

## Masterplan Elements #2: Open Space

20 September 2016

### Overview

The land owners of East Village are releasing a series of documents to profile specific inputs into a 20-year masterplan for the Bentleigh East industrial precinct.

The purpose of the 'Elements' documents are to build up the detail necessary for putting forward a comprehensive masterplan for community input and review.

In this document, we examine the needs and planning considerations for **open space** – this has been of consistent community and stakeholder interest during the preceding phases of consultation on the development of a 20-year masterplan for East Village.

### Summary

- Glen Eira has the lowest amount of public open space per capita of any metropolitan council and it is recognised that existing open space is unevenly distributed within the municipality.
- Independent research has determined that there is a satisfactory level of active open space within a 2km radius of East Village, including Virginia Park, Marlborough Street Reserve, GESAC, Bailey Reserve, McKinnon Reserve, Packer Park and Duncan McKinnon Reserve.
- During the East Village consultation process, the community expressed its desire for more open space and improved connectivity between existing open space areas – particularly between Virginia Park and Marlborough reserves.
- Glen Eira City Council's Open Space Strategy identifies six principles to providing open space – equitable, accessible, adaptable, networked, diverse and sustainable.
- Best practice for the development of '20-minute neighbourhoods' uses open space to create healthy and active neighbourhoods and maintain Melbourne's identity as one of the world's most liveable cities.
- The open space contribution in Glen Eira was raised to 5.7 per cent in 2014 across all residential subdivisions, including mixed-use developments in commercial centres.
- For the purposes of the preparation of the 20-year masterplan for East Village, the land owners have committed to providing an open space contribution of 6%, with half to be provided as a land contribution on the East Village site (subject to Council's needs analysis).

## What is public open space?

An open space is defined as...

*“publicly owned land that is currently set aside, or has the potential in the future to be set aside primarily for recreation, nature conservation and passive outdoor enjoyment. This includes parks, reserves, gardens, larger urban and civic spaces and forecourts.”<sup>1</sup>*

The most valued aspects of open space are trees, a place to relax and unwind, health and wellbeing, a place for children to play and an escape from the built environment.

## Why is consideration of open space important for East Village?

There was a general call in Phase Three of the East Village consultation process to incorporate green space into the design and create links to the surrounding parks.

Design Concept Two - *Connect communities through green spaces and public uses* – was voted ‘very important’ in the surveys conducted at the community drop-in sessions.

In terms of Glen Eira City Council municipal area:

- There are 72 open spaces in the municipality<sup>2</sup>.
- Glen Eira has the lowest amount of public open space per capita of any metropolitan council and this area is unevenly distributed throughout the municipality.
- As of 2014, there were:
  - 33.93 hectares of open space
  - 3.8 per cent of the total suburb area was open space
  - 13 sqm of open space per person (based on the population for 2013)
- Glen Eira’s population is expected to increase by 21 per cent by 2036, which will affect urban densities and liveability.<sup>3</sup>
- In the next 10 years, the number of Glen Eira City Council residents over 60 is expected to increase to 33,997 (22.3 per cent of the total population by 2025). This group will require well-maintained community spaces and good urban design to encourage healthy living and participation in community life.
- In the last three financial years, residential building approvals in the City of Glen Eira have spiked well above the long-term trend – particularly in units and apartments.<sup>4</sup>
- Between 2016 and 2031, the State Government projects an increase of 7,577 households in Glen Eira.

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<sup>1</sup> City of Glen Eira Open Space Strategy, April 2014: <http://www.gleneira.vic.gov.au/Places-and-events/Parks-and-recreation/Open-space>

<sup>2</sup> Glen Eira Council local parks and playgrounds: <http://www.gleneira.vic.gov.au/Places-and-events/Parks>

<sup>3</sup> Glen Eira population forecast: <http://forecast.id.com.au/glen-eira/home>

<sup>4</sup> City of Glen Eira residential building approvals: <http://profile.id.com.au/glen-eira/building-approvals>

## What are the important planning considerations?

Glen Eira City Council released its Open Space Strategy in 2014<sup>5</sup>, which aims to “...guide the future planning, provision, design and management of public open space in Glen Eira from 2013 to 2026”. This is in line with the Plan Melbourne 2014 report<sup>6</sup> and the Open Space Strategy Melbourne 2012<sup>7</sup>.

This strategy identifies six principles for open space:

1. **Equitable** - located within easy walking distance of the Glen Eira community
2. **Accessible** - designed to be accessible for people of all ages, abilities, health, gender and cultural background
3. **Adaptable** - able to be added to and changed over time to adapt to changing recreational, social and environmental conditions
4. **Networked** - a system of spaces that in combination meet the recreational, environmental and social needs of Glen Eira
5. **Diverse** - providing a diversity of character and sizes of open space to maximise accessibility to the community and contribute to sustainability
6. **Sustainable** - maximise opportunities to mitigate climate change, implement sustainable design and management practices and, where feasible, achieve improved ecological outcomes

The existing open spaces are used in the following way:

- Most frequently used types of open space in Glen Eira are:
  - 87 per cent sporting reserves
  - 81 per cent local streets for exercise
  - 74 per cent small local parks
  - 71 per cent large parks and gardens
- Most frequently used facilities are:
  - 81 per cent walking paths
  - 79 per cent seats
  - 71 per cent open grassed areas
  - 65 per cent public toilets

