

Figure 114. Fawkner Function Gaps Analysis (Dog Park)

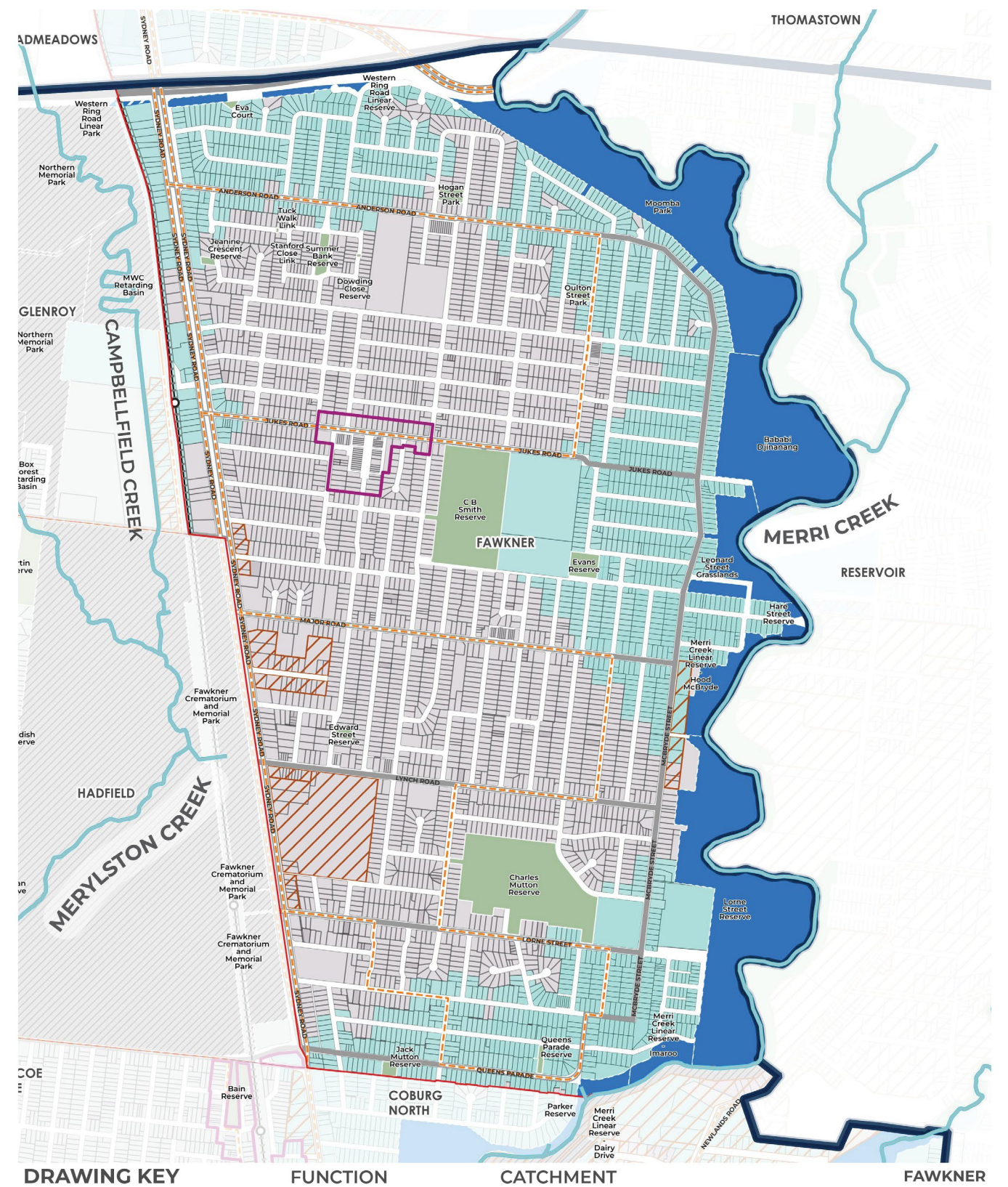


Figure 115. Fawkner Function Gaps Analysis (Creek Corridor)

