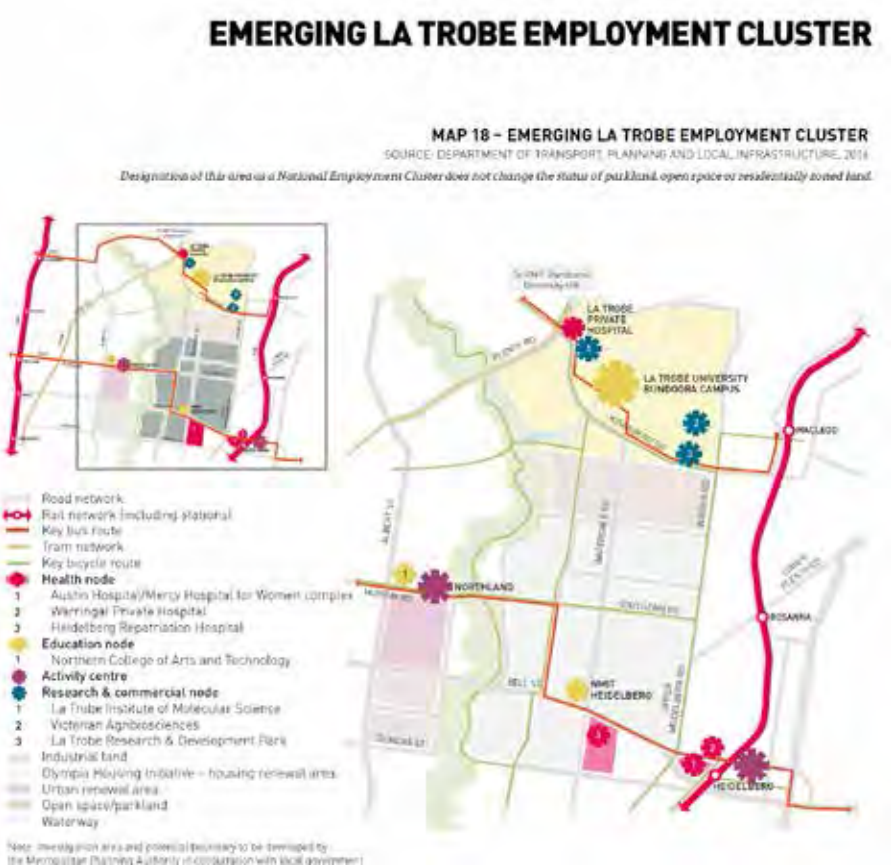
PLAN MELBOURNE - URBAN DEVELOPMENT DIRECTIONS

Plan Melbourne identifies areas of state significance and areas of local significance. The planning for areas identified as being of state significance will be led by the Metropolitan Planning Authority in partnership with local government. Areas of local significance will continue to be managed by local government.

Plan Melbourne identifies two areas of state significance in Banyule, these being the La Trobe Employment Cluster and Watsonia Train Station Urban Renewal Area. These two areas are identified as Strategic Development Areas and as such may be planned to accommodate significant change.

The following two figures show the general location of these two precincts.

Figure 2 - Nominal La Trobe Employment Cluster Area



Source: Source: Plan Melbourne (2014)

Figure 3 - Watsonia Train Station and Surrounds



Source: Google Earth (2014)

3. STRATEGIC BASIS

BANYULE MUNICIPAL STRATEGIC FRAMEWORK AND LOCAL PLANNING POLICY FRAMEWORK

Banyule's Municipal Strategic Statement (MSS) nominates the vision for the municipality and documents aims, actions and key strategic directions.

The vision nominates that Banyule will be regarded as a city offering a range of quality lifestyles in an urban setting enhanced by the natural environment.

An overarching Strategic Framework nominates the broad land use precincts of the municipality including large areas of landscape value and open space. The framework shows Banyule's Activity Centres, which generally sit within surrounding residential neighbourhoods.

Clause 21.05 of the MSS identifies the natural environment features of significance in the municipality. This focuses on flora, fauna & habitat, waterways and wetlands.

Clause 21.06 identifies the built environment features of significance in the municipality. The Residential Areas Framework Map within this clause nominates six classifications of residential area within the municipality and shows major transport networks. The classifications relate to the level of density and future development that is expected in the municipality and has been relied upon to inform housing development projections prepared by ID Consulting for Banyule City Council.

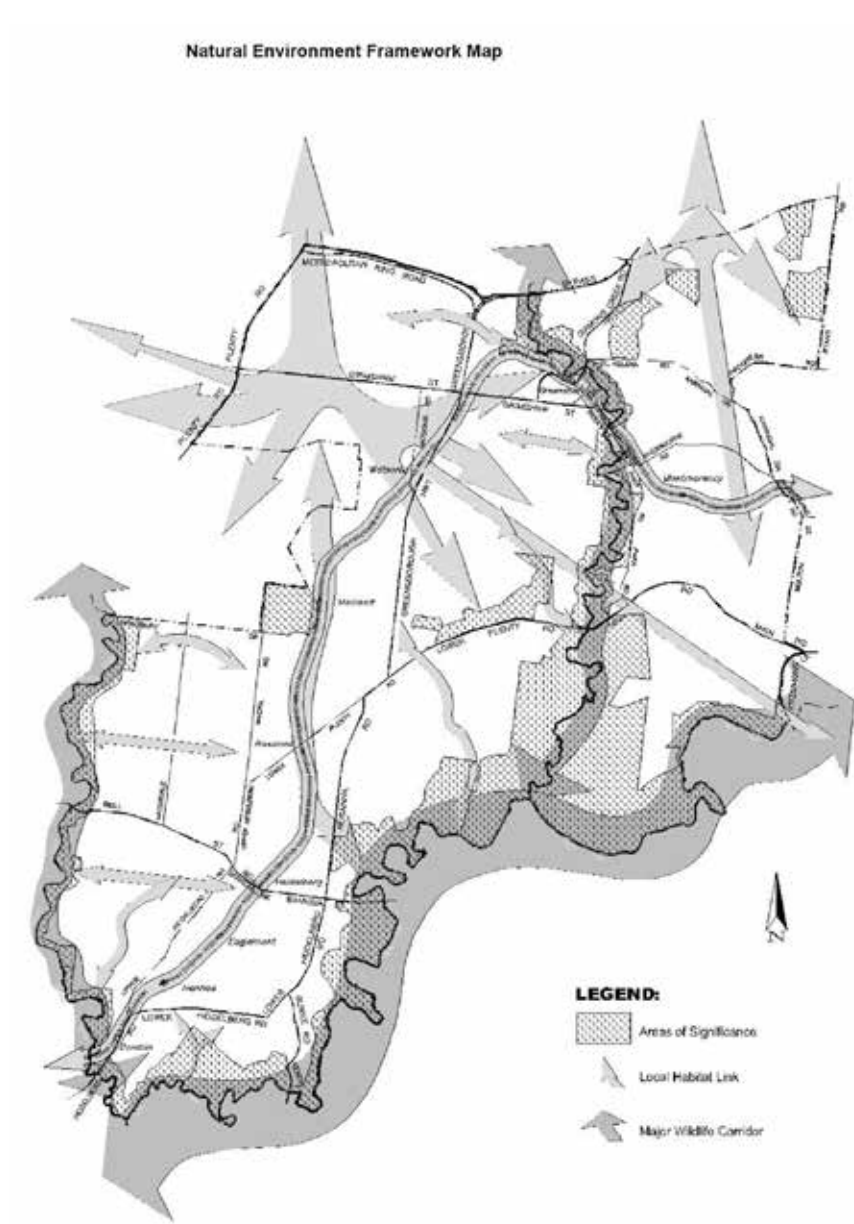
The following three figures show these plans.

