Heidelberg Activity Centre and Medical Precinct Public Realm Strategy

DRAFT

Prepared for
City of Banyule

Issued
24 July 2018

Contents

Introduction

1.1   Project Purpose

The purpose of the Heidelberg Public Realm Strategy is to create an enduring vision for the Heidelberg Activity Centre and Medical Precinct (HACMP), a significant area undergoing change within the suburb of Heidelberg and Heidelberg Heights in the City of Banyule. The project seeks to progress the work of the Banyule Public Open Space Plan and to provide direction to the review of the Heidelberg Structure Plan. The HACMP is under considerable pressure to provide accessible public open space within a medical, residential, commercial and retail precinct. The Victorian Planning Authority (VPA) predicts that the area will see a 260% increase in population by 2030. Whilst public realm planning and open space improvements are underway, this plan will provide an integrated and coordinated approach to further the provision of public open space within the Precinct.

This Strategy extends the typical open space strategy, which includes green spaces such as gardens and parks, to the broader understanding of the public realm, which includes all external space that is available for public use.

This Strategy identifies not only green spaces as fundamental to the character and significance of Heidelberg, but also additional areas that contribute significantly to the quality of the spaces within the public realm. These areas include pedestrian links, transport reserves and streetscapes.

A significant tool to shift thinking is the use of terminology which can have a profound effect on how elements within the public realm are perceived and understood. Traditionally, public open space (POS) has suffered under the limited definition and perception of simply being green parkland. Broadening the definition of POS can allow the public and Council to engage with the urban public landscape in more diverse ways. This is particularly relevant for the HACMP, an area where opportunities to extend parkland are extremely limited. Considering the Precincts forecasted population growth, important public space opportunities must be included. These areas encompass commercial zones, hard landscapes, plazas and the borrowed landscape of distant views.

The Heidelberg Activity Centre and Medical Precinct is unique in being established on the hills overlooking the Yarra Valley. The Precinct has an elevated position which is immersed in the green landscape. This strategy builds upon this character identifying opportunities to protect, enhance and deliver a network of high-quality open spaces for future growth of the area.

Figure 01: HACMP Vistas

1.2   Strategic Location

The HACMP is located approximately 10 km to the north east of the Melbourne CBD in the City of Banyule. The Precinct is well serviced by road and rail infrastructure and benefits from being within the La Trobe National Employment and Innovation Cluster (NEIC). The combination of medical facilities, bustling retail and high-quality regional parks makes the Precinct a strategic area for the future growth of Melbourne.

Precinct Boundary
Railway Corridor
Melbourne CBD
National Employment and Inovation Cluster (NEIC)

Figure 02: Strategic Location Map

1.3   The Evolution of Heidelberg

Overlooking the Yarra Valley, Heidelberg has always been a prominent settlement area of Melbourne. From the long period of Aboriginal history to the current population boom, the landscape of the suburb has changed dramatically over time.

Pre-contact

Aboriginal people lived in what later become known as the Heidelberg District for over 40,000 years. The many rivers and creeks in the vicinity created a valuable and rich landscape. The Wurundjeri-willam clan of the Woiworung language group and greater Kulin nation inhabited this land.

Post-contact

Shortly after 1838 this district took on the name of Heidelberg. It was one of the first in the Melbourne region to be subdivided, and hosted prestige properties of some of the colony's prominent citizens. The village was known as Warringal up until the 1860s, and the fertility of the land made it ideal for grazing and farming. Over this period native vegetation started being replaced with crops and European vegetation.

Current

Heidelberg is a majority detached dwelling residential area with a period of rapid densification occurring. It maintains high-quality landscapes and open spaces, particularly along the Yarra River.

Future

Employment and residential growth will create a bustling and densely populated district of Melbourne. With the arrival of a stronger employment sector and additional residents, the current open space provision will be under pressure. New strategies need to be implemented to improve and protect Heidelberg's valuable green landscapes

Pre-contact

Post-contact

Current

Future

Figure 03: The Evolution of Heidelberg Time Line

1.4   Population Growth Forecast

The HACMP is 222 ha and sits across four suburbs in Banyule: Heidelberg, Heidelberg Heights, Ivanhoe and Eaglemont. Since the HACMP is primarily located within Heidelberg and this is the suburb that is undergoing the greatest urban growth, this strategy has used Heidelberg's figures to calculate the current population of the Precinct. At present the population sits at 4,706 people with a density of 21.2 people/ha.

According to ID Consulting's projections, by 2036 the Precinct's population will increase by 103% to approximately 9,551 people with a density of 43.02 people/ha.

These projections are relatively conservative when compared to those predicted by the Victorian Planning Authority (VPA). The VPA predicts that by 2030 the Precinct will ultimately grow by up to 260%, to a total of approximately 16,941 people with a density of 76.31 people/ha.

Locality	Area (ha)	2016		2036		Growth
		Population	People/ha	Population	People/ha	Population
Eaglemont	221	3,873	17.5	4,597	20.8	19%
Ivanhoe	554	11,390	20.6	17,238	21.1	51%
Heidelberg Heights	209	6,087	29.1	8,590	41.1	41%
Heidelberg	293	6,265	21.2	12,622	43.02	103%
HACMP	222	4,706	21.2	9,551	43.02	103%

Figure 04: Demographic Analysis Table (source: ABS and ID, 2017)

Figure 05: Precinct Location Map

1.5   Changes in the Provision of Publicly Accessible Open Spaces

Located adjacent to the Yarra Valley Parklands, one of Melbourne's premier open and recreation spaces, the HACMP has a significant amount of publicly accessible open spaces within and close to its boundaries and much of it is of a high quality. Overall the HACMP has a total of 19.7 ha of publicly accessible open spaces which, given its current population of approximately 4,706 people, equates to 4.19 ha per 1,000 people. This compares very favourably with the Metropolitan Planning Authority's benchmark figure of 2.5 ha for every 1,000 people.

Given the retention of the current area of open spaces and the conservative population growth forecast of 103% by 2036, the Precinct's population will increase to 9,551 people, equating to a decrease in public open space per 1,000 people from 4.19 ha to 2.06 ha. This is considerably lower than the current figure, but close to the MPA's benchmark.

However, the VPA's predictions are that the Precinct's population will increase by 260% to a total of 16,941 people by 2030. This equates to a decrease in the provision of open space per 1,000 people from 4.19 ha to 1.16 ha.

Irrespective of either scenario, given the retention of the current amount of open space, the future provision of open space per capita in this Precinct will be under pressure. Distribution and performance of and access to publicly available open spaces within the Precinct are the major concerns that must be addressed and planned for to ensure the future population can enjoy high-quality open spaces.

Legend:
- Site Boundary
- Railway Corridor
- Heidelberg Station
- Hospital
- Cemetery
- Publicly-Owned and Accessible Open Space
- Publicly-Owned and Accessible Open Space of Retricted Use
- Publicly-Owned Open Space of Restricted Access
- Regional Open and Recreation Space
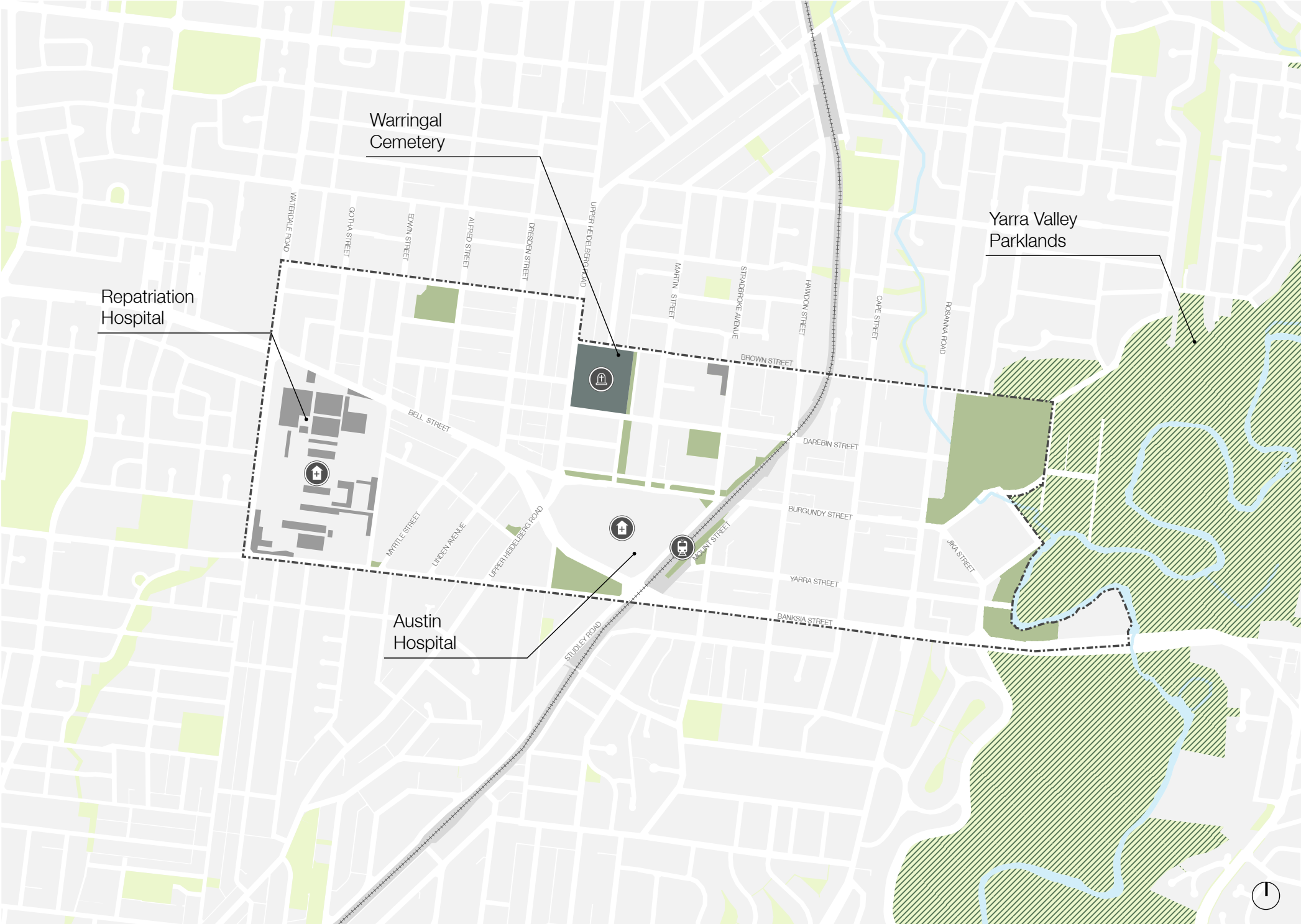
Figure 06: Current Provision of Publicly Accessible Open Spaces Map

Background and Research

2.1   The Importance of Public Open Spaces

There are numerous benefits associated with adequate access to green and public open spaces. From improving ecological networks to community wellbeing, open spaces have become increasingly important in the making of our cities.

Current research demonstrates that access to green open spaces, whether it be for experiencing the natural environment, for community based activities, or for structured or unstructured physical activity, all these activities enhance physical and mental health and help reduce the risk of developing chronic diseases. A substantial body of evidence indicates that people who use public open spaces are three times more likely to achieve recommended levels of physical activity than those who do not use these spaces.

Beyond mental and health benefits open spaces also contribute to social and environmental outcomes. In areas of increased population density like Heidelberg, a network of parks and open spaces is critical to provide healthy habitats for wildlife and plants and to provide platforms for people to interact and connect.

Challenges Facing Public Open Spaces

- Growing population placing pressure upon open space provision.
- Significant loss of private open space due to high-density development.
- Changing demographics requiring diversity of open space.
- Minimal open space contribution from developers.
- Difficulty acquiring new open space in developed areas.
- Lack of communication between respective public and private entities.
- Lack of equitable distribution of open space.
- Access to and movement within open spaces.
- Lack of partnerships with private sector organisations towards developing future open space provision, whether it be in public or private ownership.
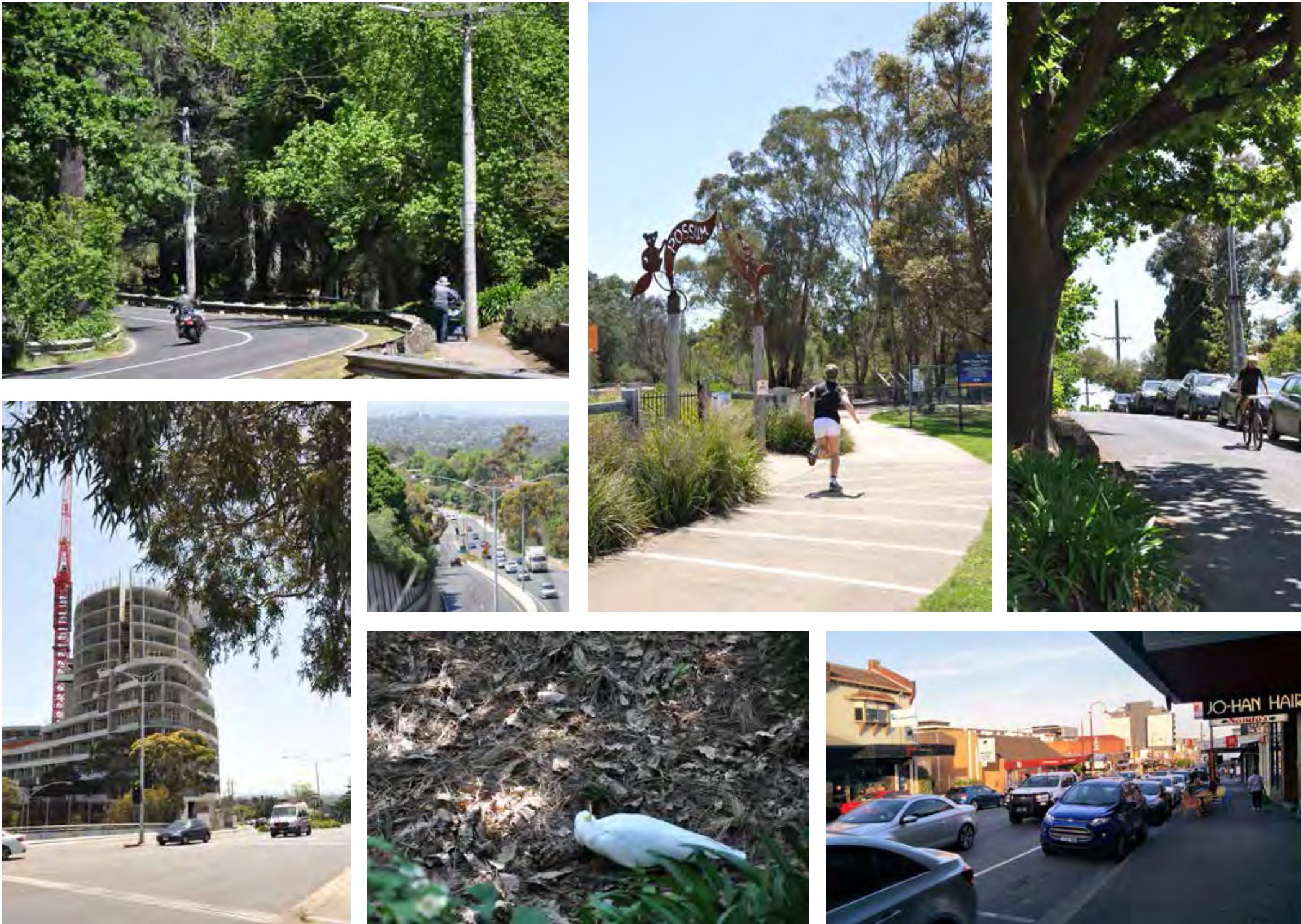
Figure 07: HACMP Current Situation

Social Benefits

- Social contact.
- Meeting places, particularly located within higher density living areas.
- Enjoyment of community events and festivals.

"Benefits of community gardens include improved social activity and connections through the sharing of produce with neighbours, and stress relief and relaxation."

- Heart Foundation

Aesthetic Value

- Preservation of nature's natural beauty.
- Provision of buffers or relief between conflicting land uses.
- Provision of visual relief to urban areas.

"Perceived park aesthetics, condition and safety have been associated with park visitation and physical activity levels within."

- Heart Foundation

Physical Health Benefits

- Informal exercise.
- Participation in organised sporting events.
- Contact with nature.
- Sunlight and fresh air.

"There is evidence indicating that living in closer proximity to large, attractive public open spaces, is associated with being physically active in young people and adults."

- Heart Foundation

Mental Health Benefits

- Spaces to relax.
- Spaces to maintain emotional well-being.
- Social development for children.

"There is evidence associating the presence of attractive public open space with enhanced mental health in adults and children. The provision of playgrounds provides for children to engage in play activities which promotes learning about vital social skills."

- Heart Foundation

Figure 08: Illustration of Benefits of Open Spaces

Biodiversity Values

- Adequate and carefully located spaces are important for local natural ecologies.
- Habitat for flora and fauna with the protection of indigenous species.
- Promotion of species diversity.
- Integration with waterways.
- Mitigation of urban heat using canopy trees, permeable spaces, increase of albedo reflection.
- Improved water quality and stormwater management.

Cultural and Character Values

- Protection of Aboriginal and Torres Strait Islander natural cultural heritage.
- Protection of spaces with local or State significance.
- Protection of views to Yarra Valley and Dandenong Ranges.

Economic and Tourism Benefits

- Spatial quality is connected to economic success.
- Spaces can be locally productive spaces.
- Visitor destinations enhance open space quality through maintenance and protection.
- Increase real estate values.

Arts and Events Benefits

- Provision of temporary or permanent art installations.
- Use of space for gatherings, performances and events.

Figure 09: Illustration of Benefits of Open Spaces

2.2   Defining Public Open Spaces

For the purpose of integrating this strategy with the existing planning framework, the definition of public open spaces used is aligned with the Banyule Open Space Plan 2016-2031, and includes:

Green Spaces

- Publicly owned or managed land used as public parks and reserves and usually zoned Public Park and Recreation Zone, Public Conservation and Resource Zone, or Public Use Zone, and small parcels of unzoned land that already function as public open space which are available to the general public for recreational purposes.

Green spaces are those that substantially consist of green infrastructure such as trees, plants, garden beds and grassed areas.

Urban Spaces

- Publicly owned or managed community urban spaces in and around shopping centres and community hubs.
- Streetscapes.
- Publicly and privately owned spaces that are freely available to the community as informal gathering spaces and for community activities.

