TABLE 8 - PROJECT LISTS						OBJECTIVES							
Project ID	Open Space / Project Name	Project Description	Suburb	Hierarchy	Project Priority (L, M, H)	OBJECTIVE 1	OBJECTIVE 2	OBJECTIVE 3	OBJECTIVE 4	OBJECTIVE 5	OBJECTIVE 6	Cost Bracket	Open Space Strategy Direction (No.)
CB01	New Neighbourhood Park 1 in Coburg	Deliver a new Neighbourhood Space to address part of the western gap area. This open space will be multi-functional and provide a play space integration of an off-lead area to address specific function gap.	Coburg	Neighbourhood	H	Y	Y	N	Y	N	N	$$$$	1
CB02	New Neighbourhood Park 2 in Coburg	Deliver a new Neighbourhood Space to address NW gap area. This open space will be multi-functional and provide a play space. It should also consider integration of dog park / off-lead areas if Harmony Park is not upgraded to support off-lead dog activities.	Coburg	Neighbourhood	M	Y	N	N	N	N	N	$$$$	1
CB03	New Neighbourhood Park 3 in Coburg	Deliver a new Neighbourhood Space to address part of SW gap area. This open space will be multi-functional and provide a play space.	Coburg	Neighbourhood	L	Y	N	N	N	N	N	$$$$	1
CB04	New Local Park 1 in Coburg	Deliver a new Local Space to address part of the western gap area. This open space will be multi-functional and provide a play space. It should also consider integration of dog park / off-lead areas to address specific function gap.	Coburg	Local	M	Y	N	N	N	N	N	$$$$	1
CB05	New Local Park 2 in Coburg	Deliver a new Local Space to address the eastern gap area. This open space will be multi-functional and provide a play space. It should also consider integration of dog park / off-lead areas to address specific function gap.	Coburg	Local	L	Y	N	N	N	N	N	$$$$	1
CB06	New Pocket Park 1 in Coburg	New Pocket Park space to service gap area and increased population in adjacent AC. Provide opportunities for passive recreation and play.	Coburg	Pocket	M	Y	N	N	N	N	Y	$$$$	1
CB07	New Pocket Park 2 in Coburg	New Pocket Park space to service increased population in AC in higher density context. Provide opportunities for passive recreation suitable to high density context.	Coburg	Pocket	M	Y	N	N	N	N	Y	$$$$	1
CB08	Robinson Reserve	Provide an off-lead dog area within Robinson Reserve to address gap area.	Coburg	Local	S	N	N	N	Y	N	Y	$$	4
CB09	Harmony Park	Upgrade existing skate park, and the design and construction of WSUD stormwater treatment system to improve the quality of the open space by providing additional irrigation for the public open space and providing a publicly accessible raingarden / swale for public enjoyment.	Coburg	Local	M	N	N	Y	Y	N	N	$$$$	2, 3, 4
CB10	Bell Street Reserve	Expand functions to support increasing population in activity centre including improved seating, tables and places to linger for passive recreation opportunities.	Coburg	Neighbourhood	M	N	N	N	N	N	Y	$	1
CB11	Bridges Reserve	Expand functions to support increasing population in the activity centre. Improved seating, tables and places to linger for passive recreation opportunities. Inclusion of a dementia friendly / age friendly outdoor toilets in close proximity to seniors exercise park. Installation of shade sail, outdoor seating for older people, sensory garden, and upgraded path to access City Oval facilities.	Coburg	District	M	N	Y	Y	N	N	N	$$$$	1
CB12	Central Coburg Town Square	Create new open space town square in central Coburg as part of the Coburg Square redevelopment.	Coburg	Pocket	H	N	N	Y	N	N	N	$$$$	1
CB13	Soudan Street	Soudan Street playground and park upgrade	Coburg	Neighbourhood	H	N	N	Y	N	N	N	$$	1
CB14	Calder Reserve	Upgrade and enhancement of existing playground.	Coburg	Neighbourhood	H	N	N	Y	N	N	N	$$	1
CB15	Beau Monde Reserve	Beau Monde open space / park upgrades including: Installation of path, seating, signage, culverts to address drainage issues with revegetation of steep slopes and buffer vegetation to improve functionality of open space.	Coburg	Regional	H	N	N	Y	Y	Y	Y	$	1, 5
CB16	Tate Reserve	Upgrade open space including revegetation, path improvements, drinking fountain, wayfinding, shelter, nature play, formal entry dog beach, land acquisition and design and construction of wetland (stormwater treatment) to improve the quality of public open space by creating new publicly accessible habitat, walking tracks, access to nature and biodiversity.	Coburg	Regional	H	N	N	Y	Y	Y	N	$$$$	1

TABLE 8 - PROJECT LISTS						OBJECTIVES							
Project ID	Open Space / Project Name	Project Description	Suburb	Hierarchy	Project Priority (L, M, H)	OBJECTIVE 1	OBJECTIVE 2	OBJECTIVE 3	OBJECTIVE 4	OBJECTIVE 5	OBJECTIVE 6	Cost Bracket	Open Space Strategy Direction (No.)
CB17	Budds Street Playground	Upgrade of existing playground.	Coburg	Pocket	M	N	N	Y	N	N	N	$$	1
CB18	McKay Street Reserve	Upgrade of existing playground.	Coburg	Neighbourhood	M	N	N	Y	N	N	N	$$	1
CB19	Brosnan Park	Upgrade of existing playground.	Coburg	Local	M	N	N	Y	N	N	N	$$	1
CB20	Hutchison Place	Upgrade of existing playground.	Coburg	Neighbourhood	L	N	N	Y	N	N	N	$$	1
CB21	Duggan Reserve	Upgrade of existing playground.	Coburg	Neighbourhood	L	N	N	Y	N	N	N	$$	1
CB22	Egan Reserve	Improvements including upgrade with dog beach facilities to protect the creek, NRM and stormwater bioretention to improve the quality of public open space by creating new publicly accessible habitat, walking tracks, access to nature and biodiversity.	Coburg	Regional	L	N	N	Y	Y	N	N	$$$$	3, 4
CB23	McDonald Reserve	Upgrade of existing playground and sports ground surface, drainage and irrigation.	Coburg	Local	M	N	N	Y	N	N	N	$$$$	4
CB24	De Chene Reserve	Land acquisitions and upgrade of sports field lighting, playground renewal, installation of an exercise station and stormwater harvesting including improving the quality of the open space by providing additional irrigation for the sports field and providing a publicly accessible raingarden / swale for public enjoyment.	Coburg	Regional	M	N	N	Y	N	N	N	$$$$	1
CB25	Bush Reserve	Upgrade of existing playground.	Coburg	Local	L	N	N	Y	N	N	N	$$$$	1, 4
CB26	Gilmour Park	Upgrade of existing playground.	Coburg	Neighbourhood	L	N	N	Y	N	N	N	$$$$	1
CB27	Connolly Avenue	Upgrade of existing park.	Coburg	Regional	L	N	N	Y	N	N	N	$	1
CB28	Campbell Reserve	Upgrade playground, design and construction of stormwater treatment and harvesting system improving the quality of the open space by providing additional irrigation for the sports field and providing a publicly accessible raingarden / swale for public enjoyment.	Coburg	Local	L	N	N	Y	Y	N	N	$$$$	1
CB29	Anderson Reserve	Upgrade of existing playground. Design and construction of stormwater treatment and harvesting and infiltration system.	Coburg	Local	L	N	N	Y	Y	N	N	$$	1
CB30	Mailer Reserve	Upgrade of existing playground.	Coburg	Local	L	N	N	Y	N	N	N	$$	1
CB31	Palazzolo Park	Upgrade of existing playground.	Coburg	Neighbourhood	L	N	N	Y	N	N	N	$$	1
CB32	Bowden Reserve	Merri Creek Linear Reserve land acquisition to improve linear link and reconstruct SUP and access paths in Bowden Resrve (under Bell Street).	Coburg	Regional	M	N	N	N	Y	Y	N	$$$$	3, 5
CB33	Victoria Mall, Coburg	Upgrade the Victoria Mall civic open space.	Coburg	Neighbourhood	M	N	N	Y	N	N	N	$$$$	1
CB34	City Oval	Revitalise Coburg City Oval Harding St parkland with a new playground within adequate distance from senior exercise park including a gathering space, revitalised bowls club, new paths, IWM, accessible toilets, and heritage works. Reconstruct playing field, with drainage and irrigation, coaches boxes, goal protective netting, new goal posts, perimeter fence and sports field lighting.	Coburg	District (within Bridges Reserve)	H	N	N	Y	N	N	N	$$$$	1, 3, 4
CB35	East Coburg and Coburg Tennis Club	Improvements to tennis courts at Coburg Tennis Club and rectify tennis courts subsidence at East Coburg Tennis Club.	Coburg	Local (at McDonald Reserve)	M	N	N	Y	N	N	N	$$$	4
CB36	Richards Reserve	Upgrade playing field including leveling and turf renewal, new drainage, new irrigation system.	Coburg	District	M	N	N	Y	N	N	N	$$$$	4

8.5. COBURG NORTH

8.5.1. INTRODUCTION

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

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

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

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

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

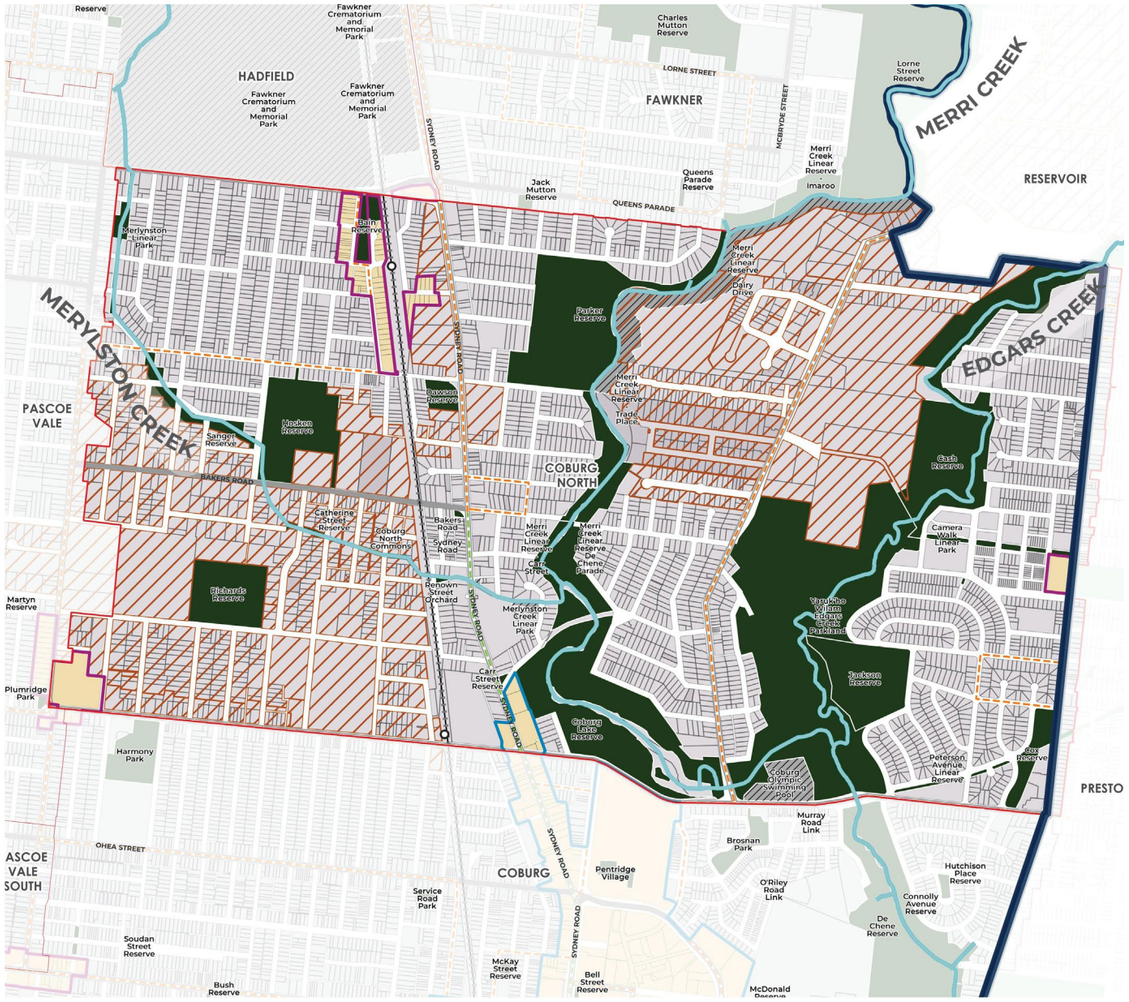
Coburg North is the confluence of a trio of significant creek systems with Merri Creek, Edgars Creek and Merlynston Creek (piped) converging near the Coburg Lake Reserve. These creek corridors heavily influence the distribution and quality of open space within the suburb and creating a series of linear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

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

TABLE 1 - SUBURB OVERVIEW (COBURG NORTH)

Total Suburb Area - sqm	4,849,691.12
% of Suburb Area vs Municipality Area	9%
Open Space Profile	
No. of Open Space	28
Total Open Space Area - sqm	1,007,856.98
% of suburb open space vs all open space	17.6%
% of suburb open space area vs suburb area	20.8%
Demographic Profile	
Resident Population (2026) - persons	8,733
Worker Population (2026) - persons	12,164
Open Space per resident + worker - sqm/person	48.23

**Total open space area includes all public open space, restricted open space identified / listed in Table 3*



COBURG NORTH

DRAWING KEY

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

N

0 100 200 300 400m

Figure 79. Coburg North Existing Network

8.5.2. EXISTING OPEN SPACE NETWORK

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

Nine (9) public open spaces are identified as having a component of restricted open space (eg. Sports club facilities or within a larger public reserve or overland flow path in creek corridor).

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

A total of 48.23m^2 of open space is available per resident/ worker within Coburg North based on 2026 residential/ worker population.

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

TABLE 2 - OPEN SPACE NETWORK HIERARCHY (COBURG NORTH)

	Quantity	% of Quantity	Total Area (ha)	% of area vs overall OS	% of area vs suburb area
Definition					
Public Open Space	24	9%	93.12	16.2%	19.2%
Restricted Open Space	4	1%	7.67	1.3%	1.6%
Hierarchy					
Regional	8	3%	69.19	12.1%	14.3%
District	4	1%	22.11	3.9%	4.6%
Neighbourhood	4	1%	1.24	0.2%	0.3%

8.5.3. DISTRIBUTION OF OPEN SPACE AND GAPS ANALYSIS

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

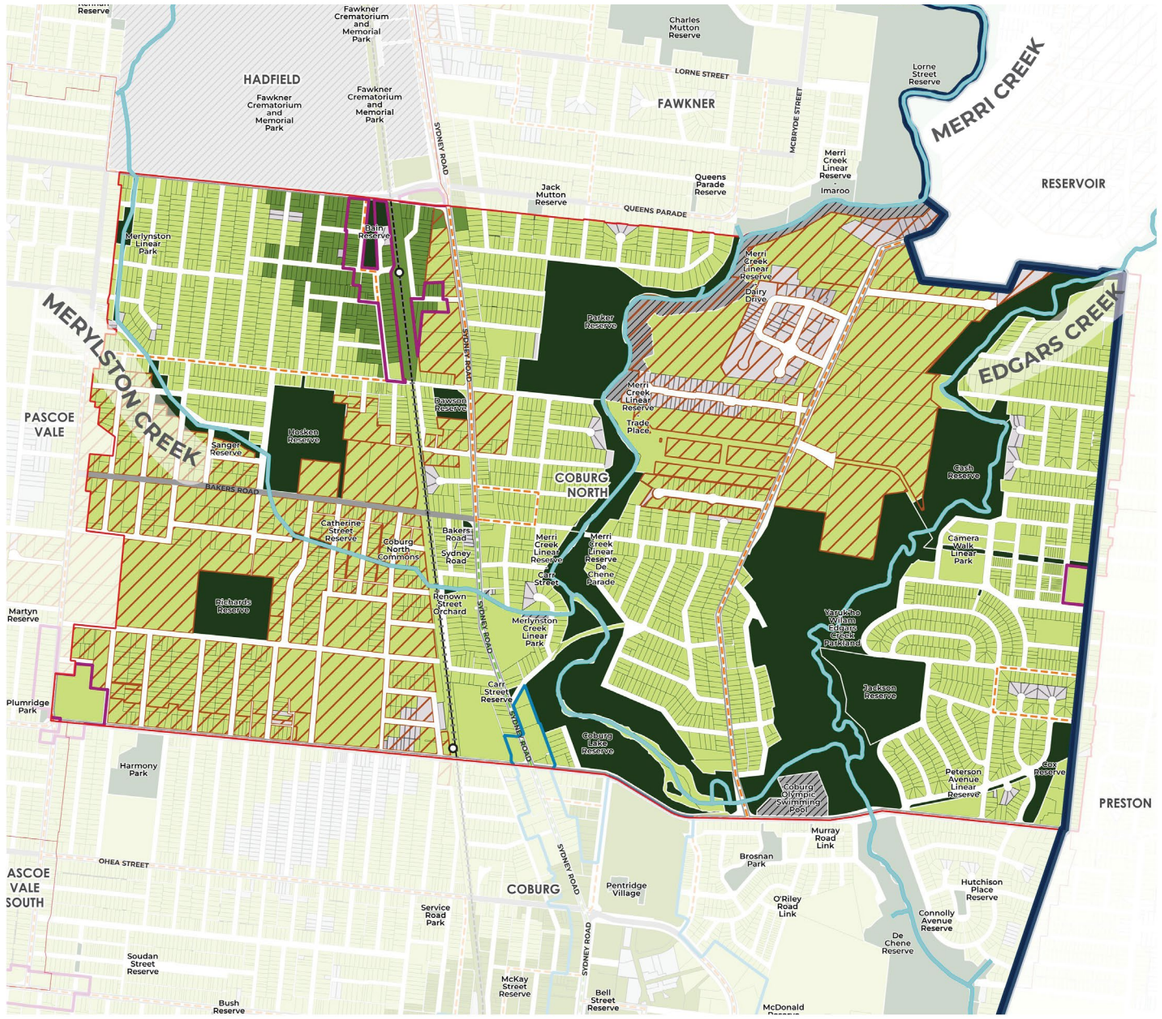
In each map, areas outside the walking catchments of the different open spaces are identified as 'gap areas'. The assessment of the existing public open space networks ability to meet the needs of future residents is informed by this analysis. Recommendations for new open space projects within the suburb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

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

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

TABLE 3 - SUBURB OPEN SPACE FUNCTIONS (COBURG NORTH)

ID	Open Space Name	Area (ha)	Hierarchy	Linking Space	Play Space	Formal Sports	Informal Sports	Civic	Nature Conservation	Creek Corridor	Heritage	Passive Recreation	Utility	Horticulture	Dog Park	Undefined
11	Merri Creek Linear Reserve - Carr Stre	1.34	Regional	✓	✗	✗	✗	✗	✓	✓	✗	✓	✗	✗	✗	✓
23	Coburg Olympic Swimming Pool	1.88	Local	✗	✗	✓	✗	✗	✓	✗	✓	✗	✗	✗	✗	✗
45	Jackson Reserve	5.23	Regional	✗	✓	✓	✗	✗	✗	✓	✗	✗	✗	✗	✓	✗
69	Bakers Road / Sydney Road	0.05	Pocket	✗	✗	✗	✗	✗	✗	✗	✗	✓	✗	✗	✗	✗
71	Sanger Reserve	1.47	Local	✓	✗	✗	✓	✗	✗	✗	✗	✓	✗	✗	✓	✗
75	Bain Reserve	0.90	Local	✗	✓	✗	✗	✗	✗	✗	✓	✓	✗	✗	✗	✗
77	Cox Reserve	1.51	Local	✗	✓	✗	✓	✗	✓	✗	✗	✓	✗	✗	✗	✗
102	Dawson Reserve	0.79	Local	✗	✗	✗	✗	✗	✓	✗	✗	✓	✗	✗	✗	✗
116	Hosken Reserve	5.72	District	✓	✗	✗	✗	✗	✓	✗	✗	✓	✗	✗	✓	✗
118	Richards Reserve	4.05	District	✗	✓	✓	✓	✗	✗	✗	✓	✓	✗	✗	✓	✗
141	Yaruk'ho Wilam Edgars Creek Parkla	28.46	Regional	✓	✗	✓	✗	✗	✓	✓	✓	✓	✗	✗	✗	✗
144	Carr Street Reserve	0.05	Pocket	✓	✗	✗	✗	✗	✓	✗	✗	✗	✗	✗	✗	✗
146	Camera Walk Linear Park	0.61	Local	✓	✗	✗	✗	✗	✗	✗	✗	✓	✗	✗	✗	✗
147	Unnamed #29 (Res#1, Danthonia St)	0.02	Pocket	✓	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗
154	Merri Creek Linear Reserve De Chene	1.92	Regional	✓	✓	✗	✗	✗	✓	✓	✓	✓	✗	✗	✗	✗
158	Peterson Avenue Linear Reserve	0.32	Neighbourhood	✗	✓	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗
172	Parker Reserve	11.70	Regional	✓	✓	✓	✗	✗	✓	✓	✗	✓	✗	✗	✓	✗
183	Cash Reserve	7.29	District	✓	✗	✗	✗	✗	✓	✓	✗	✓	✗	✗	✓	✗
213	Merri Creek Linear Reserve - Trade Pl	0.44	Neighbourhood	✗	✗	✗	✗	✗	✓	✓	✗	✗	✗	✗	✗	✗
214	Merri Creek Linear Reserve - Dairy Dr	5.05	District	✓	✗	✗	✗	✗	✓	✓	✗	✗	✗	✗	✗	✗
217	Unnamed #14	5.70	Regional	✓	✗	✗	✗	✗	✓	✓	✗	✗	✗	✗	✓	✗
220	Spry Street Merri Creek	2.74	Regional	✓	✗	✗	✗	✗	✓	✓	✗	✗	✗	✗	✗	✗
238	Coburg Lake Reserve	12.09	Regional	✓	✓	✗	✓	✗	✓	✓	✓	✓	✗	✗	✗	✗
247	Merlynston Linear Park	0.81	Local	✓	✓	✗	✗	✗	✗	✗	✗	✓	✗	✗	✗	✗
248	Merlynston Creek Linear Park	0.30	Neighbourhood	✗	✗	✗	✗	✗	✓	✓	✗	✗	✗	✗	✗	✗
249	Catherine Street Reserve	0.17	Neighbourhood	✗	✗	✗	✗	✗	✓	✗	✗	✗	✗	✗	✗	✓
250	Renown Street Orchard	0.07	Pocket	✗	✗	✗	✗	✗	✗	✗	✗	✓	✓	✓	✗	✗
260	Coburg North Commons	0.08	Pocket	✗	✗	✗	✗	✗	✗	✗	✗	✓	✗	✗	✗	✓