Figure 4 - Banyule's Strategic Framework Plan



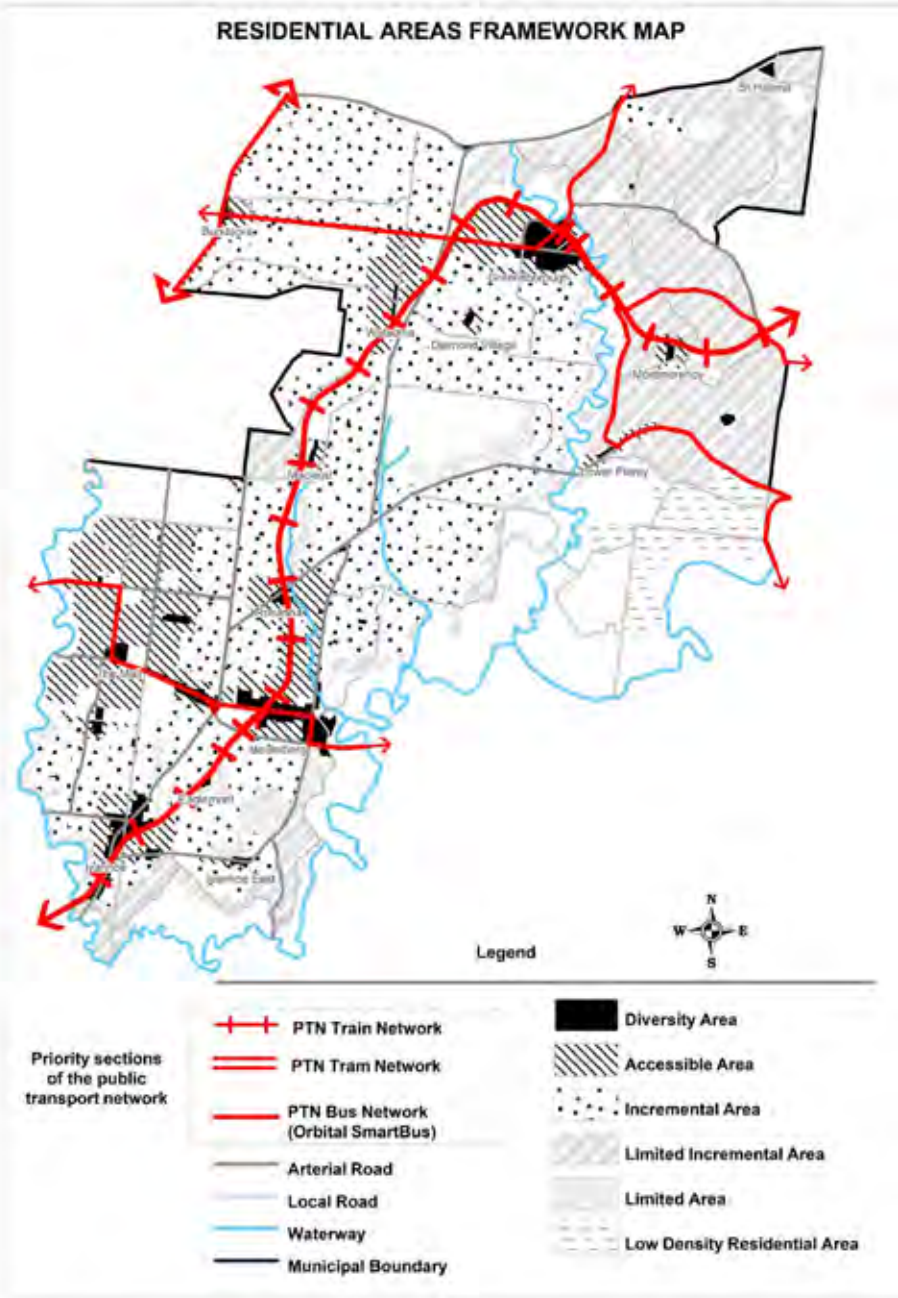
Source: Banyule MSS (2015)

Figure 5 - Banyule's Natural Environment Framework Map



Source: Banyule MSS (2015)

Figure 6 - Banyule's Residential Areas Framework Map



Note: This map shows the indicative location of the Residential Areas described in the Residential Areas Framework.

Source: Banyule MSS (2015)

3. STRATEGIC BASIS

BANYULE PUBLIC OPEN SPACE STRATEGY 2007-2012

Banyule has an adopted public open space strategy which provides a strategic framework to help guide Council's decision making for public open space.

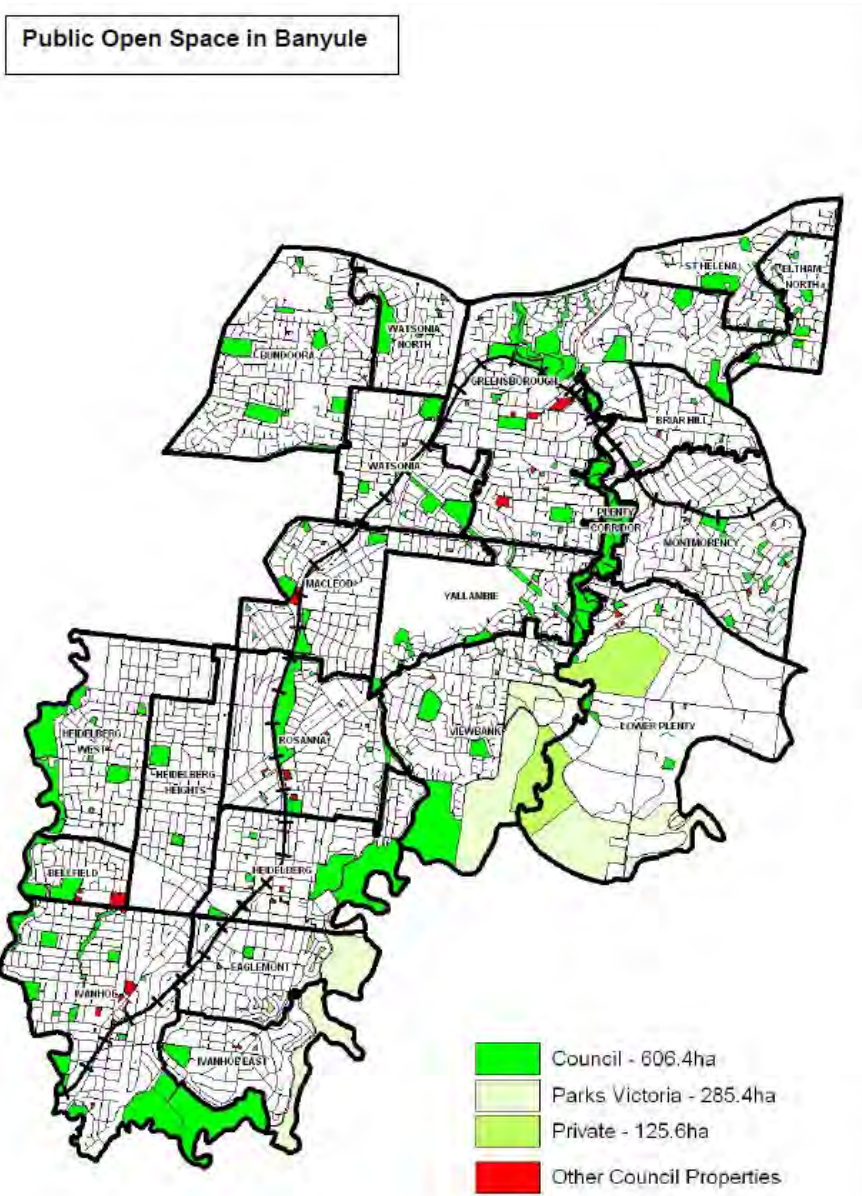
The strategy notes that the municipality has about 600 hectares of locally managed public open space and Parks Victoria manages a further 285 hectares of parklands in Banyule. This includes high quality parkland along the Yarra River and Plenty River corridors.

The strategy seeks to build on the environmental, health and well-being benefits of open space and respond to a range of issues, particularly to:

- Ensure that public open space evolves to meet the community's changing needs into the future;
- Provide an equitable distribution of public open space to maximise resources and the co-ordination of planning and management;
- Meet needs in areas planned to accommodate higher population densities and changing demographic profiles;
- Maintain a high standard of provision of public open space that currently exists in the city;
- Respond to environmental challenges in particular climate change and the need to find alternative ways to supply water to Council's parks and reserves;
- Deliver new infrastructure such as shared trails that is suitable for both recreational and commuter purposes; and
- Develop quality community facilities and infrastructure, from water recycling, dogs in parks, linear linkages to regional projects.

The strategy includes a precinct-by-precinct analysis of public open space.

Figure 7 - Public Open Space in Banyule



Source: Banyule Public Open Space Strategy 2007-2012

Overview of Directions

An update to the above public open space strategy has been undertaken by Council.

The vision for Public Open Space Strategy is: "To assist in guiding Council during a period of projected sustained population growth and change to ensure that all present and future residents of Banyule have easy access to high quality green public spaces and associated facilities."

The key guiding principle for the strategy is Community Health and Wellbeing. This is supported by the six pillars of: Quantity, Quality, Accessibility and Connection, Equitable Distribution, Diversity and Sustainability.

The strategy identifies a number of directions to provide more and improved public open space to meet changing community needs:

- Street and/or Intersection Closures;
- Use of Road Reserves;
- Supplementing Existing Open Space with Strategic Land Acquisition;
- Strategic Land Sale/Land Acquisition Packages;
- Public Private Arrangements;
- Shared Use Agreements;
- Access/Use Agreements;
- Infrastructure to Overcome Barriers to Access;
- Joint Projects with Neighbouring Council's and Institutions; and
- Strategic Playspace Planning.

The strategy identifies a list of specific public open space projects for delivery over the planning period. The projects are itemised for the city's seven open space planning precincts.

Potential Projects

The public open space strategy planning process has identified approximately 400 separate investments that are assessed as needed by Council officers.

It is intended that projects will be periodically submitted for capital works budget planning and approval. Banyule Council uses a four-year budget plan. The public open space project list includes projects for a nominal 15 year period. The projects are subject to review and confirmation and may be refined over time.