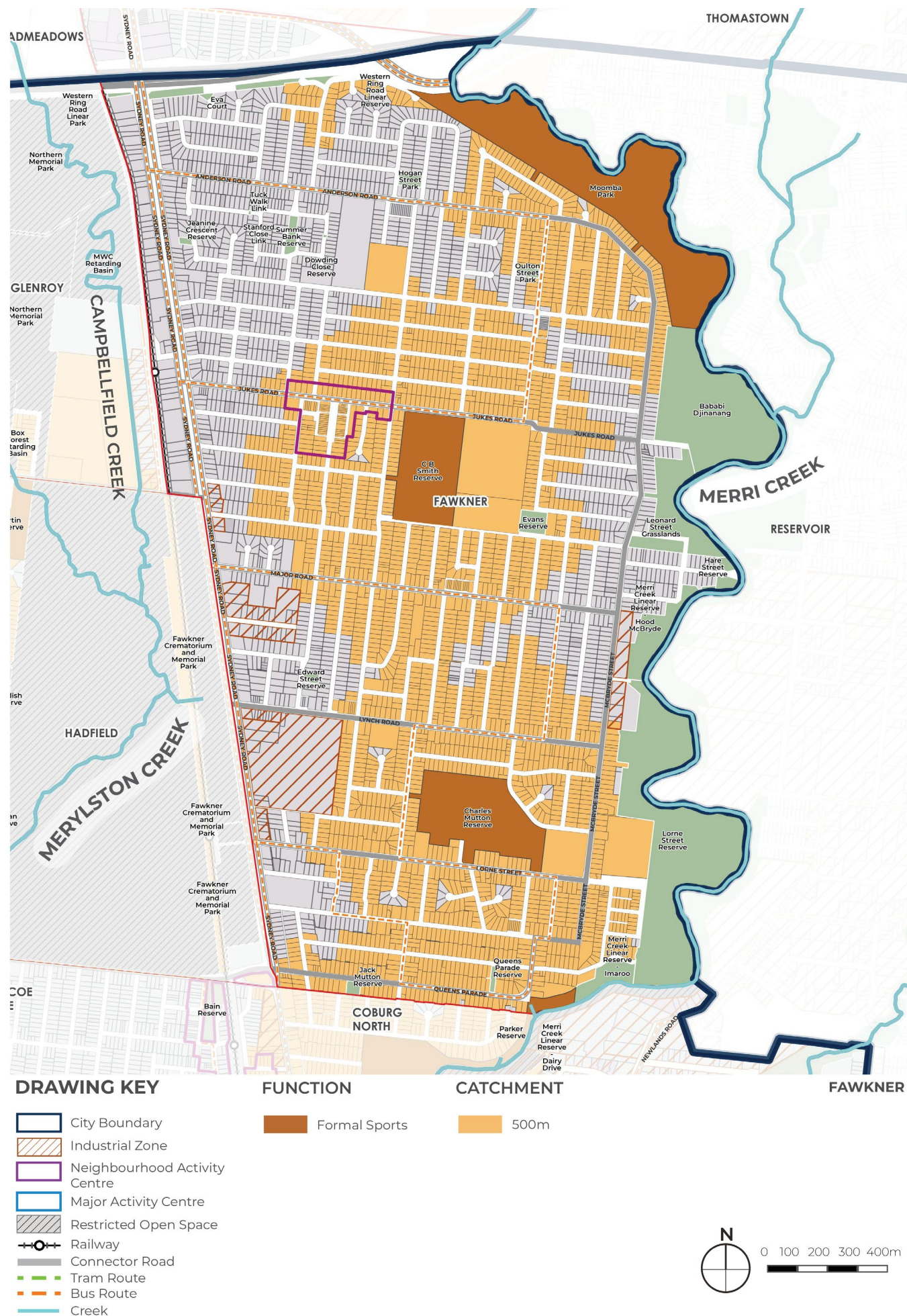


Figure 116. Fawkner Function Gaps Analysis (Formal Sports)

BASELINE SERVICE OBSERVATIONS

The baseline service shows most areas outside of an activity centre occur within 500m of an open space of any size. Further, areas within the Jukes Road NAC are located within 300m of an open space (CB Smith Reserve).