COBURG NORTH

DRAWING KEY

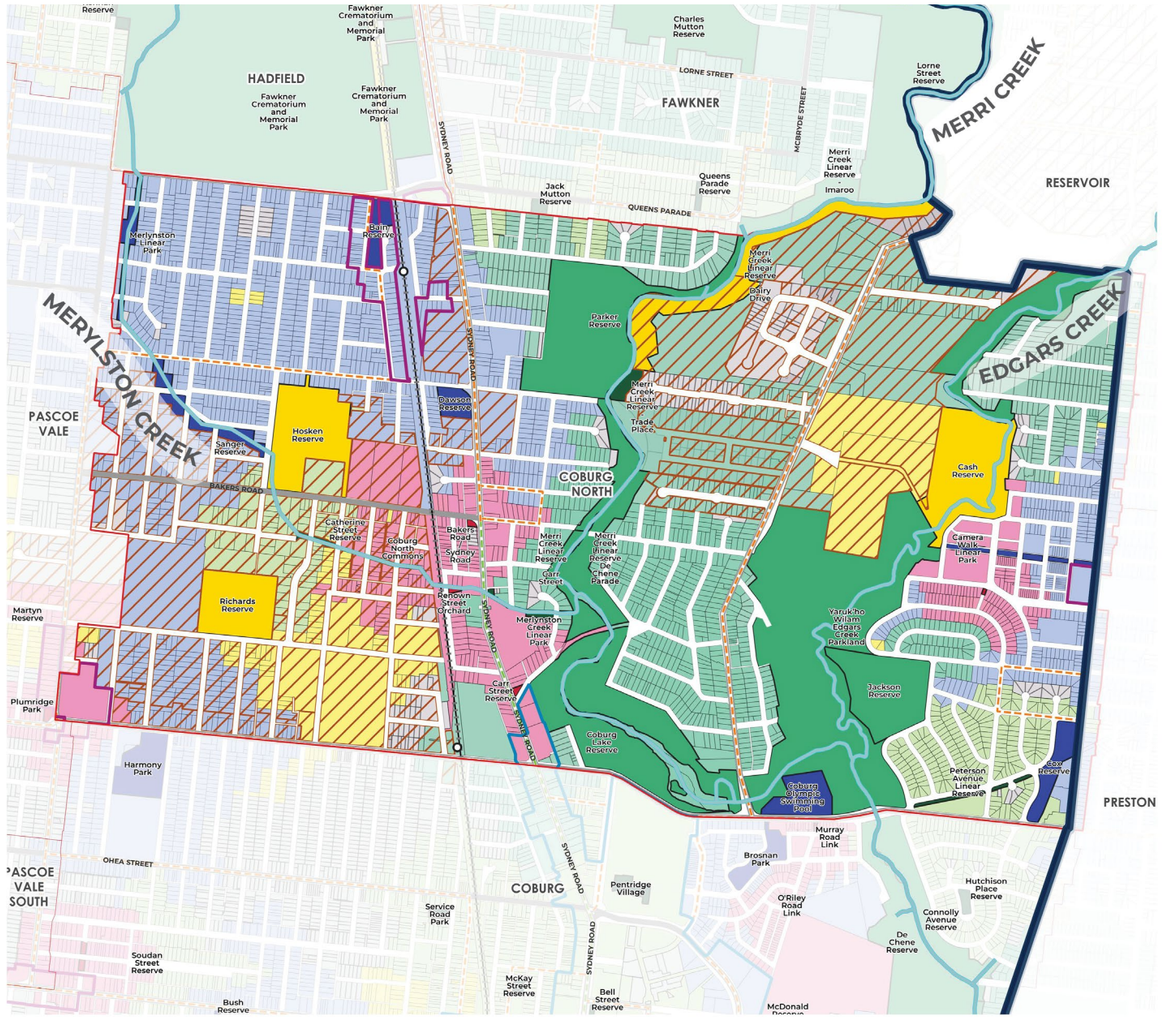
- City Boundary
- Public Open Space
- Restricted Open Space
- Neighbourhood Activity Centre
- Major Activity Centre
- Industrial Zone
- Locality Boundary
- Railway
- Connector Road
- Tram Route
- Bus Route
- Creek

- 300m Catchment
- 500m Catchment

N

0 100 200 300 400m

Figure 80. Coburg North Baseline Service Gaps Analysis



COBURG NORTH

DRAWING KEY

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

HIERARCHY

- Pocket
- Neighbourhood
- Local
- District
- Regional

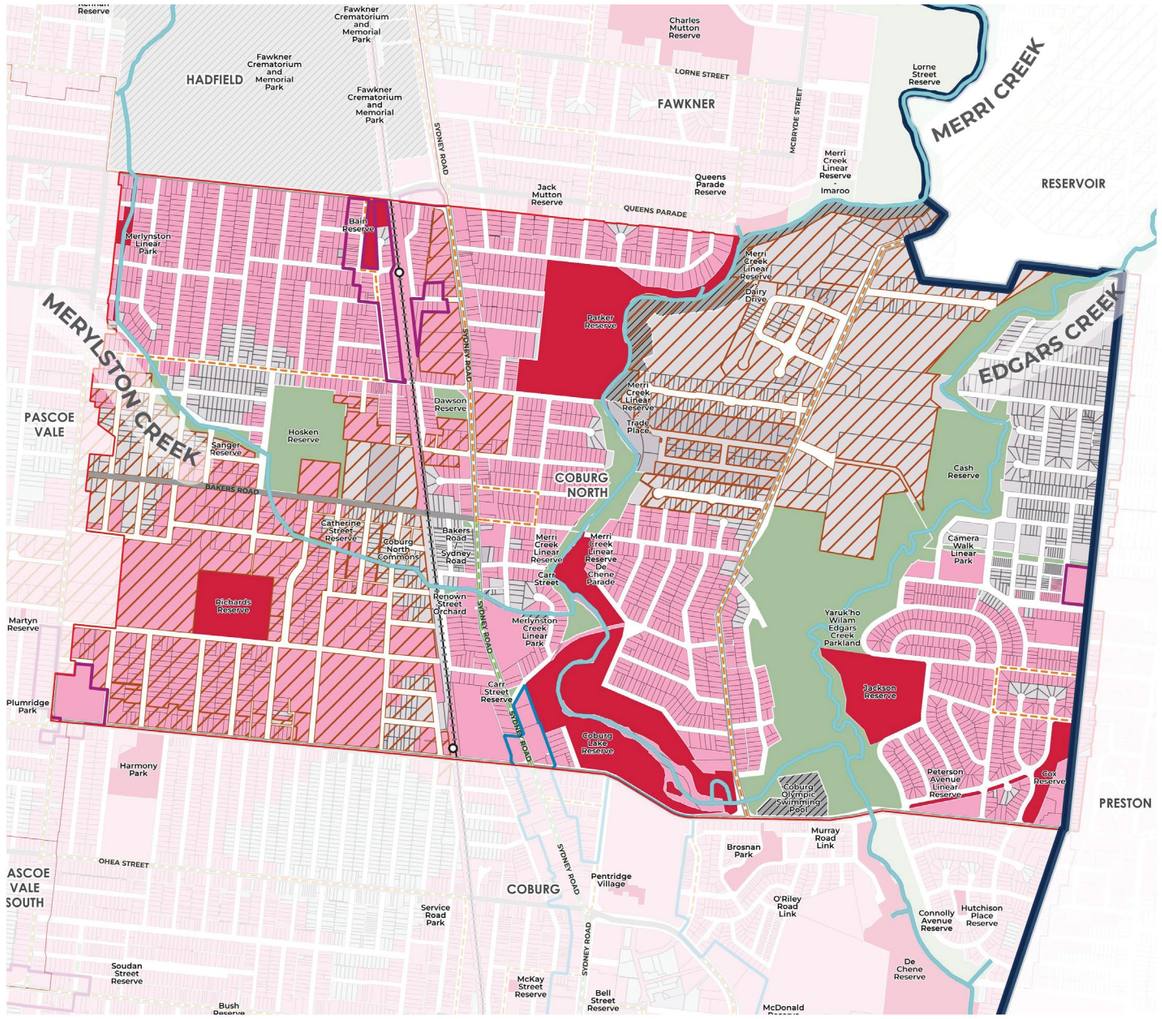
CATCHMENT

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

N

0 100 200 300 400m

Figure 81. Coburg North Hierarchy Catchment Gaps Analysis



COBURG NORTH

DRAWING KEY

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

FUNCTION

- Play Space

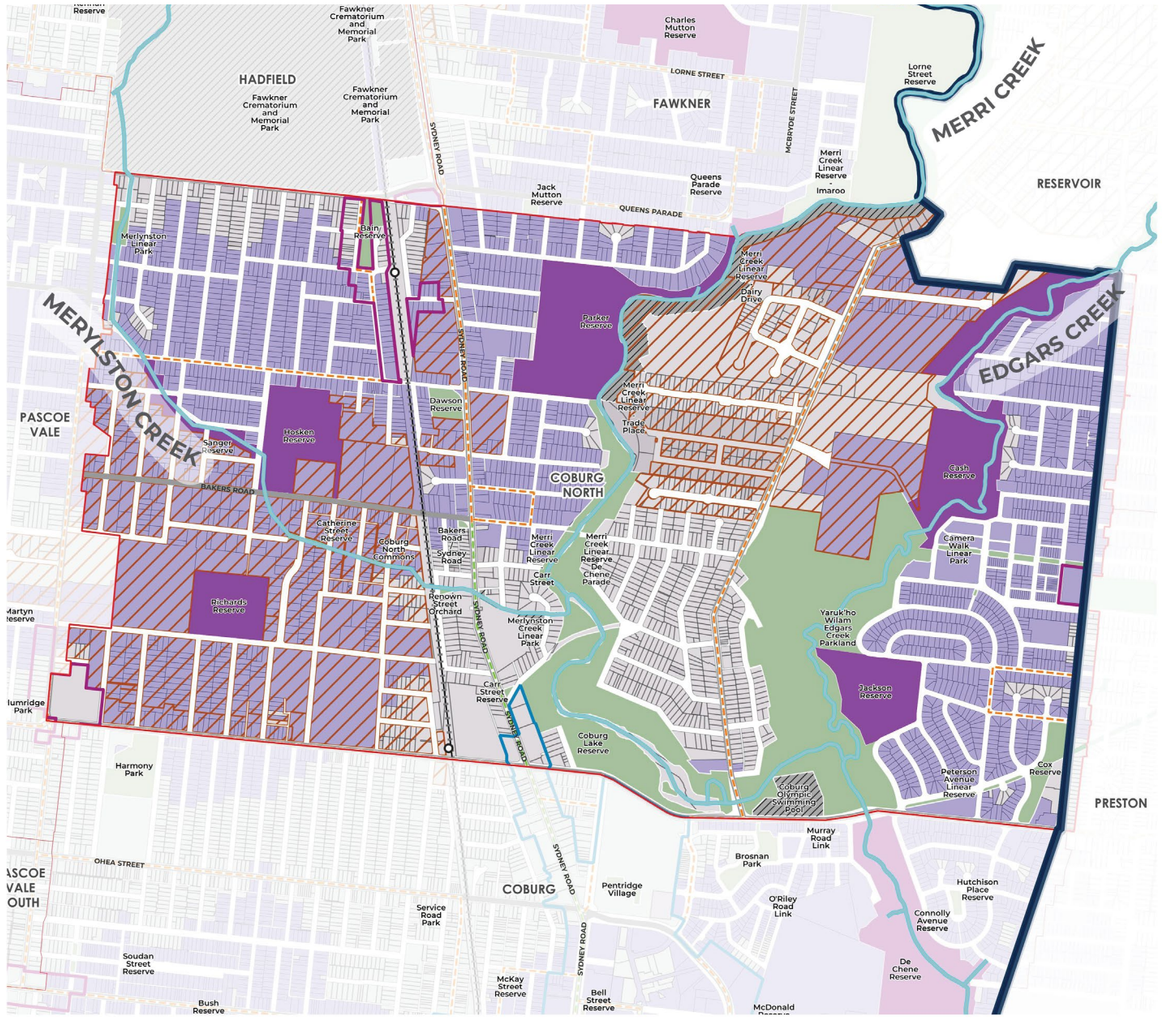
CATCHMENT

- 500m

N

0 100 200 300 400m

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



COBURG NORTH

DRAWING KEY

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

FUNCTION

- Dog Park

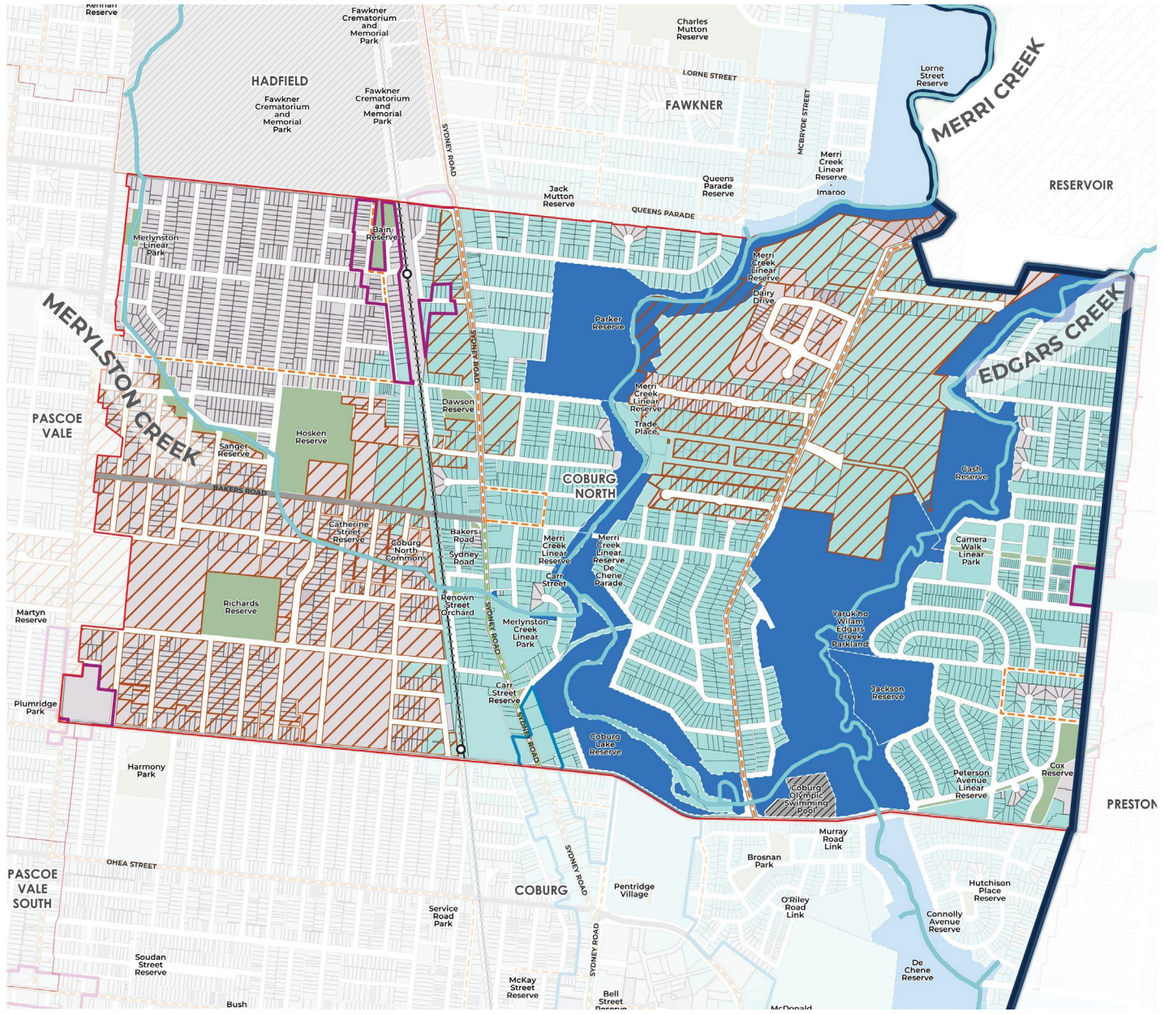
CATCHMENT

- 500m

N

0 100 200 300 400m

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



COBURG NORTH

DRAWING KEY

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

FUNCTION

- Creek Corridor
- Potential to improve creek corridor function

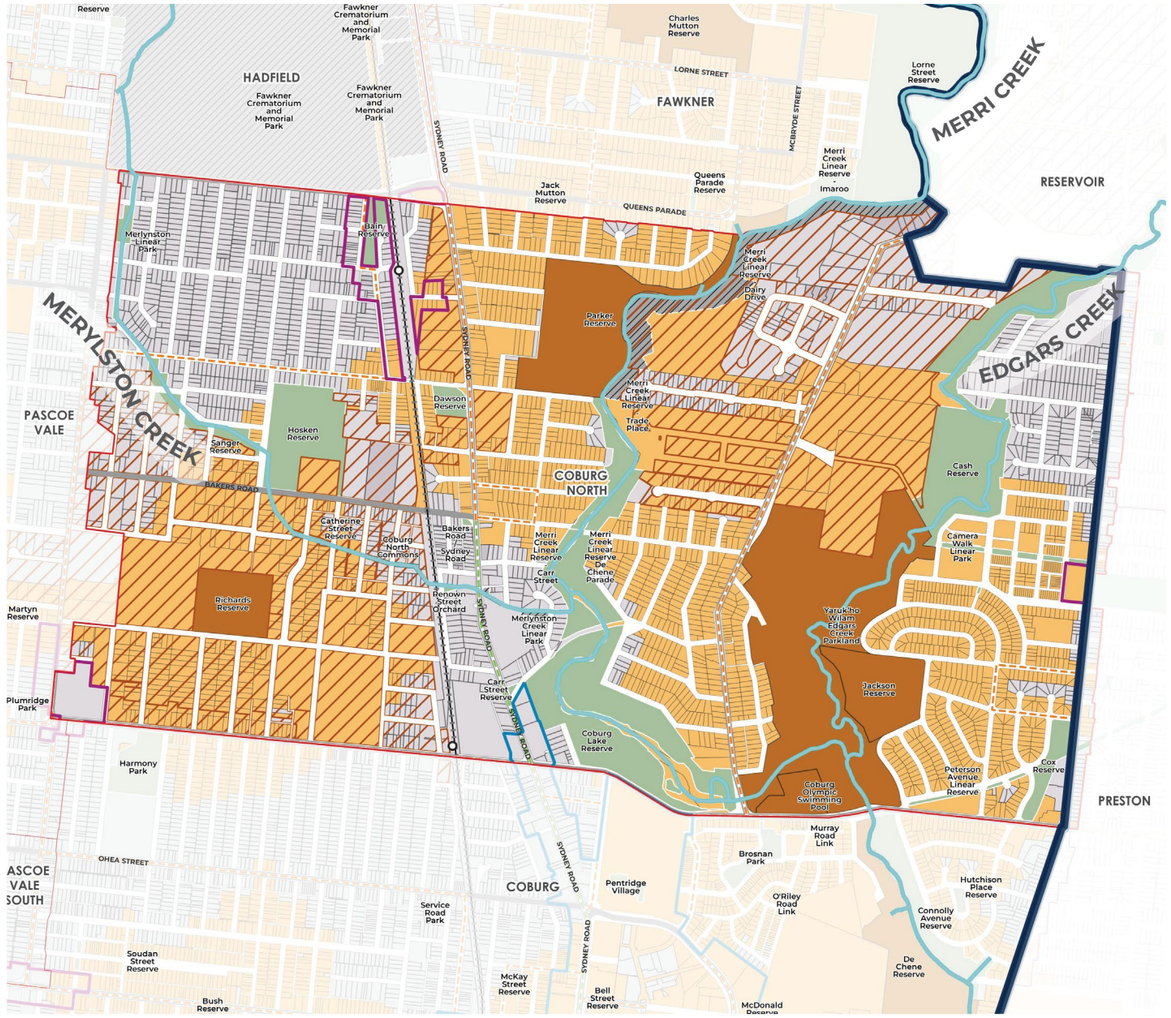
CATCHMENT

- 500m

N

0 100 200 300 400m

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



COBURG NORTH

DRAWING KEY

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

FUNCTION

- Formal Sport

CATCHMENT

- 500m

N

0 100 200 300 400m

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

BASELINE SERVICE OBSERVATIONS

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

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

HIERARCHY CATCHMENT OBSERVATIONS

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

SPECIFIC FUNCTIONS OBSERVATIONS

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

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

8.5.4. OPEN SPACE CHARACTER AND QUALITIES

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

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

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

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

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

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

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

8.5.5. COMMUNITY ENGAGEMENT INPUTS

Coburg North community consultation, captured:

+ A recommendation that Fox C Reserve (Peterson St, Coburg North) would benefit from a fence to improve safety for children, and the playground could use an upgrade.
+ One of the most commonly mentioned off-leash dog park locations and informal sports locations used by survey respondents was Hosken Reserve, Coburg North. There was general dissatisfaction of the function of the dog park as a result of the mixed use with sports clubs. As well, there was a broad desire for Hosken Reserve, Coburg North to be more available for the general public, as perceived as unavailable due to use by the soccer club.
+ A recommendation for a fenced or off-leash dog park between Golf Road and Ronald Street Bridge in Coburg North. It was identified by respondents that there is no fenced off-lead area in Coburg North, East of Sydney Rd. Consideration as been given to dog parks within the identified projects for Coburg North.
+ A recommendation to improve safety of paths for pedestrians particularly on the western side of Merri creek between Golf Rd, Conga Foods building and Kodak bridge in Coburg North.
+ A recommendation for a water play area along Edgars Creek, north of Jackson Reserve in Coburg North. The design and construction of wetland in Jackson Reserve has been a consideration of the identified projects.
+ Parks in close proximity are more common to residents in the North-East and South than the North-West. Cycling to travel to the local park is particularly common in the North-East and South regions.
+ Respondents from the North-East more often said they use open space as a place for children to play (58%, compared to 37% of those in the South).