The estimated cost of the projects is approximately \$41.8m, as summarised by asset class in the table Table 2.

3. STRATEGIC BASIS

Table 2 - Summary of Public Open Space Works List by Asset Class

Asset Class	Total Cost as at 2016
Park Furniture	\$287,000
Shelters & Shade Sails	\$297,000
Pavilions & Multi-Purpose Buildings	\$16,100,000
Playgrounds	\$3,595,000
Landscaping	\$250,000
Tree Planting	\$150,000
Paths & Access	\$1,168,000
Shared Trails	\$3,889,000
Irrigation	\$730,000
Drinking Fountains	\$122,000
Drainage	\$400,000
Turf	\$650,000
Synthetic Surfaces	\$1,400,000
Pedestrian Bridges	\$4,995,000
Public Toilets	\$800,000
Lighting	\$200,000
Land Acquisition	\$3,500,000
Fencing	\$200,000
Community Gardens	\$200,000
Fence Off-Lead Dog Areas	\$100,000
Outdoor Gyms	\$280,000
Cricket Pitches & Nets	\$210,000
Half Court Basketball Courts	\$150,000
Barbeques	\$110,000
Park Masterplans	\$300,000
Signage	\$50,000
Environmental Recreation	\$150,000
Revegetation	\$100,000
Reserve Car Parks	\$880,000
General Park Upgrades	\$530,000
Total	\$41,793,000

Source: Banyule City Council 2016

The table below shows the breakdown of the costings by open space planning precinct. The figure after the table shows the precinct areas.

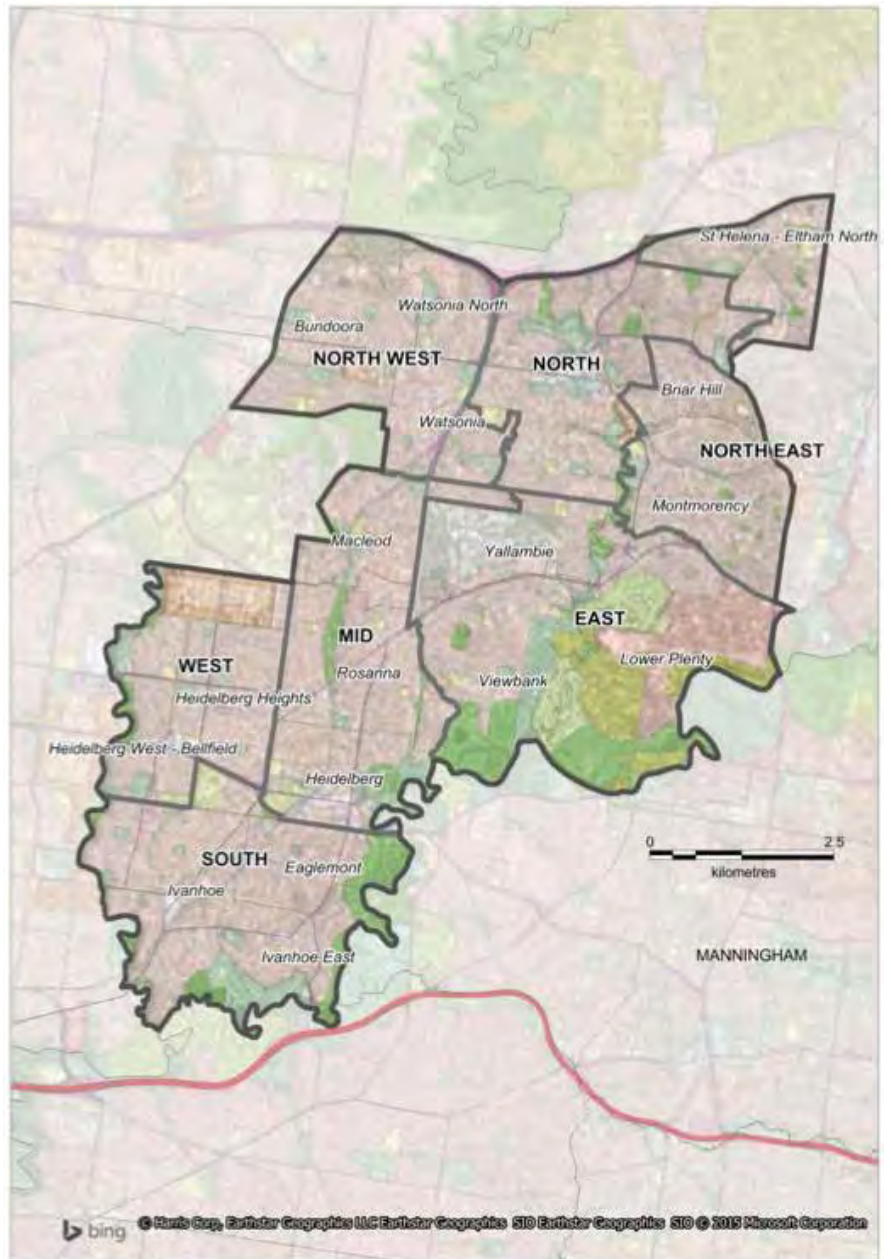
Table 3 - Summary of Public Open Space Works List by Precinct

Area	Total Cost as at 2016
West Precinct	\$10,128,000
Mid Precinct	\$4,117,001
South Precinct	\$4,645,500
East Precinct	\$6,954,500
North East Precinct	\$1,478,000
North Precinct	\$7,731,500
North West Precinct	\$6,738,500
Total Works List	\$41,793,001

Source: Banyule City Council 2016

A detailed list of projects is shown in the table following the map of open space planning precincts.

Figure 8 - Open Space Planning Precincts



A more detailed list of the approximate 400 specific projects is held by Banyule City Council.

4. DEMAND CONTEXT

RESIDENT POPULATION CONTEXT

Population projections estimate that Banyule's population will increase from about 128,200 in 2016 to around 144,200 in 2031.

The projections were prepared for Banyule by ID Consulting for small areas and have been amalgamated into the seven open space planning precincts in the table below.

Table 4 - Population Trends and Projections, Banyule

Population	2010	2011	2016	2021	2026	2031	2016-31 Change	2016-31 % Change	2016-31 %pa Change
East	15,046	15,057	15,122	15,189	15,307	15,518	406	2.7%	0.2%
Mid	21,227	21,571	23,375	26,049	27,618	29,130	5,755	24.6%	1.5%
North	15,823	15,918	16,404	17,015	17,926	18,502	2,098	12.8%	0.8%
North East	17,489	17,563	17,938	18,153	18,018	17,912	-26	-0.1%	0.0%
North West	19,064	19,201	19,902	20,152	20,373	20,666	764	3.8%	0.3%
South	20,205	20,386	21,314	24,191	25,211	25,654	4,340	20.4%	1.2%
West	13,117	13,285	14,156	15,376	16,197	16,849	2,693	19.0%	1.2%
Total	121,971	122,981	128,201	136,125	140,650	144,231	16,030	12.5%	0.8%

Source: Derived from ID Consulting: Forecast ID December 2015

This data shows that the size of local resident market for open space is growing and, as noted in Council's Open Space Strategy, the profile of the population is changing in composition.

WORKFORCE CONTEXT

In addition to the changing local resident population, the market for open space also includes workers in Banyule's retail, office, industrial and community service sectors.

As at 2014, Banyule has about 10,037 businesses and 46,689 jobs².

Based on the latest available data³, about 38% of local workers are also local residents. Applied to the figure above, this means that about:

- 17,800 workers in Banyule are also local residents; and
- 28,900 workers in Banyule live outside the municipality.

This external resident local worker population forms part of the Banyule market for open space. The estimated 28,900 is also expected to increase to 2031. Assuming jobs growth matches the rate of population growth, the external resident local worker population could grow to about 29,400 in 2016 and 32,800 by 2031.

2. NIEIR 2014 within Economic ID Online (December 2015)

3. 2011 Census of Population and Housing - Journey to Work within Economy ID Online (December 2015)

4. DEMAND CONTEXT

VISITORS TO BANYULE

In addition to residents and local workers, the market for open space also includes visitors to the municipality. However, the primary purpose of local open space planning and provision is to service the needs of the local residents and workers.

DEVELOPMENT AND ESTIMATED FUTURE LOTS

Population growth and local employment is associated with property development activity and reuse of existing dwellings and business premises. New property development is expected to occur across the City, focusing in and around activity centres and the La Trobe Employment Cluster. Future development will generate new lots. Some of these will also be ground level lots and strata lots.

An estimate of potential future lots has been made for the seven open space planning precincts in Banyule, as shown in the table below. The estimate indicates that the number of lots in the municipality is projected to increase from about 55,100 lots in 2016 to about 69,800 lots in 2031.

These estimates are derived from analysis of the following data sources.