Urban spaces are spaces that are accessible to the community and that substantially consist of hard surfaces and infrastructure such as concrete, pavers, and asphalt, but include green infrastructure where possible.

Semi-Public Spaces

- Public and privately owned spaces where public access is permitted but restricted. Places that are conditionally available to the community as gathering spaces and for community activities and sports.

2.3   Hierarchy of Open Spaces

Metropolitan Open Space

This description is applied to the very large open spaces within the municipality that are owned by the State Government and managed by Parks Victoria and aimed at attracting patronage from across Melbourne, particularly from the Northern and Eastern Regions. The expectation is that users would be prepared to drive for 15 minutes or more to these parks and/or playspaces and could potentially spend up to four hours there in any one visit.

Regional Open Space

Open Space

The term regional open space is applied to municipal owned parkland which has a catchment well beyond the suburb it is located in and often draws users from other municipalities.

Playspace

Large, individually designed playgrounds servicing the whole municipality where there is a full range of supporting amenities provided such as toilets, drinking fountains, shelter, seating, bins, off street parking, tables and seats which cater for all abilities.

The expectation is that users would be prepared to drive for 15 minutes or more to these parks and/or playspaces and could potentially spend up to four hours there in any one visit.

Neighbourhood Open Space

Open Space

This applies to open spaces that are large enough to service the residents of a suburb or at least several large neighbourhoods within a suburb.

Playspace

Neighbourhood playspaces will generally include medium to substantial sized playgrounds catering for a range of age groups and abilities.

The expectation is that users would be prepared to travel for up to 15 minutes to these parks and/or playspaces and could potentially spend up to two hours there in any one visit.

Urban Plaza

Applies to public space in and around high use areas such as shopping centres, or civic precincts. Generally, hard surfaces predominate in these spaces and they are often most suited for low-key social gatherings and some informal recreation activities. Greater urban spaces maybe suited to larger organised activities such as community markets, promotional displays, outdoor movies, theatre performances.

The expectation is that users would be prepared to travel for up to 15 minutes to these urban spaces and could potentially spend up to two hours there in any one visit.

Local Open Space

Open Space

This describes small open spaces that local residents would use.

Playspace:

Small playgrounds designed to service residents living within 400 metres with one or two items of play equipment for a limited number of age groups. Local playgrounds are usually only used by residents from nearby streets who normally get there by walking or cycling.

The expectation is that users would be prepared to walk to these spaces and on average are only likely spend up to 30 minutes there on any one visit.

Pocket Park

Open Space

Pocket parks are very small parcels of public open space, with limited facilities. Many such parks often play an important community role where they connect two or more streets or court bowls thus greatly enhancing the opportunity for residents to circulate more easily through their communities.

Playspace

Very small playgrounds with only one or two pieces of play equipment. Usually only used by children in the immediate vicinity and reached by walking.

The expectation is that people within walking distance are likely to use these spaces for short periods of time or as connectivity within their community.

Pop Up Park

Generally temporary, pop up parks are usually created for a specific activity or for an agreed limited period of time, or as trial. In some instances, pop up parks may eventually become permanent public open space.

2.4   Types of Activities in Open Spaces

Formal Sporting and Active Recreation

Provided by open spaces with facilities for formal sporting competition and training, including sports playing surfaces, pavilions and clubrooms, sports field and lighting.

Informal and Passive Recreation

Provided by open spaces with facilities that encourage informal and passive recreation, including items such as paths, seating, shelter, picnic tables, barbecues, drinking fountains and public toilets.

Environmental Recreation

Provided by open spaces which have a distinctive bushland, wetland or vegetational character, and includes areas along river and creek corridors which enable users to experience nature, see and hear native birds and animals and have the feeling they are away from suburbia.

Play

Provided by formal and informal play infrastructure. Many open spaces have formal play infrastructure. There are also informal play opportunities in every green and urban space, regardless of whether there is a traditional playground.

Hierarchy of Open Spaces	Catchment Area	Catchment Time	Average Time Spent on Open Space
Metropolitan Open Space	20km	30-minute drive	Up to 4 hours
Regional Open Space	10km	15-minute drive	Up to 4 hours
Neighbourhood Open Space	1200m	15-minute walk	Up to 2 hours
Urban Plaza	1200m	15-minute walk	Up to 2 hours
Local Open Space	400m	5-minute walk	Up to 30 minutes
Pocket Park	400m	5-minute walk	Up to 15 minutes
Pop-Up Park	400m	5-minute walk	Up to 15 minutes

Figure 10: Hierarchy of Open Spaces Table

2.5   Metropolitan and Regional Open Spaces

2.6   Neighbourhood Open Spaces

Figure 11: Illustration of Metropolitan and Regional Open Spaces

Figure 12: Illustration of Neighbourhood Open Spaces

2.7   Urban Plazas

Figure 13: Illustration of Urban Plazas

2.8   Local Open Spaces
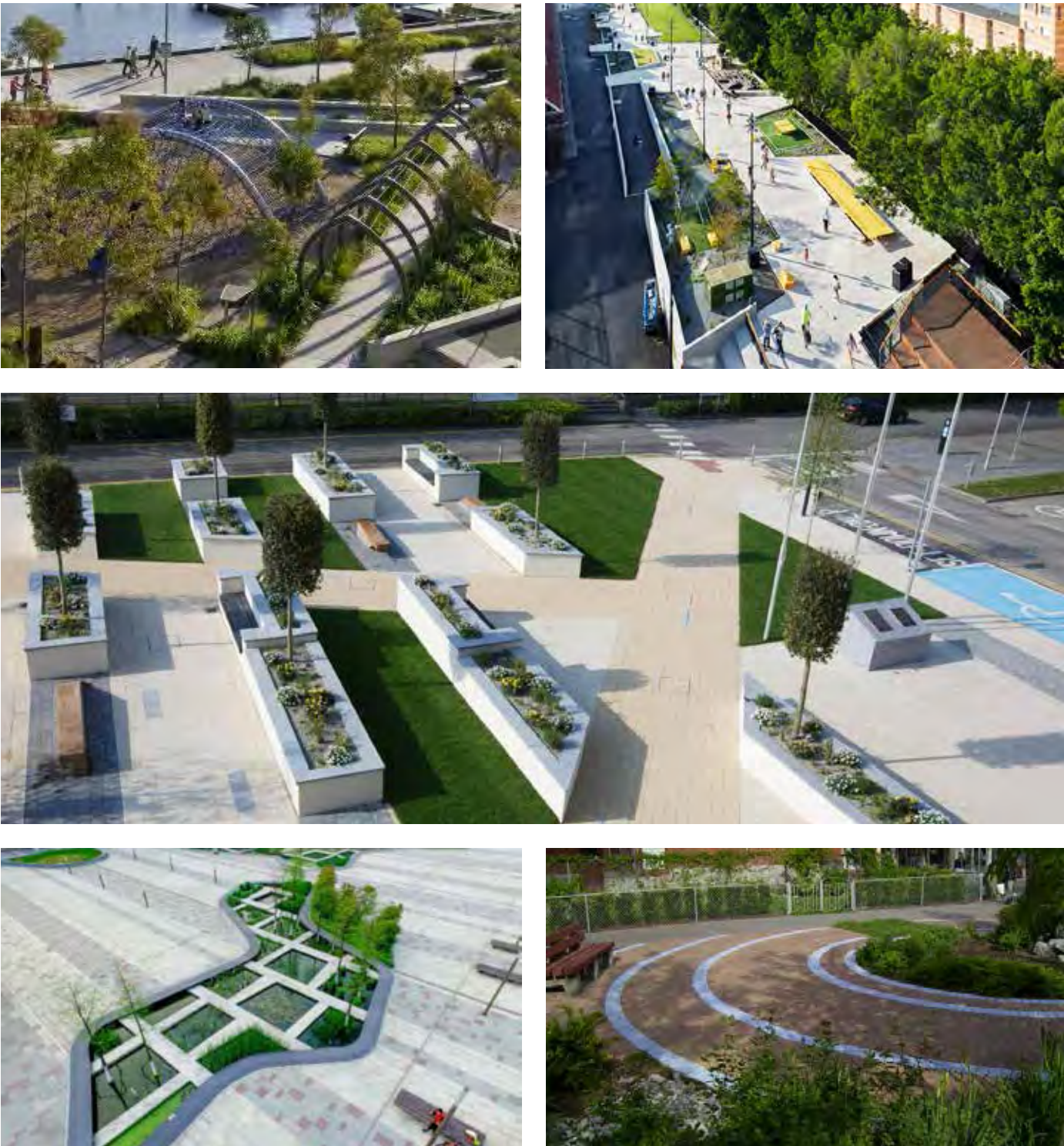

Figure 14: Illustration of Local Open Spaces

2.9   Pocket Parks

2.10 Pop Up Parks

Figure 15: Illustration of Pocket Parks

Figure 16: Illustration of Pop Up Parks

2.11 Semi-Public Open Spaces

Community Facilities

Education Reserves

Cemeteries

Figure 17: Illustration of Semi Public Open Spaces

3.1 La Trobe National Employment and Innovation Cluster Framework Plan (2017)

The current Metropolitan Planning Strategy 'Plan Melbourne' was updated in 2017. Heidelberg is within the La Trobe National Employment and Innovation Cluster (LTNEIC) and serviced by La Trobe University and Austin Health. The La Trobe Cluster aims to promote education, research, health, commercial and retail use and development. The Heidelberg Activity Centre is a key component of this Cluster and one of two activity centres. The LTNEIC Plan seeks to create a shared vision for the next thirty years to build upon this Cluster's key public assets and boost local employment by improving the amenity of the area. In addition, it seeks to encourage new services and businesses to establish and improve transport links and public transport.

The vision of the project is to transform from a place with a high number of separate important institutions and places to an integrated, hyper-productive city focussing on boosting jobs in education, research, health and advanced manufacturing.

Furthermore, it is expected that the Darebin Creek corridor will stand out as a tranquil feature supporting the bustling new suburban city with high quality landscape features providing aesthetic and environmental benefits.

Relevant principles include:

- *Maximising the use of existing community infrastructure, and when needed, providing for new infrastructure including public and private schools, community centres, and sporting facilities.*

- *Sustainable precincts with integrated water cycle management, increased liveability, enhanced environmental benefits through environmentally sustainable development and climate change resilience.*

- *Enhanced identity and connectivity of the Darebin Creek corridor embracing the Aboriginal cultural heritage and promoting cohesion between Cities of Darebin and Banyule.*

Strategic Outcomes of the La Trobe National Employment and Innovation Framework Plan

Strategic outcome 4 seeks to improve open space and community infrastructure to meet changing needs. Relevant associated actions include:

- *Undertake infrastructure contribution planning for areas of high change within the cluster.*

- *Support Banyule and Darebin City Councils to establish public open space contribution rates that will ensure open space improvements support anticipated growth*

Strategic outcome 6 seeks to support future growth of key education, health, and employment precincts and activity centres. It seeks to generate planning work which creates open spaces and landscaping that can transform the image of the Precinct, mitigate the urban heat island effect, provide water retention, and address recreational needs. Relevant associated actions include:

- *Plan and deliver works over the medium to long term for improved connections to the Darebin Creek and an improved public realm environment with an attractive interface to the Darebin Creek.*

Strategic outcome 6.2 Heidelberg Activity Centre has relevant actions including:

- *Implementation of priority public realm improvements within the Heidelberg Structure plan*

With 27,800 jobs in the area, and a projected major increase in employment, open space provision will be greatly impacted from employment in this Cluster.

Strategic priority outcomes deemed relevant include:

- *Delivering a connected bicycle network.*

- *Determining funding options for community infrastructure.*

- *Upgrading and reconfiguring Darebin Creek pedestrian and cyclist links.*

Major employment changes are projected within the Heidelberg area and infrastructure changes will need to respond. The proximity to the CBD and transport corridors, alongside a strong health and research sector, will see a vast increase in employment opportunity in the La Trobe Cluster. Connectivity between areas, a pedestrian focus, and access to the high-quality Darebin Creek corridor will support the success of this Precinct. Improving the public realm through understanding the residential and employment population and their open space needs will ensure both active and passive spaces are utilised.

Figure 18: La Trobe NEIC (source: La Trobe NEIC Framework Plan, 2017)

3.2   Joint Community and Infrastructure Plan (2016)

Prepared by ASR Research and Tract consulting, this strategic document seeks to identify ways in which the existing silo approach to community infrastructure provision can be changed to ensure future services and infrastructure are delivered in an integrated, efficient and equitable way.

It is noted that an integrated and coordinated delivery of infrastructure is an opportunity for this area. While the provision is somewhat fragmented and dispersed, developing an understanding of what infrastructure is available and therefore where gaps lie will ensure an appropriate path is taken in the future.

Objectives deemed relevant include:

- *Assess the likely impacts of proposed population growth within the LTNEIC on existing community infrastructure.*

- *Harness the Darebin Creek and tributaries extending into the La Trobe University grounds and surrounding environs to support community health and wellbeing and improve perceptions of safety and accessibility.*

- *Ensure that thinking and planning extends over generational cycles of the various surrounding communities.*

- *Incorporate a high level of flexibility and adaptability in any future facilities proposed to maximise use and community benefits.*

- *Facilitate active modes of transport such as walking and cycling and movement via public transport as a preference to private car use.*

- *Give priority to outcomes that support the long term sustainability of the services, infrastructure and the waterway system.*

Community infrastructure is one of the major strengths of this area. Relevant principles for community design should achieve:

- *Community infrastructure located with existing facilities where it is practical to upgrade facilities and ensure they are fit for purpose.*

- *Appropriate and flexibly designed spaces that match the needs of the community in which the spaces are located, and the services and programs identified to operate from it.*

The provision of quality open space is notable, yet fragmented. Through the creation and reinforcement of community hubs, this report seeks to ensure a focal point for recreation facilities and passive open space is available. These areas will be easily accessible for cyclists and pedestrians, link nearby destinations, enhance the health and wellbeing of the entire community, and be well serviced by public transport.

Given the projected population increase in this area, drastic changes to the usage of public infrastructure are expected. Outstanding development of open space is a critical component to dealing with large population increases, and while the provision of open space exists, improvements to accessibility and permeability are required. Connections to and from community hubs in Heidelberg to spaces for recreation and passive open space usage are essential.
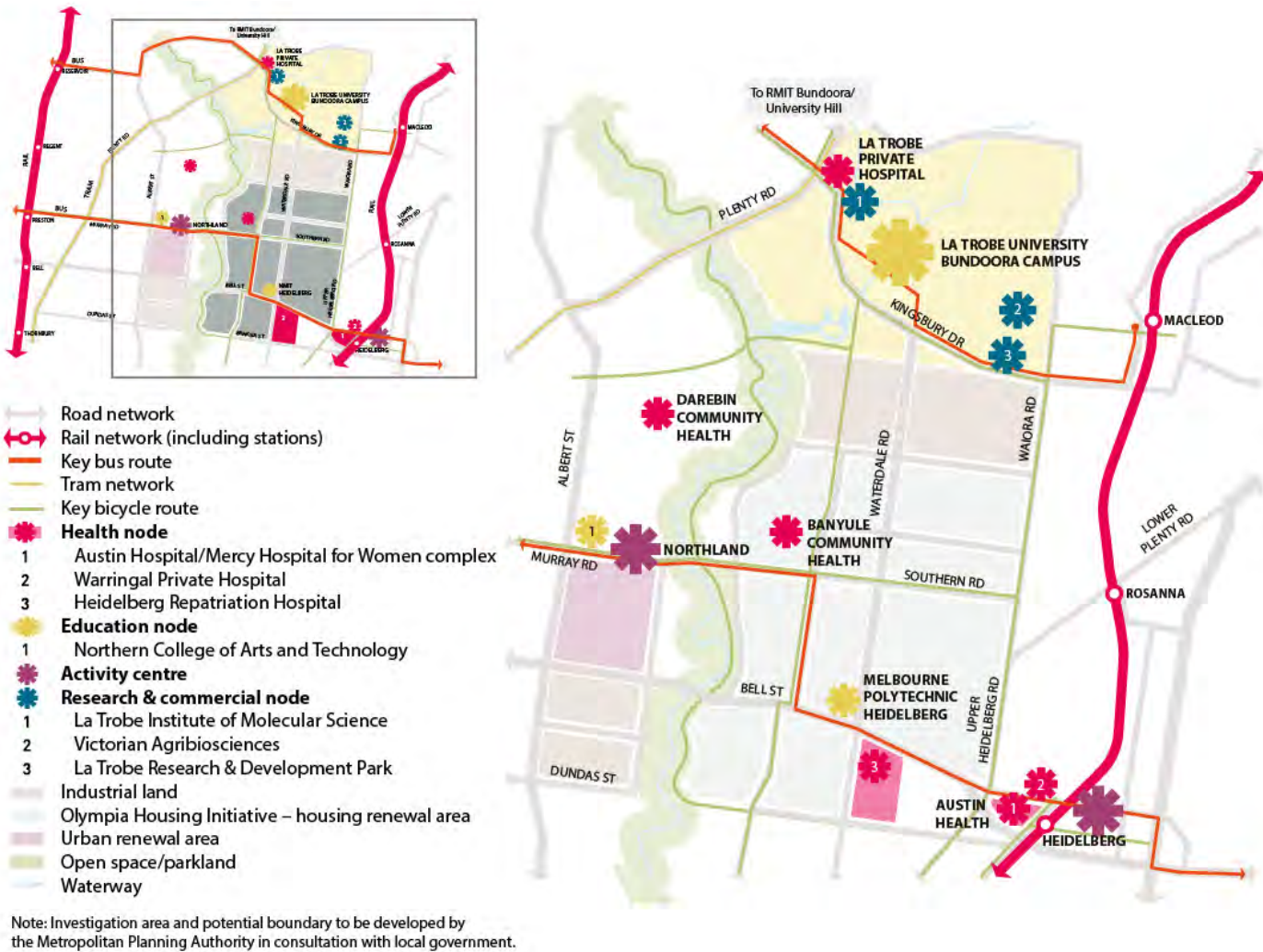

Figure 19: La Trobe NEIC Study Areas (source: Joint Community Infrastructure Plan, 2016)

3.3   Heidelberg Structure Plan (2010)

Created in response to the Melbourne 2030 Strategy and prepared beyond the initial draft by David Lock Associates, this document gives direction and recommendations for improving the identity, public realm, and built form of this Precinct, and to facilitate an integrated public transport and pedestrian network. It is used as a reference document by Council officers to guide their assessment of applications for development in the area.