TABLE 4 - SUBURB RESIDENT AND WORKER PROJECTED GROWTH (COBURG NORTH)

	2026	2046	Growth	% of Suburb Growth vs	% Change
Estimated Resident Population	8,733	9,611	878	2%	10%
Open Space per resident - sqm/person	115.41	104.87	-11		-9%
Estimated Worker Population	12,164	17,965	5,801	23%	48%
Open Space per worker - sqm/worker	82.85	56.10	-27		-32%
Estimated Resident + Worker Population	20,897	27,576	6,679	9%	32%
Open Space per Resident + Worker - sqm/population	48.23	36.55	-12		-24%

8.5.6. FUTURE POPULATION CHANGE AND OPEN SPACE NEEDS

Table 4 below shows the forecast population growth for the residential and worker populations in Coburg North from 2026 to 2046.

Population growth is moderate for the area with an estimated additional 878 residents anticipated by 2046. As a proportion of existing population, this is an increase of 10%.

Notably, worker population will be very significant over the same time period adding an additional 5,801 workers by 2046.

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

At present, Coburg provides a total 48.23m^2 of public open space per resident/worker. In 2046, this is anticipated to reduce to 36.55m^2 - a reduction of 24% if the existing open space is maintained.

8.5.7. FUTURE ANTICIPATED SETTLEMENT PATTERN

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

The bulk of housing growth, 87%, will be delivered as infill in Coburg North. While 13% of future housing is anticipated to be delivered as higher density dwellings, this equates to a relatively small total of 60 dwellings. across the suburb. Coburg North will shift from a dominant low-scale character to a more mixed character.

With only 3% of the suburb located within a designated activity centre it is expected that infill development will be more dispersed throughout the suburb warranting the upgrade of existing underperforming open spaces outside activity centres. Higher density development is anticipated to be focused in designated activity centres particularly Coburg MAC near Coburg Lake and around Merlynston Station in the north, requiring open spaces in these areas to be of a high quality to meet the needs of a denser resident population.

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

Existing Dwellings (2026)	3,596	
Growth (2026-2046)	No. of Dwellings	% of Growth
Infill	405	87%
High Density	60	13%
Total	465	
Future Dwellings (2046)	4,061	

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

Suburb Area (ha)		485
	Total Area (ha)	**% of Suburb Area**
Major Activity Centre	1.75	0.36%
Neighbourhood Activity Centre	7.96	1.64%
Total	9.71	2.00%
Total Dwellings (2046)		4,061
Total High Density Dwellings in Suburb		134
Total High Density Dwellings in Suburb %		3%

8.5.8. CONCLUSIONS

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

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

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

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

With Coburg North anticipated to support 14% of the municipality's residents and workers within 9% of the municipality's land area there will be densification of the urban environment. With 18% of the municipality's open space, the emphasis of open space projects should be on improving accessibility to existing open space assets and improving the quality of existing open spaces.

8.5.9. OPEN SPACE PROJECT RECOMMENDATIONS

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

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

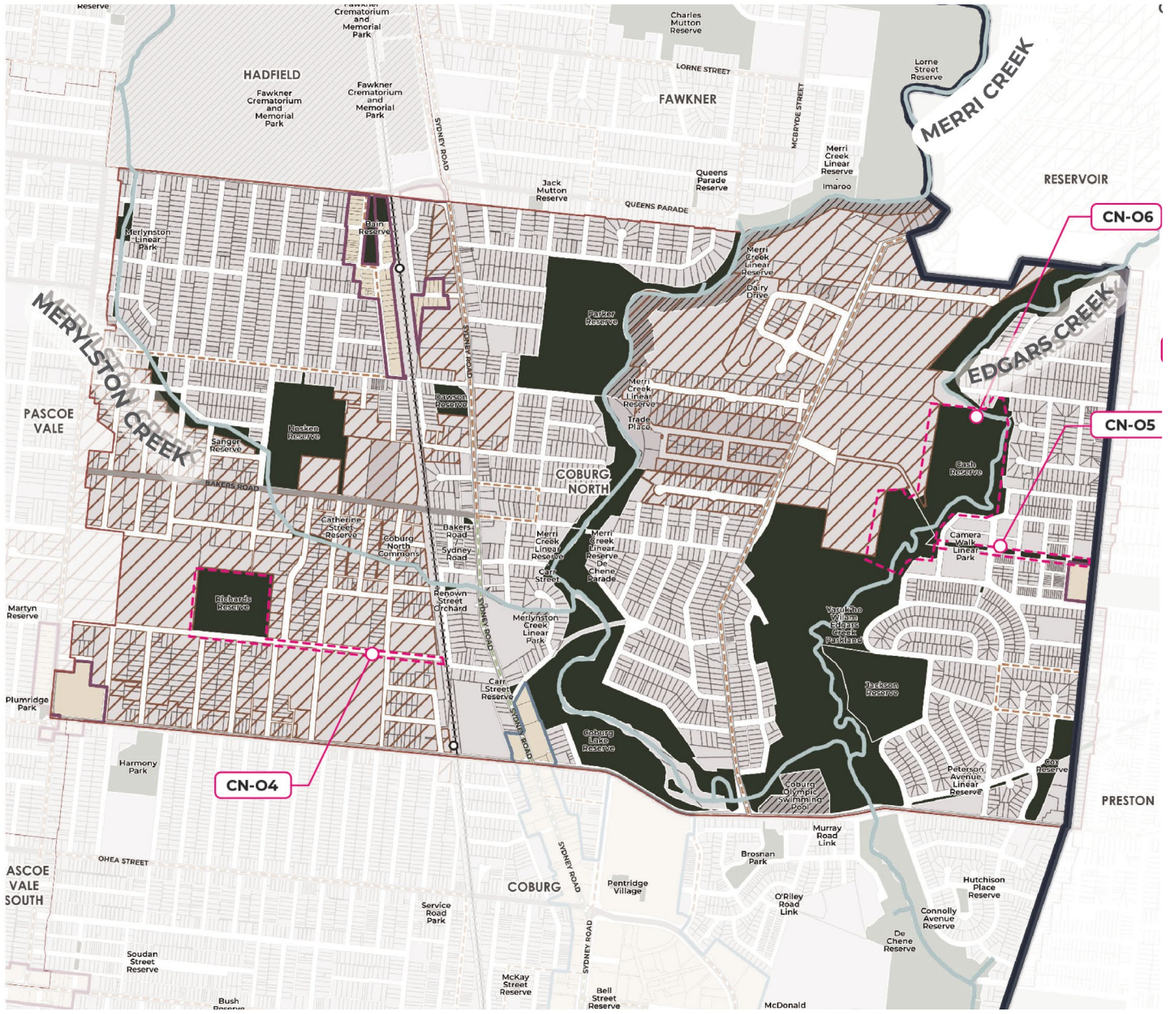
Each project is assigned a priority based on the assessed need. Existing spatial gaps are identified as a priority in order to realise an equitably distributed open space network that benefits all residents and workers. Specific needs gaps responding to identified community desires are also prioritised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

In Coburg North, key recommendations include:

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

TABLE 7 - SUMMARY OF CHANGE (COBURG NORTH)

Projected Growth and Demand	Suburb Based	Municipality Based
Projected Growth (Residents + Workers) and %	6,679	9%
Total Suburb Area (sqm) and %	4,849,691.12	9%
Existing Open Space Supply		
Total Existing OS Area		1,007,856.98
Total Existing OS Area as % of Suburb		21%
Total Existing OS Suburb Area vs OS Municipality Area		18%
Projected High Density Settlement Pattern		
Total Area (sqm) of Activity Centres (Major and Neighbourhood)	97,076	2.00%



COBURG NORTH

DRAWING KEY

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

ID- 00 Project Identifier

- Upgrades
- Land Acquisition

N

0 100 200 300 400m

Figure 86. Coburg North Open Space Key Recommendation

8.5.10. COBURG NORTH KEY PROJECTS

TABLE 8 - PROJECT LISTS					OBJECTIVES							
Project ID	Open Space / Project Name	Project Description	Suburb	Hierarchy	Project Priority (L, M, H)	OBJECTIVE 1	OBJECTIVE 2	OBJECTIVE 3	OBJECTIVE 4	OBJECTIVE 5	OBJECTIVE 6	Cost Bracket	Open Space Strategy Direction (No.)
CN01	Coburg Lake	Upgrade De Chene Reserve Play-ground including Doug Hill play-ground and upgrade Coburg Lake.	Coburg North	Regional	H	N	N	Y	Y	N	Y	$$$$	1, 3
CN02	New Dedicated Dog Park in Coburg	Construct dedicated dog exercise.	Coburg North	Neigh-bourhood	M	N	N	Y	N	N	N	$$	4
CN03	Merlynston Tennis Club	Renew en-tout-cas courts at Merlynston Tennis Club.	Coburg North	District (in Hosken)	L	N	N	Y	N	N	N	$$	4
CN04	Charles Street	Improve accessibility to Richards Reserve along Charles Street east to the rail line and through to Coburg Lake Reserve.	Coburg North	District	M	N	N	Y	N	Y	N	$	5
CN05	Camera Walk Linear Park	Improvements to the open space includ-ing upgrades to exercise equipment and addition of a play space to address gap.	Coburg North	Local	M	N	N	N	Y	N	Y	$$	3, 4
CN06	Cash Reserve	Function upgrades, including design and construction of wetland improving the quality of the open space by providing additional irrigation for the sports field and providing a publicly accessible raingarden / swale for public enjoyment and addition of playground with an upgrade and focus on nature play.	Coburg North	District	M	N	N	Y	Y	N	N	$$$$	3, 4
CN07	Edgars Creek	Improvements to Edgards creek corridor and reserve, including upgrade to existing NRM, re-naturalisation of concrete section of the creek, design and delivery of pedestrian linkages and land acquisition.	Coburg North	Regional	M	N	N	Y	Y	Y	N	$$$$	1, 3
CN08	Parker Reserve	Land ownership resolution, upgrade pa-vilion, public toilets, play ground, car park, path improvements, restore Dairy Drive wetland, install a renewed multi-purpose field and sports field lighting (min 100 lux)	Coburg North	Regional	H	N	N	Y	Y	N	N	$$$$	3, 4
CN09	Cox Reserve	Create a Community Garden at Cox Reserve and Newlands Community House.	Coburg North	Local	M	N	N	Y	N	N	N	$	4
CN10	Jackson Reserve	Jackson Reserve open space / park improvements (including play-ground upgrade, construction of wetland and walking tacks).	Coburg North	Regional	M	N	N	Y	Y	N	N	$$$$	1
CN11	Edgars-Kodak	New Local Park including a 'local' play-ground and park renewal, shelter, taps, bbq, etc (more facilities than a 'small local' with largely just a playground).	Coburg North	Local	M	N	N	Y	Y	N	Y	$$$	1
CN12	Sanger Reserve	Upgrade of existing playground and upgrade exercise equipment.	Coburg North	Local	L	N	N	Y	N	N	N	$$$$	1
CN13	Hosken Reserve	Upgrade of existing playground.	Coburg North	District	L	N	N	Y	N	N	N	$$$	1
CN14	Merlynston Linear	Upgrade of existing playground.	Coburg North	Local	L	N	N	Y	N	N	N	$$	1
CN15	Bain Reserve	Land acquisition from VicTrack to retain Bain Reserve parkland.	Coburg North	Local	H	Y	Y	N	N	Y	Y	$$$$	1
CN16	Coburg North Masterplan	Open Space improvements achieved through the Coburg North Masterplan.	Coburg North	Regional	M	Y	Y	Y	Y	N	Y	$$$$	1, 2, 3, 4, 5

8.6. OAK PARK

8.6.1. INTRODUCTION

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

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

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

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

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

Oak Park benefits from adjacency to the regionally significant Moonee Ponds Creek and trail which provides access to a linear open space corridor connecting a network of large and small open spaces both within and beyond the suburb.

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

TABLE 1 - SUBURB OVERVIEW (OAK PARK)

Total Suburb Area - sqm	2,072,770.92
% of Suburb Area vs Municipality Area	4%
Open Space Profile	
No. of Open Space	13
Total Open Space Area - sqm	282,967.96
% of suburb open space vs all open space	4.9%
% of suburb open space area vs suburb area	13.7%
Demographic Profile	
Resident Population (2026) - persons	8,914
Worker Population (2026) - persons	379
Open Space per resident + worker - sqm/person	30.45

**Total open space area includes all public open space, restricted open space identified / listed in Table 3*

Figure 87. Oak Park Existing Network

8.6.2. EXISTING OPEN SPACE NETWORK

Table 1 identifies a total of 13 open spaces within the suburb of Oak Park, amounting to a combined total area of 28.3 hectares of open space. This represents approximately 14% of the total land area of the suburb.

Nine (9) public open spaces are identified as having a component of restricted open space (eg. Sports club facilities or within a larger public reserve or overland flow path in creek corridor).

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

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

A total of 30.45m² of open space is available per resident/worker within Oak Park based on 2026 residential/worker population.

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

8.6.3. DISTRIBUTION OF OPEN SPACE AND GAPS ANALYSIS

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

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

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

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

TABLE 3 - SUBURB OPEN SPACE FUNCTIONS (OAK PARK)

ID	Open Space Name	Area (ha)	Hierarchy	Linking Space	Play Space	Formal Sports	Informal Sports	Civic	Nature Conservation	Creek Corridor	Heritage	Passive Recreation	Utility	Horticulture	Dog Park	Undefined
55	Narre Narre	1.13	Local	✗	✓	✓	✗	✗	✗	✗	✗	✓	✗	✗	✗	✗
57	Oak Park Sports Centre	6.10	Regional	✗	✓	✓	✗	✗	✗	✗	✗	✓	✗	✗	✗	✗
64	Stevenson Reserve	0.28	Neighbourhood	✗	✓	✗	✗	✗	✗	✗	✗	✓	✗	✗	✗	✗
78	Father Gavan Fitzpatrick Reserve	0.17	Neighbourhood	✗	✓	✗	✗	✗	✓	✗	✗	✓	✗	✗	✗	✗
90	Joe Mallia Reserve	0.07	Pocket	✗	✗	✗	✗	✗	✗	✗	✗	✓	✗	✗	✗	✓
91	John Vandeloo Reserve	0.39	Neighbourhood	✓	✓	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗
117	Rayner Reserve	1.79	Local	✗	✓	✓	✓	✗	✗	✗	✗	✓	✗	✗	✓	✗
139	Bryant Family Reserve	2.34	Regional	✓	✓	✗	✓	✗	✓	✓	✗	✓	✗	✗	✗	✗
140	Devereaux Street	3.74	Regional	✓	✗	✗	✗	✗	✓	✓	✗	✗	✗	✗	✗	✗
142	Ethel Street Reserve	0.52	Neighbourhood	✓	✗	✗	✗	✗	✓	✓	✗	✗	✗	✗	✗	✗
170	John Pascoe Fawkner	10.33	Regional	✓	✓	✓	✗	✗	✓	✓	✗	✓	✗	✗	✓	✗
218	Moonee Ponds Creek Linear Park - J	0.53	Neighbourhood	✓	✗	✗	✗	✗	✓	✓	✗	✗	✗	✗	✗	✗
232	Unnamed #15	0.91	Regional	✗	✗	✗	✗	✗	✗	✓	✗	✓	✗	✗	✗	✗

TABLE 2 - OPEN SPACE NETWORK HIERARCHY (OAK PARK)

	Quantity	% of Quantity	Total Area (ha)	% of area vs overall OS	% of area vs suburb area
Definition					
Public Open Space	13	5%	28.30	4.9%	13.7%
Restricted Open Space	0	0%	0.00	0.0%	0.0%
Hierarchy					
Regional	5	2%	23.42	4.1%	11.3%
District	0	0%	0.00	0.0%	0.0%
Neighbourhood	5	2%	1.89	0.3%	0.9%

OAK PARK

DRAWING KEY

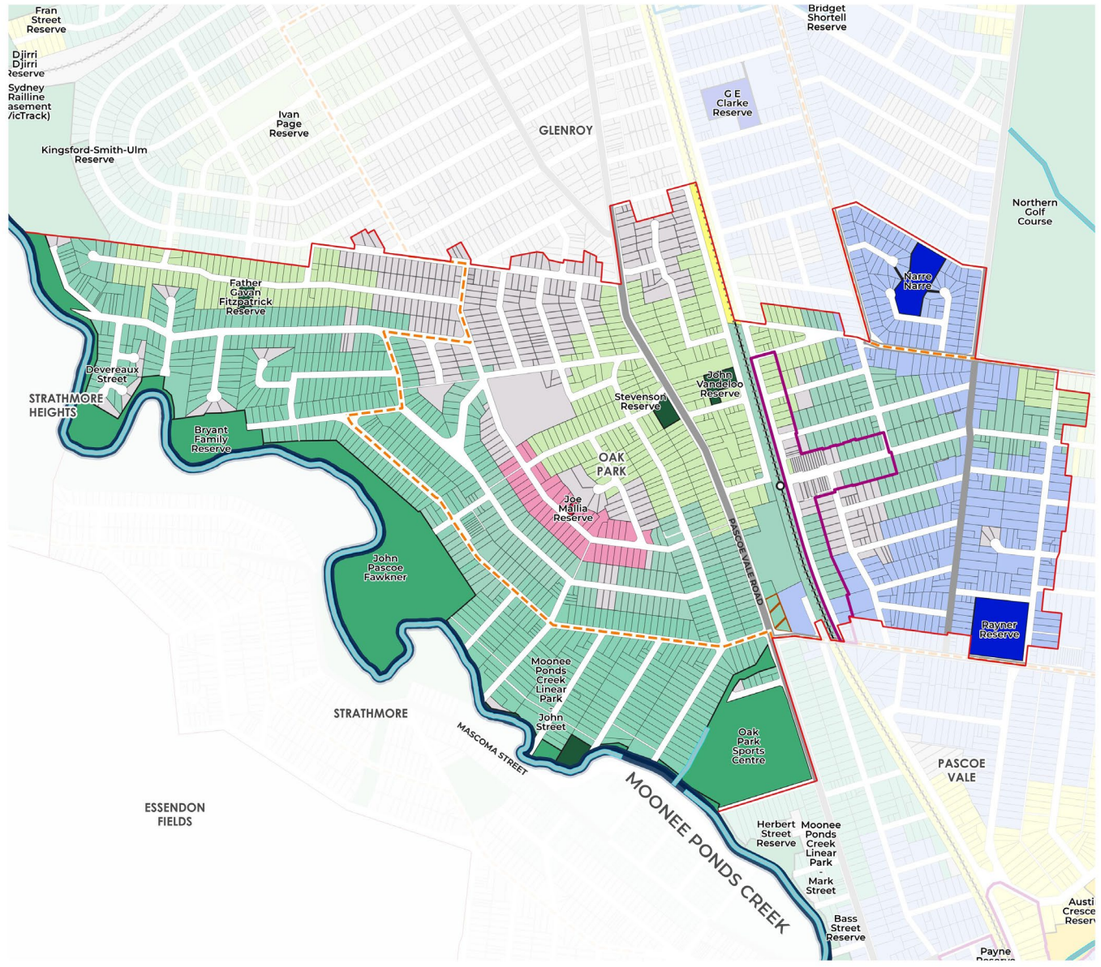
- City Boundary
- Public Open Space
- Restricted Open Space
- Neighbourhood Activity Centre
- Major Activity Centre
- Industrial Zone
- Locality Boundary
- Railway
- Connector Road
- Tram Route
- Bus Route
- Creek