- Lots created in the period 2010 to 2014 as provided by Council data.
- Residential, commercial and industrial development trends in the period 2010 and 2014, derived from Council rates data and GIS information. This data was aggregated into the seven open space planning precincts.
- Extrapolation of lots into the future to 2031 based on ID Consulting small area dwelling projections (amalgamated into the seven open space planning precinct) and using the trends observed in the above data.

This analysis provides an 'order of magnitude' guide for number of lots in Banyule over time.

4. DEMAND CONTEXT

Total Lots	2010	2011	2016	2021	2026	2031	2016-31 Change	2016-31 % Change	2016-31 %pa Change
East	5,554	5,587	5,755	5,936	6,141	6,393	638	11.1%	0.7%
Mid	9,187	9,402	10,531	12,093	13,301	14,540	4,009	38.1%	2.2%
North	6,605	6,689	7,116	7,611	8,283	8,849	1,733	24.4%	1.5%
North East	6,599	6,697	7,222	7,727	8,126	8,565	1,343	18.6%	1.1%
North West	7,617	7,675	7,968	8,090	8,206	8,357	390	4.9%	0.3%
South	8,401	8,520	9,131	10,554	11,278	11,780	2,649	29.0%	1.7%
West	6,222	6,406	7,397	8,679	9,948	11,289	3,892	52.6%	2.9%
Total	50,185	50,976	55,120	60,689	65,284	69,774	14,654	26.6%	1.6%
Residential Lots	2010	2011	2016	2021	2026	2031	2016-31 Change	2016-31 % Change	2016-31 %pa Change
East	5,461	5,495	5,668	5,854	6,063	6,317	649	11.5%	0.7%
Mid	8,651	8,844	9,878	11,346	12,399	13,479	3,601	36.5%	2.1%
North	6,073	6,146	6,525	6,973	7,569	8,048	1,523	23.3%	1.4%
North East	6,380	6,479	7,000	7,493	7,867	8,273	1,273	18.2%	1.1%
North West	7,283	7,334	7,597	7,688	7,767	7,873	276	3.6%	0.2%
South	7,916	8,020	8,560	9,919	10,554	10,964	2,403	28.1%	1.7%
West	5,383	5,542	6,409	7,556	8,638	9,753	3,344	52.2%	2.8%
Total	47,147	47,861	51,638	56,830	60,857	64,708	13,070	25.3%	1.5%
Commercial Lots	2010	2011	2016	2021	2026	2031	2016-31 Change	2016-31 % Change	2016-31 %pa Change
East	92	91	85	79	75	72	-13	-14.8%	-1.1%
Mid	524	546	639	732	885	1,043	404	63.2%	3.3%
North	448	460	511	561	642	731	220	43.1%	2.4%
North East	186	190	207	222	249	284	77	37.1%	2.1%
North West	206	211	235	260	290	327	93	39.4%	2.2%
South	482	496	558	620	708	798	240	42.9%	2.4%
West	230	236	252	261	300	354	102	40.7%	2.3%
Total	2,168	2,230	2,487	2,736	3,150	3,611	1,123	45.2%	2.5%
Industrial Lots	2010	2011	2016	2021	2026	2031	2016-31 Change	2016-31 % Change	2016-31 %pa Change
East	1	1	2	2	3	3	1	34.7%	2.0%
Mid	12	12	14	15	17	18	5	35.0%	2.0%
North	84	83	80	76	73	69	-10	-12.7%	-0.9%
North East	33	28	15	12	10	8	-7	-44.4%	-3.8%
North West	128	129	136	142	149	157	21	15.5%	1.0%
South	3	4	12	14	16	18	6	46.4%	2.6%
West	609	629	736	862	1,009	1,182	446	60.6%	3.2%
Total	870	886	994	1,124	1,276	1,455	461	46.4%	2.6%

4. DEMAND CONTEXT

LEVIABLE LOTS

Some lots will be exempt from the open space levy. The exemption applies to two-lot subdivisions that are unlikely to be further subdivided and lots that have made an open space levy contribution previously.

A review of subdivision data from 2010 to 2014 was done to estimate the 'exemption factor' that typically applies to lots in Banyule.

The data shows that about 60% of subdivision projects are exempt from the levy. However, in terms of lots created, about 40% are exempt and 60% are leviable.

In broad terms, of the (approximate) 14,700 additional lots that are expected to be created in Banyule between 2016 and 2031, it is estimated that 8,800 may be within leviable subdivision projects.

5. OPEN SPACE CONTRIBUTIONS

PAST EXPERIENCE

The following table provides an overview of past open space levy experience in Banyule in the period 2010 to 2014. The data is indicative and includes counts of subdivisions where no contribution was made.

The sliding scale model was used by Council up to 30 June 2014, after which time the flat rate 5% model has been used.

The data shows that the number of development projects has increased consistently over time to reach 192 in 2014. The number of lots created from the projects is more uneven in pattern due to some large projects occurring in some years but reached 616 in 2014.

During the period shown Council collected around \$1.03m on average per year. The average contribution paid was around \$16,600.

Table 6 - Open Space Levy Experience in Banyule, 2010-2014

Total Subdivisions	2010	2011	2012	2013	2014	Average
Number						
2 Lot	73	72	106	101	114	93.2
3 Lot	17	41	25	41	41	33
4 Lot	14	12	10	16	17	13.8
5 Lot	3	3	2	4	4	3.2
6+ Lot	8	16	10	12	16	12.4
Number of Projects	115	144	153	174	192	156
Lots Created	464	472	423	532	616	501
Contribution						
2 Lot	\$0	\$0	\$0	\$0	\$0	\$0
3 Lot	\$169,500	\$373,620	\$196,200	\$450,035	\$286,320	\$295,135
4 Lot	\$206,450	\$198,500	\$233,350	\$325,980	\$221,700	\$237,196
5 Lot	\$77,000	\$72,000	\$36,400	\$46,600	\$56,400	\$57,680
6+ Lot	\$601,500	\$526,625	\$433,750	\$429,500	\$474,200	\$493,115
Total Contribution	\$804,450	\$1,170,745	\$899,700	\$1,252,115	\$1,038,620	\$1,033,126
Average Contribution						
2 Lot	\$0	\$0	\$0	\$0	\$0	\$0
3 Lot	\$9,971	\$9,113	\$7,848	\$10,976	\$6,983	\$8,978
4 Lot	\$14,746	\$16,542	\$23,335	\$20,374	\$13,041	\$17,608
5 Lot	\$25,667	\$24,000	\$18,200	\$11,650	\$14,100	\$18,723
6+ Lot	\$75,188	\$32,914	\$43,375	\$35,792	\$29,638	\$43,381
Average Contribution (3 Lot or More)	\$19,154	\$16,260	\$19,143	\$17,152	\$13,316	\$16,557

Source: Banyule City Council

In terms of the breakdown by land use, the overwhelming number of projects are residential. The value of contribution received is also mostly residential with some commercial. No industrial contributions were taken by Council during the data period.

Table 7 - Open Space Levy Experience in Banyule, Land Use Breakdown, 2010-2014

	Residential	Commercial	Industrial
Projects	763	9	6
	98.1%	1.2%	0.8%
Contribution	\$4,976,630	\$439,000	\$0
	91.9%	8.1%	0.0%

5. OPEN SPACE CONTRIBUTIONS

SCENARIO TESTING

The table below shows actual contributions collected compared to an estimate of potential contributions had Council applied a flat rate 5% policy over the full period of 2010 to 2014.

In aggregate, Council would have collected around \$3.03m in additional open space levy funds had the flat rate policy been applied over the five year period, at an average of \$1.64m per year.

Table 8 - Comparing Levy Policy Options

	2010	2011	2012	2013	2014	Total	Average
Actual Contribution	\$804,450	\$1,170,745	\$899,700	\$1,252,115	\$1,038,620	\$5,165,630	\$1,033,126
Estimate if Flat Rate 5% Was Used	\$1,465,583	\$1,881,508	\$1,358,667	\$2,156,138	\$1,331,563	\$8,193,459	\$1,638,692
Difference	\$661,133	\$710,763	\$458,967	\$904,023	\$292,943	\$3,027,829	\$605,566

The estimated average contribution of subdivisions by size was also estimated by scaling the contribution to 5% for the 2010-2014 period - see table below.

Overall, the average contribution increases from around \$16,600 to around \$21,400. By definition, the increase is concentrated to smaller subdivisions.

Table 9 - Estimated Impact on Average Levy if a 5% Flat Rate Was Applied During 2010-2014

Average Contribution	Actual Contribution	Estimate if Flat Rate 5% Was Used	Difference	
2 Lot	\$0	\$0	\$0	-
3 Lot	\$8,978	\$22,446	\$13,467	150.0%
4 Lot	\$17,608	\$29,346	\$11,738	66.7%
5 Lot	\$18,723	\$23,404	\$4,681	25.0%
6+ Lot	\$43,381	\$43,381	\$0	0.0%
Average Contribution (3 Lot or More)	\$16,557	\$21,339	\$4,783	28.9%

5. OPEN SPACE CONTRIBUTIONS

FUTURE ESTIMATES

The table below shows several open space levy contribution scenarios in relation to the open space works list. The nominal timeframe is 15 years.