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<sup>5</sup> City of Glen Eira Open Space Strategy 2014: <http://www.gleneira.vic.gov.au/Places-and-events/Parks-and-recreation/Open-space>

<sup>6</sup> Plan Melbourne 2014: [http://www.planmelbourne.vic.gov.au/\\_data/assets/pdf\\_file/0016/131362/Plan-Melbourne-May-2014.pdf](http://www.planmelbourne.vic.gov.au/_data/assets/pdf_file/0016/131362/Plan-Melbourne-May-2014.pdf)

<sup>7</sup> Open Space Strategy Melbourne 2012: <http://www.melbourne.vic.gov.au/SiteCollectionDocuments/open-space-strategy.pdf>

The following points on good practice are also important to consider:<sup>8</sup>

*Optimum Practice*

- *Open space networks:*
  - *are linked through the provision of walking and cycle trails and rights of way;*
  - *are integrated with open space 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.*
- *Ensure land is set aside and developed in residential areas for local recreational use and to create pedestrian and bicycle links to commercial and community facilities.*
- *Ensure land use and development adjoining regional open space networks, national parks and conservation reserves complements the open space in terms of visual and noise impacts, treatment of waste water to reduce turbidity or pollution and preservation of vegetation.*
- *Improve the quality and distribution of open space and ensure long-term protection.*
- *Protect large regional parks and significant conservation areas.*
- *Ensure land identified as critical to the completion of open space links is transferred for open space purposes.*
- *Protect the overall network of open space by ensuring that where there is a change in land use or in the nature of occupation resulting in a reduction of open space, the overall network of open space is protected by the addition of replacement parkland of equal or greater size and quality.*
- *Ensure urban open space provides for nature conservation, recreation and play, formal and informal sport, social interaction and peace and solitude.*
- *Community sports facilities should be accommodated in a way that is not detrimental to other park activities.*
- *Ensure open space is designed to accommodate people of all abilities, ages and cultures. Develop open space to maintain wildlife corridors and greenhouse sinks.*
- *Provide new parkland in growth areas and in areas that have an undersupply of parkland.*

*Avoid*

- *Having public areas or pedestrian pathways near retirement accommodation that are unsafe or unsuitable for older people such as badly maintained footpaths that may cause falls and injuries.*

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<sup>8</sup> City of Glen Eira Planning Scheme:

[http://planningschemes.dpcd.vic.gov.au/\\_data/assets/pdf\\_file/0020/209171/GlenEira\\_PS\\_Ordinance.pdf](http://planningschemes.dpcd.vic.gov.au/_data/assets/pdf_file/0020/209171/GlenEira_PS_Ordinance.pdf)

### What are some examples of best practice?

To help inform the masterplan for East Village the landowners are having a closer look at a range of developments and precinct masterplans with provisions for open space:

- University Hill Bundoora<sup>9</sup>
- Waverley Park<sup>10</sup>
- Banbury Village<sup>11</sup>
- Pentridge Village<sup>12</sup>
- Point Cook Town Centre<sup>13</sup>
- Arden Macauley Precinct<sup>14</sup>
- Docklands<sup>15</sup>
- Fisherman's Bend Urban Renewal Project<sup>16</sup>

### What does this mean for East Village?

The following points emerge for consideration in the East Village masterplan:

- There is a clear demand for a variety of passive and active open spaces to be created within walking distance of residents.
- There is a need to establish connections between existing open spaces, such as Marlborough Street Reserve and Virginia Park.
- The growing population and higher density living will mean a greater need for open spaces in order to encourage a healthy lifestyle and sense of community.
- Given the amount of active open space surrounding the precinct, there is an opportunity to explore the provision for more passive open space within the precinct, such as walkways and squares.
- Opportunities for open space through wide tree-lined streets and roadways throughout the precinct.
- There are opportunities for upgrades to the immediately adjoining open spaces to East Village.
- Public art could be considered for parts of the site particularly in passive open space areas.

For the purposes of the preparation of the 20-year masterplan for East Village, the land owners have committed to providing an open space contribution of 6%, with half to be provided as a land contribution on the East Village site (subject to Council's needs analysis).

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<sup>9</sup> University Hill development: <http://universityhill.com.au/>

<sup>10</sup> Waverley Park: <http://waverleypark.mirvac.com/>

<sup>11</sup> Banbury Village: <http://www.banburyvillage.com.au/about-banbury-village/master-plan>

<sup>12</sup> Pentridge masterplan: <http://pentridgecoburg.com.au/about/>

<sup>13</sup> Plan Melbourne 2014: [http://www.planmelbourne.vic.gov.au/\\_data/assets/pdf\\_file/0016/131362/Plan-Melbourne-May-2014.pdf](http://www.planmelbourne.vic.gov.au/_data/assets/pdf_file/0016/131362/Plan-Melbourne-May-2014.pdf)

<sup>14</sup> Renewing Arden Macauley: <http://participate.melbourne.vic.gov.au/ardenmacauley>

<sup>15</sup> Docklands Public Realm Plan: <http://www.places.vic.gov.au/precincts-and-development/docklands/building-a-community/open-space>

<sup>16</sup> Fisherman's Bend Have Your Say: <http://haveyoursay.delwp.vic.gov.au/fishermans-bend>