- 300m Catchment
- 500m Catchment

N

0 100 200 300 400m

Figure 88. Oak Park Baseline Service Gaps Analysis



OAK PARK

DRAWING KEY

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

HIERARCHY

- Pocket
- Neighbourhood
- Local
- District
- Regional

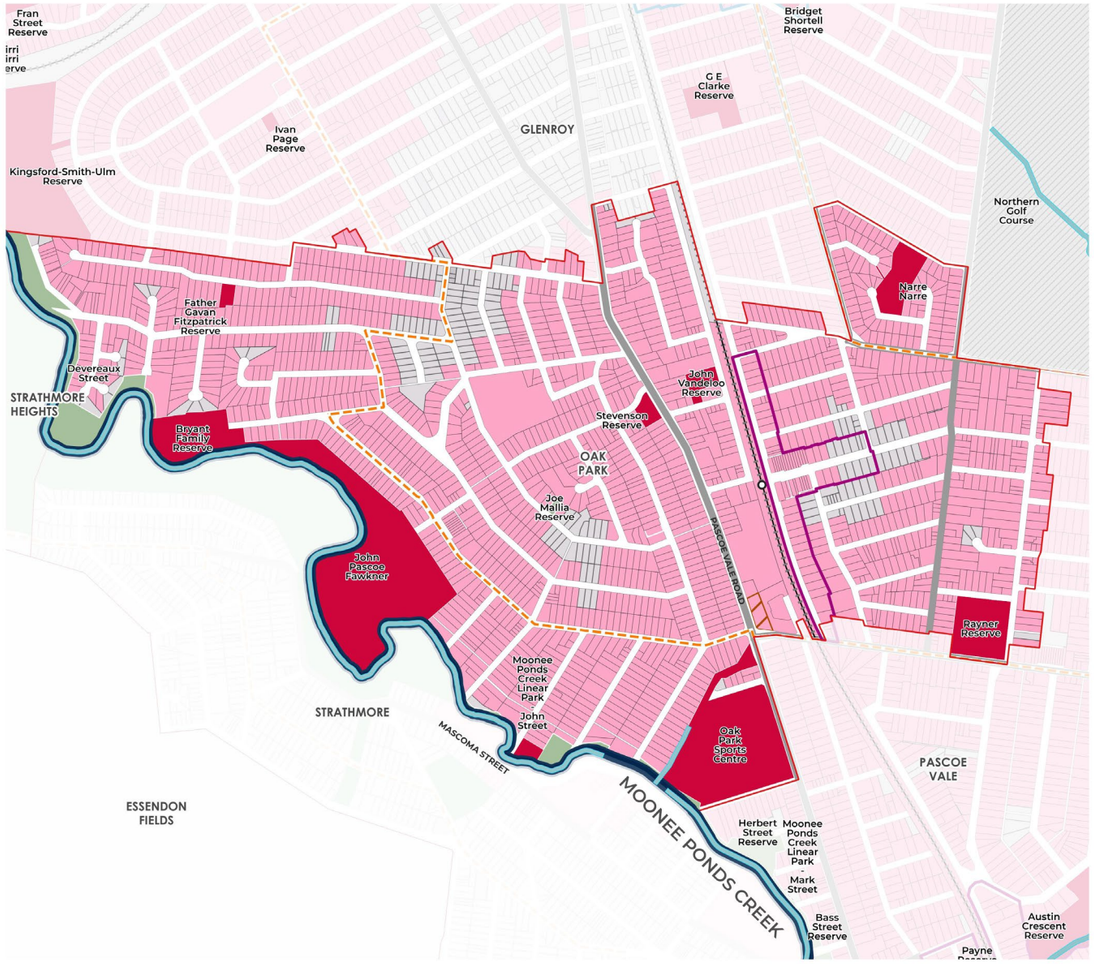
CATCHMENT

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

N

0 100 200 300 400m

Figure 89. Oak Park Hierarchy Catchment Gaps Analysis



OAK PARK

DRAWING KEY

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

FUNCTION

- Play Space

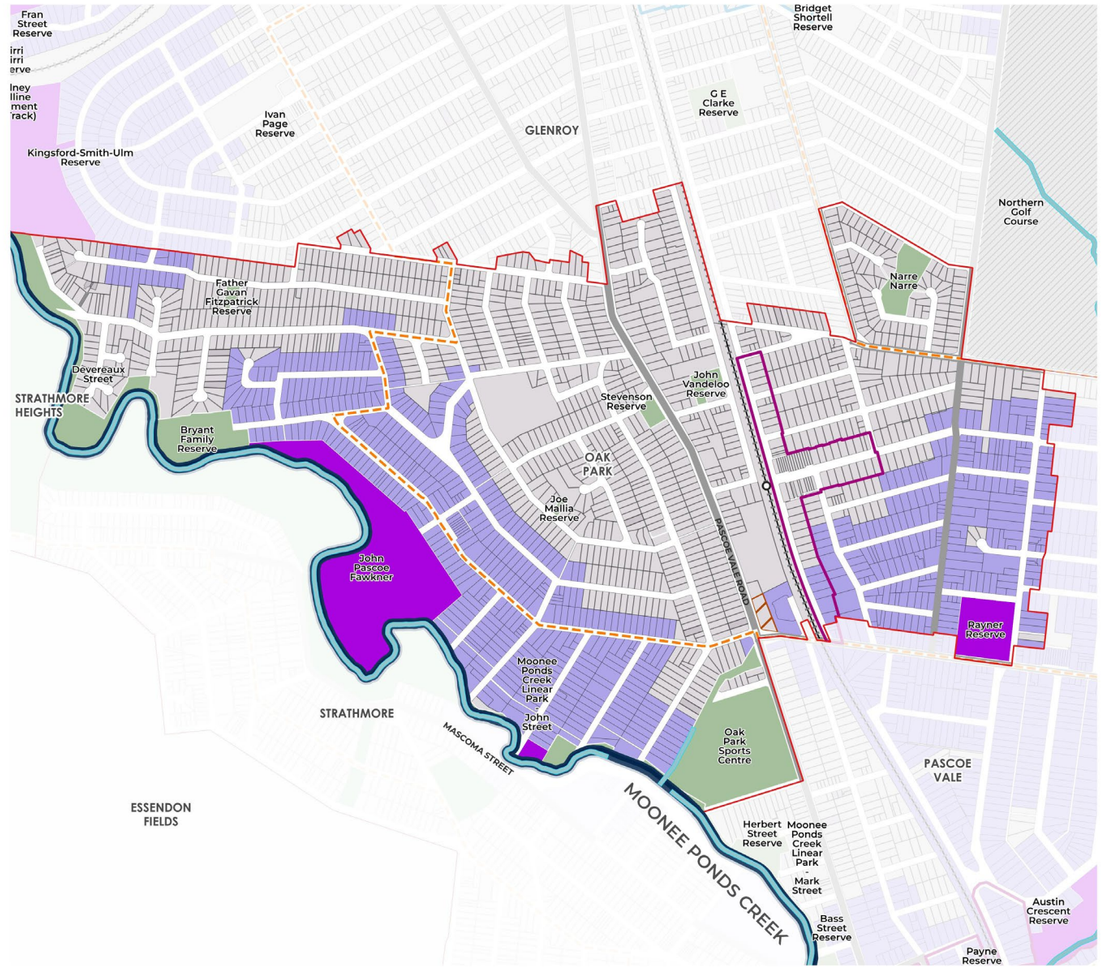
CATCHMENT

- 500m

N

0 100 200 300 400m

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



OAK PARK

DRAWING KEY

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

FUNCTION

- Dog Park

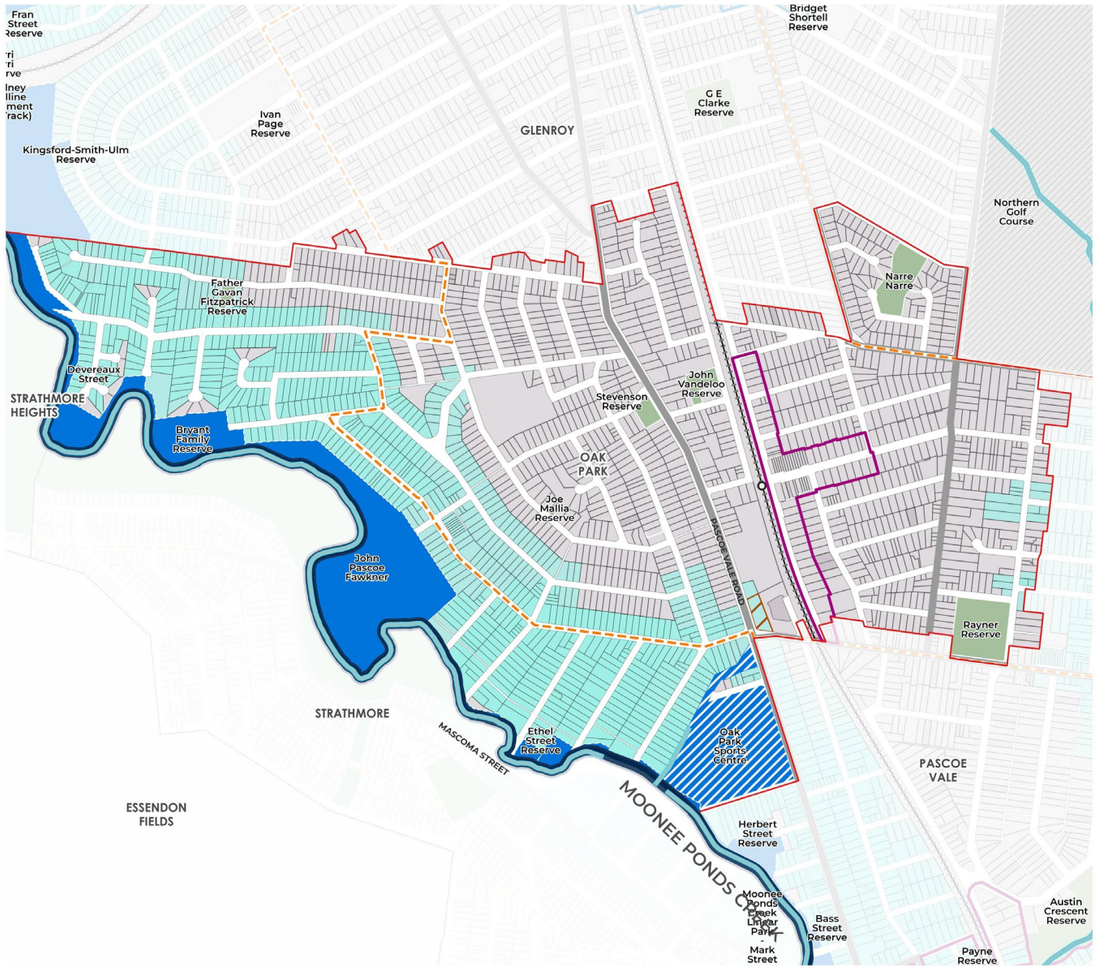
CATCHMENT

- 500m

N

0 100 200 300 400m

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



OAK PARK

DRAWING KEY

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

FUNCTION

- Creek Corridor
- Potential to improve creek corridor function

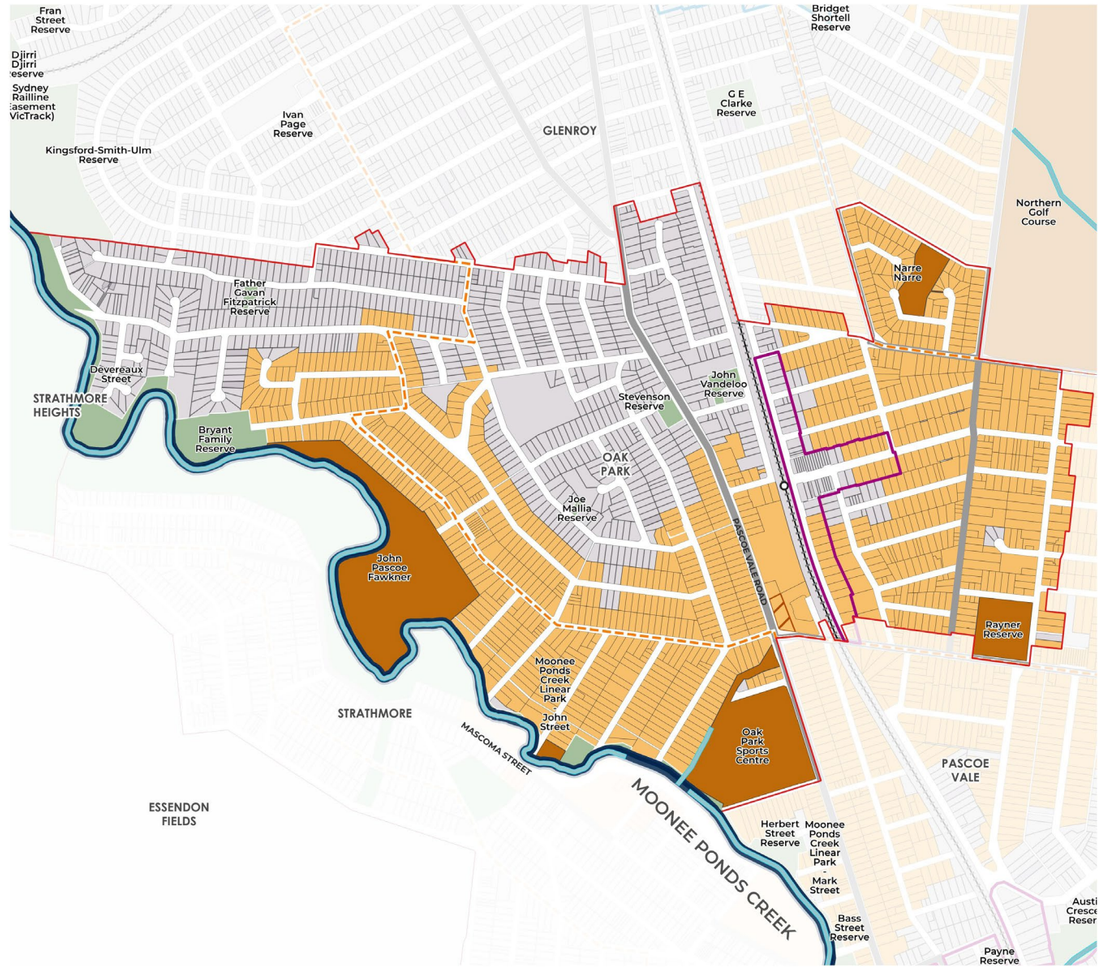
CATCHMENT

- 500m

N

0 100 200 300 400m

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



OAK PARK

DRAWING KEY

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

FUNCTION

- Formal Sport

CATCHMENT

- 500m

N

0 100 200 300 400m

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

BASELINE SERVICE OBSERVATIONS

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

HIERARCHY CATCHMENT OBSERVATIONS

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

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

SPECIFIC FUNCTIONS OBSERVATIONS

Analysis has been undertaken on specific functions to identify gap areas for some general open space uses. The previously identified gap areas are also identified for play spaces, while Oak Park has a significant gap in the provision of off-lead or fenced dog areas. With only two locations at Rayner Reserve and John Pascoe Fawkner Reserve, the centre and north of the suburb has no proximate dog park facilities. This presents an opportunity to upgrade existing open spaces to address function specific gap needs.

8.6.4. OPEN SPACE CHARACTER AND QUALITIES

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

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

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

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

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

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

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

8.6.5. COMMUNITY ENGAGEMENT INPUTS

Oak Park community consultation, captured:

+ Oak Park Reserve, Oak Park was one of the most common formal sports fields / facilities used by the survey respondents.
+ More than half of those who participate in formal sport said they were dissatisfied with the facilities provided, in particular sports field lighting. Sports field lighting was a consideration within identified projects.
+ North-West residents are not as well serviced with close-proximity parks and are more reliant on their car travel to their local park.
+ CALD respondents in the North-West more often travel more than 3km to a park (26%) than their non-CALD neighbours.
+ North-West residents more often said they use/value BMX/skate tracks than those in other wards.
+ More equipment for children under 5 was selected by higher proportions of residents in the North-West (45%).

8.6.6. FUTURE POPULATION CHANGE AND OPEN SPACE NEEDS

Table 4 below shows the forecast population growth for the residential and worker populations in Oak Park from 2026 to 2046.

Population growth is anticipated to be modest in Oak Park with 2,259 new residents anticipated to 2046. This represents a 25% increase in the population over the time period.

The worker population is anticipated to increase substantially by 709 worker, of 187%.

At present, Oak Park provides a total 30.45m² of public open space per resident/worker. In 2046, this is anticipated to reduce to 23.08m² - a reduction of 24% if the existing open space is maintained.

TABLE 4 - SUBURB RESIDENT AND WORKER PROJECTED GROWTH (OAK PARK)

	2026	2046	Growth	% of Suburb Growth vs	% Change
Estimated Resident Population	8,914	11,173	2,259	5%	25%
Open Space per resident - sqm/person	31.74	25.33	- 6		-20%
Estimated Worker Population	379	1,088	709	3%	187%
Open Space per worker - sqm/worker	746.34	260.03	- 486		-65%
Estimated Resident + Worker Population	9,293	12,261	2,968	4%	32%
Open Space per Resident + Worker - sqm/population	30.45	23.08	-7		-24%

8.6.7. FUTURE ANTICIPATED SETTLEMENT PATTERN

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

It is noted that infill dwellings (units and townhouses up to 2-storeys) make up 40% of the existing housing stock, suggesting infill development is already distributed widely through the suburb.

The balance of infill development in Oak Park will increase to 52% with 46% of housing stock remaining as separate dwellings. Higher density development is not likely to occur in Oak Park with less than 1% of new development anticipated to be of this typology.

With only 2% of the suburb within a designated activity centre and a significant amount of infill development already present across Oak Park, it is considered that the future population will be dispersed across the neighbourhood supporting upgrades of the existing open space to improve accessibility, function and quality.

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

8.6.8. CONCLUSIONS

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

Oak Park is anticipated to support 4% of the municipality's future residents and workers. Occupying 4% of the municipality's land area, the area has a relatively proportionate amount of open space with 5% of the municipality's open space located in the suburb.

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

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

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

8.6.9. OPEN SPACE PROJECT RECOMMENDATIONS

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

The vision for Oak Park is to improve accessibility to and the quality of existing open space assets to support the population into the future.

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

In Oak Park, key recommendations include:

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

TABLE 5 - SETTLEMENT PATTERNS AND BUILDING TYPOLOGY (OAK PARK)

Existing Dwellings (2026)	3,711	
Growth (2026-2046)	No. of Dwellings	% of Growth
Infill	926	99%
High Density	10	1%
Total	936	
Future Dwellings (2046)	4,647	

TABLE 6 - ACTIVITY CENTRE AREA TO HIGH DENSITY (OAK PARK)

Suburb Area (ha)		207
	Total Area (ha)	**% of Suburb Area**
Major Activity Centre	0.00	0.00%
Neighbourhood Activity Centre	6.01	2.90%
Total	6.01	2.90%
Total Dwellings (2046)		4,647
Total High Density Dwellings in Suburb		107
Total High Density Dwellings in Suburb %		2%

TABLE 7 - SUMMARY OF CHANGE (OAK PARK)

Projected Growth and Demand	Suburb Based	Municipality Based
Projected Growth (Residents + Workers) and %	2,968	4%
Total Suburb Area (sqm) and %	2,072,770.92	4%
Existing Open Space Supply		
Total Existing OS Area		282,967.96
Total Existing OS Area as % of Suburb		14%
Total Existing OS Suburb Area vs OS Municipality Area		5%
Projected High Density Settlement Pattern		
Total Area (sqm) of Activity Centres (Major and Neighbourhood)	60,054	2.90%