The scenarios provide a guide to the potential sum of open space levy income that may be paid from across the municipality over a 15-year outlook period. The purpose of the scenario testing is to determine whether a nominated levy scenario is reasonable or otherwise when benchmarked to the anticipated cost of projects that have been identified as being needed by the public open space planning process.

The scenarios provide a guide to possible future outcome, given that it is not possible to predict with certainty future lot development and open space levy income.

The scenarios that have been selected for this purpose are as follows:

- Scenario 1 uses the actual income received in 2014 and multiplies that sum by 15 (years) to derive an open space levy income estimate over the outlook period. This income estimate is based on the sliding scale model used for part of the year and a flat rate 5% used for part of the year.
- Scenario 2 shows the estimated income that would have been derived in 2014 had a flat rate 5% levy been used for the full year.
- Scenario 3 uses the average annual income estimate of the past five data years if a 5% flat rate policy had been used.
- Scenario 4 uses the projection of lots shown in the previous section of this report (with exemption factor) to estimate the average annual income that may be generated over the next 15 years.

The scenarios provide an order of magnitude guide to potential open space levy income. The results provide a range is \$15.6m to \$26.7m of open space levy income over the next 15 years.

These estimates represent between 37% and 64% of the nominated open space work list over the same nominal timeframe.

This analysis indicates that a 5% levy model is reasonable when benchmarked to the proposed works that have been identified in the public open space planning process. A 5% model would result in lot development contributing a share of the overall cost of works with Council also contributing funds from other sources such as from rates and grants.

Should Council seek 100% cost recovery from the open space levy from future subdivisions, the average rate would need to be set somewhere between approximately 7.8% and 13.4%, depending on the scenario considered most reliable.

These scenarios illustrate that a 5% flat rate is a reasonable step to confirming ongoing collection of contributions.

Table 10 - Future Contribution Scenarios

Future Contribution Scenarios	Average Annual Sum	Years	Total (2015\$)	Share of Works List	Contribution Rate Required for Full Cost Recovery
Scenario 1 - 2014 Income	\$1,038,620	15	\$15,579,300	37.3%	13.4%
Scenario 2 - 2014 Flat Rate 5% Income Estimate	\$1,331,563	15	\$19,973,445	47.8%	10.5%
Scenario 3 - Average Over 2010-2014 if Using a Flat Rate 5%	\$1,638,692	15	\$24,580,377	58.8%	8.5%
Scenario 4 - Estimated Based on Projected Lots to 2031	\$1,778,055	15	\$26,670,818	63.8%	7.8%
Works List			\$41,793,001		

Note: Figures are not inflated over time. Actual contribution values would change in line with change in land values. Similarly, the cost of the works list would change in line with inflation for construction items and change in land value for land acquisition.

6. DISCUSSION ON OPTIONS

GEOGRAPHIC COVERAGE AND VARIATION

The application of the open space levy across the whole municipality is equitable. No information is available to support that some areas be exempt from the levy (beyond the standard Victorian Planning Provision and Subdivision Act exemptions).

Applying a variable open space levy rate across different parts of the municipality is an option. This could be derived based on the number of lots, cost of works by area and typical site values by open space planning precinct.

The planned open space works do not however serve only their planning area but rather broader communities of interest in Banyule. In general terms, the municipality can be interpreted as having a northern sector and southern sector. The northern sector can be defined to include the East, North, North East and North West Precincts - nominally centred around Greensborough. The southern sector can be defined as the West, Mid and South Precincts - nominally centred around Heidelberg and Ivanhoe.

The cost of works apportioned to the sectors is approximately \$22.9m in the north and \$18.9m in the south. For the purposes of the levy this is more or less an even distribution of open space need and works. On that basis a flat rate across the municipality is reasonable.

CONTRIBUTION RATE

The schedule to Clause 52.01 enables a Planning Scheme to nominate a rate that is (or rates that are) justified. This can exceed 5% if justified.

As shown in the analysis above, based on the need identified in Council's Open Space Strategy and work list, a rate significantly above 5% could be sought if a full cost recovery policy is adopted.

However, a typical approach adopted by some councils is to seek contributions to part fund works, with a share being obtained through non-contribution sources, such as consolidated revenue and grant funding. The current policy setting of 5% would achieve that outcome in relation to Council's planned works list.

The nature of future development and open space need in the La Trobe Employment Cluster is unknown at this time (beyond the need and works shown in this report). That area may justify a different rate if a significant works list is defined for that area.

SLIDING SCALE MODEL

Several submitters during Council's 2014 open space levy policy consultation process called for the sliding scale to be retained based on affordability and capacity to pay.

A fundamental issue with the sliding scale is that it does not link the contribution to demand or need for open space. For example:

- Developer 1 could undertake 10 dual occupancy projects and generate 10 additional dwellings - and pay no open space levy contribution; whereas
- Developer 2 could undertake one 11 lot project generating a net gain of 10 dwellings. That developer would pay 5% of site value.

The lack of a link between open space demand and need inherent in the sliding scale has seen its application diminish over time. Most recent open space levy schedules in Planning Schemes have not pursued a sliding scale model (as shown in Table 1 of this report).

Two cases of a sliding scale model are noted for the 18 established area municipalities reviewed for this report, both of which included a schedule within their planning scheme in 2006, being the first phase of schedule development since the introduction of the Victorian Planning Provisions.

As noted earlier in this report, more recent schedules have been designed to give effect to a strategy or plan of some sort and generally adopt a fixed rate around the 5% mark for most areas of a municipality.

6. DISCUSSION ON OPTIONS

AFFORDABILITY

It is acknowledged that a rate of 5% is a material cost item in a development project, particularly for smaller developers. However, the underlying value of sites more or less reflects their development potential within a market context. Larger development sites will generally have higher site value and therefore pay more in cash terms if using a set percentage rate.

Furthermore, the cost item of the levy, if it is pre-notified such as in a schedule to the Planning Scheme, will enable a developer to factor the cost into a feasibility study and pay an appropriate market value for site acquisition.

TRANSITIONAL ARRANGEMENTS

Using a transitional arrangement is appropriate when implementing or increasing a levy in a material way to ensure cost increases can be factored into land calculations.

Transitional arrangements have been in place since Banyule City Council introduced a policy of 5% on 1 July, 2014. This resolution was an appropriate catalyst for starting transition to a new business practice - in this case seeking a 5% flat rate contribution through the Subdivision Act for subdivision of 3 or more lots. The transitional arrangements have been effectively communicated to land owners and developers since 2014 (including the consultation actions used for the review of Banyule's subdivision guidelines and in preparing a new Public Open Space Strategy). The Banyule website also clearly flags to applicants its intention to seek 5%.

Having transitional arrangements in place since mid-2014 is comparable (and in many cases, greater than) transition periods by other councils for similar amendments. For example, in the 2015 Planning Panel Report for Amendment C186 to the Stonnington Planning Scheme the Panel was satisfied that the actions and time period between exhibition and gazettal was enough to advise of the proposed changes. It found that no further transitional arrangements were required.

Since effective and reasonable transitioning in Banyule has occurred since mid-2014 there is no need for an extended period of transition if Council elected to incorporate a schedule in the Banyule Planning Scheme at a similar rate. The appropriate milestone to finish the transitional arrangements to 5% is when the proposed amendment is gazetted.

LAND USE APPLICATION

Council currently applies the open space levy to residential and commercial subdivisions. It is considered appropriate to continue that approach in a schedule.

Industrial activity is projected to become denser over time and may merge (or be developed with) with commercial and other mixed use development over time. These trends will generate a need for open space. The application of the levy to industry is considered reasonable.

EXPERIENCE ELSEWHERE

As noted Section 2 of this report, experience in other inner and middle suburb metropolitan councils suggests that the more recent schedules adopt:

- Municipal coverage;
- All land use coverage;
- A fixed rate around the 5% mark for most areas or a municipality; and potentially higher rate or capacity to strike a higher rate for strategic sites.

7. RECOMMENDATIONS

OPEN SPACE CONTRIBUTIONS

It is recommended that:

- All subdivisions - residential, commercial and industrial – are liable for the open space levy unless exempt by the Victorian Planning Provisions.
- The applicable percentage levy to be applied to the site value of a lot proposed for subdivision is 5%, applicable across all parts of the municipality.
- The open space contribution is to be made as a cash payment prior to the issue of a statement of compliance.
- Council could, at its discretion, accept a land and / or works in lieu of cash contribution to meet the requirements of the levy. A non-cash contribution should be assessed on the basis of satisfying a stated open space project in this funding plan or as otherwise described in the Banyule Open Space Strategy.
- Ongoing monitoring and review of development patterns and open space demand and need should be undertaken on a regular basis, such as every three to five years. This includes consideration of needs in the La Trobe Employment Cluster and other areas that may change in a substantive way. Where appropriate, consideration should be given to an alternative open space contributions model in the future, such as variable rate model if it can be justified.