The vision of this document is a Heidelberg which is a **Vibrant Place for People**.

This vision summarises the area as a valley recognised for its green, leafy surrounds where a diverse community lives in a vibrant and attractive community hub. Locals and visitors alike frequent the nearby regional parklands along and across the Yarra River and enjoy living and working in a truly urban and riverine environment.

Through the Melbourne 2030 document, this Precinct is noted as a Major Activity Centre, and therefore the preferred location of increased residential, commercial, and retail development. The Heidelberg Gardens and Warringal Parklands are noted as significant areas of open space within this Precinct.

Relevant aims for activity centre design include:

- *Developing a good quality public environment.*
- *Improving community safety, through clearly defined public and private spaces.*
- *Improving pedestrian and cycling amenity.*

Considering the use of open space, it is stipulated that good design of the public realm can assist in placemaking through letting people understand where they are and where they are going to. Spaces and the buildings that define them can be designed to create 'legible' environments. Views and vistas are defining placemaking characteristics of Heidelberg.

The Precincts Plan for the Heidelberg Precinct breaks up this area into 8 separate Precincts and provides further guidance for specific objectives and strategies. It is particularly useful to assess overall goals of this document. The area corresponds directly to this document, and given the wealth of information, significant themes have been summarised.

Relevant goals of the various Precincts are:

- *Create strong links to the train station and Heidelberg Central from surrounding areas to allow for easy access to public transport and amenities.*
- *Enable land development that enhances walkability.*
- *Protect valuable natural areas.*
- *Foster connections to open space.*
- *Improve pedestrian links to natural and open space, including connection to the Metropolitan Trail Network.*
- *Improve cycling connections and facilities.*
- *Retain and promote views across and along the valley.*
- *Improve facilities at open space reserves to enhance their use.*
- *Consider design implications of steeper open spaces.*

The significant themes of access and connections, the public realm, built form, and land use are used to categorise subsequent objectives and strategies for this area. The following objectives and strategies are deemed relevant to the HACMP.

Access and Connections

- *To improve, promote and encourage safe pedestrian access to and within the Precinct.*
- *To improve, promote and encourage safe cycling access to and within the Precinct.*
- *To improve, promote and encourage public transport use to and within the Precinct.*
- *To provide and manage an appropriate provision of car parking.*

Relevant strategies are:

- *Progressively provide and maintain high quality footpaths and connections.*
- *Investigate opportunities for sheltered 'pause places' at appropriate intervals. These will incorporate appropriately located, comfortable and sheltered seating.*
- *Investigate opportunities for signage for pedestrians.*

- *Encourage land developers to establish Green Travel Plans that are binding on landowners and tenants.*
- *Investigate opportunities to establish a Developer Contributions Plan where land developers contribute towards community works.*
- *Investigate opportunities for improved end of trip facilities for cyclists, such as bike racks, drinking fountains and quality public toilets.*

Public Realm

- *To create attractive, safe and high amenity street, civic and open spaces that enhance and serve new levels of activity within a vibrant and interesting setting.*
- *To manage flooding and stormwater impacts.*

Relevant strategies are:

- *Preserve and enhance the landscape character of the median on the northern edge of Burgundy Street through additional tree planting and upgrade of landscape and park furniture.*
- *Provide civic spaces that integrate between the public and private interface to improve the provision of well-designed public and private open space and meeting places.*

Built Form

- *To ensure that the new development makes a positive contribution to the existing streetscape and urban form.*

Land Use

- *To efficiently provide structured and unstructured leisure, recreation and social opportunities that respond to community needs.*

Relevant strategies are:

- *Monitor the demand for facilities to meet changing community needs.*
- *Encourage recreation opportunities that respond to the needs of the community.*
- *Investigate the consolidation of active recreation facilities.*

The provision, management and utilisation of open space is a high priority to this Precinct. Promotion of views and vistas are a historical aspect of this part of Melbourne. The steep topography of the Precinct is of concern for an aging population, and therefore spaces that accommodate people of different mobility capacities will need to be considered. Improvements to the public realm within central Heidelberg will promote healthy lifestyles and create a vibrant setting. Connection to major open spaces and the Yarra River make accessibility to and from these areas essential to the burgeoning population Heidelberg is expecting.

3.4   Banyule Public Open Space Plan (2016-2031)

Adopted in July 2016, this report seeks to guide Council's decision making in relation to public open space over the coming 15 years as this period is anticipated to be a time of critical population growth.

The overall guiding principle of this document is **community health and wellbeing**.

The vision foreseen is that of a green city that provides high quality, sustainable, accessible and well maintained public open space within 5 minutes' walk of residents.

Given that green public open space plays an important role in the physical and mental health and wellbeing of urban communities and individuals, these spaces are believed to reduce the risk of developing chronic diseases.

A hierarchical approach is utilised to categorise open spaces from most to least significant. They include:

- **Metropolitan Park** – Very large parks owned by State Government and managed by Parks Victoria.
- **Regional Park** – Municipal owned parkland which often draws users from other areas.
- **Neighbourhood Park** – Parks large enough to service residents of a suburb or several large neighbourhoods.
- **Local Park** – Small parks utilised by local residents.
- **Pocket park** – Very small parcels of public open space with a limited number of facilities.
- **Urban Spaces** – Public space in and around high use areas.

This report utilises the Plan Melbourne definition of open space to include gardens and heritage parks, neighbourhood and pocket parks, sports fields, regional and national parks, trails, beaches, wetlands, waterways, piers, jetties, rooftop gardens, plazas, squares and civic areas. Open space is defined in two distinct types:

Green Space

Space which substantially consists of 'green' infrastructure. This includes Council owned or managed land used as public parks and reserves, small parcels of unzoned land that already function as public open space, land managed and controlled by State Government

authorities, and Crown land managed by Council which is available to the public for general recreation purposes.

Urban Space

Spaces accessible to the community which primarily consist of hard surfaces and infrastructure. This includes Council owned or managed community urban spaces in and around shopping centres and community hubs, including permanent spaces as well temporary or pop up parks and privately owned spaces which are freely available to the community as gathering spaces or for community activities.

A significant challenge is the maintenance of a good level of open space provision in the context of rapidly increasing population density, increasing land values and tightening financial resources. In addition, the serious health and wellbeing implications of reduced access to green open spaces for people living in socio-economically disadvantaged areas is significant and warrants consideration for future urban renewal and development projects.

Replicating those within the Draft Melbourne Metropolitan Public Open Space Strategy, six pillars (objectives) form the basis of this document, including:

- **Quantity** (Is there enough?)
- **Quality** (How good is it?)
- **Access & Connectivity** (Can I get there to use it?)
- **Equitable Distribution** (It is available throughout Banyule?)
- **Diversity** (Will it provide different experiences?)
- **Sustainably** (Will it affect the environment & will it last?)

With regard to these pillars, the following strategic and specific actions are deemed relevant:

Quantity

Innovation – Develop strategies to offset potential loss of open space due to high density development.

High Growth Areas – Identify spaces to rezone public land in high population growth areas.

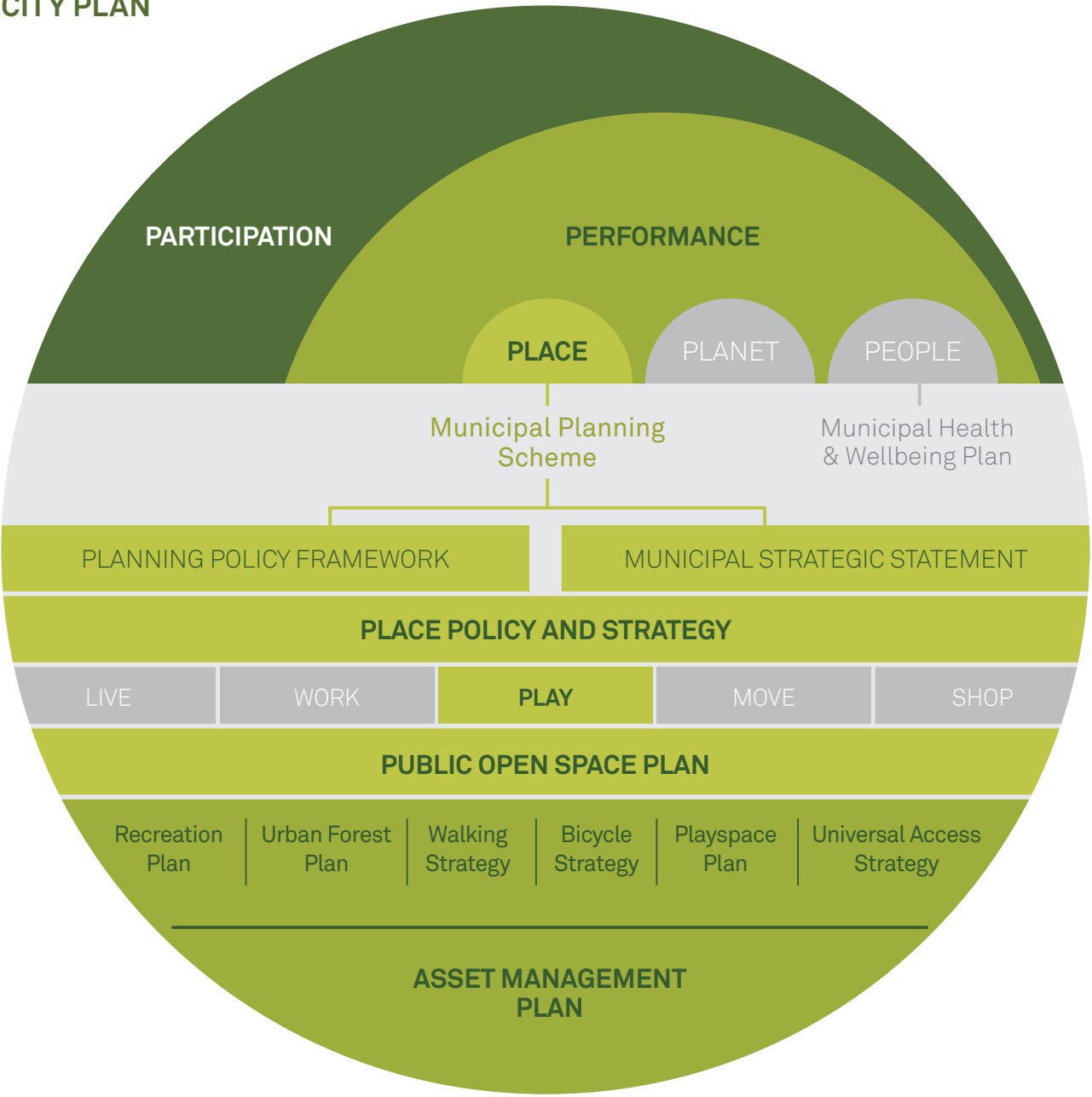Disposal and/or change of function – Identify and review land that is considered low community value.

Figure 20: Public Open Space Plan Policy Framework (source: Banyule Public Open Space Plan, 2016)

Quality

Maintaining the Standard – Develop ongoing maintenance programs for all parks and ensure a high quality of park furniture.

Community Safety – Identify strategies for opening, providing better access to, and improving natural surveillance of open space.

Accessibility and Connection

Access – Provide better access and connectivity within and between parks.

Walkability – Increase pedestrian and cycling connectivity to public open spaces.

Equitable Distribution

Equity for Specific Communities – Identify and prioritise areas that most require improved access.

Diversity of Need

Diversity – Develop strategies for open space facilities that provide greater diversity of opportunity.

Environment Protection & Biodiversity – Develop an on-going program for indigenous revegetation, habitat restoration, weed management and tree planting.

Sustainability

Sustainable use of water – Consider strategies to prepare for the likelihood of long-term water restrictions.

Sustainable Contributions – Ensure there is a sustainable level of development contributions to public open space.

The concept of 'play' is given considerable attention throughout this document. Play is considered a great way for children and adolescents to learn and a key aspect of their social and physical development. By utilising risk and challenge, children can overcome adverse outcomes and learn to live through challenge. Open spaces are a primary location of these developmental experiences. The three major impacts upon play experiences are:

- Reductions in private outdoor play.
- Reductions in natural environments.
- Access to public areas.

The HACMP sits within the 'Mid' Precinct alongside Rosanna and Macleod, which are the most populous precincts of this plan. A major area of concern is having over half of the projected population growth of this Precinct while minimal private open space within new medium-high density housing is predicted.

Rosanna Road and the Yarra River are considered significant access limitations for open space access. Topography and location of parks is of concern, particularly at Service Reserve, where it is *virtually unusable* owing to steepness, and Remembrance Park, which is cut off by major barriers including the Bell-Banksia Link, railway line, and Studley Road.

Key findings of the Mid Precinct include:

- *Some of the best quality and most unique open space in the metropolitan area.*
- *Accessibility issues, particularly from within the Heidelberg Activity Centre.*
- *Drastic need for more playgrounds, at present having only 2 of the 21 playgrounds in the Municipality.*
- *Projected population growth within Heidelberg creating a high priority to improve access to open space.*
- *Likelihood for infrastructure investment to improve access being more cost effective than the acquisition of additional open space.*

Key recommendations deemed relevant include:

- *Exploring innovative options for rethinking Service Reserve.*
- *Increasing pedestrian and cycling connectivity between adjacent public open space and the Heidelberg Activity Centre.*
- *Arranging for the Burgundy Street and Powlett Street Road Reserves to be reclassified as public open space with the preparation of park masterplans.*
- *Development of a local open space strategy for Heidelberg Activity Centre.*
- *Upgrade the Station Road Reserve Playground.*

Given the high likelihood of population growth and the positive benefits usage of open space provides, creating functional and accessible open spaces within this Precinct is essential. Suggestions for underutilised spaces and the solidifying of existing spaces are of primary importance for developing a plan for this Precinct. The difficulty of creating new spaces in residential areas means the utilisation of existing space is paramount. The drastic lack of play equipment for children to utilise in the area will need to change in the future, as many young families will begin to populate this area.

Connection throughout the Precinct is limited by significant barriers including major roads, the railway line, and a steep topography. Innovative solutions will be considered when seeking the resolution of these issues.
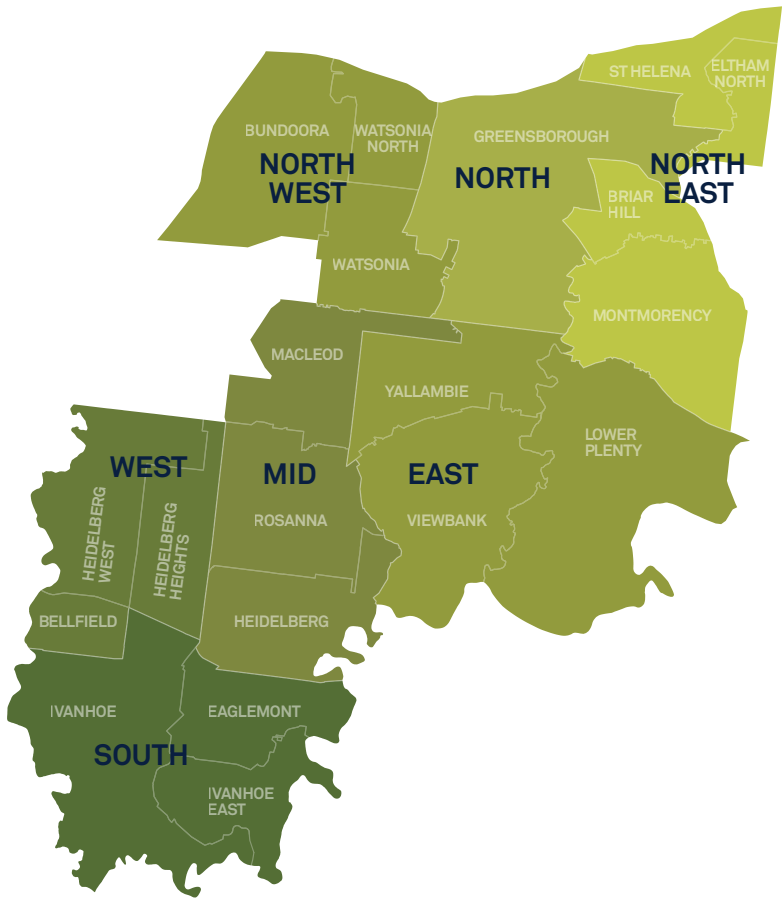

Figure 21: Precinct Map (source: Banyule Public Open Space Plan, 2016)

3.5 Heidelberg West Urban Design Framework (2017)

Prepared by David Lock Associates, this Urban Design Framework (UDF) seeks to guide urban development in Heidelberg West until 2050. It will help Council make planning decisions and create a sense of certainty for developers.

The vision of this Precinct is that Heidelberg West will be a model balanced community featuring innovative and affordable medium density housing and that it will be known for its social cohesion and attractively treed streetscapes.

The importance of the central Heidelberg area and associated medical uses is noted.

The study area is seen to have a strong 'green' character with significant established trees within both the private and public realms. Significant trees and other vegetation are seen to contribute to the desired future character of residential neighbourhoods, identity of Activity Centres and Neighbourhood Centres, landscape character, streetscapes, habitat links and biodiversity.

Several quality public parks and open spaces exist in the Precinct including;

• Shelley Park.

• Malahang Reserve.

• Darebin Creek.

• Ford Park (south of study area).

While this report borders upon the Western boundary of the HACMP, it is important to understand the open space of surrounding areas when assessing improvements to this Precinct. All residents within the West Heidelberg Precinct are within the appropriate distance to open space and the Darebin Creek represents a similar relationship that the Yarra River does for the HACMP. Maintenance of significant trees is a notable priority.