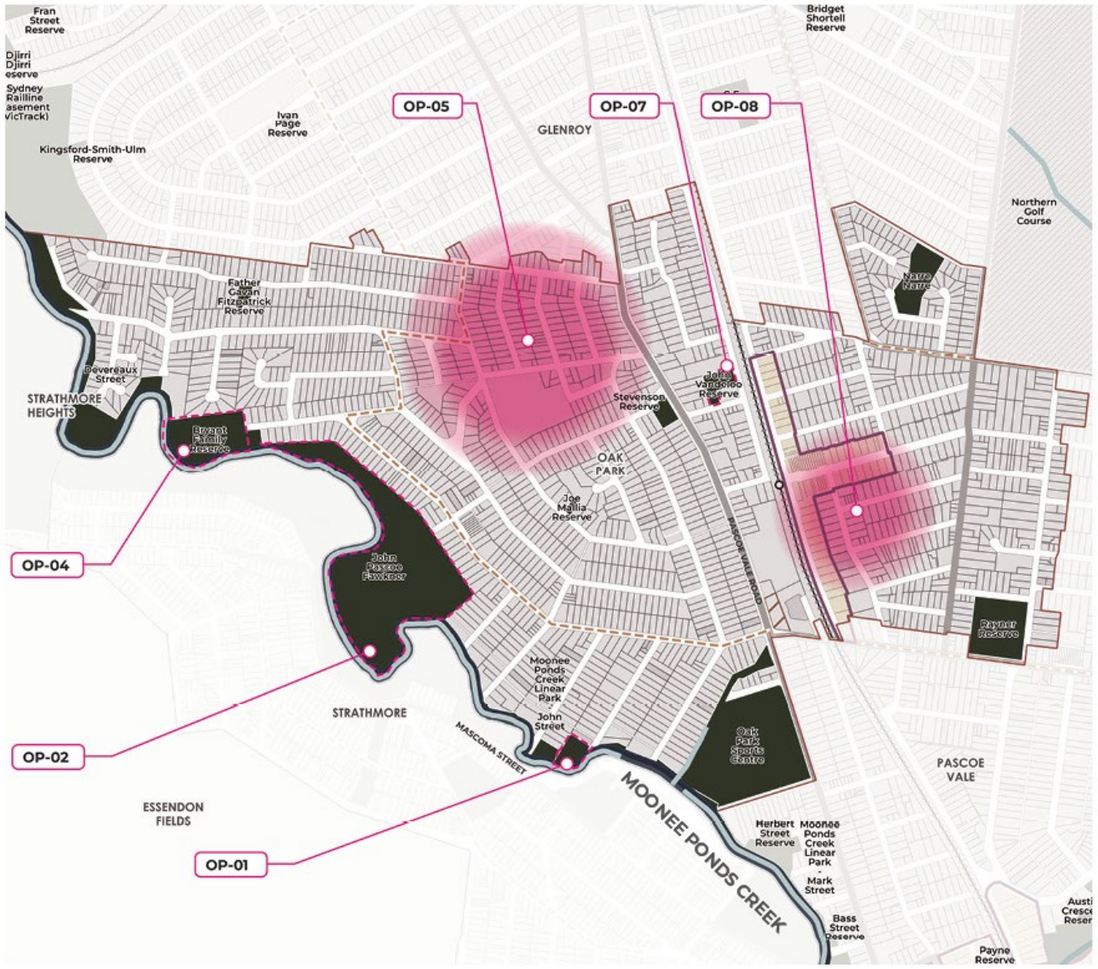


Figure 94. Oak Park Open Space Key Recommendations

8.6.10. OAK PARK KEY PROJECTS

TABLE 8 - PROJECT LISTS					OBJECTIVES							
Project ID	Open Space / Project Name	Project Description	Suburb	Hierarchy	Project Priority (L, M, H)	OBJECTIVE 1	OBJECTIVE 2	OBJECTIVE 3	OBJECTIVE 4	OBJECTIVE 5	OBJECTIVE 6	Cost Bracket	Open Space Strategy Direction (No.)
OP01	Ethel Street Reserve	Provide play space and dog off-lead space in space between Ethel Street and Gregory Street.	Oak Park	Neighbourhood	H	N	N	N	Y	N	Y	$$$$	1, 4
OP02	John Pascoe Fawkner Reserve	Upgrades including enhancement of existing playground, landscaping, raingarden and wetland, and sports grounds surface, drainage, irrigation and potentially lighting.	Oak Park	Regional	M	N	N	Y	Y	Y	Y	$$$$	1, 3, 4
OP03	Father Gavan Fitzpatrick Reserve	Upgrade of existing playground.	Oak Park	Neighbourhood	H	N	N	Y	N	N	N	$$	1
OP04	Bryant Family Reserve	Upgrades including enhancement of the existing playground, landscaping, seating, tables, shelters and raingarden / wetland.	Oak Park	Regional	M	N	Y	N	N	N	Y	$$$$	1, 3
OP05	New Neighbourhood Park 1 in Oak Park	Deliver a new Neighbourhood Space to address northern gap area. This open space will be multi-functional and provide a play space and potential dog space.	Oak Park	Neighbourhood	M	Y	N	N	Y	N	N	$$$$	1
OP06	John Vandeloo Reserve	Upgrades including enhancement of the existing playground, remove fencing to the Community Hall, new seating, shelter, BBQ and other facilities such as a community garden.	Oak Park	Neighbourhood	M	N	N	N	Y	N	Y	$$	1
OP07	New Pocket Park 1 in Oak park	Deliver a Pocket park space to address the gap area to the east of the Oak Park NAC and provide a small scale open space within close proximity to the Oak Park NAC. Should include play space and opportunities for passive recreation.	Oak Park	Pocket	M	Y	N	N	Y	N	Y	$$$$	1
OP08	Oak Park Reserve	Upgrades including the sports ground surface, drainage, irrigation, potentially lighting and specific inclusions such as a new sports field (AFL/cricket).	Oak Park	Regional	M	N	N	Y	N	N	N	$$$$	1
OP09	Naree Naree	Upgrade of existing playground.	Oak Park	Local	M	N	N	Y	N	N	N	$$$$	1
OP10	Stevenson Reserve	Upgrade of existing playground.	Oak Park	Neighbourhood	L	N	N	Y	N	N	N	$$	1
OP11	Rayner Reserve	Upgrade playing field - leveling and turf renewal, new drainage, new irrigation system, sports field lighting (min 100 lux).	Oak Park	Local	M	N	N	Y	N	N	N	$$$$	4

8.7. GLENROY

8.7.1. INTRODUCTION

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

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

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

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

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

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

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

TABLE 1 - SUBURB OVERVIEW (GLENROY)

Total Suburb Area - sqm	8,923,982.22
% of Suburb Area vs Municipality Area	17%
Open Space Profile	
No. of Open Space	35
Total Open Space Area - sqm	1,239,238.14
% of suburb open space vs all open space	21.6%
% of suburb open space area vs suburb area	13.9%
Demographic Profile	
Resident Population (2026) - persons	26,774
Worker Population (2026) - persons	5,087
Open Space per resident + worker - sqm/person	38.90

**Total open space area includes all public open space, restricted open space identified / listed in Table 3*

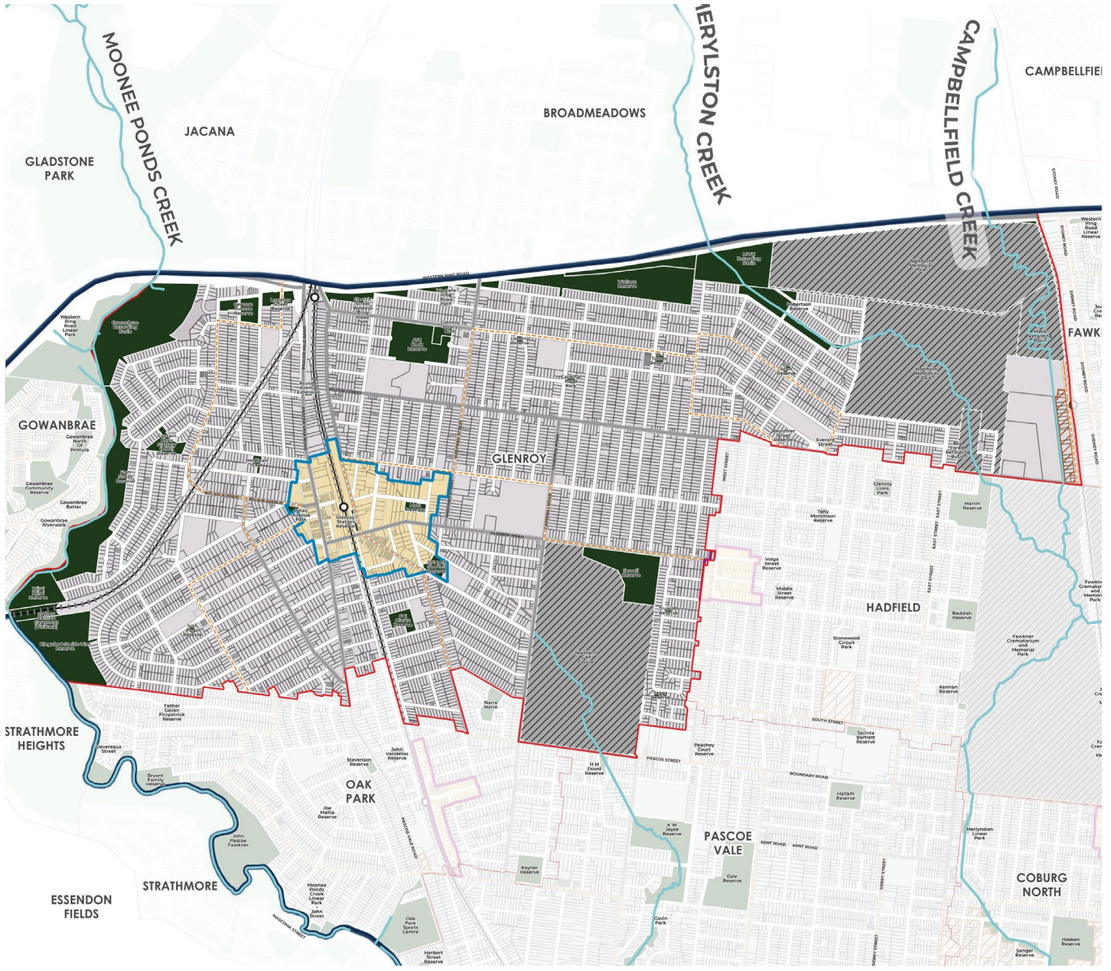


Figure 95. Glenroy Existing Network

8.7.2. EXISTING OPEN SPACE NETWORK

Table 1 identifies a total of 35 open spaces within the suburb of Glenroy, amounting to a combined total area of 124 hectares of open space. This represents approximately 14% of the total land area of the suburb.

Glenroy includes a substantial amount (11.75ha) of open space that is restricted with no existing public access. This is land managed by Melbourne Water for water management purposes. Eight (8) other public open spaces are identified as having a component of restricted open space (eg. Sports club facilities or within a larger public reserve or overland flow path in creek corridor). The Northern Golf Course and Northern Memorial Park as private open space assets and have not been considered in this analysis.

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

A total of 38.90m² of open space is available per resident/worker within Glenroy based on 2026 residential/worker population.

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

TABLE 2 - OPEN SPACE NETWORK HIERARCHY (GLENROY)

	Quantity	% of Quantity	Total Area (ha)	% of area vs overall OS	% of area vs suburb area
Definition					
Public Open Space	33	12%	112.18	19.6%	12.6%
Restricted Open Space	2	1%	11.75	2.0%	1.3%
Hierarchy					
Regional	4	1%	25.02	4.4%	2.8%
District	12	4%	90.84	15.8%	10.2%
Neighbourhood	13	5%	2.46	0.4%	0.3%

8.7.3. DISTRIBUTION OF OPEN SPACE AND GAPS ANALYSIS

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

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

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

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

TABLE 3 - SUBURB OPEN SPACE FUNCTIONS (GLENROY)

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

Figure 96. Glenroy Baseline Service Gaps Analysis

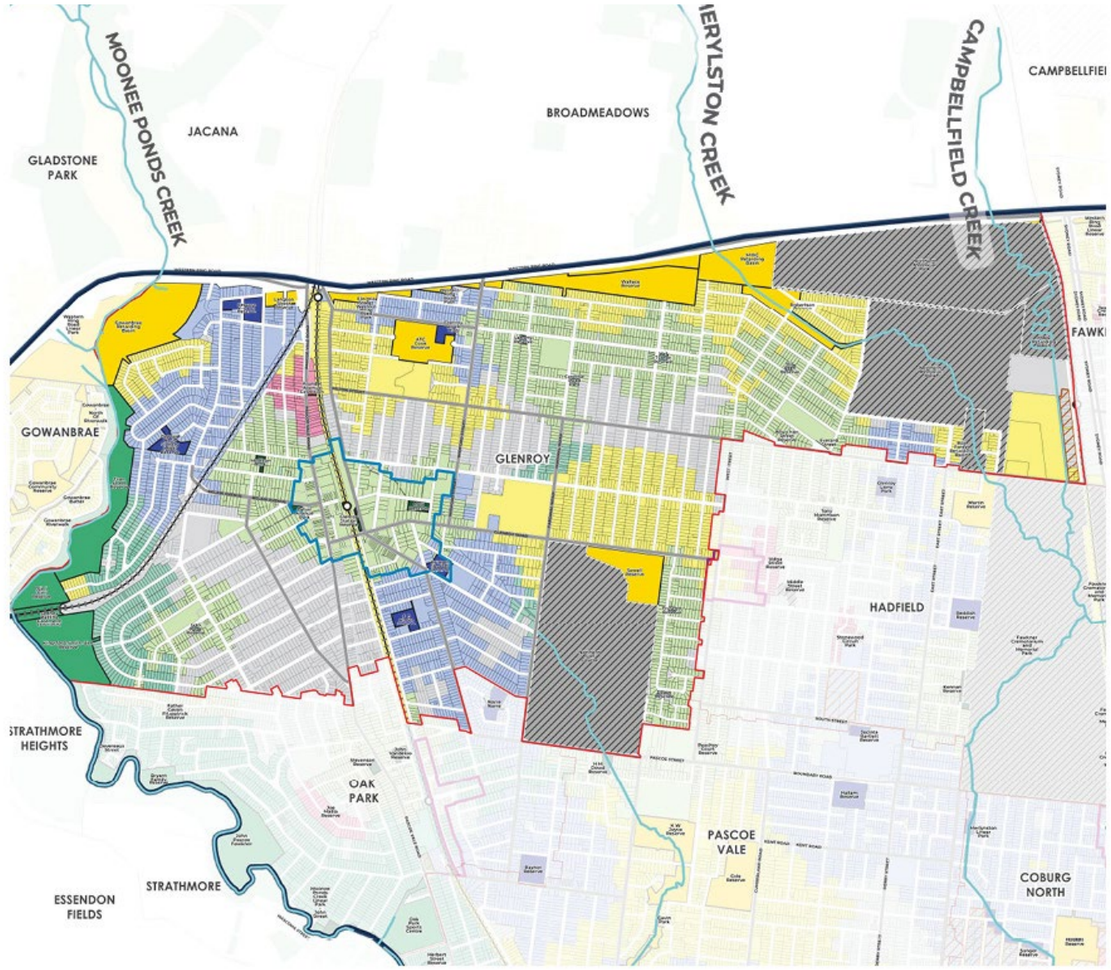
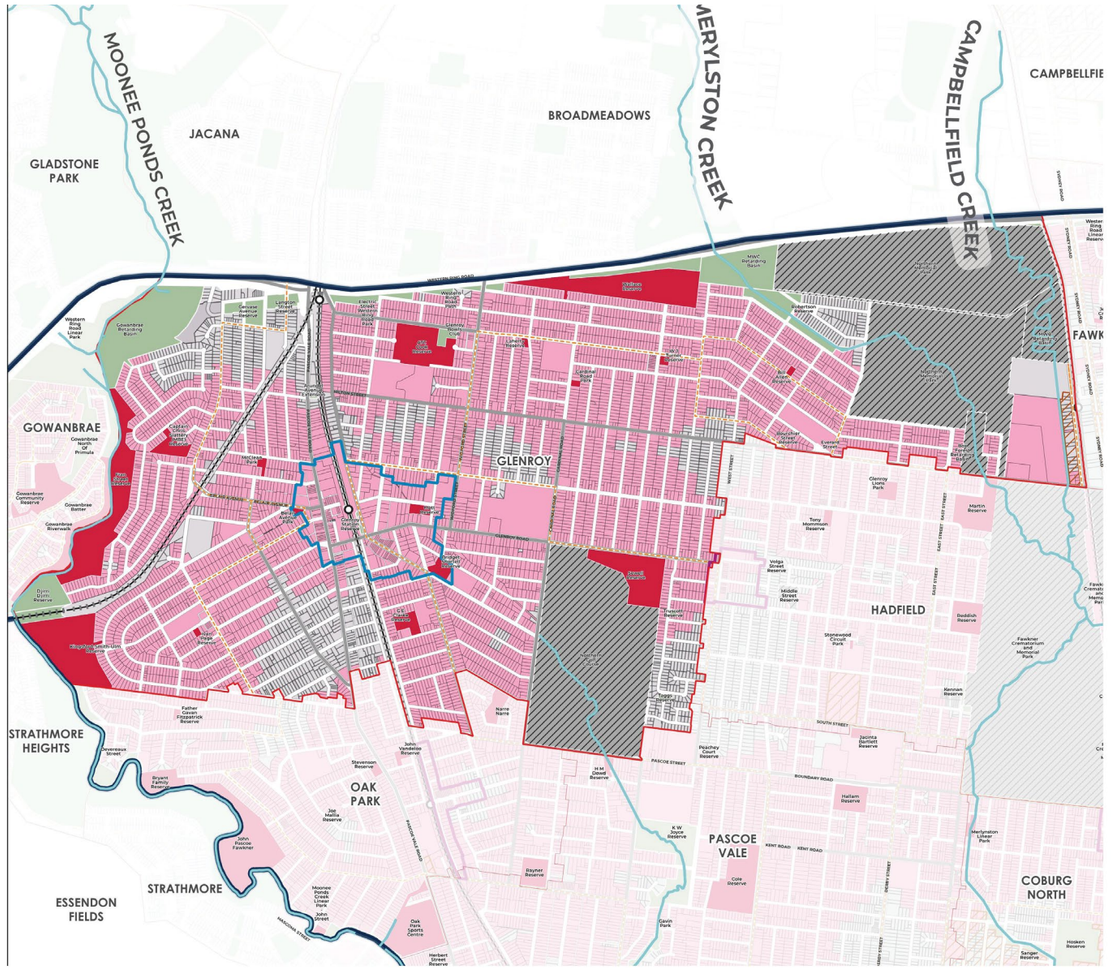


Figure 97. Glenroy Hierarchy Catchment Gaps Analysis



GLENROY

DRAWING KEY

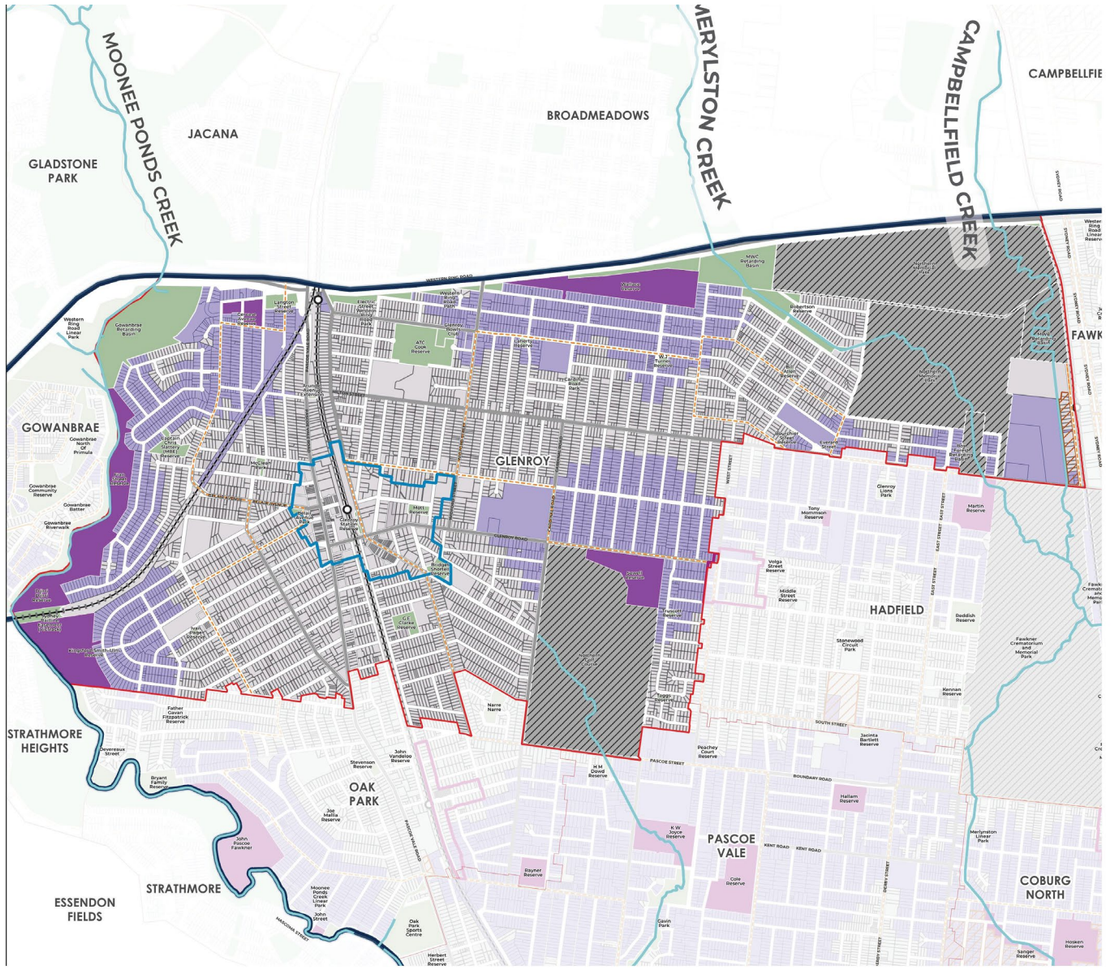
- City Boundary
- Public Open Space
- Restricted Open Space
- Neighbourhood Activity Centre
- Major Activity Centre
- Industrial Zone
- Locality Boundary
- Railway
- Connector Road
- Tram Route
- Bus Route
- Creek

- 300m Catchment
- 500m Catchment

N

0 100 200 300 400m

Figure 98. Glenroy Function Gaps Analysis (Play Space)



GLENROY

DRAWING KEY

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

FUNCTION

- Dog Park

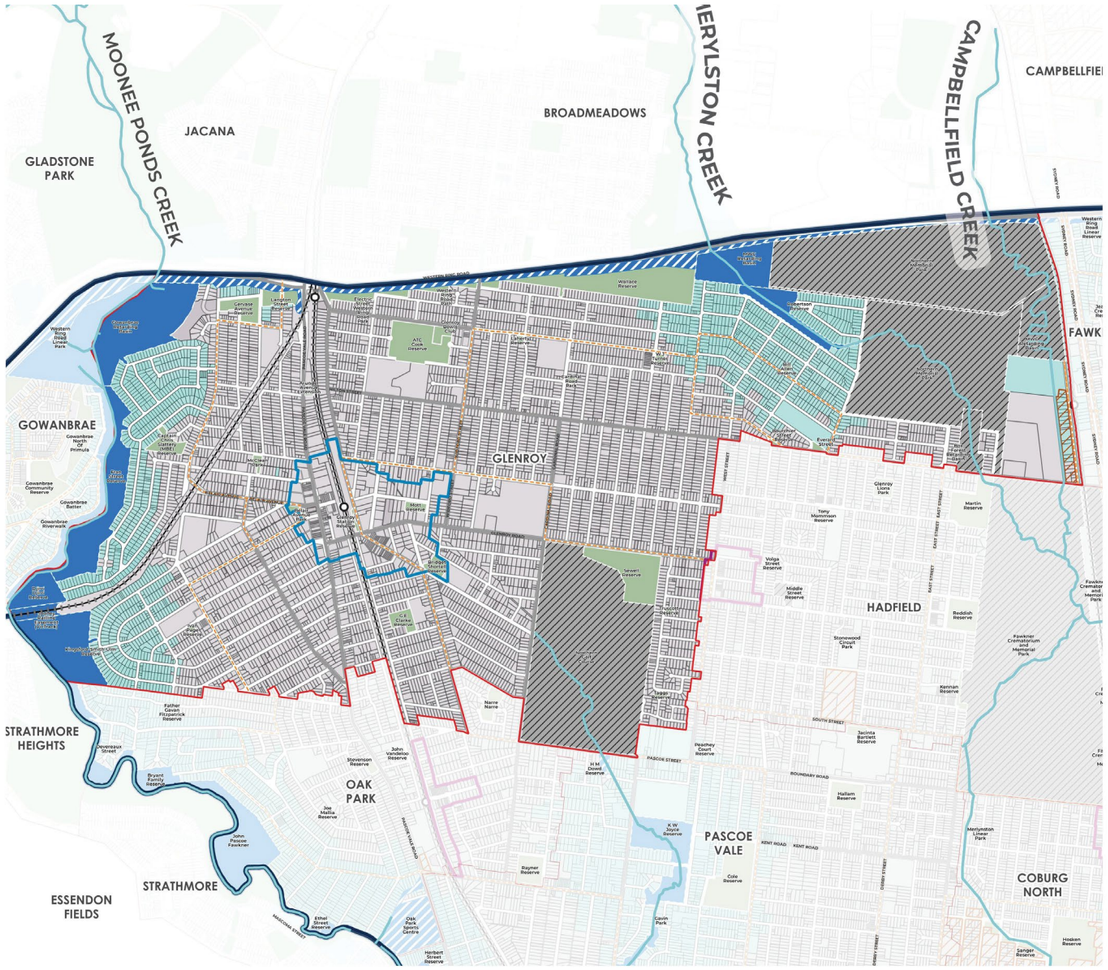
CATCHMENT

- 500m

N

0 100 200 300 400m

Figure 99. Glenroy Function Gaps Analysis (Dog Park)