A clear gap area does occur at the western end of Jukes Road near Gowrie Station.

HIERARCHY CATCHMENT OBSERVATIONS

The catchment gaps analysis reveals a more nuanced understanding of open spaces based on their size more clearly showing a gap areas at the western end of Jukes road as well as small gap areas in the south of the suburb and in the north of the suburb.

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.

A new gap area that emerges specifically for play space is close to Bababi Djinanang parklands, offering an opportunity to include play spaces in the Fawkner Merri Parklands Masterplan vision being undertaken for the project.

Fawkner has a significant gap in the provision of off-lead or fenced dog areas in the centre of the suburb in proximity to the Jukes Road NAC. An opportunity exists to provide this at existing open spaces nearby such as CB Smith Reserve or Evans Reserve.

8.9.4. OPEN SPACE CHARACTER AND QUALITIES

Fawkner benefits from a wide range of open spaces including access to a regionally significant linear network of open spaces in the Merri Creek Corridor, large scale District open spaces such as CB Smith Reserve and Charles Mutton Reserve supporting formal sports, play and passive recreation down to a network of Neighbourhood and Pocket parks including Dowding Close Reserve and Jeanine Crescent Reserve which offer play and passive recreation opportunities for the local community in residential context.

The Merri Creek Trail is uninterrupted along the western side of the creek corridor through Fawkner, offering fantastic accessibility north and south to access open spaces in this location. Further, Bababi Djinanang and Moomba Park are extensive parklands which are currently being upgraded as part of broader masterplans for these areas. These upgrades lay out a future that leverages Fawkner’s existing open space assets to their fullest potential to support the growing population.

CB Smith Reserve and Charles Mutton Reserve are substantial District scale open spaces that are centrally located within the suburb. They are primarily focused on formal sports including facilities for tennis, bowling, cricket, soccer and netball but offer a range of play and passive recreation around the periphery of these fields.

Local open spaces such as Evans Reserve provides a playground, scout hall and passive recreation space for local needs. Capacity exists in these sites to support additional functions if appropriately upgraded.

Neighbourhood scale spaces generally provide passive recreation and one other clear public use function for local needs. Hogan Street Reserve is an example, offering a simply playground, path with some canopy trees planting. Opportunities do exist to upgrade these spaces to provide more diverse open space functions and elements to support increased usage including tables, pavilion and BBQ facilities.

Pocket scale spaces in Fawkner are either residual land or small allotments converted to open space to meet the needs of people in the surrounding streets only. Eva Reserve is one example, located in a residential cul-de-sac it provides a play space, canopy trees and seating with a linking path to the Western Ring Path.

8.9.5. COMMUNITY ENGAGEMENT INPUTS

Fawkner community consultation, captured:

- + Respondents from Fawkner showed a higher instance of using open space for cultural activities and events (51%, compared to 12% of those from Pascoe Vale).
- + 56% of respondents from Fawkner said they would like more seating (compared to 30% or less for other suburbs). Seating has been a consideration within the identified projects for Fawkner.
- + Fawkner respondents showed higher instances of wanting more equipment for children under 8 (79%), accessible equipment (68%), and/or waterplay (56%). Given the higher instance of CALD respondents from Fawkner, these aspects were also chosen by higher proportions of CALD respondents.
- + Parks in close proximity are more common to residents in the North-East and South than the North-West.
- + Cycling to travel to the local park is particularly common in the North-East and South regions.
- + Respondents from the North-East more often said they use open space as a place for children to play (58%, compared to 37% of those in the South).