Figure 22: Open Space Accessibility (source: Heidelberg West UDF, 2017)

LEGEND

▢ STUDY AREA

◇ 400M WALKING RADIUS FROM THE PARK'S BOUNDARY

OPEN SPACE SIZE CLASSIFICATION

▢ SMALL

▢ MEDIUM

▢ LARGE
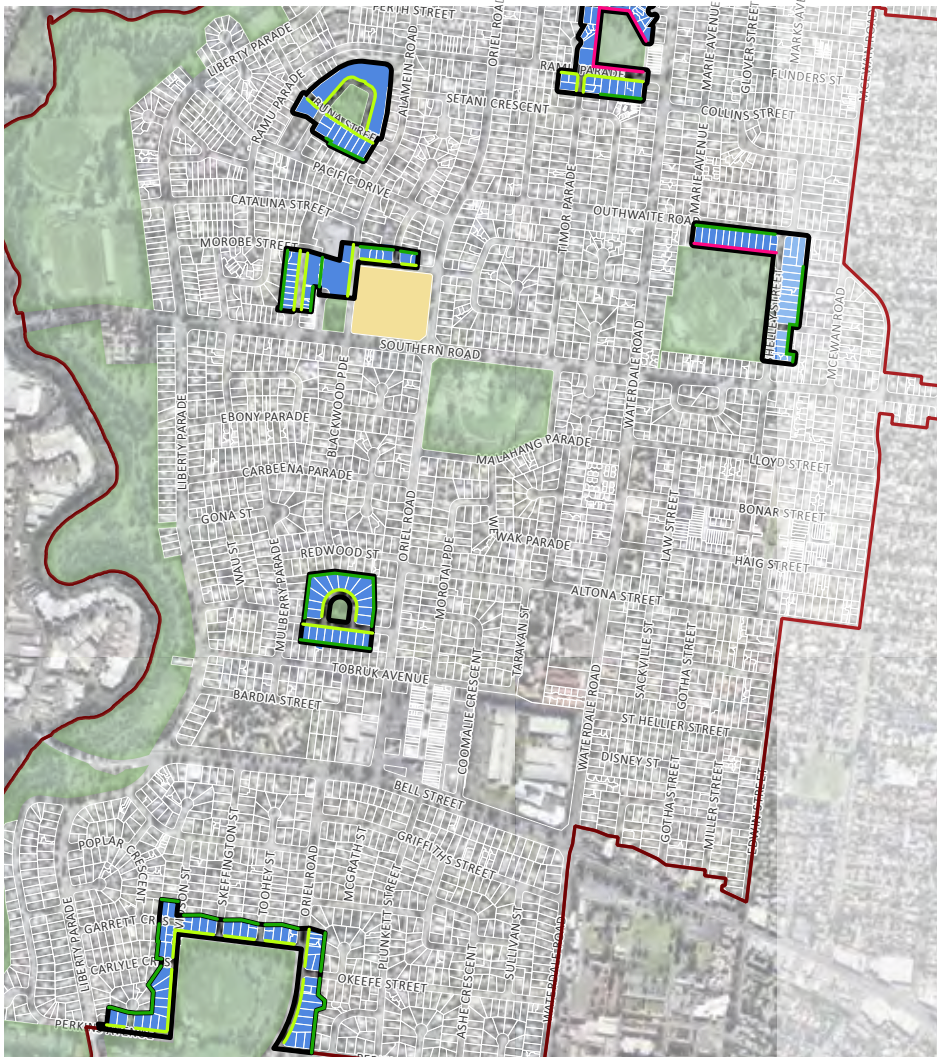
Figure 23: Local Park Interface (source: Heidelberg West UDF, 2017)

LEGEND

▢ STUDY AREA

▢ AREA 4 - LOCAL PARK INTERFACES

▢ EDUCATIONAL FACILITIES

▢ PUBLIC OPEN SPACE

▢ MAXIMUM HEIGHT OF 4 STOREYS

▬ PROVIDE ACTIVE FRONTAGE, LOW FENCE AND 3M SETBACK TO PARK FRONTAGE

▬ 4M FRONT SETBACK

▬ 5M REAR SETBACK

3.6   Banyule Housing Strategy (2009)

This municipality-wide document frames the future housing demand for Banyule and plans for the city's future housing needs by considering issues affecting people of all ages, abilities and cultural backgrounds. It gives a plan for Banyule's existing and future community.

A primary goal is to create residents who play an active role in their community.

Housing issues are separated into Sustainability, Affordability, Diversity, Character, and Infrastructure Services and Transport.

These issues underpin predicted complications housing stock will have in this area alongside proposed actions.

Infrastructure Services and Transport is of relevance to open space. It seeks to encourage housing that is well supported by infrastructure, services and transport, and takes advantage of public transport networks while helping to reduce motor vehicle dependency.

Ecology of the municipality is viewed as a prime agent of success. Protection of environmental stock is of the highest importance and promoting usage of natural space and protection of green space ensures a quality environment is maintained.

Infrastructure, connectivity, ecology and mobility are all major themes of this report which are relevant to open space usage. Housing in this Precinct is rapidly changing while access to open space remains critical in densifying areas.

3.7   Banyule Integrated Transport Plan (2015)

This long term strategic plan seeks to guide transport and land decisions within the municipality. It provides an overall framework to address transport issues, create a more accessible, safe, liveable and sustainable community, and sets a long term vision that includes high-level policies, while outlining specific strategies and actions.

This Plan's vision outlines Banyule as a city with accessible, sustainable and active communities with good access to jobs, education, shopping and community opportunities within a safe transport network.

Future transport is shaped by 6 major objectives, Accessibility and Mobility, Land Use and Development, Walking and Cycling, Public Transport, Streets and Public Spaces, and Advocacy and Leadership. Relevant objectives and subsequent actions include:

Access and Mobility

Mobility across the municipality is difficult in areas and providing an accessible transport network allows people of all abilities to travel without relying on a car. The transport network will consider the diverse body of residents and work towards removing barriers to ensure all people can travel independently where they need to go. Relevant actions include:

- *Key destinations will be universally accessible.*
- *Community transport will be improved and sustainable.*

Walking and Cycling

The two most high prioritised modes of transport, walking and cycling are viewed to keep the community and environment healthy and to reduce congestion and parking demand on roads. Improved connections and navigation across Banyule will assist in creating walking and cycling as a mainstream transport choice, particularly for trips under 5 kilometres. Relevant actions include:

- *A consistent and strategic approach will be used to manage walking.*
- *Council will improve pedestrian connections and ease of navigation.*
- *Council will promote a cycling culture.*

Streets and Public Spaces

Streets and public spaces are perceived to form important parts of the community and provide links and spaces for people to travel. A wide variety of users competing for a limited space can be a major issue. Relevant actions include:

- *Streets and public spaces will incorporate environmentally sensitive design features.*

Relevant pressures upon transport include:

- Population growth.
- Congestion.
- Sedentary lifestyles.
- Aging population.
- Accessibility and social inclusion.
- Climate and the environment.

Curbing reliance upon the private car and promoting pedestrians, cyclists, and a more integrated public transport network are important aspects of ensuring this municipality remains vibrant, economically competitive and a great place to live. The focus upon walking and cycling will be strengthened by infrastructure improvements. By considering pressures upon transport, ensuring accessibility to and around public space is more easily achieved.

3.8   Banyule Urban Forest Plan (2015)

Recognising the importance of living landscapes, this strategic plan attempts to provide the foundation for building policy and programs to ensure Council can effectively plan, manage and maintain one of Banyule's highest valued assets, its urban forest.

An Urban Forest is defined as a managed population of trees, both planted and naturally occurring, which provide economic, social, environmental and ecological benefits to communities within an urban setting. They provide environmental, social, and health benefits.

The five strategic objectives of this plan include:

People – Our Healthy Community

Place – Our Urban Character

Planet – Our Healthy Landscapes

Participation – Our Connection

Performance – Our Leadership

Relevant challenges include:

- Climate change.
- Funding for new trees.
- Population growth, densification and urban consolidation.
- Streetscape works and upgrades that undervalue tree protection and overvalue replaced materials (e.g. concrete).

The benefits of trees to provide clean air, reduce the effects of the urban heat island and engage the community are well founded. This municipality has a strong background in natural splendour and protecting it is of the highest priority. Open space will utilise existing trees and promote the planting of new trees for the benefit of future generations.

3.9   Heidelberg Central Master Plan (2016)

Prepared in 2016 by Hansen Partnership, this document provides direction for proposed improvements to the Heidelberg Central Streetscapes and documents the journey taken from inception to completion of this project.

This report documents the proposed upgrade to the area of Burgundy Street between Rosanna Road and Mount Street, including land adjacent to Heidelberg Station.

Relevant aims of the proposal are to prioritise pedestrian movement, increase planting and greening opportunities and improve public gathering spaces.

Key findings include:

1. The need for more pedestrian crossings.
2. The opportunity to improve open space areas.
3. The need to strengthen green interfaces.

Relevant issues and opportunities include:

- Amenity and image.
- Isolation and lack of connection to Heidelberg train station.
- Poorly utilised public space.
- Difficulty travelling throughout the area.
- Lack of public seating.
- Lack of cycling access.
- Lack of greenery.

Regarding the sole open space in this area adjacent to Heidelberg Station, increases in furniture, lighting, landscaping and a BBQ/picnic area are proposed.

With limited open space within this Precinct, relevance to this report is limited. Community consultation raised points to be addressed including lack of public seating and cycling access as concerns for the overall open space demand of this area. The opportunity for better greenery in Heidelberg alongside more prominent connections to open space will better prepare the area for projected population growth.
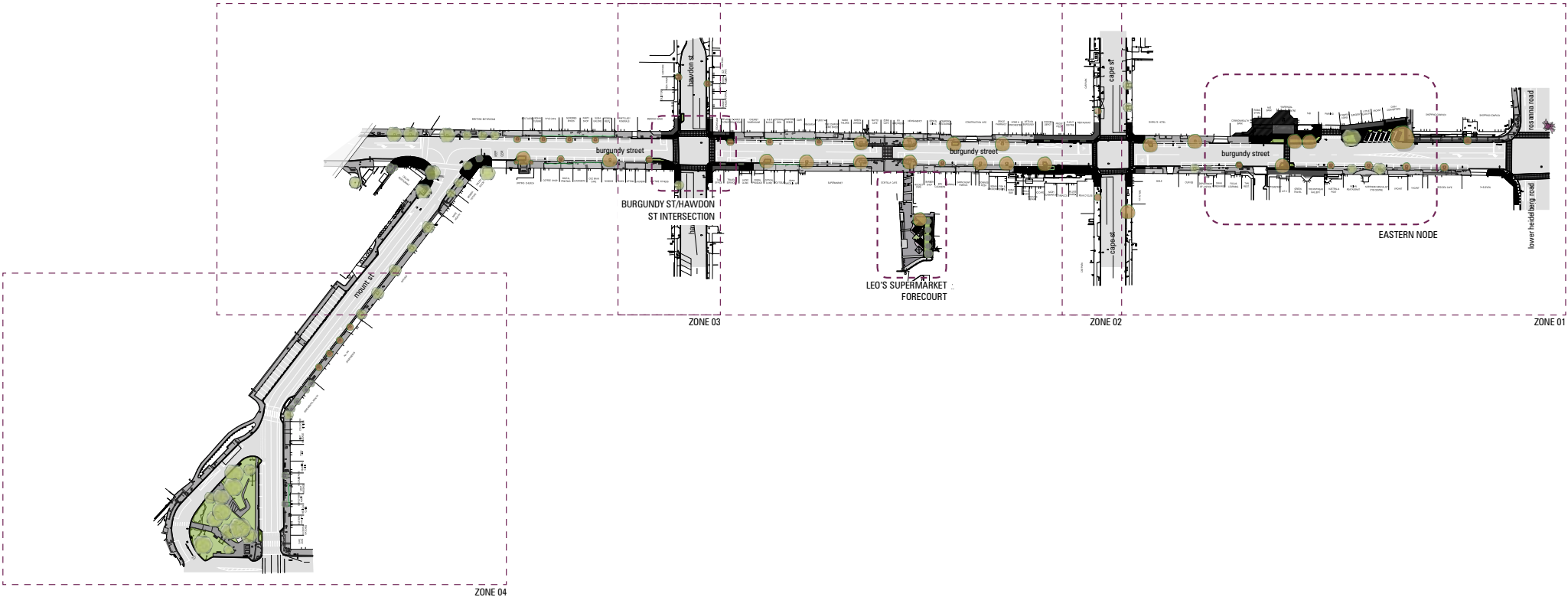
Figure 24: Master Plan (source: Heidelberg Central Master Plan, 2016)

Figure 25: Illustration of Burgundy Street (source: Heidelberg Central Master Plan, 2016)

3.10 Burgundy and Powlett Reserves Master Plan (2018)

Prepared by Hansen Partnership, this document is a master plan approach to the upgrade of the Burgundy and Powlett Street Reserves. Alongside the Austin Hospital, these areas provide the primary green space for residents and hospital users.

Relevant key aspects of the proposal include:

- Public seating.
- Pedestrian priorities with increased crossings.
- Speed reductions along Burgundy Street to 40 km/h.
- New playground facilities.
- A central activity area with shelter and BBQ.
- The restructuring of underutilised open space along Powlett Street.

Key principles deemed relevant include:

- Support the proposal to retain Burgundy Street as a two-way road, redesigning the area to increase parking capacity and review reducing the road speed to 40km/h to emphasise pedestrian priority.
- Improve the walkability and accessibility of the reserves by addressing the steep slopes to provide easy access for people of all abilities.
- Improve public gathering spaces.
- Provide raised pedestrian crossings.
- Utilise WSUD principles to utilise stormwater.

Significant objectives have been broken down into **Built form & land use, Access & connections**, and **Landscape & environment.** Relevant initiatives of these objectives include:

Built form & land use

- *Increase the quantity of open space within high demand and expected population areas.*
- *Improved public gathering and shade spaces in Powlett Street for employees, visitors and residents.*
- *Provide for new playgrounds as part of the Latrobe Employment Cluster and high population densities of Heidelberg Activity Centre*

Access & connections

- *Improve the walkability and accessibility of the Reserves.*
- *Improve safe pedestrian access and connectivity throughout the Activity Centre and within the Reserves.*
- *Address the steep topography.*
- *Improve recreational and commuter cycling within the area (in terms of access, mobility and safety).*
- *Improve the legibility of the site in the Heidelberg context.*

Landscape & Environment

- *Improved water infiltration across the site.*
- *Address the existing tree values and appropriate replacement strategy.*

Sloping topography is typical of the HACMP. In consideration of the proximity to the Austin Hospital, it is essential to create spaces that are easily traversed for the elderly, people with young children and prams and mobility impaired people. Significant speed reductions and a pedestrian prioritised landscape are aspects of high foot-traffic areas and will ensure the open space of this area is easily accessed across Burgundy Street.

KEY PLAN

ZONE 03

ZONE 01

ZONE 02

Figure 26: Master Plan (source: Burgundy and Powlett Reserves Master Plan, 2018)

3.11 Heidelberg Car Park Sites: Concept Plans & Feasibility Study (2010)

The study developed by SJB Urban for the City of Banyule explores and tests development opportunities on Council land holdings at Cartmell and Burgundy Streets to describe a network of attractive public spaces at the heart of Heidelberg. Concept designs for cultural and community facilities, new housing, retail and public car parking have been prepared.

This Study contemplates a development opportunity that will substantially benefit the community. At the heart of this opportunity is a Public System that includes:

- Public garden space on Cartmell Street.

- Residential mews, alongside a developed Council car park at Cartmell Street.

- View space near Sheffields Lane, which gives views for the residents and public to Burgundy Street and the valley vista.

- Widened Sheffields Lane to create an urban laneway that supports improved pedestrian movement.

- Laneway link to connect to the recently improved transitional laneway to Burgundy Street.

- Upgraded laneway alongside Leo's Supermarket.

- Key community event space to the rear of Leo's Supermarket.

- Pedestrian 'street' to link the event space to Cape Street.

- High-value cultural and community space near Cape Street.

Considering the Precinct's projected population growth and the limited offering of public open spaces between the Hurstbridge rail corridor and Rosanna Road, further investigation and implementation of this study is of high-priority for the future sustainable growth of the Precinct. These are one of the last developable council-owned properties within the Precinct, which create a strategic opportunity for Council to lead the creation of an even more vibrant, sustainable, healthy, accessible and well connected community.
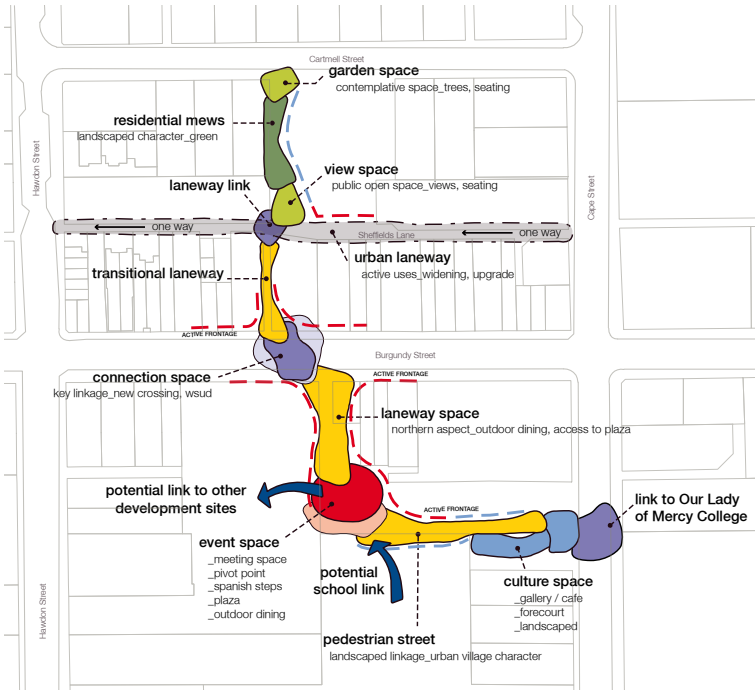
Figure 27: Redevelopment Outcomes (source: Car Park Sites Study, 2010)