GLENROY

DRAWING KEY

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

FUNCTION

- Creek Corridor
- Potential to improve creek corridor function

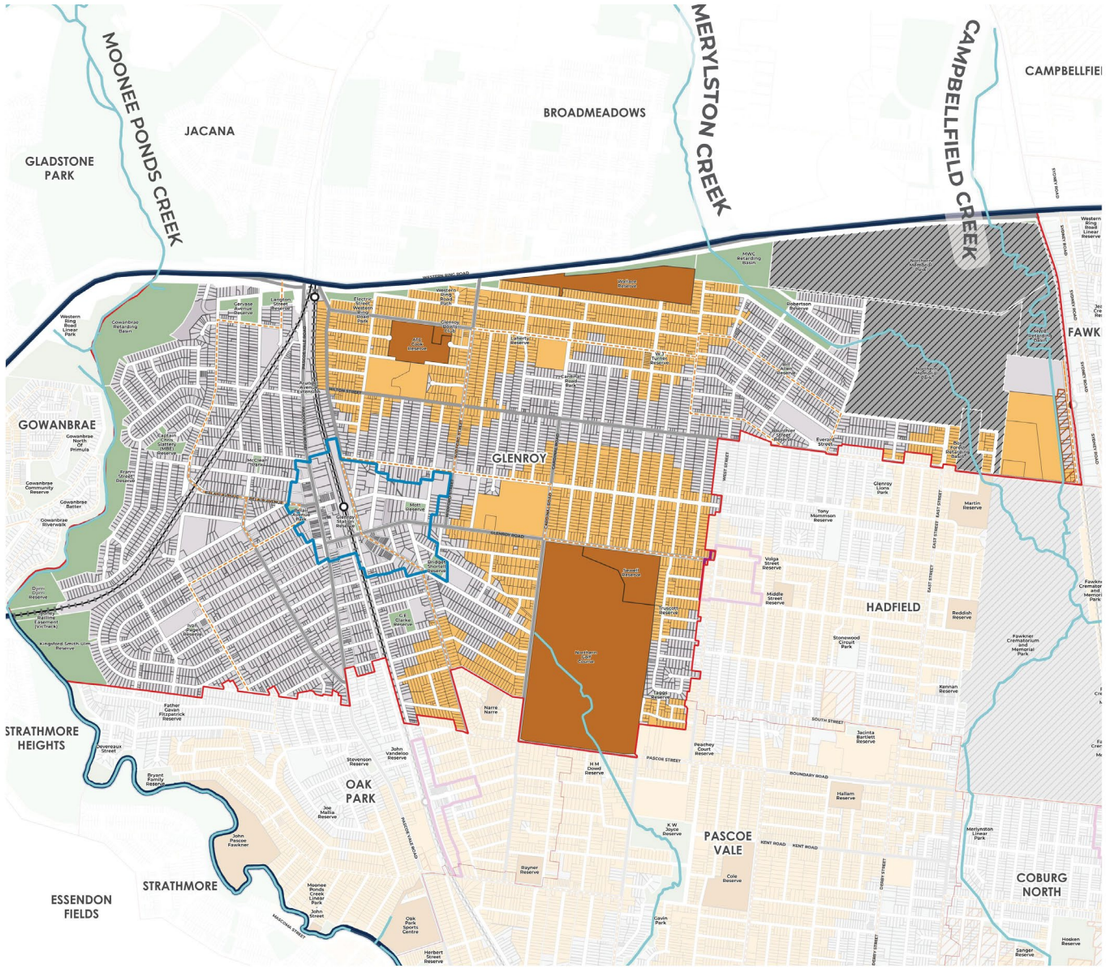
CATCHMENT

- 500m

N

0 100 200 300 400m

Figure 100. Glenroy Function Gaps Analysis (Creek Corridor)



GLENROY

DRAWING KEY

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

FUNCTION

- Formal Sport

CATCHMENT

- 500m

N

0 100 200 300 400m

Figure 101. Glenroy Function Gaps Analysis (Formal Sports)

BASELINE SERVICE OBSERVATIONS

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

HIERARCHY CATCHMENT OBSERVATIONS

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

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

SPECIFIC FUNCTIONS OBSERVATIONS

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

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

8.7.4. OPEN SPACE CHARACTER AND QUALITIES

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

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

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

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

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

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

Captain Chris Slattery Reserve is another Local scale park which provides passive recreation and play functions. Opportunity exists to improve the park's southern interfaces and sense of public address.

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

No Pocket parks exist currently in Glenroy.

8.7.5. COMMUNITY ENGAGEMENT INPUTS

Glenroy community consultation, captured:

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

8.7.6. FUTURE POPULATION CHANGE AND OPEN SPACE NEEDS

Table 4 below shows the forecast population growth for the residential and worker populations in Glenroy from 2026 to 2046.

Glenroy is anticipated to grow significantly by 35% over the time period, adding 9,465 new residents.

Notably, worker population is anticipated to grow substantially by 68%, adding an additional 3,467 workers. This is anticipated to occur almost exclusively within the Glenroy MAC given the lack of industrial land within the suburb.

At present, Glenroy provides a total of 38.90m^2 of public open space per resident/worker. In 2046, this is anticipated to reduce to 27.67m^2 - a reduction of 29% if the existing open space is maintained.

TABLE 4 - SUBURB RESIDENT AND WORKER PROJECTED GROWTH (GLENROY)

	2026	2046	Growth	% of Suburb Growth vs	% Change
Estimated Resident Population	26,774	36,239	9,465	19%	35%
Open Space per resident - sqm/person	46.29	34.20	-12		-26%
Estimated Worker Population	5,087	8,554	3,467	14%	68%
Open Space per worker - sqm/worker	243.62	144.88	-99		-41%
Estimated Resident + Worker Population	31,861	44,793	12,932	17%	41%
Open Space per Resident + Worker - sqm/population	38.90	27.67	-11		-29%

8.7.7. FUTURE ANTICIPATED SETTLEMENT PATTERN

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

A total of 3,831 additional dwellings are anticipated to be constructed to support the new population.

45% of dwellings within Glenroy are currently infill (units and townhouses up to 2-storeys) indicating substantial infill development dispersed across the suburb. This is anticipated to continue with the percentage of infill housing growth to be 93% by 2046. Higher density housing is expected to grow by 7%, but will comprise only 3% of the total housing stock (265 dwellings) by 2046.

With only 3% of the suburb within a designated activity centre and a relatively small anticipated growth in higher density development, it is anticipated that future population will continue to be dispersed across the suburb in infill infill development. Consequently, addressing gap areas as well as supporting upgrades of the existing open space to improve accessibility, function and quality is identified as a priority within Glenroy.

TABLE 5 - SETTLEMENT PATTERNS AND BUILDING TYPOLOGY (GLENROY)

Existing Dwellings (2026)	10,569	
Growth (2026-2046)	No. of Dwellings	% of Growth
Infill	3,566	93%
High Density	265	7%
Total	3,831	
Future Dwellings (2046)	14,400	

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

Suburb Area (ha)		892
	Total Area (ha)	**% of Suburb Area**
Major Activity Centre	35.70	4.00%
Neighbourhood Activity Centre	0.16	0.02%
Total	35.86	4.02%
Total Dwellings (2046)		14,400
Total High Density Dwellings in Suburb		361
Total High Density Dwellings in Suburb %		3%

8.7.8. CONCLUSIONS

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

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

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

Glenroy has a significant portion of the municipality's open space (22%), however as noted earlier, significant sections are restricted in access, limiting public use.

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

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

8.7.9. OPEN SPACE PROJECT RECOMMENDATIONS

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

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

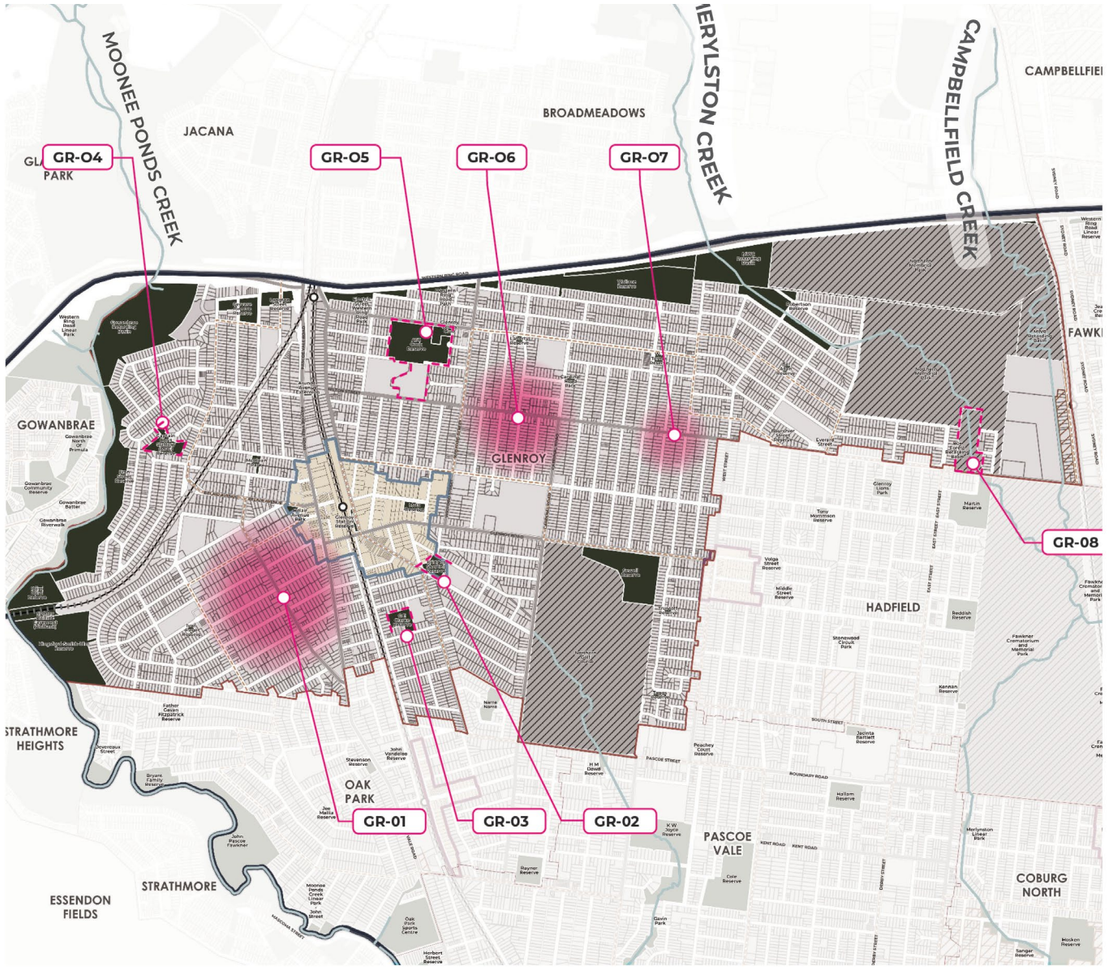
Gap areas do exist within the suburb due to the distribution of open space mainly along the suburb's western and northern edges. Additional open space is required to service these gap areas, to meet population growth that is likely to be dispersed across the suburb.

In Glenroy, key recommendations include:

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

TABLE 7 - SUMMARY OF CHANGE (GLENROY)

Projected Growth and Demand	Suburb Based	Municipality Based
Projected Growth (Residents + Workers) and %	12,932	17%
Total Suburb Area (sqm) and %	8,923,982.22	17%
Existing Open Space Supply		
Total Existing OS Area		1,239,238.14
Total Existing OS Area as % of Suburb		14%
Total Existing OS Suburb Area vs OS Municipality Area		22%
Projected High Density Settlement Pattern		
Total Area (sqm) of Activity Centres (Major and Neighbourhood)	358,554	4.02%



GLENROY

DRAWING KEY

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

ID- 00 Project Identifier

- Upgrades
- Land Acquisition

N

0 100 200 300 400m

Figure 102. Glenroy Open Space Key Recommendations

8.7.10. GLENROY KEY PROJECTS

TABLE 8 - PROJECT LISTS					OBJECTIVES							
Project ID	Open Space / Project Name	Project Description	Suburb	Hierarchy	Project Priority (L, M, H)	OBJECTIVE 1	OBJECTIVE 2	OBJECTIVE 3	OBJECTIVE 4	OBJECTIVE 5	OBJECTIVE 6	Cost Bracket	Open Space Strategy Direction (No.)
GR01	New Local Park 1 in Glenroy	To service people in and around activity centre and fill gap area in south west of the suburb. New park to include play space and multiple functions for passive recreation.	Glenroy	Local	H	Y	Y	N	N	N	N	$$$$	1
GR02	Bridget Short-ell Reserve	Upgrade of exercise equipment and to provide additional seating, shel-ter and amenities while maintaining the heart of the site for use as flexible lawn for events and recreation.	Glenroy	Local	L	N	N	Y	N	N	N	$$	1
GR03	G E Clarke Reserve	Upgrade existing playground, includ-ing new pedestrian path through the park and relocation of the play-ground possibly towards the street.	Glenroy	Local	L	N	N	Y	N	Y	N	$$$	1
GR04	Captain Chris Slattery Reserve	Upgrade of existing playground.	Glenroy	Local	M	N	N	Y	N	N	N	$$$$	1
GR05	Ballerrt Mooroop	Creation of open space infrastructure to support First Nations use of this open space through development of a shared path link between Hilton Street and ATC Cook Reserve that respects the ongoing indigenous significance of the site.	Glenroy	District	H	N	N	Y	N	Y	N	$$$	2
GR06	New Neighbourhood Park 1 in Glenroy	To deliver a Neighbourhood Park to ser-vice the Gap area to the NE of the Glenroy AC. Should include opportunities for play.	Glenroy	Neigh-bourhood	H	Y	Y	N	N	N	N	$$$$	1
GR07	New Pocket Park 1 in Glenroy	To deliver a Pocket Park to serve the eastern gap area near Had-field. Should provide opportunities for Play and passive recreation.	Glenroy	Pocket	H	Y	Y	N	N	N	N	$$$$	1
GR08	Box Forest Re-tarding Basin	Joint project with Melbourne Water to improve public open space access to part or all of the Box Forest Retarding Basin land to deliver a Neighbour-hood Park in close proximity to Gowrie Station (future potential SRL station).	Glenroy	District	H	N	N	N	Y	Y	Y	$$$	3
GR09	ATC Cook Reserve	Upgrade existing playground and sports grounds, including surface, drainage and potentially lighting.	Glenroy	District	H	N	N	Y	N	N	N	$$$$	1, 4
GR10	Wallace Reserve	Upgrade Wallace Reserve, including sports grounds surface, drainage, irrigation and potentially lighting.	Glenroy	District	M	N	N	Y	N	N	N	$$$$	1, 4
GR11	Reserve Court / Captain Chris Slattery (BME) Playground	Jacana Wetlands open space up-grade, including nature play areas.	Glenroy	Local	L	N	N	Y	N	N	N	$$	1
GR12	Jacana Wetlands	Develop conservation management plan in line with Nature Plan for both sides of the creek and implementation to un-dertake habitat corridor planting as well amenity improvements including seating, drinking fountains, path upgrades (10m link at Fran St) and wayfinding signage.	Glenroy	Regional	M	N	N	Y	N	N	N	$$	1, 3
GR13	Upper Moonee Ponds Creek corridor (KSU to Jacana)	Upgrade of existing playground.	Glenroy	Regional	M	N	N	Y	N	Y	N	$	2, 3
GR14	Bill Allen Reserve	Upgrade of existing playground.	Glenroy	Neigh-bourhood	M	N	N	Y	N	N	N	$$	1
GR15	Everard Street	Upgrade of existing playground.	Glenroy	Neigh-bourhood	M	N	N	Y	N	N	N	$$$	1

TABLE 8 - PROJECT LISTS						OBJECTIVES							
Project ID	Open Space / Project Name	Project Description	Suburb	Hierarchy	Project Priority (L, M, H)	OBJECTIVE 1	OBJECTIVE 2	OBJECTIVE 3	OBJECTIVE 4	OBJECTIVE 5	OBJECTIVE 6	Cost Bracket	Open Space Strategy Direction (No.)
GR16	McClean Park	Construct a new play-ground (none existing).	Glenroy	Neigh-bourhood	L	N	N	Y	N	N	N	$$$	1
GR17	Truscott Reserve	Upgrade of existing playground.	Glenroy	Neigh-bourhood	L	N	N	Y	N	N	N	$$$	1
GR18	W J Turner Reserve	Upgrade of existing playground.	Glenroy	Neigh-bourhood	L	N	N	Y	N	N	N	$$$	1
GR19	Mott Reserve	Upgrade of existing playground.	Glenroy	Neigh-bourhood	L	N	N	Y	N	N	N	$$$	1
GR20	Fran Street Park	Improvements including playground upgrade, and design and construction of a wetland, stormwater treatment including improving the quality of public open space by creating new publicly accessible habitat, walking tracks, access to nature and biodiversity.	Glenroy	Regional	M	N	N	Y	N	N	N	$$$$	1
GR21	Kingsford Smith Ulm Reserve	Upgrade of existing playground.	Glenroy	Regional	M	N	N	Y	Y	N	N	$$$$	1
GR22	Laherty Reserve	Upgrade of existing playground.	Glenroy	Neigh-bourhood	L	N	N	Y	N	N	N	$$	1
GR23	Belair Avenue Park	Upgrade of existing playground.	Glenroy	Neigh-bourhood	L	N	N	Y	N	N	N	$$	1
GR24	Glenroy Train Station	Sages Road Retarding Basin upgrade.	Glenroy	Local	L	N	N	Y	N	N	N	$$$	1
GR25	Sages Road Re-tarding Basin	Sages Road Retarding Basin upgrade.	Glenroy	Regional	M	N	N	Y	Y	N	N	$$$$	3
GR26	Gowanbrae Re-tarding Basin	"Northern Tan" proposal to cre-ate a 3km circuit track in partner-ship with Northern Golf Course.	Glenroy	Regional	M	N	N	Y	Y	N	N	$$$$	3
GR27	Northern Golf Course	AAA park and play revitalisation project in partnership with Glenroy Specialist School.	Glenroy	Regional	H	N	Y	N	Y	Y	Y	$	4, 5
GR28	Glenroy Spe-cialist School	Joint project with Melbourne Water to improve public open space access.	Glenroy	N/A	H	N	N	Y	N	N	N	$$$$	4
GR29	Campbellfield Retarding Basin	Joint project with Melbourne Water to improve public open space access.	Glenroy	Regional	M	N	N	N	Y	N	Y	$$$	2, 3
GR30	Jack Roper	Upgrade of existing playground.	Glenroy	Regional	M	N	N	N	Y	N	Y	$$$	2, 3
GR31	Ivan Page Reserve	Upgrade and enhancement of existing playground.	Glenroy	Neigh-bourhood	M	N	N	Y	N	N	N	$$	1
GR32	Bourchier Street Reserve	Close part of Bourchier Street (opposite 8 Bourchier Street) to create new open space, joining the existing median strip.	Glenroy	Pocket	M	Y	Y	Y	N	N	N	$$$	1, 2

8.8. HADFIELD

8.8.1. INTRODUCTION

Hadfield is a 3.1km^2 suburb located within the north of the municipality. Adjoining suburbs include Glenroy, Fawkner, Pascoe Vale and Coburg North. The suburb boundaries of Hadfield are irregular but are generally defined by Sydney Road in the east, South Street and Boundary Road in the south, West Street in the west and Hilton Street/Box Forest Road in the north. Topographically, Hadfield rises from south to north, with the lowest point being along Merlynston Creek where it enters Fawkner Cemetery.

Post-European settlement of the area began in earnest with the operation of Fawkner Station in 1889, closely followed by Fawkner Cemetery in 1906. The railway was electrified in 1920 but significant residential development of the lands in Hadfield did not begin until the late 1950's. The area has maintained its predominantly residential character with Fawkner Cemetery accounting for a significant portion of the suburb.

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

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

Fawkner Cemetery is the largest cemetery within Victoria and dominates the eastern end of the suburb. Managed by the Greater Melbourne Cemeteries Trust it is publicly accessible with restricted hours (open weekdays). As a significant land parcel with widespread native vegetation, lawns and Merlynston Creek running through it, there is an opportunity to facilitate greater use of Fawkner Cemetery as an open space destination.