8.9.6. FUTURE POPULATION CHANGE AND OPEN SPACE NEEDS

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

Population growth is expected to be significant for the area with a 24% increase in the resident population through the addition of 3,747 new residents.

Worker population will increase proportionately by 16%, an increase in 579 workers.

At present, Fawkner provides a total 46.34m² of public open space per resident/worker. In 2046, this is anticipated to reduce to 37.76m² - a reduction of 19% if the existing open space is maintained.

8.9.7. FUTURE ANTICIPATED SETTLEMENT PATTERN

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

Currently, 80% of housing stock within Fawkner comprises of separate dwellings. Future development will introduce infill, fuelling a shift to a more mixed urban character with separated housing stock falling to 64%. Future growth is almost exclusively anticipated to be infill with only 1% of future housing anticipated to be in higher density format.

While some development will be focused within the Jukes Road 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 (FAWKNER)					
	2026	2046	Growth	% of Suburb Growth vs	% Change
Estimated Resident Population	15,363	19,110	3,747	7%	24%
Open Space per resident - sqm/person	57.44	46.18	-	11	-20%
Estimated Worker Population	3,681	4,260	579	2%	16%
Open Space per worker - sqm/worker	239.72	207.15	-	33	-14%
Estimated Resident + Worker Population	19,044	23,370	4,326	6%	23%
Open Space per Resident + Worker - sqm/population	46.34	37.76	-9		-19%

TABLE 5 - SETTLEMENT PATTERNS AND BUILDING TYPOLOGY (FAWKNER)		
Existing Dwellings (2026)	5,533	
Growth (2026-2046)	No. of Dwellings	% of Growth
Infill	1,284	96%
High Density	60	4%
Total	1,344	
Future Dwellings (2046)	6,877	

8.9.8. CONCLUSIONS

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

Fawkner is anticipated to support 6% of the municipality's future residents and workers while occupying 10% of the municipality's land area.

The Merri Creek Corridor precinct in the east of the suburb is a valuable open space asset providing a diverse range of open space experiences. Remaining is a priority to address gap areas in the west, particularly as these are located in closer proximity to train stations along the Upfield Railway Corridor and the Jukes Road NAC where increased densities are encouraged by planning policy.

8.9.9. OPEN SPACE PROJECT RECOMMENDATIONS

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

The vision for Fawkner is to address the gap areas in the suburb's west and deliver improved functions along the Merri Creek Corridor in significant open spaces that are primarily used for passive recreation. The location of new parks is intended to also support the provision of public open space in proximity to the suburb's NAC and proximate railway stations where increased density are likely to be encouraged placing additional pressures on existing open spaces.

In Fawkner, key recommendations include:

- + Delivery of two new Neighbourhood scale spaces in the suburbs west to address existing gap areas and service the growing population.
- + Upgrade Lorne Street Reserve, Hare Street Reserve and Bababi Djinanang to include functions (play spaces and dog off-lead areas) to address gap areas for these specific functions.

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

Suburb Area (ha)	509	
	Total Area (ha)	% of Suburb Area
Major Activity Centre	0.00	0.00%
Neighbourhood Activity Centre	5.66	1.11%
Total	5.66	1.11%
Total Dwellings (2046)	6,877	
Total High Density Dwellings in Suburb	70	
Total High Density Dwellings in Suburb %	1%	

TABLE 7 - SUMMARY OF CHANGE (FAWKNER)

Projected Growth and Demand	Suburb Based	Municipality Based
Projected Growth (Residents + Workers) and %	4,326	6%
Total Suburb Area (sqm) and %	5,090,451.79	10%
Existing Open Space Supply		
Total Existing OS Area		882,477.10
Total Existing OS Area as % of Suburb		17%
Total Existing OS Suburb Area vs OS Municipality Area		15%
Projected High Density Settlement Pattern		
Total Area (sqm) of Activity Centres (Major and Neighbourhood)	56,581	1.11%