Figure 28: Artist's Impression (source: Car Park Sites Study, 2010)
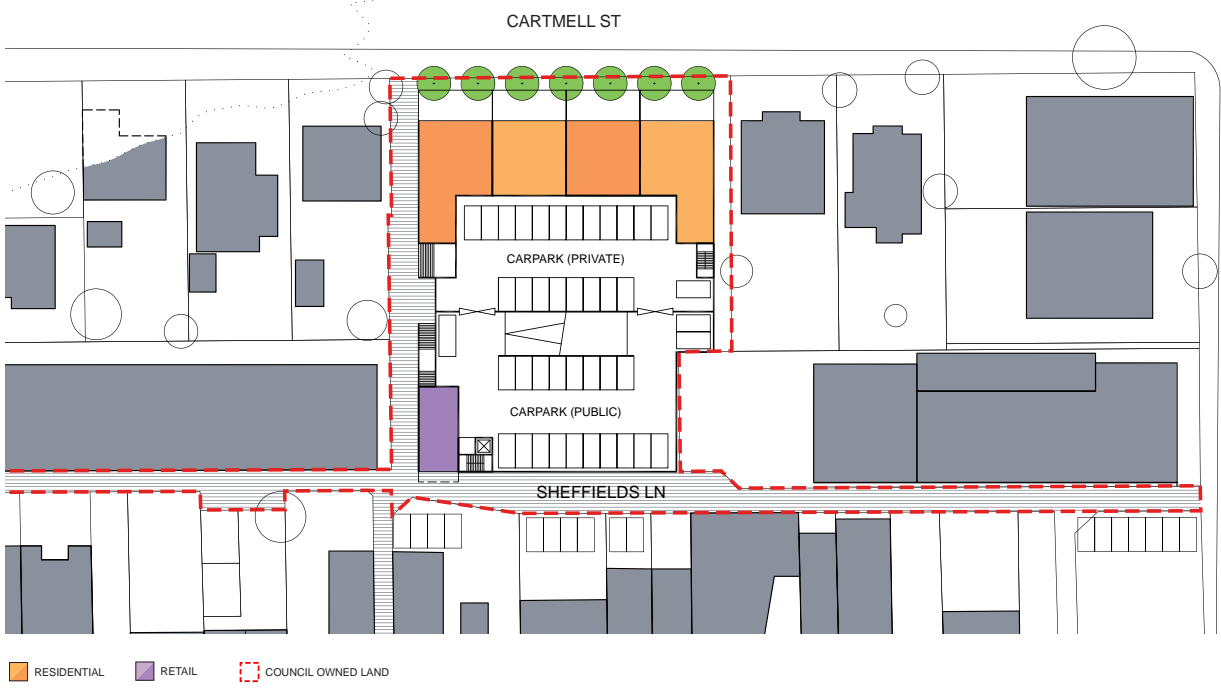
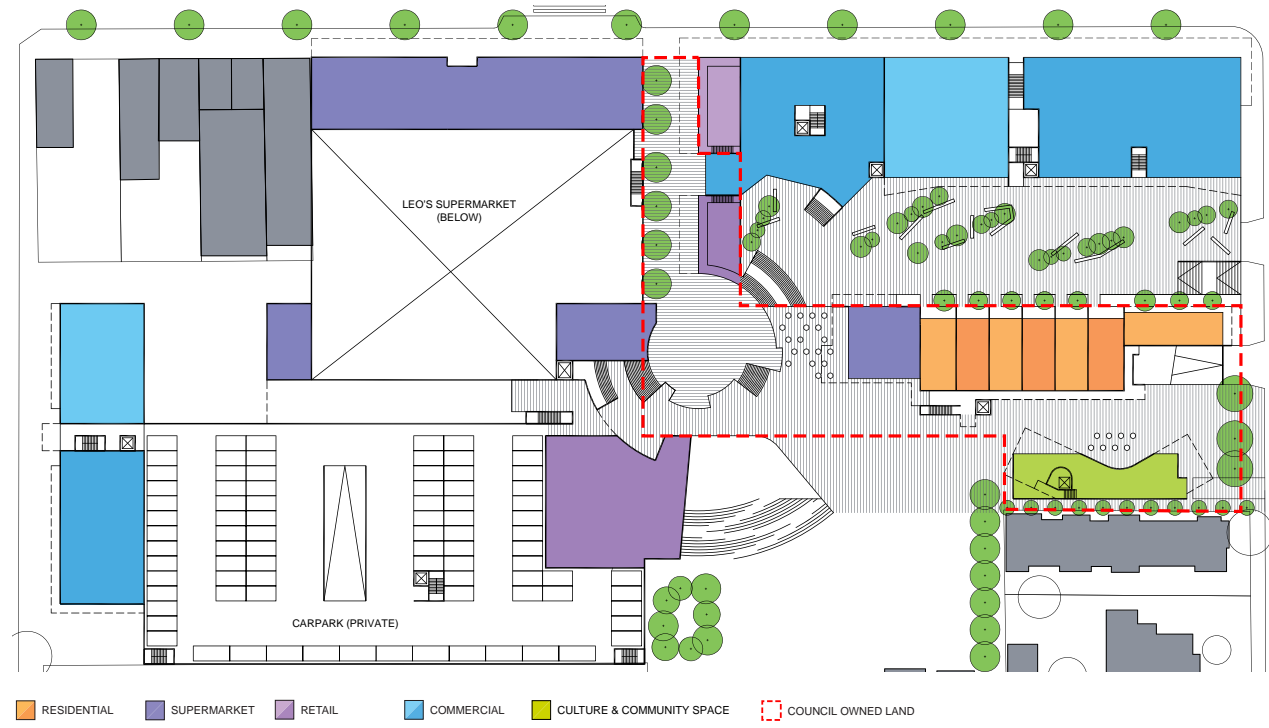Figure 29: Cartmell Street Site Concept Plan (source: Car Park Sites Study, 2010)

Figure 30: Burgundy Street Site Concept Plan (source: Car Park Sites Study, 2010)

3.12 Melbourne Water Reserve Redevelopment Study (2017)

Prepared by Six Degrees for Yarra Valley Water, the study assesses the development potential of the Melbourne Water Reserve site with relocation of the existing public open space within the site. The overarching principles of this proposal include:

- *Provide a positive example of growth and density, responding to site context, local character and transitions to neighbouring properties.*

- *Create a car free public realm with car access limited to Upper Heidelberg Road only.*

- *Achieve high sustainability outcomes for both the park and the buildings, demonstrating water management and water harvesting outcomes as well as other benchmark sustainability initiatives.*

- *The open space should respond to community needs through the community engagement process, while the buildings should provide a noise buffer to the park and passive surveillance for safe enjoyment of the park by all.*

The preferred design concept includes an "L" shaped built form on the edge of the site along Bell Street and Upper Heidelberg Road, a detached rectangular building in the middle and relocation of the existing park to the western corner of the site.

The relevant open space considerations include:

- Retention of significant trees.

- Increase open space, at least double that of the existing park.

- Provision of grassy knolls to provide opportunities for people to connect while creating a change in the ground.

- Planting of deciduous trees to maximise summer shade and winter light.

- Incorporation of raised planting beds to provide seating and depth for tree planting.

- Use of onsite recycled bluestone embankment to retain the identity of the site and provide definition between the public and private realm.

- Drifts of native grasses and other indigenous species planted on edges to parkland and streetscapes.
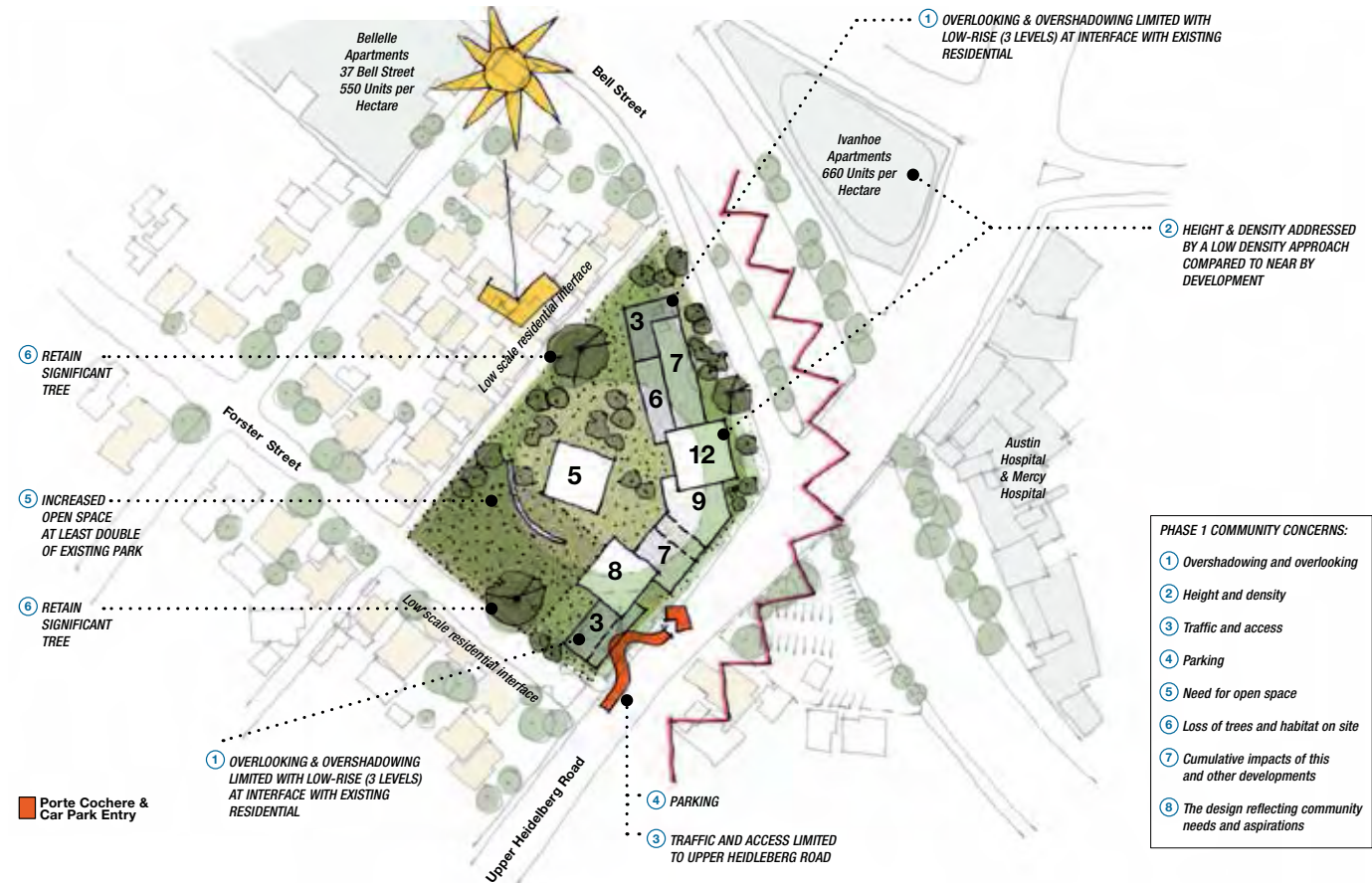

Figure 31: Response to Community's Concerns (source: Melbourne Water Reserve Study, 2017)

Figure 32: Draft Master Plan (source: Melbourne Water Reserve Study, 2017)

Figure 33: Artist's Impression (source: Melbourne Water Reserve Study, 2017)

The Heidelberg Context

4.1   Physical Infrastructure

The physical infrastructure of this Precinct includes a variety of open spaces, multiple bus routes, and a changing topography.

- Quality open space along the Yarra River is accompanied by local and neighbourhood parks, predominantly in proximity to the Austin Hospital and Heidelberg Major Activity Centre.

- The topography across the site is consequential and diverse. The natural topography slopes slightly west from Upper Heidelberg Road to the Precinct boundary, significantly east from Upper Heidelberg Road down to the Yarra River, and significantly and rapidly south from Brown Street to Burgundy Street. The key Reference Levels of the site include:

    - Highest point – east of Austin Hospital, northern point of Upper Heidelberg Road – RL 90

    - Significant slope onset – Arthur Rylah Institute for Environmental Research – RL 80

    - Lowest point – Heidelberg Park – RL 10

    Significant topographical changes within open space include RL 90 – RL 70 within Remembrance Park, RL 70 – RL 60 within Service Reserve, and RL 30 – RL 10 within Heidelberg Park.

- An east west bus connection operates along Bell Street and Burgundy Streets, and north south connections travel along Edwin Street and Rosanna Road. The primary bus interchange is located on Mount Street adjacent to Heidelberg Railway Station.

- Designated cycling routes are limited to along the Yarra River and adjacent to Heidelberg Railway Station.

Site Boundary
Publicly Accessible Open Space
Railway Corridor
Heidelberg Station
Bus Route
Bicycle Network
10m Contour Line
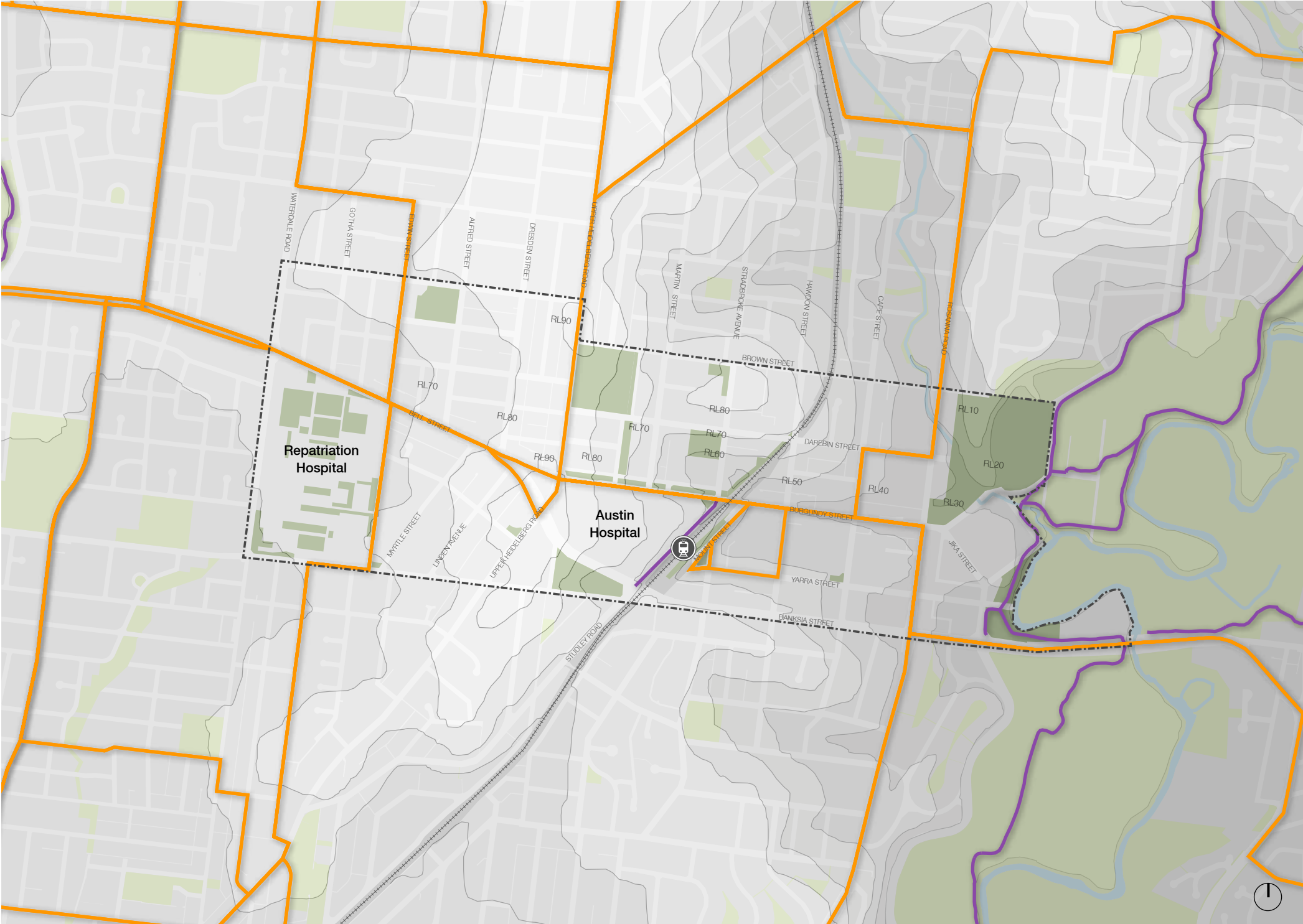
Figure 34: Physical Infrastructure Map

4.2   Access and Movement

Movement to and within this Precinct includes multiple major roads, significant bus routes and a railway line. There is limited pedestrian and cycling infrastructure.

- This Precinct features major road corridors that provide key transport connections throughout the area. These include Upper Heidelberg Road, Waterdale Road, Studley Road, Cape Street and Rosanna Road providing north south links, while Bell Street, Banksia Street, and Burgundy Street providing east west links.

- Upper Heidelberg Road is an arterial road providing access to Heidelberg Road and the inner north and continuing to Lower Plenty and Greensborough Roads in the northern suburbs. Rosanna Road is a primary road providing direct access to the Eastern Freeway and joining Lower Plenty Road in the north.

- Bell Street is a primary road providing connections to Preston, Coburg, the Tullamarine Freeway and the Hume Highway to the west. It continues to Banksia Street, Burgundy Street and the Heidelberg Major Activity Centre in the east.

- 10 km from the CBD, the HACMP has quality public transport links. Rail service for Heidelberg Railway Station is along the Hurstbridge Line. Bus routes include:

  - 513, Eltham – Glenroy.

  - 546, Heidelberg Station – Melbourne University – Queen Victoria Market.

  - 548, Kew – La Trobe University.

  - 551, Heidelberg – La Trobe University.

  - SmartBus 903, Altona – Sunshine – Essendon – Preston – Heidelberg – Doncaster – Burwood – Oakleigh – Mordialloc.

- Cycling routes within the Precinct are limited to trails along the Yarra River and a short section of on-street bike lane adjacent to the Heidelberg Railway Station along Studley Road. This Precinct is dominated by car-oriented design and has a distinct lack of cycling infrastructure.

- Pedestrian access within the Major Activity Centre is limited, while within the greater Precinct, many barriers restrict pedestrian movement. Major road crossings within the area are primarily available through the usage of traffic lights. Significant pedestrian barriers include the railway line, Upper Heidelberg Road, Banksia Street and Rosanna Road. The railway line creates a physical barrier throughout east west travel. The volume of traffic and speed limits along Banksia Street, Upper Heidelberg Road and Rosanna Road impedes pedestrian movement.

- Given the dominance of car travel in the area, on street parking is available throughout. Parking is a dominant feature of this Precinct. Major private parking is available within the respective hospitals and public parking is available within proximity to Heidelberg Activity Centre.

- Speed reductions have been proposed along Burgundy Street outside of the Austin Hospital in conjunction with the Burgundy and Powlett Street Reserve Master Plan.