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

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

TABLE 1 - SUBURB OVERVIEW (HADFIELD)	
Total Suburb Area - sqm	3,150,692.36
% of Suburb Area vs Municipality Area	6%
Open Space Profile	
No. of Open Space	8
Total Open Space Area - sqm	89,820.98
% of suburb open space vs all open space	1.6%
% of suburb open space area vs suburb area	2.9%
Demographic Profile	
Resident Population (2026) - persons	6,970
Worker Population (2026) - persons	1,134
Open Space per resident + worker - sqm/person	11.08
**Total open space area includes all public open space, restricted open space identified / listed in Table 3*	

HADFIELD

DRAWING KEY

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

N

0 100 200 300 400m

Figure 103. Hadfield Existing Network

8.8.2. EXISTING OPEN SPACE NETWORK

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

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

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

A total of 11.08m² of open space is available per resident/ worker within Hadfield based on 2026 residential/worker population.

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

8.8.3. DISTRIBUTION OF OPEN SPACE AND GAPS ANALYSIS

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

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

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

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

TABLE 2 - OPEN SPACE NETWORK HIERARCHY (HADFIELD)

	Quantity	% of Quantity	Total Area (ha)	% of area vs overall OS	% of area vs suburb area
Definition					
Public Open Space	7	3%	8.09	1.4%	2.6%
Restricted Open Space	1	0%	0.90	0.2%	0.3%
Hierarchy					
Regional	0	0%	0.00	0.0%	0.0%
District	1	0%	4.01	0.7%	1.3%
Neighbourhood	2	1%	0.74	0.1%	0.2%
Local	3	1%	4.10	0.7%	1.3%
Pocket	2	1%	0.14	0.0%	0.0%

**Total open space area includes all public open space and restricted open space*

TABLE 3 - SUBURB OPEN SPACE FUNCTIONS (HADFIELD)

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

HADFIELD

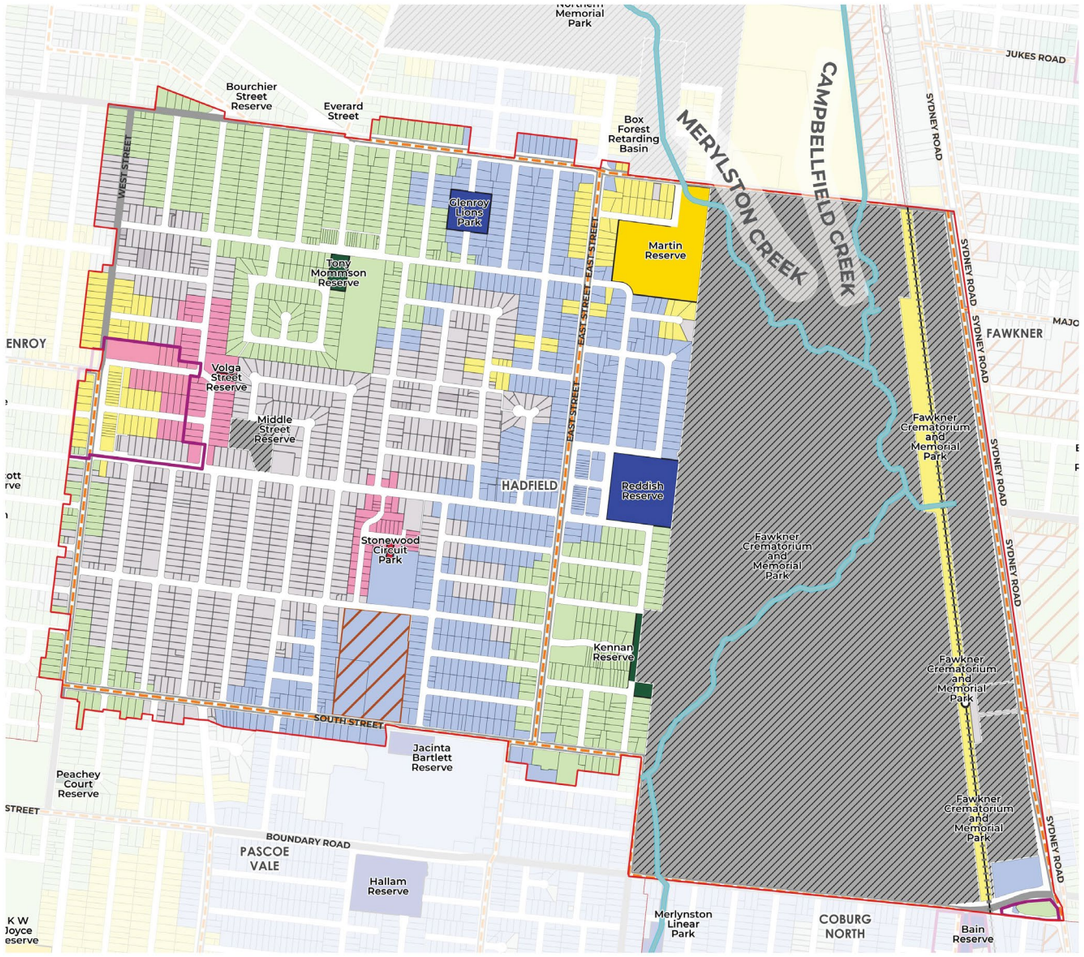
DRAWING KEY

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

N

0 100 200 300 400m

Figure 104. Hadfield Baseline Service Gaps Analysis



HADFIELD

DRAWING KEY

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

HIERARCHY

- Pocket
- Neighbourhood
- Local
- District
- Regional

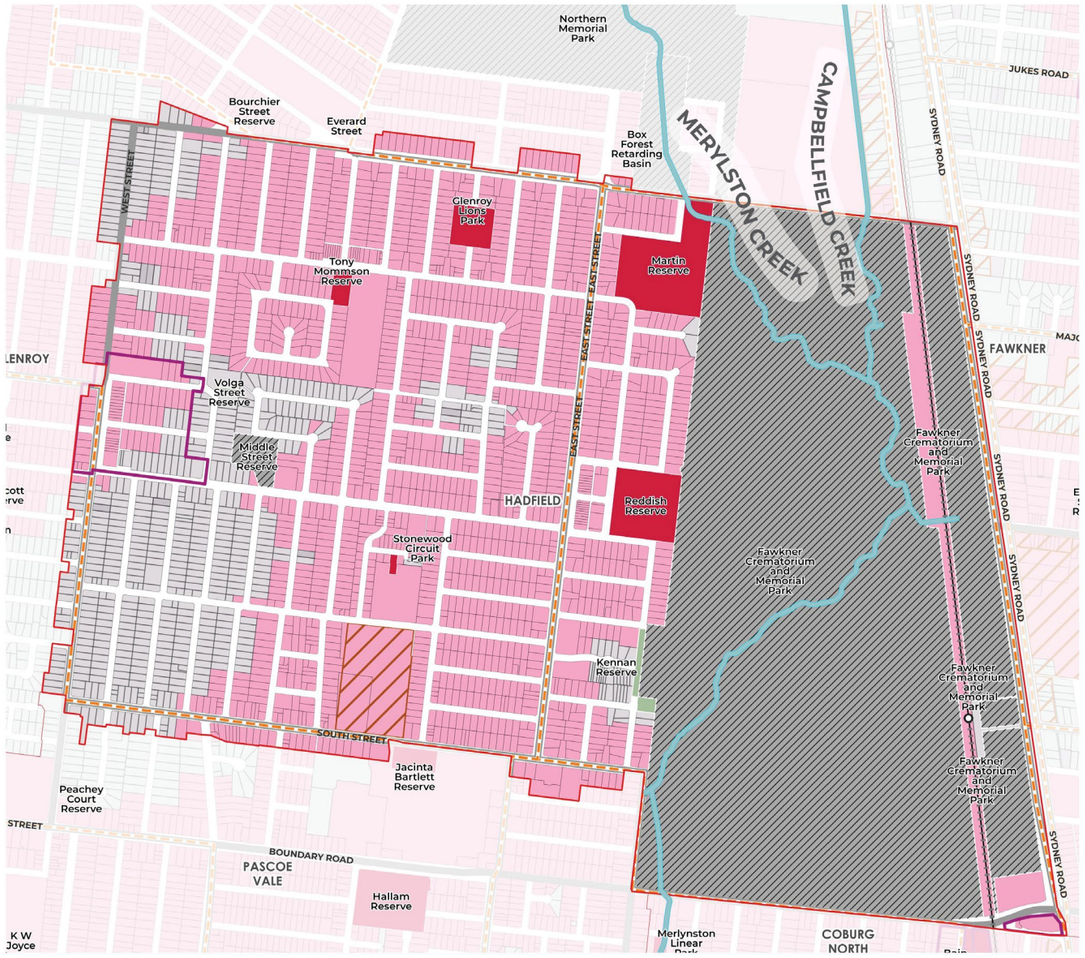
CATCHMENT

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

N

0 100 200 300 400m

Figure 105. Hadfield Hierarchy Catchment Gaps Analysis



HADFIELD

DRAWING KEY

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

FUNCTION

- Play Space

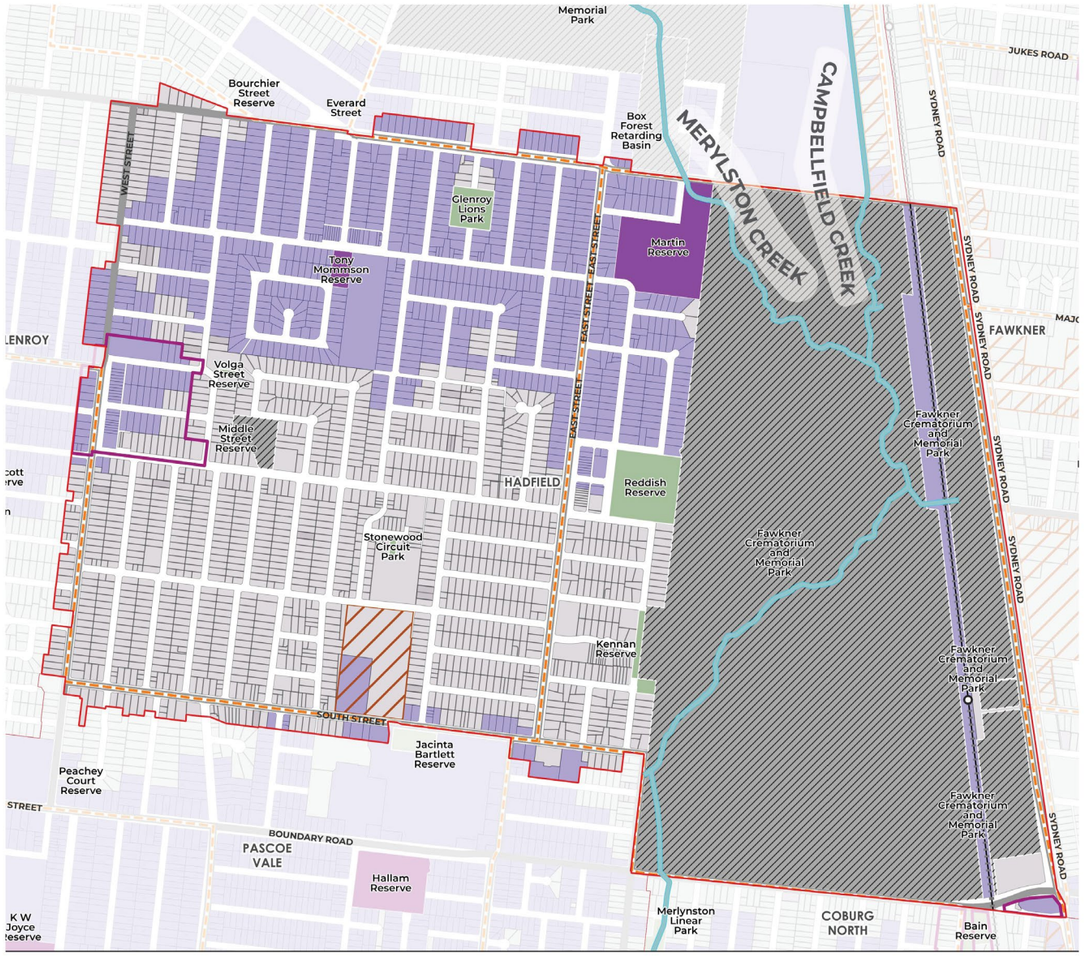
CATCHMENT

- 500m

N

0 100 200 300 400m

Figure 106. Hadfield Function Gaps Analysis (Play Space)



HADFIELD

DRAWING KEY

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

FUNCTION

- Dog Park

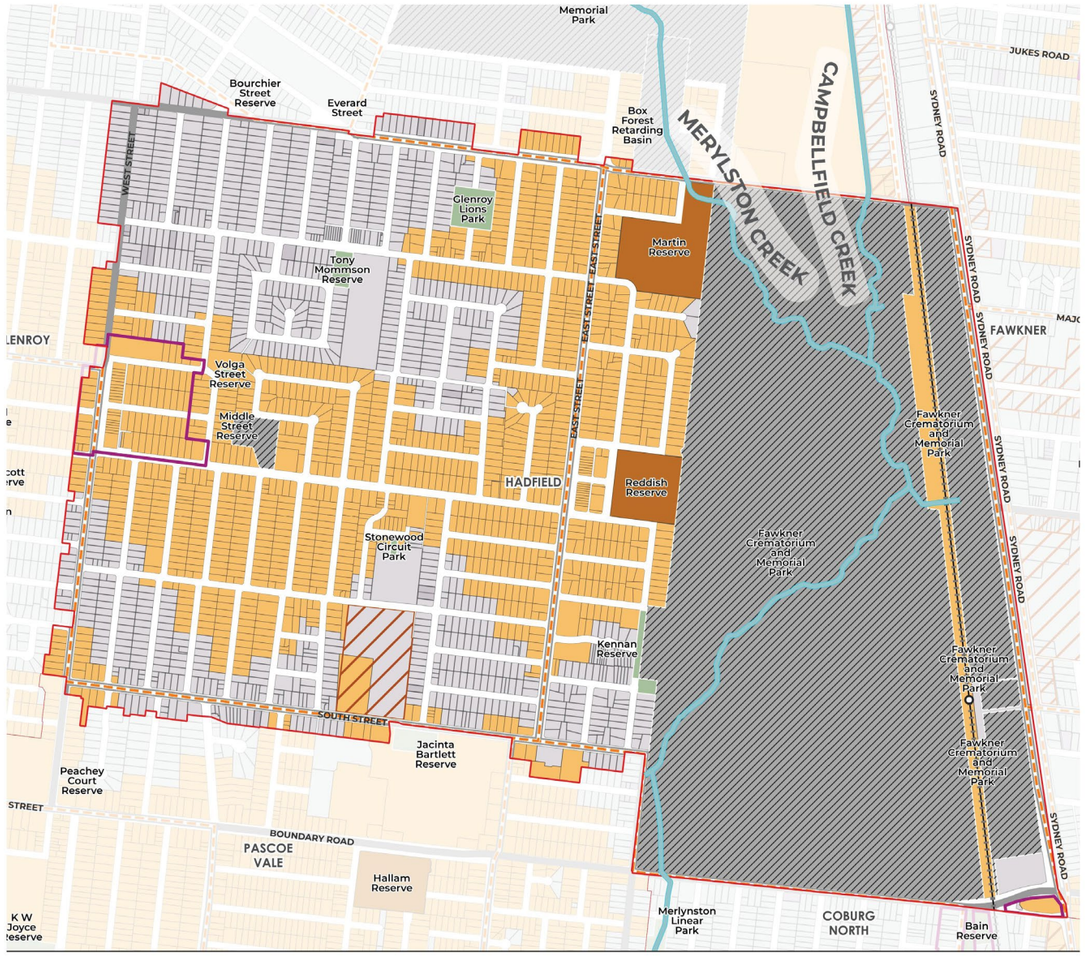
CATCHMENT

- 500m

N

0 100 200 300 400m

Figure 107. Hadfield Function Gaps Analysis (Dog Park)



HADFIELD

DRAWING KEY

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

FUNCTION

- Formal Sport

CATCHMENT

- 500m

N

0 100 200 300 400m

Figure 108. Hadfield Function Gaps Analysis (Formal Sports)

BASELINE SERVICE OBSERVATIONS

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

HIERARCHY CATCHMENT OBSERVATIONS

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

SPECIFIC FUNCTIONS OBSERVATIONS

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

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

8.8.4. OPEN SPACE CHARACTER AND QUALITIES

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

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

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

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

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

8.8.5. COMMUNITY ENGAGEMENT INPUTS

Hadfield community consultation, captured:

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

8.8.6. FUTURE POPULATION CHANGE AND OPEN SPACE NEEDS

Table 4 below shows the forecast population growth for the residential and worker populations in Hadfield from 2026 to 2046.

Hadfield is anticipated to grow significantly by 37% over the time period, adding 2,603 new residents.

Notably, worker population is anticipated to grow substantially by 34%, albeit from a low base, adding an additional 385 workers. This is anticipated to occur almost exclusively within the West Street NAC given the lack of industrial land within the suburb.

At present, Hadfield provides a total 11.08m^2 of public open space per resident/worker. In 2046, this is anticipated to reduce to 8.1m^2 - a reduction of 27% if the existing open space is maintained.

8.8.7. FUTURE ANTICIPATED SETTLEMENT PATTERN

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

A total of 908 additional dwellings are anticipated to be constructed to support the new population.

50% of new dwellings within Hadfield will be infill and will begin to change the character of the suburb from largely separated dwellings (65%) to a more even split of low density (49%) and infill (50%). While some development will be focused within the West Street NAC, the predominance of infill housing suggests the bulk of new housing will follow the existing trend of incremental infill in existing residential areas. As a result, addressing gap areas is a priority to ensure convenient access to open space as well as upgrading existing underdeveloped open spaces.

TABLE 4 - SUBURB RESIDENT AND WORKER PROJECTED GROWTH (HADFIELD)

	2026	2046	Growth	% of Suburb Growth vs	% Change
Estimated Resident Population	6,970	9,573	2,603	5%	37%
Open Space per resident - sqm/person	12.89	9.38	-4		-27%
Estimated Worker Population	1,134	1,519	385	2%	34%
Open Space per worker - sqm/worker	79.23	59.14	-20		-25%
Estimated Resident + Worker Population	8,104	11,092	2,988	4%	37%
Open Space per Resident + Worker - sqm/population	11.08	8.10	-3		-27%

TABLE 5 - SETTLEMENT PATTERNS AND BUILDING TYPOLOGY (HADFIELD)

Existing Dwellings (2026)	2,787	
Growth (2026-2046)	No. of Dwellings	% of Growth
Infill	908	100%
High Density	-	0%
Total	908	
Future Dwellings (2046)	3,695	

8.8.8. CONCLUSIONS

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

Hadfield is anticipated to support 4% of the municipality's future residents and workers while occupying 6% of the municipality's land area (noting Fawkner Cemetery contributes to approximately 2% of this figure.)