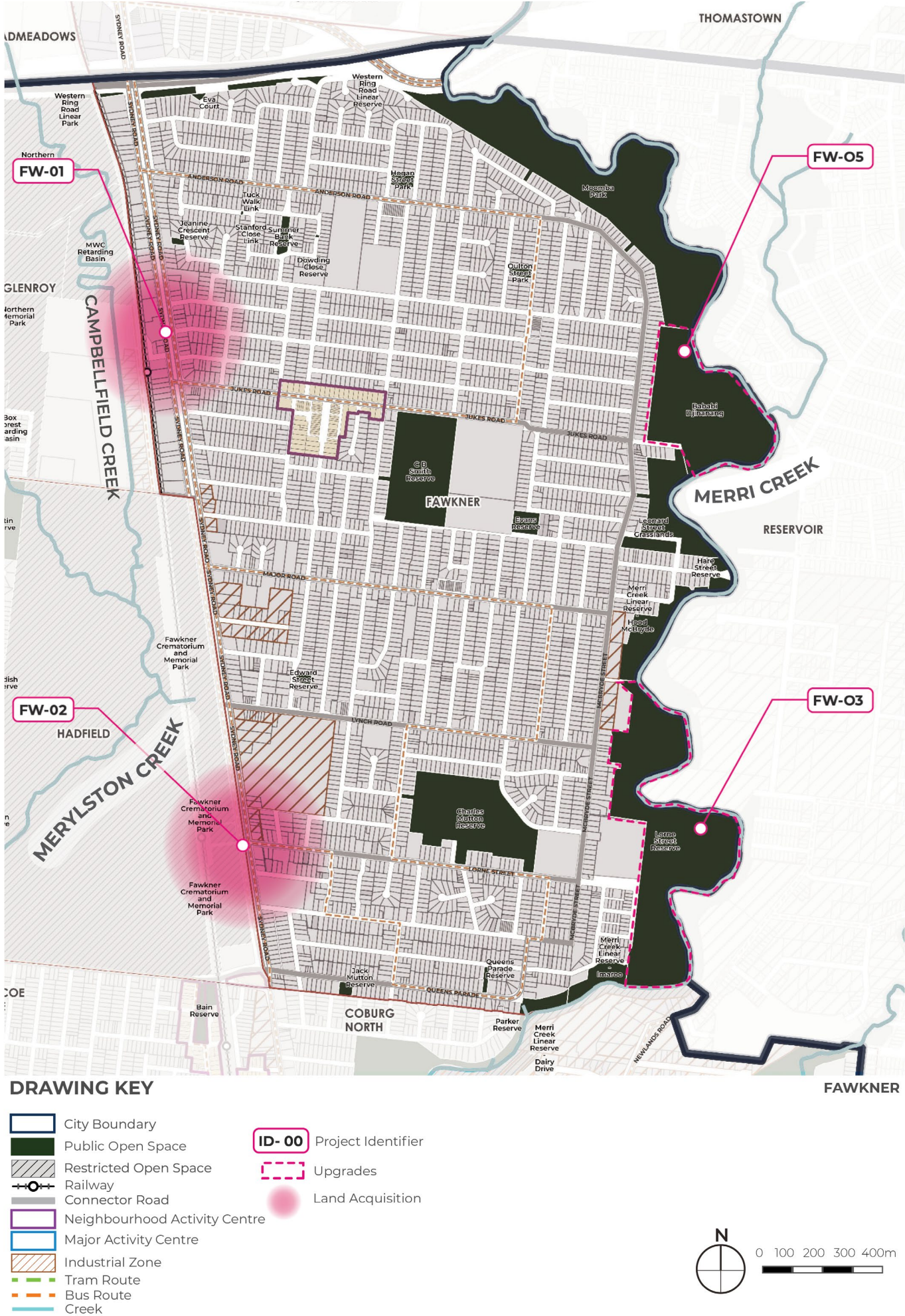


Figure 117. Fawkner Open Space Key Recommendation

8.9.10. FAWKNER 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.)
FW01	New Neighbourhood Park 1 in Fawkner	Deliver a new Neighbourhood Open Space close to the western end of Jukes Road. Must include a play apace and passive recreation function, and fenced dog park to support gap and higher density living close to activity centre.	Fawkner	Neighbourhood	H	Y	Y	Y	N	N	N	\$\$\$\$	1
FW02	New Neighbourhood Park 2 in Fawkner	Deliver a new Neighbourhood Open Space near Sydney Road and Lorne Street including passive recreation function and one additional function.	Fawkner	Neighbourhood	H	Y	Y	Y	N	N	N	\$\$\$\$	1
FW03	Lorne Street Reserve	Upgrade the open space to improve quality and functions, including land acquisition in line with Lorne Street Reserve concept plan, and including an off-lead area to address dog park gap.	Fawkner	Regional	H	N	N	Y	N	N	N	\$\$\$\$	1, 4
FW04	Hare Street Reserve	Lookout and path clean up and capped mound support bush Kinder, nature play and interpretative signage.	Fawkner	Regional	H	N	N	Y	N	Y	N	\$	2, 3
FW05	Bababi Djinanang	Upgrade the open space to improve quality and functions as per Babahi Djinanang Masterplan and inclusion of a play space.	Fawkner	Regional	H	N	N	Y	Y	N	N	\$\$\$\$	1, 3
FW06	Summerbank Reserve	Upgrade and enhancement of existing playground.	Fawkner	Neighbourhood	M	N	N	Y	N	N	N	\$\$	1
FW07	Jack Mutton Reserve	Upgrade and enhancement of existing playground.	Fawkner	Neighbourhood	L	N	N	Y	N	N	N	\$\$	1