IMPLEMENTATION

The recommended implementation steps are as follows:

- That this report be read in conjunction with the Banyule Open Space Strategy (2016) and its related project list.
- Incorporate a schedule to Clause 52.01 of the Planning Scheme to give effect to the recommendations of this report.
- Continue to administer funds collected through the levy via use of a specific interest-bearing reserve account in accordance with the provisions of the Local Government Act 1989. All monies held in that account should be used solely for the provision of the open space projects itemised in this funding plan or as otherwise described in the Banyule Open Space Strategy.
- Monitor and if required update the Open Space Strategy and works list over time. If required, update the schedule to Clause 52.01 if Council's open space needs and funding tasks materially change.

APPENDIX A: SUBDIVISION ACT SECTIONS 18-20

SUBDIVISION ACT 1988 – SECT 18

Council may require public open space

S. 18(1AA) inserted by No. 3/2013 s. 87(1).

(1AA) This section applies if a requirement for public open space is not specified in the planning scheme.

S. 18(1) amended by Nos 47/1989 s. 14(1)(a), 48/1991 s. 14(1)(a)(b), 57/1993 s. 9(1), 3/2013 s. 87(2).

(1) A Council acting as a responsible authority or a referral authority under the Planning and Environment Act 1987 may require the applicant who proposes to create any additional separately disposable parcel of land by a plan of subdivision to—

S. 18(1)(a) substituted by No. 34/1994 s. 3(1).

(a) set aside on the plan, for public open space, in a location satisfactory to the Council, a percentage of all of the land in the subdivision intended to be used for residential, industrial or commercial purposes, being a percentage set by the Council not exceeding 5 per cent; or

S. 18(1)(b) amended by No. 48/1991 s. 14(1)(c), substituted by No. 34/1994 s. 3(1).

(b) pay or agree to pay to the Council a percentage of the site value of all of the land in the subdivision intended to be used for residential, industrial or commercial purposes, being a percentage set by the Council not exceeding 5 per cent; or

S. 18(1)(c) substituted by No. 47/1989 s. 14(1)(b), amended by No. 34/1994 s. 3(2).

(c) do a combination of (a) and (b) so that the total of the percentages required under (a) and (b) does not exceed 5 per cent of the site value of all the land in the subdivision.

S. 18(1A) inserted by No. 48/1991 s. 14(2).

(1A) The Council may only make a public open space requirement if it considers that, as a result of the subdivision, there will be a need for more open space, having regard to—

- (a) the existing and proposed use or development of the land;
- (b) any likelihood that existing open space will be more intensively used after than before the subdivision;
- (c) any existing or likely population density in the area of the subdivision and the effect of the subdivision on this;
- (d) whether there are existing places of public resort or recreation in the neighbourhood of the subdivision, and the adequacy of these;
- (e) how much of the land in the subdivision is likely to be used for places of resort and recreation for lot owners;
- (f) any policies of the Council concerning the provision of places of public resort and recreation.

S. 18(1B) inserted by No. 57/1993 s. 9(2).

(1B) If a Council requires an applicant to pay or agree to pay an amount under subsection (1)—

- (a) the amount must be paid before the Council issues its statement of compliance; and
- (b) subject to paragraph (a), the time for payment of the amount is at the applicant's discretion; and
- (c) despite paragraph (a), the whole or any part of the amount may be paid after the Council issues its statement of compliance if the applicant and the Council so agree under section 21(1)(b)(ii).

S. 18(2) substituted by No. 47/1989 s. 8(1)(a), amended by No. 34/1994 s. 3(3).

(2) In the case of a staged subdivision using the procedure under section 37 —

S. 18(2)(a) amended by No. 48/1991 s. 14(3).

- (a) if an open space requirement is to be made, it must be made for the master plan, but may be expressed to apply to any particular stage or stages; and
- (b) if the requirement applies to the second or a subsequent stage, the location of the open space need not be defined except on the plan for that stage; and
- (c) if the requirement applies to the second or a subsequent stage and is a requirement to pay money, the total amount to be paid may be apportioned between particular stages, and the proportion need not be specified except for the plans of the appropriate stages.

(3) Land intended to be used for residential, industrial or commercial purposes includes land set aside on the plan of subdivision for roads or other reserves incidental or ancillary to the use of the land for residential, industrial or commercial purposes.

(4) The applicant may agree with the Council to set aside or pay a percentage other than the set percentage.

S. 18(5) amended by No. 48/1991 s. 14(4).

(5) A public open space requirement may be made only once in respect of any of the land to be subdivided whether the requirement was made before or after the commencement of this section, unless subsection (6) applies.

(6) A further open space requirement may only be made when a building is subdivided and a public open space requirement was not made under section 569H of the Local Government Act 1958 or section 21A of the Building Control Act 1981 when the building was constructed.

(7) If any amount is paid to the Council under this section and the Council is satisfied that it is no longer intended to subdivide the land to create any additional lot, the Council may refund the amount paid to it.

(8) A public open space requirement is not required if—

- (a) the subdivision is of a class of subdivision that is exempted from the public open space requirement by the planning scheme; or
- (b) the subdivision is for the purpose of excising land to be transferred to a public authority, Council or a Minister for a utility installation; or

S. 18(8)(c) amended by No. 48/1991 s. 14(5).

- (c) the subdivision subdivides land into two lots and the Council considers it unlikely that each lot will be further subdivided.

S. 18A inserted by No. 3/2013 s. 88.

SUBDIVISION ACT 1988 - SECT 18A

Requirement for public open space in planning scheme

- (1) This section applies to a requirement for public open space that is specified in a planning scheme.
- (2) If a person is required to pay or agrees to pay an amount in respect of an open space requirement—
 - (a) the amount must be paid to the Council before the Council issues its statement of compliance; and
 - (b) subject to paragraph (a), the time for payment of the amount is at the person's discretion; and
 - (c) despite paragraph (a), the whole or any part of the amount may be paid after the Council issues its statement of compliance if the person and the Council so agree under section 21(1)(b)(ii).
- (3) In the case of a staged subdivision using the procedure under section 37 —
 - (a) the open space requirement must be made for the master plan, but may be expressed to apply to any particular stage or stages; and
 - (b) if the requirement applies to the second or a subsequent stage, the location of the open space need not be defined except on the plan for that stage; and
 - (c) if the requirement applies to the second or a subsequent stage and the requirement is to be met by a monetary payment, the total amount to be paid may be apportioned between particular stages, and the proportion need not be specified except for the plans of the appropriate stages.
- (4) A public open space requirement may be made only once in respect of any of the land to be subdivided whether the requirement was made before or after the commencement of this section, unless subsection (5) applies.
- (5) A further open space requirement may only be made when a building is subdivided and a public open space requirement was not made under section 569H of the Local Government Act 1958 or section 21A of the Building Control Act 1981 when the building was constructed.
- (6) If any amount is paid to the Council under this section and the Council is satisfied that it is no longer intended to subdivide the land to create any additional lot, the Council may refund the amount paid to it.

SUBDIVISION ACT 1988 – SECT 19

Valuation of land for public open space

S. 19(1) amended by Nos 91/1994 s. 36(9), 94/2009 s. 34, 3/2013 s. 89(1).

- (1) The Council may obtain a valuation of the land for the purposes of section 18 or 18A or a public open space requirement in a planning scheme from a person who holds the qualifications or experience specified under section 13DA(2) of the Valuation of Land Act 1960 if the value is not agreed.

S. 19(2) substituted by Nos 48/1991 s. 15(1), 3/2013 s. 89(2).

- (2) The land is to be valued on a day not more than 12 months before the date for compliance with the public open space requirement.
- (3) The Council must give the applicant a copy of the valuation.

S. 19(4) amended by No. 48/1991 s. 15(2), substituted by No. 47/2007 s. 20.

- (4) Part III of the Valuation of Land Act 1960 (except Division 2) applies to the valuation as if the valuation had been made under Part 8 of the Local Government Act 1989 .

S. 19(5) substituted by Nos 48/1991 s. 15(3), 3/2013 s. 89(3).

- (5) If the public open space requirement is not complied with within 12 months after it is required under section 18 or 18A or a planning scheme, the Council may obtain a revaluation at each anniversary of the making of the requirement, and vary the requirement accordingly.

SUBDIVISION ACT 1988 – SECT 20

What must the Council do with public open space?

- (1) A Council must set aside for public open space any land which is vested in the Council for that purpose.