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

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

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

8.8.9. OPEN SPACE PROJECT RECOMMENDATIONS

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

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

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

In Hadfield, key recommendations include:

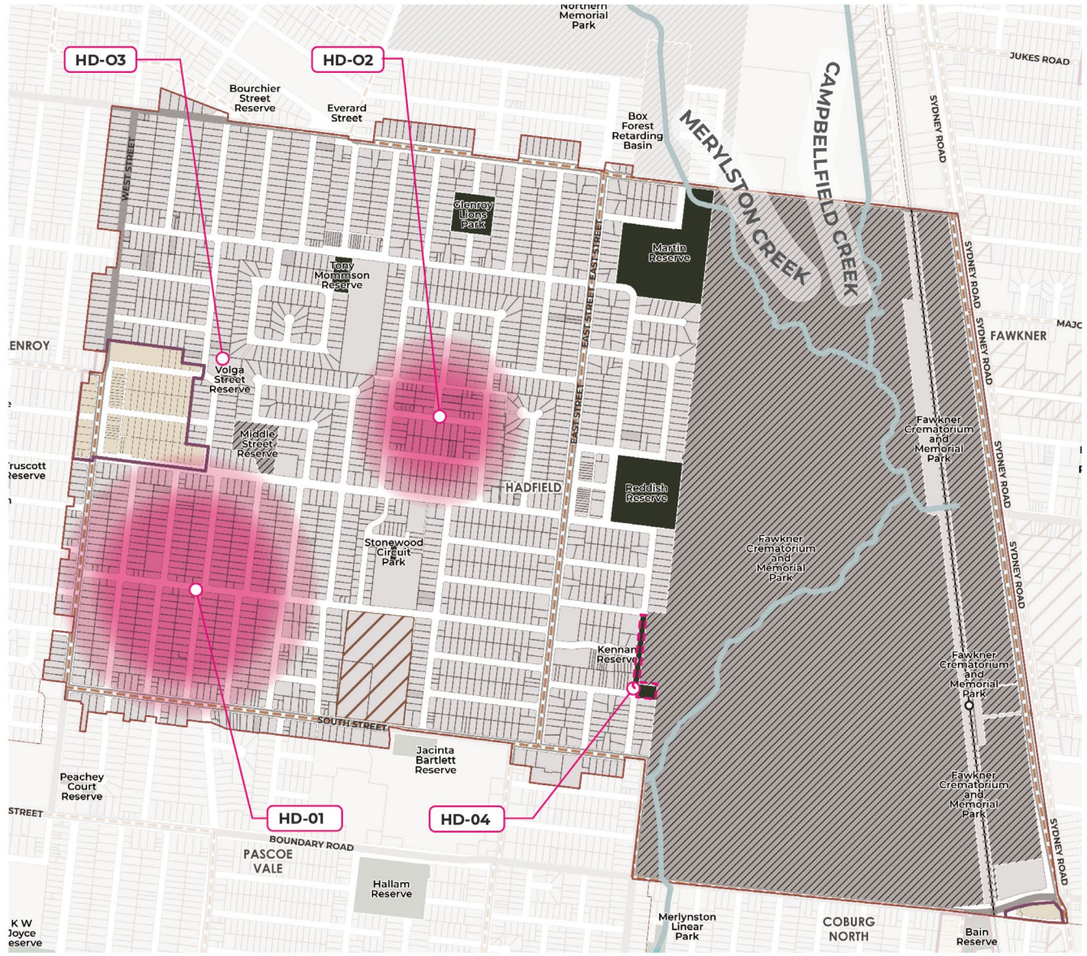
+ New Local scale open space to address the significant gap area to the south of West Street NAC.
+ New Neighbourhood scale open space to address the gap area to the north-east of West Street NAC.
+ Upgrades to Volga Street Reserve to provide play space and expanded functions to support population growth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

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

Suburb Area (ha)		315
	Total Area (ha)	**% of Suburb Area**
Major Activity Centre	0.00	0.00%
Neighbourhood Activity Centre	7.20	2.28%
Total	7.20	2.28%
Total Dwellings (2046)		3,695
Total High Density Dwellings in Suburb		32
Total High Density Dwellings in Suburb %		1%

TABLE 7 - SUMMARY OF CHANGE (HADFIELD)

Projected Growth and Demand	Suburb Based	Municipality Based
Projected Growth (Residents + Workers) and %	2,988	4%
Total Suburb Area (sqm) and %	3,150,692.36	6%
Existing Open Space Supply		
Total Existing OS Area		89,820.98
Total Existing OS Area as % of Suburb		3%
Total Existing OS Suburb Area vs OS Municipality Area		2%
Projected High Density Settlement Pattern		
Total Area (sqm) of Activity Centres (Major and Neighbourhood)	71,977	2.28%



HADFIELD

DRAWING KEY

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

N

0 100 200 300 400m

Figure 109. Hadfield Open Space Key Recommendations

8.8.10. HADFIELD KEY PROJECTS

TABLE 8 - PROJECT LISTS						OBJECTIVES							
Project ID	Open Space / Project Name	Project Description	Suburb	Hierarchy	Project Priority (L, M, H)	OBJECTIVE 1	OBJECTIVE 2	OBJECTIVE 3	OBJECTIVE 4	OBJECTIVE 5	OBJECTIVE 6	Cost Bracket	Open Space Strategy Direction (No.)
HD01	New Local Park 1 in Hadfield	Deliver a new Local Open Space in the SW of the suburb between South Street and Middle Street. Must include Play Space, and two other functions (potentially Dog Space).	Hadfield	Local	H	Y	Y	N	N	N	N	$$$$	1
HD02	New Neighbourhood Park 1 in Hadfield	Deliver a new Neighbourhood Open Space in the general vicinity of Katoomba Street. Must include a Play Space and additional supporting function (likely Passive Recreation).	Hadfield	Neigh-bourhood	H	Y	Y	N	N	N	N	$$$$	1
HD03	Volga Street Reserve	Volga Street Reserve upgrade to improve quality and functions through more seating and NRM.	Hadfield	Pocket	H	N	N	Y	N	N	N	$	3
HD04	Keenan Street Reserve	Upgrade the open space to improve quality and functions including installation of a play space and additional seating and tables to support a passive recreation function.	Hadfield	Neigh-bourhood	M	N	N	Y	N	N	N	$$$	1
HD05	GMCT - Fawkner Cemetry	Council partnership with GMCT Fawkner Cemetery.	Hadfield	Regional	M	N	N	N	N	N	Y	$	2
HD06	Tony Mommsen Reserve playground	Tony Mommsen Reserve playground upgrade.	Hadfield	Neigh-bourhood	M	N	N	Y	N	N	N	$$	1
HD07	Reddish Reserve	Upgrades to the sports grounds surface, drainage, irrigation and potentially lighting and raingarden / stormwater harvesting for irrigation.	Hadfield	Local	M	N	N	Y	Y	N	N	$$$$	1, 4
HD08	Glenroy Lions Park	Upgrade of existing playground.	Hadfield	Local	H	Y	N	N	N	N	N	$$	1
HD09	Middle Street Reserve	Upgrade and enhancement of existing playground.	Hadfield	Local	M	N	N	Y	N	N	N	$$	1
HD10	Martin Reserve	Improvements to Martin Reserve including upgrade and enhancement of existing playground, upgrade of planning field including leveling and turf renewal, new drainage, new irrigation system, sports field lighting (min 100 lux), and design and construction of stormwater treatment and harvesting system and wetland.	Hadfield	District	M	N	N	Y	N	N	N	$$$$	1, 4

8.9. FAWKNER

8.9.1. INTRODUCTION

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

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

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

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

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

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

TABLE 1 - SUBURB OVERVIEW (FAWKNER)	
Total Suburb Area - sqm	5,090,451.79
% of Suburb Area vs Municipality Area	10%
Open Space Profile	
No. of Open Space	22
Total Open Space Area - sqm	882,477.10
% of suburb open space vs all open space	15.4%
% of suburb open space area vs suburb area	17.3%
Demographic Profile	
Resident Population (2026) - persons	15,363
Worker Population (2026) - persons	3,681
Open Space per resident + worker - sqm/person	46.34

**Total open space area includes all public open space, restricted open space identified / listed in Table 3*

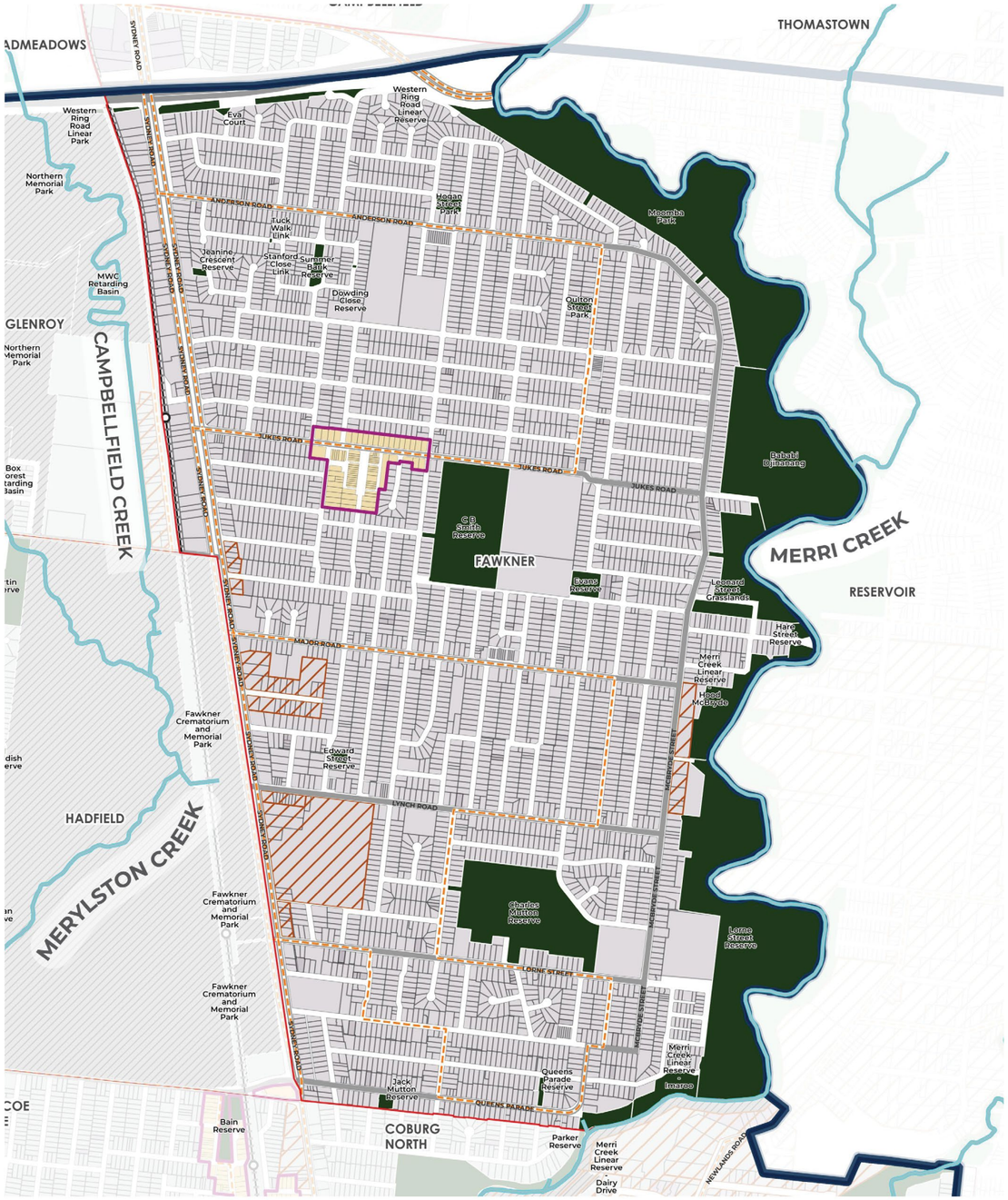


Figure 110. Fawkner Existing Network

8.9.2. EXISTING OPEN SPACE NETWORK

A total of 22 open spaces are identified within the suburb of Fawkner, with a total area of 88.2 hectares. This represents approximately 17% of the total land area of the suburb.

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

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

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

There is 46.34m^2 of open space per resident within Fawkner based on 2026 residential population.

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

8.9.3. DISTRIBUTION OF OPEN SPACE AND GAPS ANALYSIS

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

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

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

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

TABLE 2 - OPEN SPACE NETWORK HIERARCHY (FAWKNER)

	Quantity	% of Quantity	Total Area (ha)	% of area vs overall OS	% of area vs suburb area
Definition					
Public Open Space	22	8%	88.25	15.4%	17.3%
Restricted Open Space	0	0%	0.00	0.0%	0.0%
Hierarchy					
Regional	9	3%	79.98	13.9%	15.7%
District	1	0%	5.89	1.0%	1.2%
Neighbourhood	6	2%	1.50	0.3%	0.3%

TABLE 3 - SUBURB OPEN SPACE FUNCTIONS (FAWKNER)

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

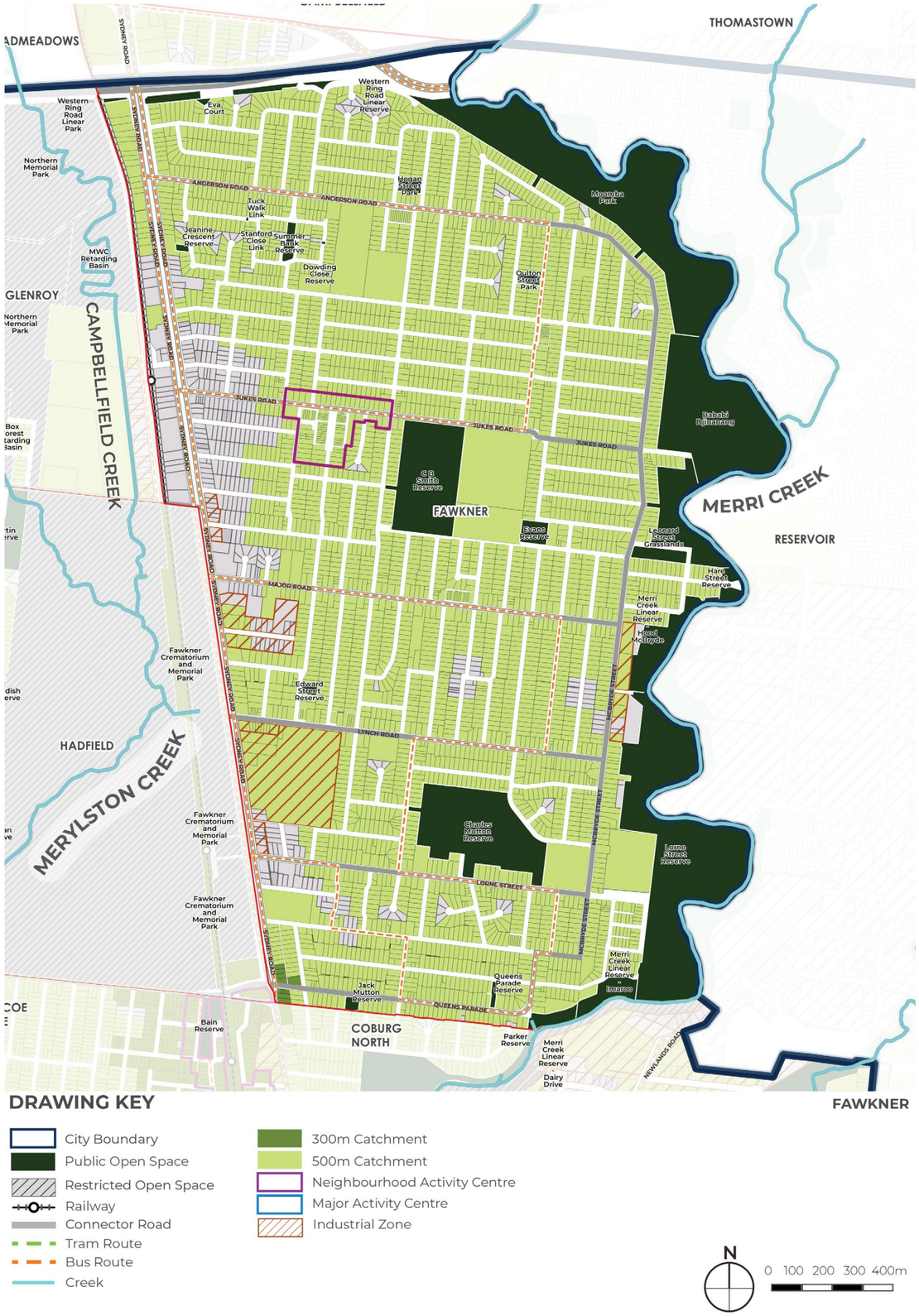
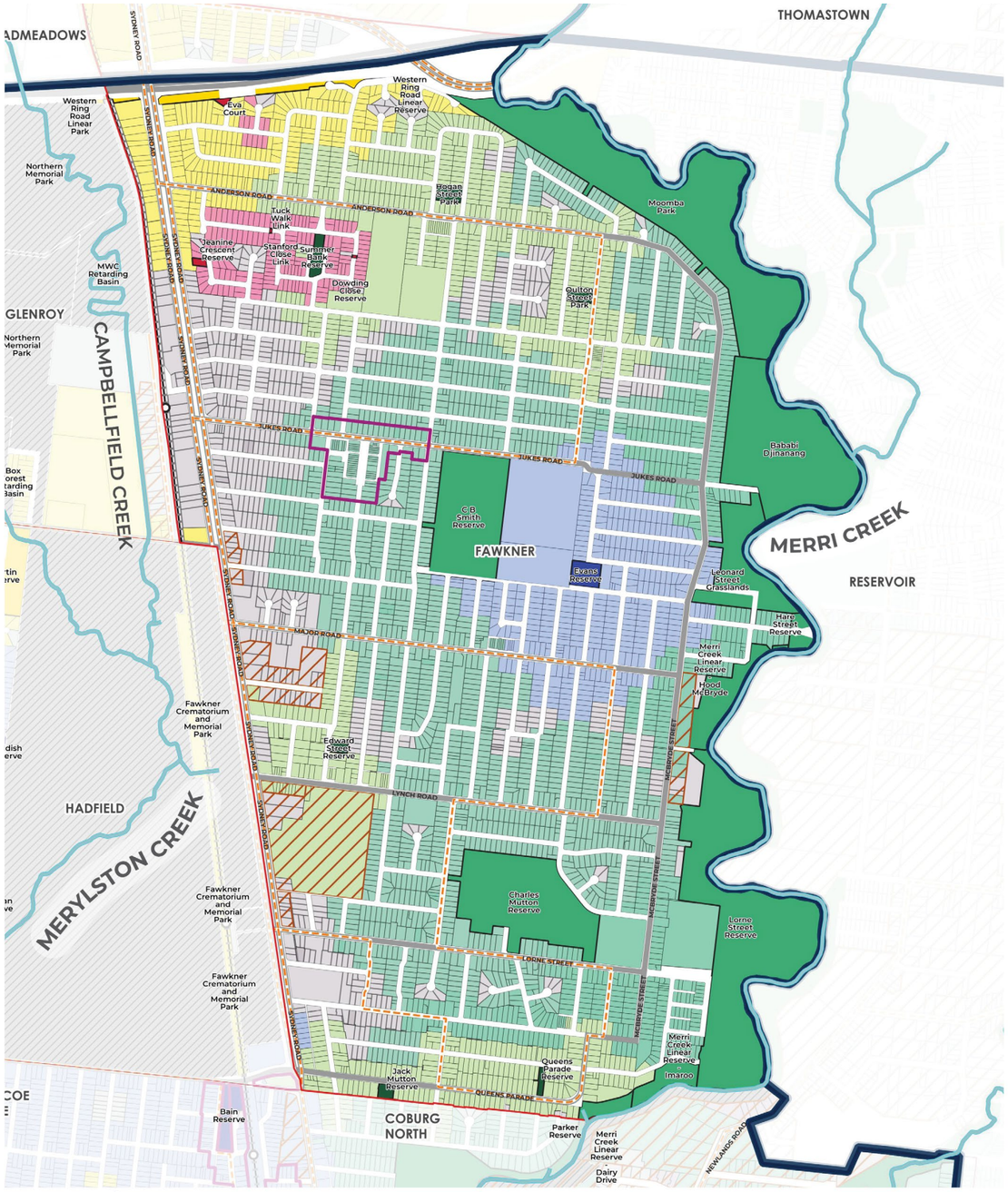


Figure 111. Fawkner Baseline Service Gaps Analysis



DRAWING KEY

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

HIERARCHY

- Pocket
- Neighbourhood
- Local
- District
- Regional

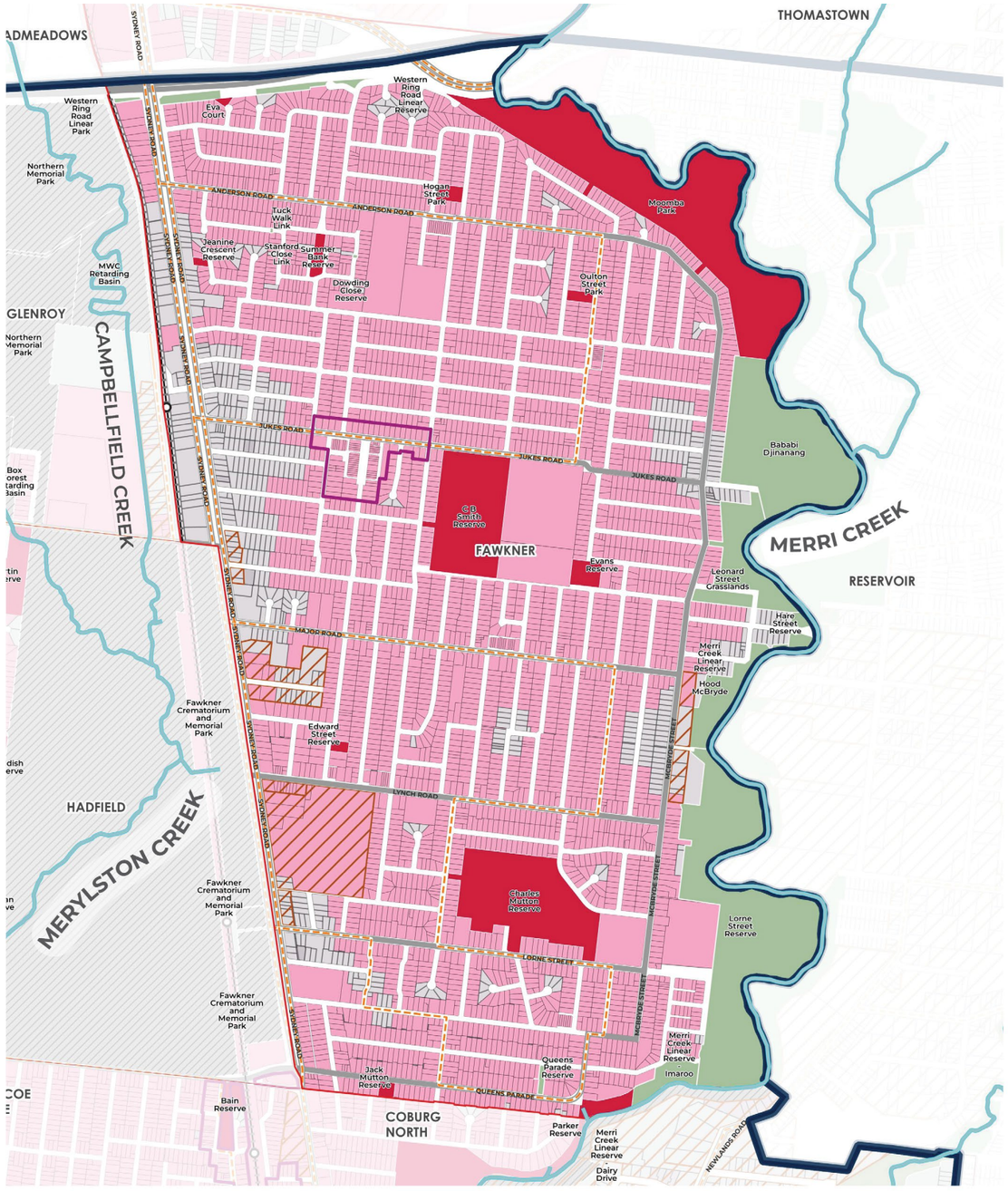
CATCHMENT

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

N

0 100 200 300 400m

Figure 112. Fawkner Hierarchy Catchment Gaps Analysis



DRAWING KEY

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

FUNCTION

- Play Space

CATCHMENT

- 500m

N

0 100 200 300 400m

Figure 113. Fawkner Function Gaps Analysis (Play Space)