The primary mode of transport remains the car. Significant barriers to pedestrian and cyclists' movements are notable.
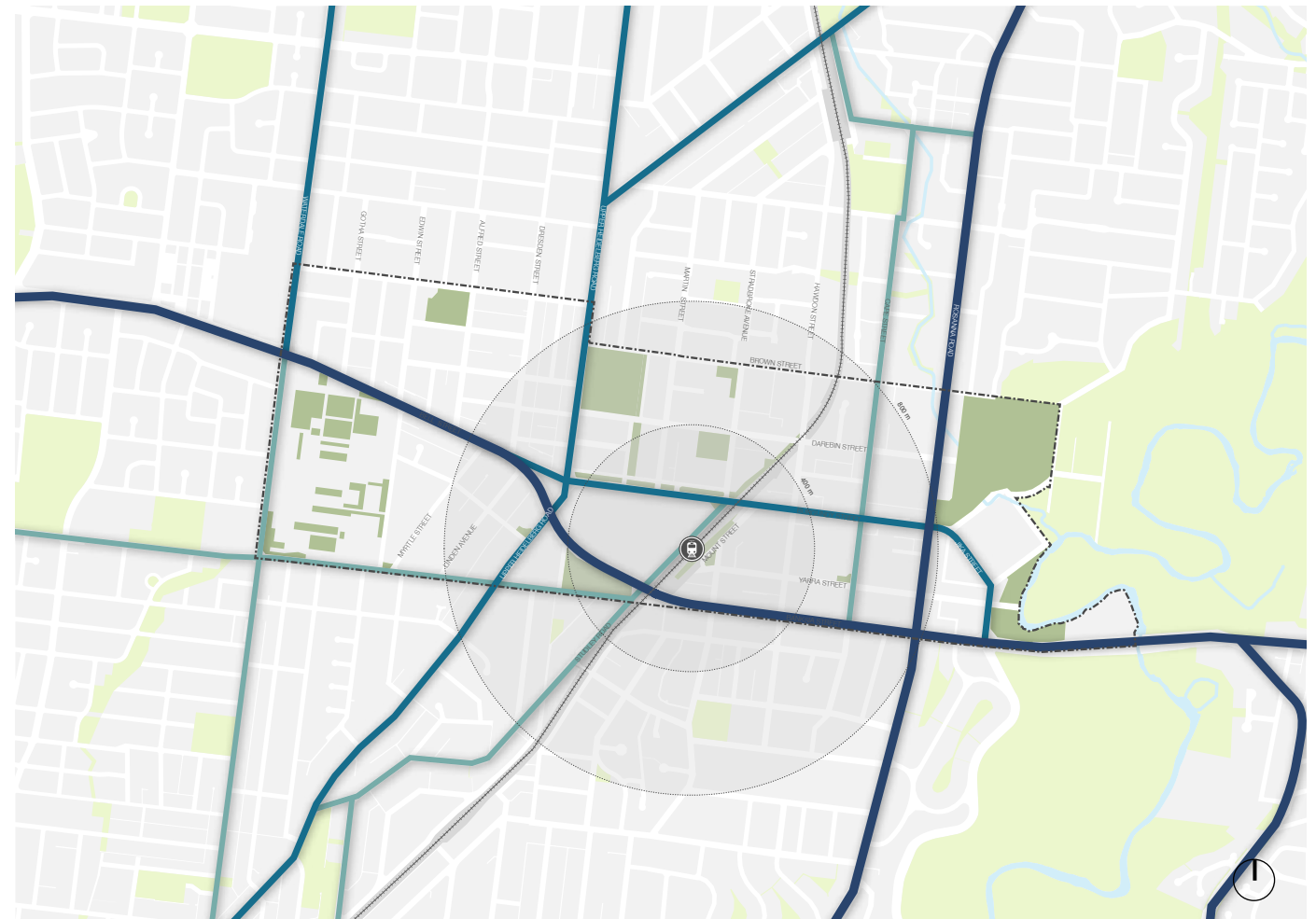

Figure 35: Access and Movement Map

- - - - Site Boundary
▬ Publicly Accessible Open Space
▬▬▬ Railway Corridor
🚉 Heidelberg Station
▬▬ Primary Road
▬▬ Arterial Road
▬▬ Collector Road

4.3 Land Use

The context of this Precinct represents a variety of land uses including open space, retail, commercial, medical, health, civic and educational purposes.

- Within the La Trobe National Employment and Innovation Cluster, Heidelberg is nominated as a Major Activity Centre. Principal retail, civic, educational, and commercial uses within the Precinct are located around Burgundy Street between the Hurstbridge Railway Line and Rosanna Road. This area is well serviced to open space through proximity to Heidelberg Park, the Yarra Valley Parklands and the Yarra River. A less major activity centre is along Bell Street between the Austin Hospital and the Heidelberg Repatriation Hospital separated from the Burgundy Street core by the Austin Hospital, Hurstbridge Railway Line and Upper Heidelberg Road.

- Primary commercial uses are located within the south-eastern corner of the Precinct within the periphery of the Heidelberg Major Activity Centre, along Bell Street and at the north of the Precinct along Upper Heidelberg Road.

- Substantial health and medical uses are situated within this Precinct. Located between Upper Heidelberg Road and Studley Road is the Austin Hospital, a major teaching hospital. The Warringal Private Hospital is located to the north across Burgundy Street, alongside associated medical uses. The Heidelberg Repatriation Hospital and Austin Repatriation are located between Banksia Street and Bell Street along the western boundary of the Precinct.

- Open space within the Precinct includes the James Reserve to the northwest, Remembrance Park south of the Austin Hospital, the Powlett Street and Burgundy Street Reserves with improvement works proposed by the Burgundy and Powlett Reserves Master Plan situated north of Austin Hospital, plus Heidelberg Park & the Yarra Valley Parklands along the Yarra River, Service Reserve north of the Warringal Private Hospital, the Warringal Cemetery north of the Powlett Street Reserve, and a few smaller spaces. The Heidelberg Major Activity Centre has accessible

open space to the west, yet significant landscape and topography issues can impede movement to and within these areas. Private open space includes the Heidelberg Bowling Club.

- The Warringal Cemetery provides connectivity through the Precinct.

- Educational uses are concentrated within the Heidelberg Major Activity Centre and include St John's Primary School, Our Lady of Mercy College and the Heidelberg Primary School.

- Residential land occupies most of the Precinct, primarily single-storey detached dwellings. This area has been identified as a prime location for change. Densification is rapidly occurring within proximity to the Heidelberg Major Activity Centre and Heidelberg Railway Station, as the area changes into a more urbanised environment.

The offering of new high-quality open space within the Precinct is limited. Many open space areas within the Precinct remain underutilised or lack maintenance. Significant urbanisation is occurring within this Precinct.
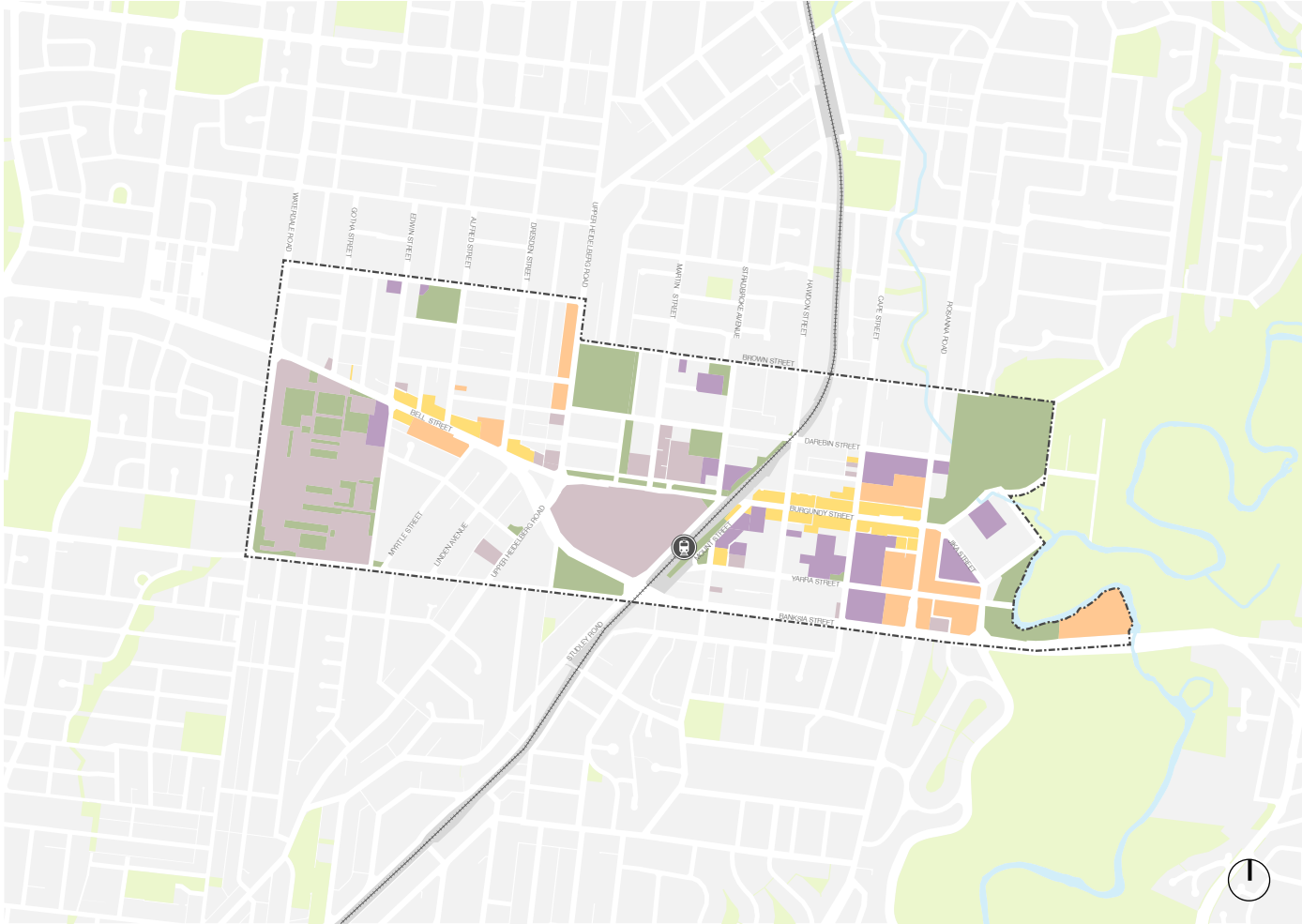

Figure 36: Land Use Map

Site Boundary
Publicly Accessible Open Space
Railway Corridor
Heidelberg Station
Fine-Grain Retail
Large Retail/Commercial
Medical/Health
Civic/Education

4.4 Current Residential Development

Rapid densification within this Precinct is occurring and the relatively low-rise fine grain one would expect from Heidelberg will soon be coexisting with larger multi-storey structures.

Within proximity of Burgundy Street, the corner of Bell Street and Upper Heidelberg Road, and the western boundary of this Precinct, developments ranging from 3–16 storeys are either proposed, approved, under construction or completed.

Increases in residential density ranging from 103% – 260% are proposed for Heidelberg.
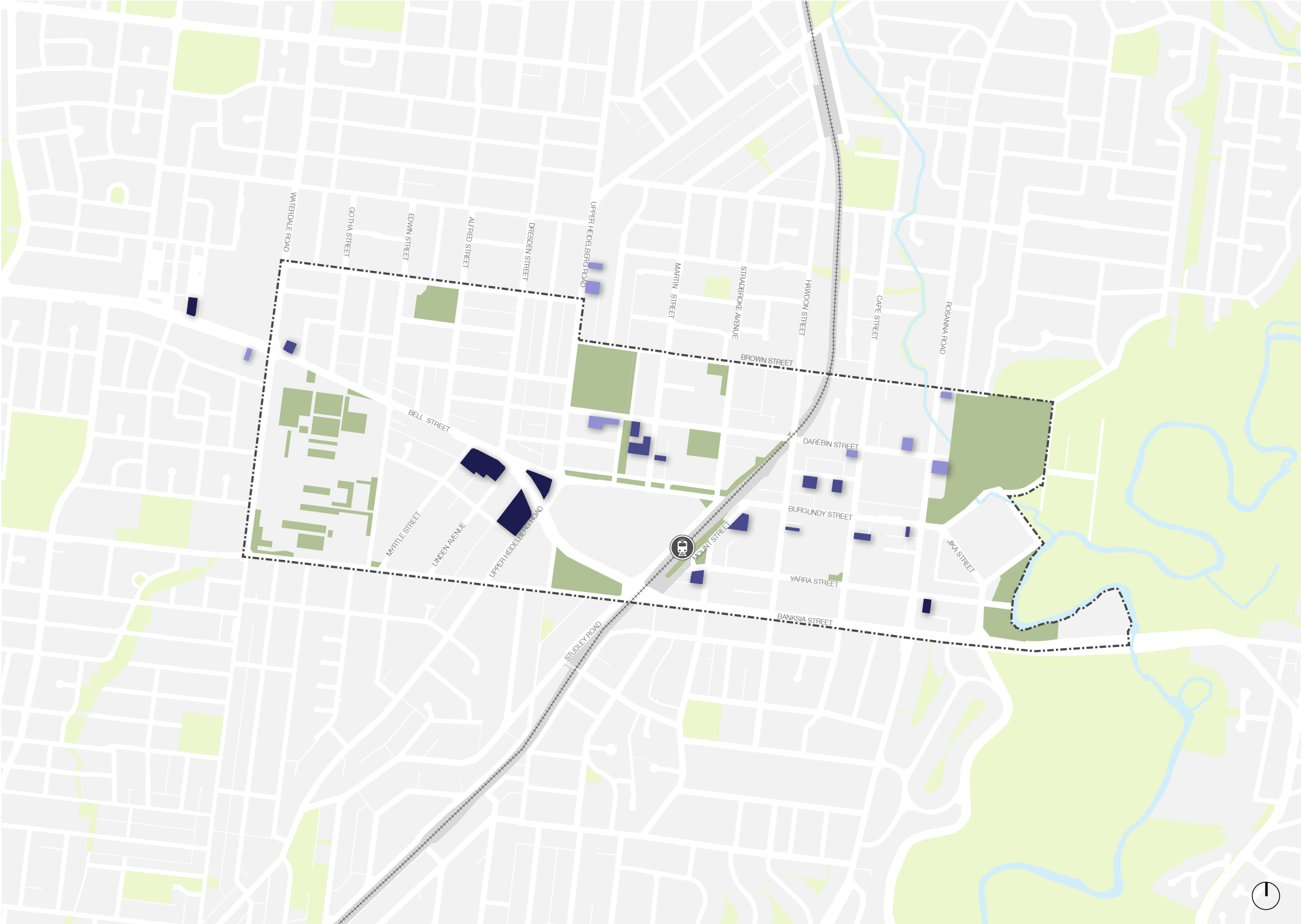
Site Boundary
Publicly Accessible Open Space
Railway Corridor
Heidelberg Station
3-4 Storeys
5-7 Storeys
8-16 Storeys

Figure 37: Current Residential Development Map

4.5   Open Space Catchment

Rapid densification within this Precinct will see an escalation of amenity and infrastructure usage. Significant barriers encroach upon the successful access to open space from within the Heidelberg Major Activity Centre, including Banksia Street and Rosanna Road. The railway line is a significant barrier impeding east west travel.

Multiple Council-owned sites within the periphery of Burgundy Street and the Austin Hospital are possible locations for redesignation to open space. These spaces include car parks, community centres and vacant land.

The low-rise Heidelberg Repatriation Hospital and Austin Repatriation occupies a significant site and contains many underutilised spaces. Select portions of minimally maintained open space are located within the site. Future redevelopment of this complex would see the opportunity for high-quality open space to be created which would be of great benefit to the western area of this Precinct.

Reutilisation of existing open space is preferable to the purchasing or restructuring of new land.

Land identified to benefit from increased maintenance or restructuring include Service Reserve and Remembrance Park.

❶ Service Reserve

❷ Remembrance Park

Legend:
- Site Boundary
- Railway Corridor
- Heidelberg Station
- Publicly Accessible Open Space
- Potential Open Space
- Open Spaces Outside of Precinct
- 400m Catchment
- Lack of Open Spaces Within 400m
- Barrier to Public Open Space
- Poor Access to Public Space
- Council Owned Properties
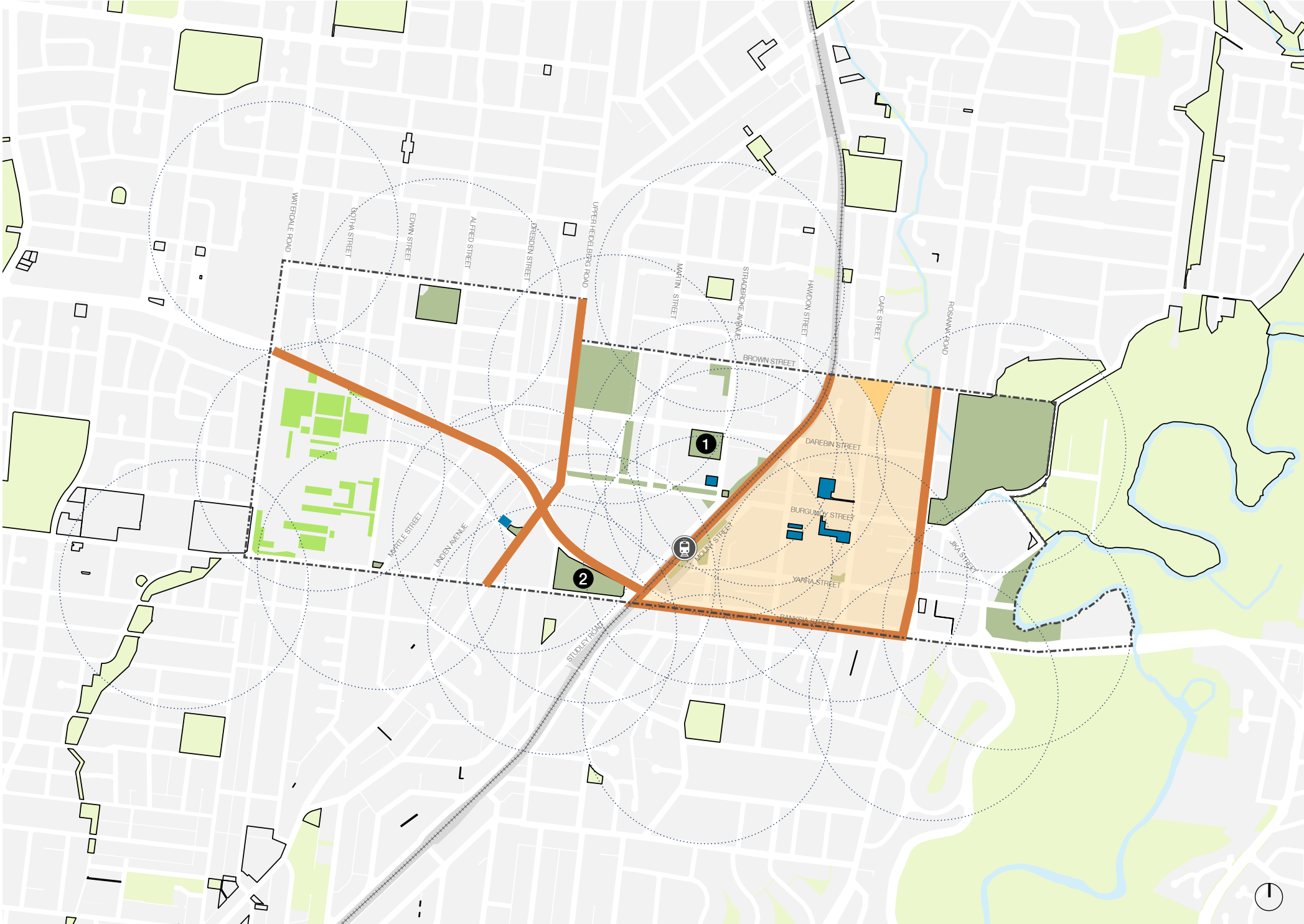- Potential New Open Space

Figure 38: Open Spaces Catchment Map

4.6   Precinct Constraints

- High speed traffic and congestion along Rosanna Road, Bell Street, Banksia Street, Upper Heidelberg Road and Burgundy Street.