S. 20(2) substituted by No. 48/1991 s. 16(1).

- (2) The Council must use any payment towards public open space it receives under this Act or has received under section 569B(8A) of the Local Government Act 1958 but has not applied under subsection (8C) of that section or the proceeds of any sale of public open space to—
 - (a) buy land for use for public recreation or public resort, as parklands or for similar purposes; or
 - (b) improve land already set aside, zoned or reserved (by the Council, the Crown, a planning scheme or otherwise) for use for public recreation or public resort, as parklands or for similar purposes; or
 - (c) with the approval of the Minister administering the Local Government Act 1989 , improve land (whether set aside on a plan or not) used for public recreation or public resort, as parklands or for similar purposes.

S. 20(3) repealed by No. 48/1991 s. 16(2).

* * * * *

- (4) Public open space can be used for municipal purposes in accordance with the planning scheme, or sold only if the Council has provided for replacement public open space.

S. 20A inserted by No. 47/1989 s. 12(3).

APPENDIX B: SUMMARY OF 2014 POLICY SUBMISSIONS

The summary of submissions is shown below. Note that this table does not list all comments provided by submitters and does not necessarily quote submissions, but rather presents a summary of comments relevant to this open space levy report. The summary focuses on matters directly relevant to the design and operation of the open space contribution tool.

The issues raised are summarised as follows.

Strategic Justification

A schedule to the scheme, however it is designed, must be strategically justified and based on:

- Current information including a current open space strategy or similar strategic document; and
- Be based on the provisions of the Subdivision Act, in particular having regard to an assessment of need for more and / or improved open space.

Design of a Schedule

Some submitters provided an opinion regarding how a schedule to Clause 52.01 could be designed. These comments covered:

- Consideration should be given to flexibility and discretion and avoiding a prescriptive approach;
- Consideration should be given to discretion and enabling exemptions;
- A contribution that provides for a dollar amount per additional dwelling relating to the cost of public open space works should be considered in deriving a model;
- Consideration should be given to applying a levy to net additional lots created rather than total lots in the subdivision; and
- The method of contribution (cash or land) should be clarified.

Transitional Arrangements

Council should give consideration to transitional arrangements when implementing a change to a levy tool. This could include maintaining existing levy arrangements for developments that have submitted planning applications before the change and apply the new levy to projects submitted thereafter.

This would enable projects to be assessed by developers on a correct and current levy basis, avoiding an unexpected increase in cost part way through a project. Avoiding an unexpected increase in levy cost is especially important for small developments which may be sensitive to changes in cost and income variables.

Review of Impacts of Levy Changes

Before implementing a levy or a change to a levy, many submitters called for Council to review and consider the impacts of such changes on the following matters:

- Housing investment activity and housing supply;
- Housing affordability;
- Local business activity; and
- Developers.

APPENDIX B: SUMMARY OF 2014 POLICY SUBMISSIONS

Table 11 – Summary and Review of Submissions Received During Council’s 2014 Open Space Levy Policy Consultation Process

Submitter	Interest (As Stated)	Date (Most Recent to Oldest)	Summary of Comments Regarding 2014 Open Space Contributions Policy	Implications for Schedule to Clause 52.01
Tony & Daniela Iuliano	Crystal Gold Properties (Development in Progress)	30 May 2014	<p>Objects to proposal.</p> <p>The proposal is cost prohibitive to future development.</p> <p>The cost will inhibit the current development in progress and diminish returns making the proposed development unviable.</p> <p>The additional costs will hinder local business.</p>	<p>A schedule will need to be strategically justified.</p> <p>Transitional arrangement should be considered when implementing a levy change.</p> <p>Impacts on local business activity should be identified when considering a schedule.</p>
Stuart Morris	Resident, Property Owner and Legal Expert in Open Space Contributions	30 May 2014	<p>Objects to proposal.</p> <p>It would be bad policy to seek to incorporate a set percentage in the planning scheme as this tends to produce anomalous and unfair outcomes.</p> <p>The essence of the discretion in the Subdivision Act - that the contribution should relate to the need for more or better open space as a result of the subdivision - must be respected. Any policy must reinforce this as the prime consideration.</p> <p>A rigid policy is likely to work injustice in some cases and should be avoided.</p> <p>In the case of a residential subdivision, the need for more or better open space as a result of a subdivision is more likely to be reflected in a dollar amount per additional dwelling allowed by the subdivision. This dollar amount might reflect the cost of acquiring open space; but will usually reflect the cost of upgrading open space. The case for relating the contribution to land values is weak. Hence the 5% cap of the required contribution should be seen as just that - a cap - rather than a reference point (or anchor) for assessing the contribution.</p> <p>Care needs to be taken in established areas when a number of lots are being re-subdivided. There is a difference between turning 8 lots into 9, on the one hand, and turning one lot into 9 lots, on the other hand.</p> <p>The policy should avoid being prescriptive. If it is prescriptive, it makes more sense to require a specified dollar contribution (subject to the 5% cap) than a percentage of land value.</p>	<p>A schedule will need to be strategically justified.</p> <p>The provisions of the Subdivision Act should be used when developing a schedule.</p> <p>Consideration should be given to flexibility and discretion and avoiding a prescriptive approach.</p> <p>A contribution that provides for a dollar amount per additional dwelling relating to the cost of public open space works should be considered in deriving a model.</p> <p>Consideration should be given to applying a levy to net additional lots created rather than total lots in the subdivision.</p>

APPENDIX B: SUMMARY OF 2014 POLICY SUBMISSIONS

Submitter	Interest (As Stated)	Date (Most Recent to Oldest)	Summary of Comments Regarding 2014 Open Space Contributions Policy	Implications for Schedule to Clause 52.01
Darren Camilleri	Resident (Development in Progress)	29 May 2014	<p>Objects to proposal.</p> <p>Seriously jeopardises a current development being undertaken by the submitter.</p> <p>The magnitude of the increase in contribution from a sliding scale to the 5% is excessive (citing it being an increase of 150% and well above CPI).</p> <p>The short time period of implementation is unsatisfactory.</p> <p>Proposal has not been reasonably explained.</p>	<p>A schedule will need to be strategically justified.</p> <p>Transitional arrangement should be considered when implementing a levy change.</p>
Soo Teh	Resident, Property Owner and Investor, with a focus on Eaglemont and Montmorency	28 May 2014	<p>Objects to proposal.</p> <p>Financial impact on investment opportunities.</p> <p>Flow-on impact on the supply of housing and impacts through the local economy.</p> <p>The blanket requirement of 5% contribution is arbitrary.</p> <p>There is no need for further public open space in some parts of Banyule.</p> <p>There is no need to change current contribution arrangements.</p>	<p>A schedule will need to be strategically justified.</p> <p>Impacts on housing affordability and investment activity should be identified when considering a schedule.</p>
Pauline Maltzis	Property Owner	28 May 2014	<p>Objects to proposal.</p> <p>Insufficient justification (with dated strategy and information) has been provided for changing the requirement.</p> <p>An unfair transitional arrangement has been proposed for property owners. If amended, the proposal should apply to new subdivisions received, not those already in the system.</p>	<p>A schedule will need to be strategically justified.</p> <p>Transitional arrangement should be considered when implementing a levy change.</p>
Penny Kovacevic	Property Owner	27 May 2014	<p>Objects to proposal.</p> <p>The levy policy has changed during the time the submitter has had an application in the system. The new policy should not apply to this application.</p> <p>The additional cost would create a financial burden on the development.</p> <p>Asks that the policy not be applied or if so a transitional arrangement be used for applications in the system.</p>	<p>A schedule will need to be strategically justified.</p> <p>Transitional arrangement should be considered when implementing a levy change.</p>

APPENDIX B: SUMMARY OF 2014 POLICY SUBMISSIONS

Submitter	Interest (As Stated)	Date (Most Recent to Oldest)	Summary of Comments Regarding 2014 Open Space Contributions Policy	Implications for Schedule to Clause 52.01
Antony Anderson	Property Developer	27 May 2014	<p>Objects to proposal.</p> <p>Sliding scale model is reasonable because bigger developments have the ability to share the costs of infrastructure across more lots.</p> <p>The magnitude of the levy at 5% is unreasonably high.</p> <p>This will encourage developers to seek higher densities of development, which may not align with Council policy.</p> <p>Areas of Banyule have a high provision of public open space and as such the need for a levy increase is questionable.</p> <p>Land value growth generates increased revenue for Council.</p> <p>Insufficient justification is provided to increase the levy.</p>	A schedule will need to be strategically justified.
Robert Tomaino	Govene Pty Ltd	18 May 2014	<p>Objects to proposal.</p> <p>Increase from 2% to 5% is excessive (150% increase).</p> <p>Value of land and rates increases overtime, thus this contribution is already indexed.</p> <p>There is no need to increase contribution further.</p> <p>Costs per dwelling shall increase, thus reducing housing affordability</p>	<p>A schedule will need to be strategically justified.</p> <p>Impacts on housing affordability should be identified when considering a schedule.</p>
Zi Low and Ken Low	Property Owner	15 May 2014	<p>Objects to proposal.</p> <p>Proposal appears to be a cash grab by Council.</p> <p>Will have a significant financial impact on personal development site.</p>	<p>A schedule will need to be strategically justified.</p> <p>Transitional arrangement should be considered when implementing a levy change.</p>