- Adverse amenity impacts of car-dominant design.

- Major intersections encumber pedestrian movement.

- Rapid densification will lead to increased usage of open spaces and loss of private open spaces.

- Multiple barriers impede movement throughout the site, including Banksia Street, Rosanna Road, Burgundy Street, Upper Heidelberg Road, Bell Street, and the railway line.

- Lack of emphasis upon pedestrian friendly design. Precinct is a car-dominated landscape.

- Grade change from Bell Street to Banksia Street creates an impassable barrier for pedestrians and cyclists.

- Significant shifts in topography throughout the site. Open space topographical changes create accessibility and usage limitations for Service Reserve, Remembrance Park, Powlett Reserve, and Heidelberg Park.

- Lack of quality amenity within existing open spaces such as walking paths, toilets, playground facilities.

- Lack of cycling infrastructure within the site. Unsafe environment for cyclists given lack of designated lanes.

- Size of Health land parcels reduces permeability of the Precinct.

- Hospital streetscapes are inactive and have poor permeability.

- Majority of open space provision within western section of the Precinct is within hospital land.

- Narrow parcels of land within road and transport reserves limit usage, ease of access, and attendant safety.

- Cemetery creates land highly resistant to change.

Figure 39: Precinct Constraints Map
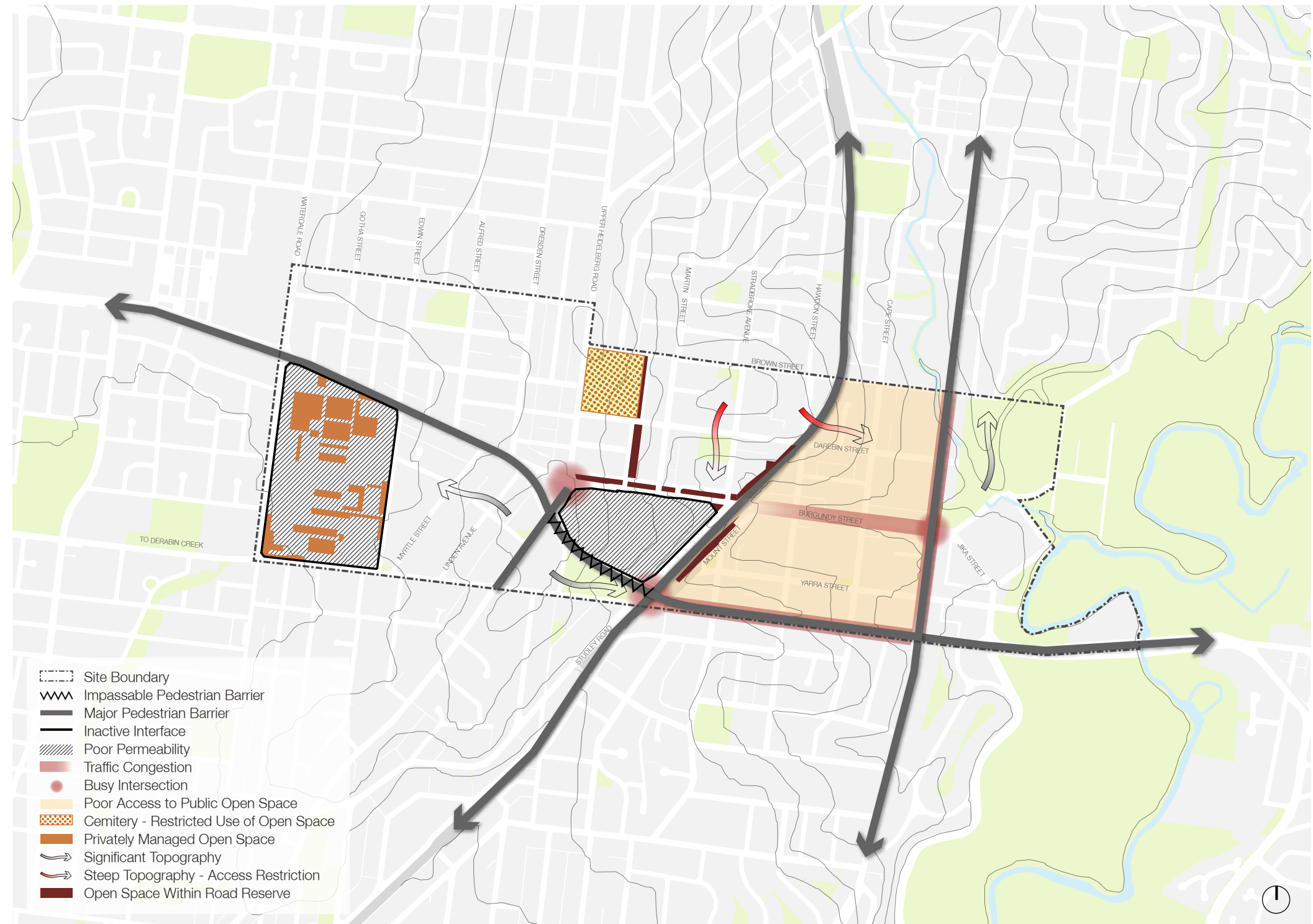
4.7   Precinct Opportunities

- High quality green space to the east of the Precinct.

- Significant vegetation provides quality amenity. Large trees remain throughout and especially upon open space.

- Active frontages to activity along Bell Street and Burgundy Street provide space for community engagement and opportunities for future residential development.

- Topography allows for significant vistas to and around the Yarra Valley.

- Strengthening of connection between significant areas, residential development and open space.

- Creation of partnerships with local schools and related organisations for after-hours activities within private and semi-private open space.

- Creation of additional play opportunities.

- Utilisation of vacant lot along Stradbroke Avenue for open space.

- Improvement to open space within Service Reserve and Remembrance Park given topographical limitations.

- Connection between Austin Hospital and Remembrance Park.

- Redevelopment of Repatriation Hospital has potential to increase open space and create amenity for surrounding area.

- Improved public transport connections to and from open space.

Legend:
- Site Boundary
- Existing High-Quality Open Space
- School/Organization
- Council-Owned Land - New Open Space
- Major Redevelopment Opportunity
- Retention of Open Space
- Improved Connection - Link Open Spaces
- Active Interface
- Pedestrian Overpass
- Major Vista
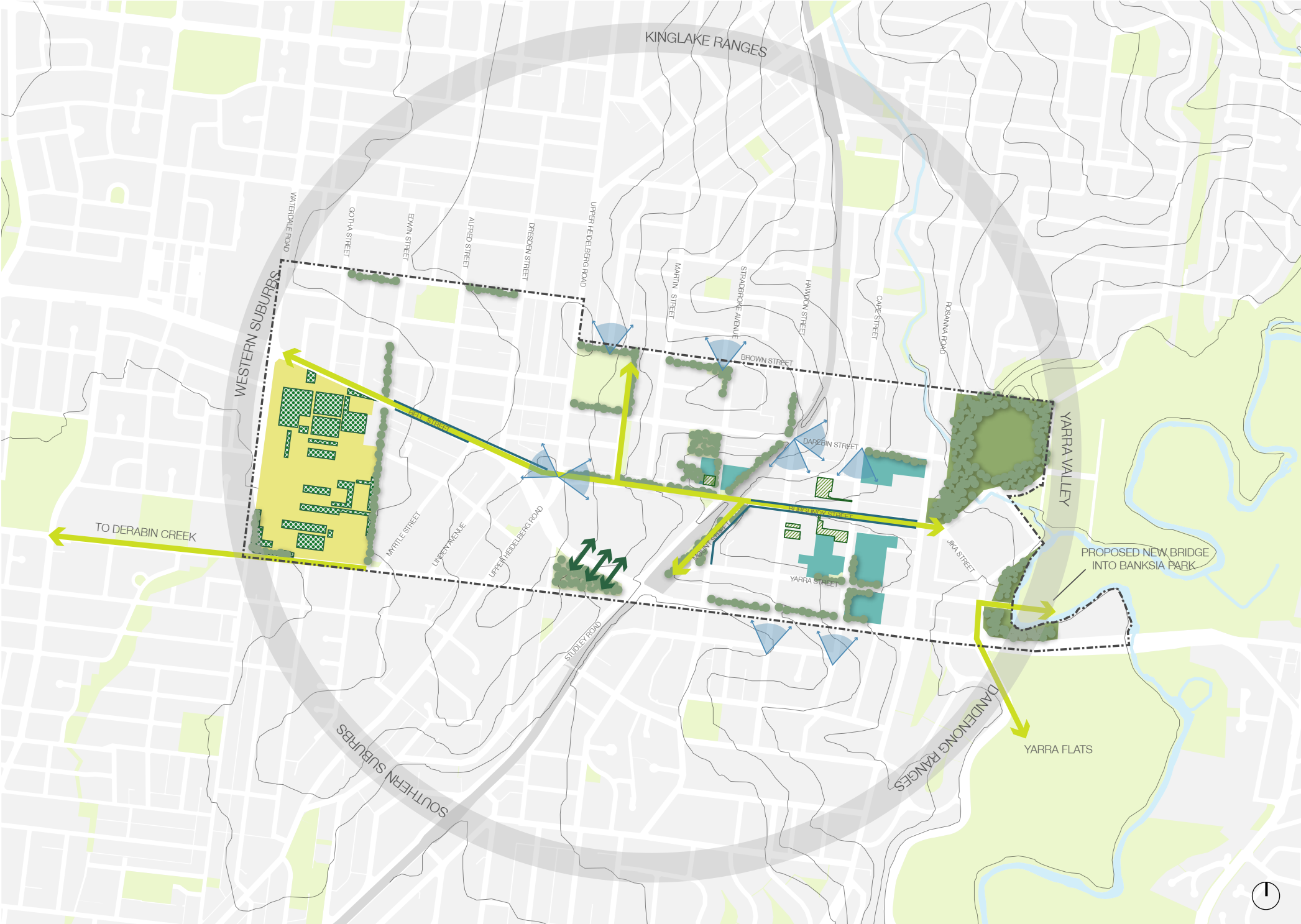- Significant Mature Trees Cluster

Figure 40: Precinct Opportunities Map

Existing Open Spaces Assessment

5.1 Existing Open Spaces

This chapter assesses the current conditions of the existing open spaces and public car parks within the HACMP boundaries. The assessment criteria include access, permeability aesthetics, amenities, facilities, ecology and maintenance. The assessment encompasses public open spaces and spaces within private land such as the Heidelberg Bowling Club and Our Lady of Mercy College.

Existing Spaces

1. Repatriation Hospital
2. Ivanhoe Lions Park
3. James Reserve
4. Melbourne Water Reserve
5. Warringal Cemetery
6. Powlett Street Reserve
7. Burgundy Street Reserve
8. Foley Reserve
9. Austin Hospital Forecourt
10. Heidelberg Bowling Club (West)
11. Heidelberg Bowling Club (East)
12. Site at Burgundy Street/Stradbroke Ave
13. Service Reserve
14. Arthur Rylah Institute
15. Transport Reserve (North)
16. Transport Reserve (South)
17. Remembrance Park
18. Car Park at Cartmell Street
19. Car Park at Hawdon Street/Cape Street
20. Heidelberg Primary School
21. St John's Church
22. St John's Primary School
23. Our Lady of Mercy College
24. Salt Creek Floodplains
25. Heidelberg Park
26. Yarra Valley Parklands

Figure 41: Existing Open Spaces Map

5.2   Existing Open Spaces Assessment

Yarra Valley Parklands

Area:	2.43 ha
Typology:	Green Space
Hierarchy:	Metropolitan Open Space
Ownership:	State Government
Access:	Open
Activities:	• Informal and Passive Recreation
	• Environmental Recreation
	• Play

Existing Amenities:
- Cycling & walking path
- Bushland environment
- Significant trees
- Connection to Yarra River

Heidelberg Park

Area:	10.09 ha
Typology:	Green Space
Hierarchy:	Regional Open Space
Ownership:	Banyule City Council
Access:	Open
Activities:	• Formal and Active Recreation
	• Informal and Passive Recreation
	• Environmental Recreation
	• Play

Existing Amenities:
- Sports field
- Cricket nets
- Club pavilion
- Picnic tables
- Barbecues
- Lighting
- Public toilet
- Bushland environment
- Seating
- Formal and informal paths
- Car park
- Significant trees

	Excellent	Good	Acceptable	Poor	Very Poor
Access				■	
Permeability		■			
Aesthetics	■				
Amenities/Facilities				■	
Ecology	■				
Maintenance		■			

	Excellent	Good	Acceptable	Poor	Very Poor
Access				■	
Permeability		■			
Aesthetics		■			
Amenities/Facilities	■				
Ecology		■			
Maintenance	■				

Figure 42: Yarra Valley Parklands

Figure 43: Heidelberg Park

James Reserve

Area:	1.45 ha
Typology:	Green Space
Hierarchy:	Neighbourhood Open Space
Ownership:	Banyule City Council
Access:	Open
Activities:	• Formal and Active Recreation
	• Informal and Passive Recreation
	• Play

Existing Amenities:
- Playground
- Sports field
- Sports pavilion
- Seating

Transport Reserve (South)

Area:	0.57 ha
Typology:	Urban Space
Hierarchy:	Neighbourhood Open Space
Ownership:	Public Authority
Access:	Open
Activities:	• Informal and Passive Recreation

Existing Amenities:
- Formal and informal seating
- Kiosk
- Picnic tables
- Significant trees
- Wayfinding signs
- (Proximity to retail)

	Excellent	Good	Acceptable	Poor	Very Poor
Access		■			
Permeability		■			
Aesthetics				■	
Amenities/Facilities			■		
Ecology				■	
Maintenance				■	

	Excellent	Good	Acceptable	Poor	Very Poor
Access		■			
Permeability		■			
Aesthetics				■	
Amenities/Facilities			■		
Ecology		■			
Maintenance		■			

Figure 44: James Reserve
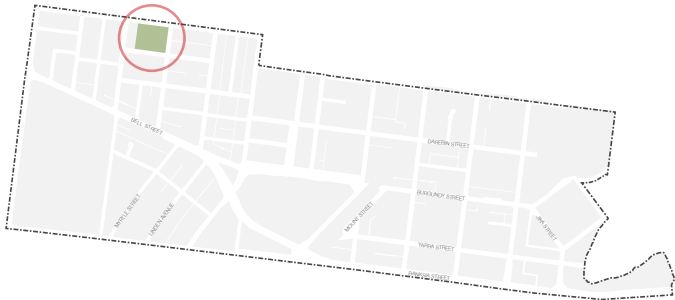
Figure 45: Transport Reserve (South)

Warringal Cemetery

Area:	3.66 ha
Typology:	Green Space
Hierarchy:	Neighbourhood Open Space
Ownership:	Public Authority
Access:	Open
Activities:	• Informal and Passive Recreation

Existing Amenities:	• Walking path
	• Significant trees
	• Thoroughfare

Heidelberg Primary School

Area:	1.09 ha
Typology:	Semi-Public Space
Hierarchy:	Neighbourhood Open Space
Ownership:	State Government
Access:	Restricted
Activities:	• Formal and Active Recreation
	• Play

Existing Amenities:	• Playground
	• Sports courts
	• Sports field
	• School facilities
	• Seating

	Excellent	Good	Acceptable	Poor	Very Poor
Access				■	
Permeability		■			
Aesthetics		■			
Amenities/Facilities			■		
Ecology		■			
Maintenance		■			

	Excellent	Good	Acceptable	Poor	Very Poor
Access		■			
Permeability		■			
Aesthetics			■		
Amenities/Facilities	■				
Ecology		■			
Maintenance		■			

Figure 46: Warringal Cemetery
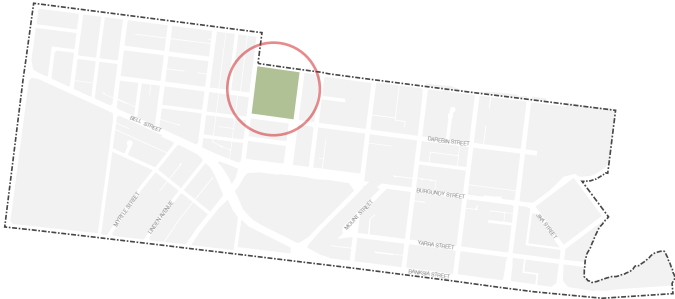
Figure 47: Heidelberg Primary School
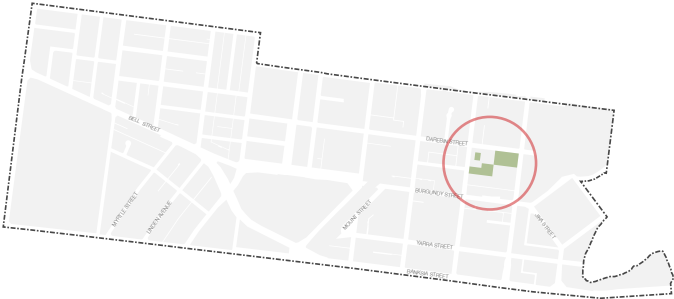
St John's Primary School

Area:	0.54 ha
Typology:	Semi-Public Space
Hierarchy:	Neighbourhood Open Space
Ownership:	Private
Access:	Restricted
Activities:	• Formal and Active Recreation
	• Play

Existing Amenities:
- Sporting fields
- Tennis courts
- Seating
- School facilities
- Playground
- Significant trees

Our Lady of Mercy College

Area:	1.04 ha
Typology:	Semi-Public Space
Hierarchy:	Neighbourhood Open Space
Ownership:	State Government
Access:	Controlled
Activities:	• Formal and Active Recreation
	• Play

Existing Amenities:
- Playground
- Significant trees
- School facilities
- Seating
- Sporting fields

	Excellent	Good	Acceptable	Poor	Very Poor
Access		■			
Permeability					■
Aesthetics			■		
Amenities/Facilities	■				
Ecology		■			
Maintenance	■				

	Excellent	Good	Acceptable	Poor	Very Poor
Access		■			
Permeability					■
Aesthetics		■			
Amenities/Facilities		■			
Ecology		■			
Maintenance		■			

Figure 48: St John's Primary School
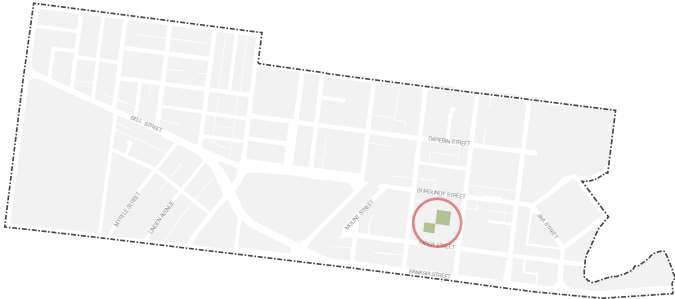
Figure 49: Our Lady of Mercy College

Heidelberg Bowling Club (West Lawn)

Area:	0.33 ha
Typology:	Semi-Public Space
Hierarchy:	Neighbourhood Open Space
Ownership:	Private
Access:	Restricted
Activities:	• Formal and Active Recreation
	• Play

Existing Amenities:
- Bowling green
- Seating

Heidelberg Bowling Club (East Lawn)

Area:	0.42 ha
Typology:	Semi-Public Space
Hierarchy:	Neighbourhood Open Space
Ownership:	Private
Access:	Restricted
Activities:	• Formal and Active Recreation
	• Play

Existing Amenities:
- Bowling green
- Private car parking
- Seating
- Sports pavillion

	Excellent	Good	Acceptable	Poor	Very Poor
Access		■			
Permeability				■	
Aesthetics				■	
Amenities/Facilities		■			
Ecology					■
Maintenance		■			

	Excellent	Good	Acceptable	Poor	Very Poor
Access		■			
Permeability				■	
Aesthetics				■	
Amenities/Facilities	■				
Ecology					■
Maintenance		■			

Figure 50: Heidelberg Bowling Club (West Lawn)
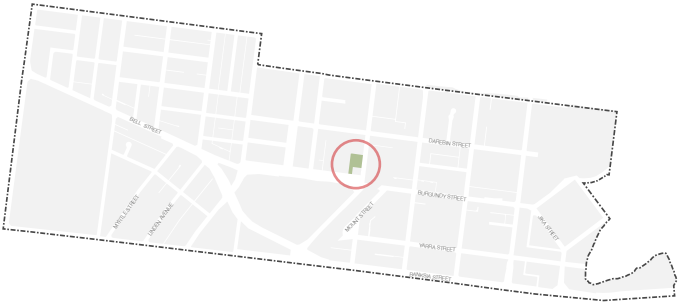
Figure 51: Heidelberg Bowling Club (East Lawn)
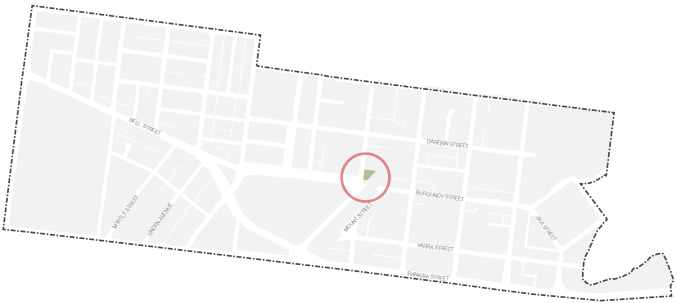
Hawdon Street/Cape Street Car Park

Area:	0.37 ha
Typology:	Urban Space
Hierarchy:	Neighbourhood Open Space
Ownership:	Banyule City Council
Access:	Open
Activities:	• Car Park

Existing Amenities:
- Walking path
- Thoroughfare
- Car parking

Car Park at Cartmell Street

Area:	0.33 ha
Typology:	Urban Space
Hierarchy:	Neighbourhood Open Space
Ownership:	Banyule City Council
Access:	Open
Activities:	• Car Park

Existing Amenities:
- Car park

	Excellent	Good	Acceptable	Poor	Very Poor
Access		■			
Permeability				■	
Aesthetics				■	
Amenities/Facilities				■	
Ecology				■	
Maintenance			■		

	Excellent	Good	Acceptable	Poor	Very Poor
Access			■		
Permeability					■
Aesthetics				■	
Amenities/Facilities			■		
Ecology					■
Maintenance			■		

Figure 52: Hawdon Street/Cape Street Car Park
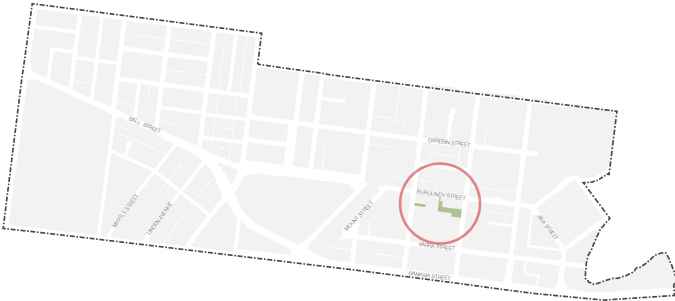
Figure 53: Car Park at Cartmell Street
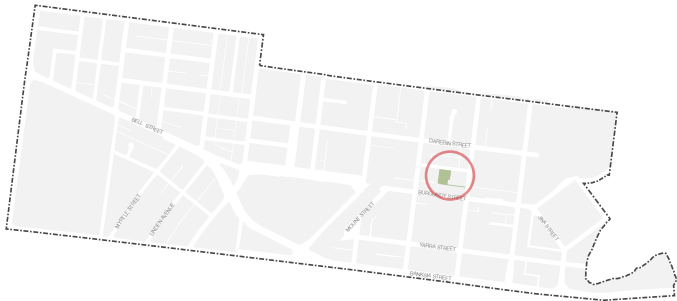
Remembrance Park

Area:	1.82 ha
Typology:	Green Space
Hierarchy:	Neighbourhood Open Space
Ownership:	Banyule City Council
Access:	Open
Activities:	• Informal and Passive Recreation • Play

Existing Amenities:
- Walking path
- Seating
- Thoroughfare
- Significant trees
- Pond
- Information boards

Service Reserve

Area:	0.86 ha
Typology:	Green Space
Hierarchy:	Local Open Space
Ownership:	Banyule City Council
Access:	Open
Activities:	• Informal and Passive Recreation

Existing Amenities:
- Walking path
- Thoroughfare
- Significant trees
- Seating

	Excellent	Good	Acceptable	Poor	Very Poor
Access					■
Permeability			■		
Aesthetics		■			
Amenities/Facilities				■	
Ecology		■			
Maintenance		■			

	Excellent	Good	Acceptable	Poor	Very Poor
Access			■		
Permeability					■
Aesthetics			■		
Amenities/Facilities				■	
Ecology			■		
Maintenance			■		

Figure 55: Remembrance Park

Figure 54: Service Reserve
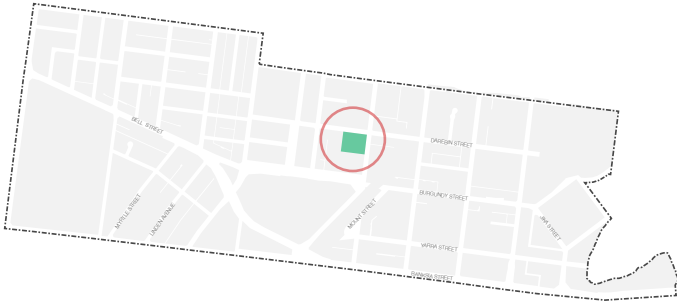
Transport Reserve (North)

Area:	0.43 ha
Typology:	Open Space
Hierarchy:	Local Open Space
Ownership:	Public Authority
Access:	Open
Activities:	• Informal and Passive Recreation

Existing Amenities:
- Walking path
- Thoroughfare
- Significant trees

Burgundy and Powlett Street Reserves

Area:	1.40 ha
Typology:	Green Space
Hierarchy:	Local Open Space
Ownership:	Public Authority
Access:	Open
Activities:	• Informal and Passive Recreation • Play

Existing Amenities:
- Walking path
- Thoroughfare
- Significant trees
- Seating

	Excellent	Good	Acceptable	Poor	Very Poor
Access		■			
Permeability		■			
Aesthetics			■		
Amenities/Facilities			■		
Ecology		■			
Maintenance			■		

	Excellent	Good	Acceptable	Poor	Very Poor
Access				■	
Permeability				■	
Aesthetics				■	
Amenities/Facilities			■		
Ecology				■	
Maintenance			■		

Figure 56: Transport Reserve (North)
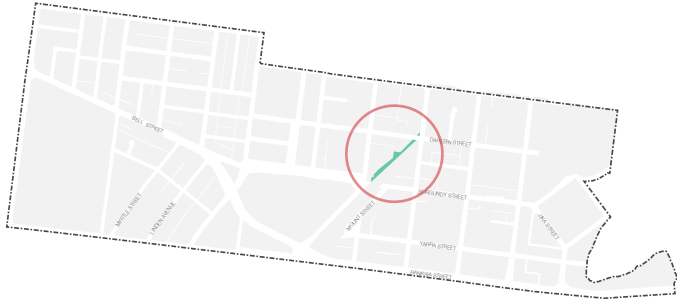
Figure 57: Burgundy and Powlett Street Reserves

Existing Open Spaces Assessment

Repatriation Hospital

Area:	5.92 ha
Typology:	Green Space
Hierarchy:	Local Open Space
Ownership:	State Government
Access:	Restricted
Activities:	• Informal and Passive Recreation

Existing Amenities:
- Car park
- Fields
- Seating
- Pedestrian paths
- Significant trees
- Thoroughfare

St John's Church

Area:	0.09 ha
Typology:	Green Space
Hierarchy:	Local Open Space
Ownership:	Public Authority
Access:	Open
Activities:	• Informal and Passive Recreation

Existing Amenities:
- Car park
- Seating
- Walking paths
- Significant trees

	Excellent	Good	Acceptable	Poor	Very Poor
Access			X		
Permeability			X		
Aesthetics				X	
Amenities/Facilities				X	
Ecology				X	
Maintenance			X		

	Excellent	Good	Acceptable	Poor	Very Poor
Access		X			
Permeability			X		
Aesthetics	X				
Amenities/Facilities		X			
Ecology		X			
Maintenance	X				

Figure 58: Repatriation Hospital

Figure 59: St John's Church
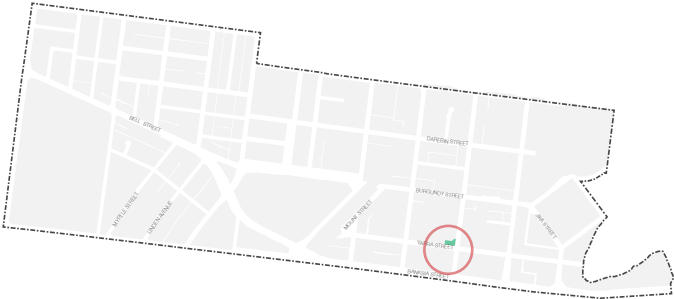
Arthur Rylah Institute

Area:	0.40 ha
Typology:	Green Space
Hierarchy:	Local Open Space
Ownership:	State Government
Access:	Open
Activities:	• Informal and Passive Recreation

Existing Amenities:
- Significant trees

Foley Reserve

Area:	0.04 ha
Typology:	Green Space
Hierarchy:	Pocket Park
Ownership:	Banyule City Council
Access:	Open
Activities:	• Informal and Passive Recreation

Existing Amenities:
- Walking path
- Thoroughfare
- Seating

	Excellent	Good	Acceptable	Poor	Very Poor
Access			■		
Permeability					■
Aesthetics				■	
Amenities/Facilities				■	
Ecology			■		
Maintenance			■		

	Excellent	Good	Acceptable	Poor	Very Poor
Access		■			
Permeability		■			
Aesthetics		■			
Amenities/Facilities			■		
Ecology		■			
Maintenance		■			

Figure 60: Arthur Rylah Institute

Figure 61: Foley Reserve

Austin Hospital Forecourt

Area:	0.06 ha
Typology:	Urban Space
Hierarchy:	Pocket Park
Ownership:	Public Authority
Access:	Open
Activities:	• Informal and Passive Recreation

Existing Amenities:
- Significant trees
- Monument
- Informal seating

Melbourne Water Reserve

Area:	0.09 ha
Typology:	Green Space
Hierarchy:	Pocket Park
Ownership:	Banyule City Council
Access:	Open
Activities:	• Informal and Passive Recreation

Existing Amenities:
- Significant trees
- Basketball court
- Seating
- Playground
- Picnic tables
- Barbecues

	Excellent	Good	Acceptable	Poor	Very Poor
Access			■		
Permeability			■		
Aesthetics		■			
Amenities/Facilities			■		
Ecology		■			
Maintenance			■		

	Excellent	Good	Acceptable	Poor	Very Poor
Access			■		
Permeability				■	
Aesthetics					■
Amenities/Facilities				■	
Ecology			■		
Maintenance					■

Figure 62: Austin Hospital Forecourt

Figure 63: Melbourne Water Reserve

Ivanhoe Lions Park

Area:	0.05 ha
Typology:	Green Space
Hierarchy:	Pocket Park
Ownership:	Banyule City Council
Access:	Open
Activities:	• Informal and Passive Recreation

Existing Amenities:	• Pedestrian path
	• Seating
	• Significant trees

Salt Creek Floodplains

Area:	0.39 ha
Typology:	Green Space
Hierarchy:	Pocket Park
Ownership:	State Government
Access:	Closed
Activities:	• No activities

Existing Amenities:	• Inundation pathway
	• Bushland environment
	• Significant trees

	Excellent	Good	Acceptable	Poor	Very Poor
Access		■			
Permeability		■			
Aesthetics			■		
Amenities/Facilities			■		
Ecology		■			
Maintenance			■		

	Excellent	Good	Acceptable	Poor	Very Poor
Access		■			
Permeability					■
Aesthetics		■			
Amenities/Facilities					■
Ecology	■				
Maintenance		■			

Figure 64: Ivanhoe Lions Park
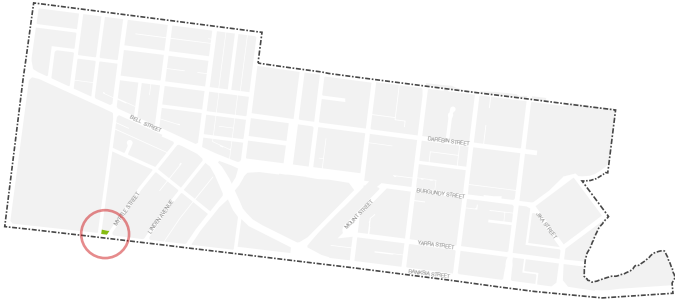
Figure 65: Salt Creek Flood Planes
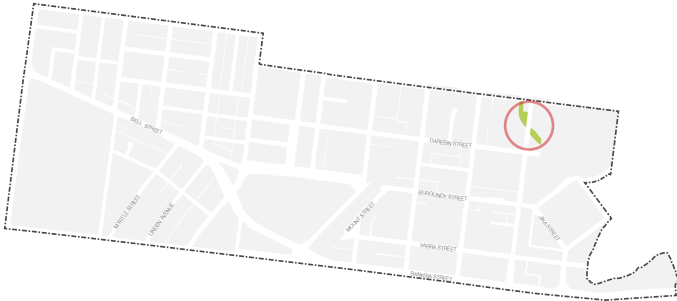
Site at Burgundy Street/Stradbroke Ave

Area:	1.12 ha
Typology:	Vacant Land
Hierarchy:	Vacant Land
Ownership:	Banyule City Council
Access:	Closed
Activities:	-

Existing Amenities:
- Significant trees

	Excellent	Good	Acceptable	Poor	Very Poor
Access		■			
Permeability					■
Aesthetics					■
Amenities/Facilities					■
Ecology				■	
Maintenance					■

Figure 66: Site at Burgundy Street/Stradbroke Ave
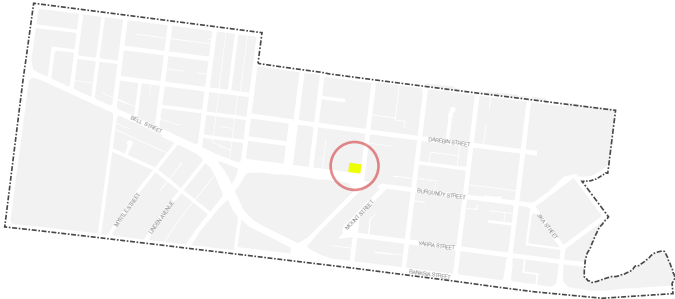
This page has been left blank

The Heidelberg Activity Centre and Medical Precinct offers a unique opportunity to support the sustainable growth of the Heidelberg community, delivering a state-of-the art public open space network that encourages social interaction, recreation and healthy living and celebrates existing biodiversity and the diversity of the community.

Highly-permeable networks of streets, paths and public spaces will prioritise the safe and convenient movement of people within and around the Precinct. Mixed-use development will contribute positively to the character and amenity of the site, while new and existing public spaces will provide a diverse range of areas for community recreation and for community gatherings and connections.

Figure 67: Illustrative images