APPENDIX B: SUMMARY OF 2014 POLICY SUBMISSIONS

Submitter	Interest (As Stated)	Date (Most Recent to Oldest)	Summary of Comments Regarding 2014 Open Space Contributions Policy	Implications for Schedule to Clause 52.01
Michael Berryman	Resident, Property Owner and Investor	15 May 2014	<p>Objects to proposal.</p> <p>Sliding scale model is a fair and equitable means of contribution.</p> <p>The proposal will negatively impact on the rejuvenation of areas in the municipality.</p> <p>Council should reduce costs of development and facilitate development.</p> <p>Many investors will be financially impacted, especially those developing up to 6 units.</p> <p>Regarding a personal development project, a long time frame for approval (including a VCAT case) was required. In that context the public open space contribution adds another barrier to development.</p>	<p>A schedule will need to be strategically justified.</p> <p>Transitional arrangement should be considered when implementing a levy change.</p> <p>Impacts on local developers should be identified when considering a schedule.</p>
Roger Gibbins	Resident	10 May 2014	<p>Questions the proposal.</p> <p>Questions the basis for the proposal and the availability of information to support the proposal.</p> <p>Requests that the research / information supporting the proposal be provided to the submitter.</p>	<p>A schedule will need to be strategically justified.</p>
Debbie Travers		8 May 2014	<p>Objects to proposal.</p> <p>The increase in the levy for three and four lot subdivisions is very high and not justified.</p> <p>The sliding scale model works well.</p>	<p>A schedule will need to be strategically justified.</p>
Mark D'Abaco	Developer	7 May 2014	<p>Objects to proposal.</p> <p>The increase in the levy from 2% to 5% is high and unfair.</p> <p>The proposal will have a financial impact on the submitter's development.</p> <p>The sliding scale model, which is linked to capacity to pay by development size, works well.</p>	<p>A schedule will need to be strategically justified.</p> <p>Transitional arrangement should be considered when implementing a levy change.</p>

APPENDIX B: SUMMARY OF 2014 POLICY SUBMISSIONS

Submitter	Interest (As Stated)	Date (Most Recent to Oldest)	Summary of Comments Regarding 2014 Open Space Contributions Policy	Implications for Schedule to Clause 52.01
George Ioannou	Building Solutions Group (Project Development Management)	5 May 2014	<p>Objects to proposal being applied to projects in progress.</p> <p>Submitter has two development projects in progress in the municipality. The feasibility studies were based on the sliding scale model.</p> <p>The proposed increase in contributions during the projects is unfair. The projects should be subject to the sliding scale model.</p> <p>The increase in levy is high and will impact on housing affordability.</p> <p>Any change should undergo a consultation and a transition period with affected parties.</p>	<p>Transitional arrangement should be considered when implementing a levy change.</p> <p>Impacts on housing affordability should be identified when considering a schedule.</p>
Tony Cardamone	Developer	5 May 2014	<p>Objects to proposal being applied to projects in progress.</p> <p>Submitter has a development project in progress in the municipality which would be financially impacted by the proposal.</p> <p>Questions justification for the increase.</p> <p>The proposal will, impact on housing affordability and housing investment / supply.</p> <p>The proposed rate is too high.</p>	<p>A schedule will need to be strategically justified.</p> <p>Transitional arrangement should be considered when implementing a levy change.</p> <p>Impacts on housing affordability and housing supply should be identified when considering a schedule.</p>
Ross Gardiner	Developer / Investor	5 May 2014	<p>Questions the proposal.</p> <p>Questions Council's financial management approach and the need for the additional revenue that would be generated under the proposal.</p>	<p>A schedule will need to be strategically justified.</p>

APPENDIX B: SUMMARY OF 2014 POLICY SUBMISSIONS

Submitter	Interest (As Stated)	Date (Most Recent to Oldest)	Summary of Comments Regarding 2014 Open Space Contributions Policy	Implications for Schedule to Clause 52.01
Rocco De Pace	Property Owner	2 May 2014	<p>Objects to proposal being applied to projects in progress and small subdivisions.</p> <p>Questions whether an impact assessment has been undertaken for the proposal. Cost rises in Banyule are high and unsustainable.</p> <p>Each subdivision should be assessed on its merits with respect to the public open space contribution. This could be accommodated by on-site open space.</p> <p>Small subdivisions such as three lots should not be subject to the contribution. Three lot subdivisions should be regarded as very low density housing and be treated the same as two lot subdivisions. Anything above this should have a revised classification.</p> <p>Any change should not apply to projects in progress. It should only apply to new projects that have been advised before commencing projects.</p> <p>Proposal does not support economic and investment activity in Banyule.</p>	<p>A schedule will need to be strategically justified.</p> <p>The method of contribution (cash or land) should be clarified.</p> <p>Transitional arrangement should be considered when implementing a levy change.</p> <p>Impacts on investment and local business activity should be identified when considering a schedule.</p>
Peter Merrigan	Millar Merrigan (Surveyors)	1 May 2014	<p>Questions the proposal.</p> <p>The difference between two and three lot subdivisions is too big in relation to the public open space contribution proposal.</p> <p>The proposal would encourage development of two lot subdivisions.</p> <p>The proposal should apply to net additional lots created. Re-subdivisions should not be subject to the levy if net additional lots do not exceed two lots.</p>	<p>Impacts on housing supply should be identified when considering a schedule.</p> <p>Consideration should be given to applying a levy to net additional lots created rather than total lots in the subdivision.</p>

APPENDIX B: SUMMARY OF 2014 POLICY SUBMISSIONS

Submitter	Interest (As Stated)	Date (Most Recent to Oldest)	Summary of Comments Regarding 2014 Open Space Contributions Policy	Implications for Schedule to Clause 52.01
Colin Tissear	Hellier McFarland Pty Ltd (Property Consulting, Land Surveying and Town Planning)	1 May 2014	<p>Objects to proposal being applied to three lots or more as opposed to net additional lots.</p> <p>The proposal is an over simplification that will adversely impact on some stakeholders.</p> <p>The absence of tests that have previously existed are lacking in the proposal.</p> <p>A 5% contribution is not equitable in many cases. Examples include: two lots being created into three lots – net change of one lot – which would trigger a 5% contribution; and reconfiguring multiple lots with no net increase but three or more in total.</p> <p>The proposal provides Council with no discretion but to apply the levy at 5% even where an exemption is warranted.</p> <p>The proposal need to clarify under what circumstances a land contribution versus a financial contribution is preferred or acceptable.</p> <p>The rate should be derived based on each case and need for more open space. A sliding scale model or other approach that derives a rate and has capacity for discretion is preferable.</p>	<p>A schedule will need to be strategically justified.</p> <p>Consideration should be given to applying a levy to net additional lots created rather than total lots</p> <p>Consideration should be given to discretion and enabling exemptions.</p> <p>The method of contribution (cash or land) should be clarified.</p>
Wayne McIndoe	Select Harvests Food Products	1 May 2014	<p>Questions the proposal.</p> <p>Questions the intention and basis for the proposal.</p> <p>Requests reference document that supports the proposal to be provided.</p> <p>The open space strategy 2007-2012 is outdated and is not a basis for the proposal.</p> <p>The open space strategy 2007-1012 refers to outdated demographic data and trends.</p>	<p>A schedule will need to be strategically justified.</p>

APPENDIX B: SUMMARY OF 2014 POLICY SUBMISSIONS

Submitter	Interest (As Stated)	Date (Most Recent to Oldest)	Summary of Comments Regarding 2014 Open Space Contributions Policy	Implications for Schedule to Clause 52.01
Libin Kumar	Property Owner	29 April 2014	<p>Objects to proposal.</p> <p>Land owner with project in planning stage.</p> <p>Proposal will impact development and housing affordability in area.</p> <p>Retain existing sliding scale or delete the contribution entirely.</p>	<p>A schedule will need to be strategically justified.</p> <p>Impacts on housing supply and affordability should be identified when considering a schedule.</p>
Michael Loy	Lawlor and Loy Pty Ltd (Surveyors, Property Management and Town Planning Consultants)	7 November 2013	<p>Objects to proposal.</p> <p>Objects to Council's 5% flat rate policy being implemented without having a supporting open space strategy and schedule to Clause 52.01 in the Planning Scheme.</p> <p>Without a schedule in the Planning Scheme, Council must comply with the provisions of the Subdivision Act, and this may result in a contribution less than 5% being justified.</p> <p>Council must demonstrate a need for more public open space to justify the contribution and the rate applied (being up to 5%).</p> <p>The sliding scale model is considered generally acceptable.</p> <p>Cites various VCAT cases in determining whether a public open space contribution is valid and if so how the percentage rate should be derived.</p> <p>Council's flat rate policy will lead to more VCAT appeals.</p>	<p>A schedule will need to be strategically justified.</p>

DISCLAIMER

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