FW08	Hood-McBryde Reserve	Hood-McBryde Reserve Improvements, as outlines in the Fawkner Parklands Improvement Plan including resolve connectivity issues through path and maintenance works, nature play, maintenance, investigations relating to soil contamination risks, enclosed dog park, alternative flood path, resting place, dementia sensory planting.	Fawkner	Regional	M	N	N	Y	Y	Y	Y	\$\$\$	1, 2, 3, 4
FW09	Jukes Road	Various improvements including create a new dog park, upgrade and enhance NRM, undertake feasibility, investigate new creek crossing, construct storm water culvert, implement Leonard Street grasslands.	Fawkner	Regional	M	N	N	Y	Y	N	N	\$\$	1, 3, 4
FW10	Hogan Street Park	Upgrade and enhancement of existing playground.	Fawkner	Neighbourhood	L	N	N	Y	N	N	N	\$\$	1
FW11	C B Smith Reserve	Various improvements including installation of an exercise station, upgrade of skate park, upgrade of playground, and design and construction of stormwater treatment raingarden and harvesting providing additional irrigation for the sports field and providing a publicly accessible raingarden / swale for public enjoyment.	Fawkner	Regional	M	N	N	Y	Y	N	N	\$\$\$\$	1, 3, 4
FW12	Eva Court Playground	Upgrade and enhancement of existing playground.	Fawkner	Pocket	M	N	N	Y	N	N	N	\$\$	1
FW13	Jeanine Crescent	Upgrade and enhancement of existing playground.	Fawkner	Pocket	M	N	N	Y	N	N	N	\$\$	1
FW14	Queens Parade Reserve	Upgrade and enhancement of existing playground.	Fawkner	Neighbourhood	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.)
FW15	Edward Street Reserve	Upgrade and enhancement of existing playground.	Fawkner	Neighbourhood	L	N	N	Y	N	N	N	\$\$	1
FW16	Moomba Park	Moomba park upgrade of playing fields and expansion of park, including investigation of new recreation opportunities, upgrade to side social pavilion to community meeting space and accessible public toilet, creation of maintenance and access fire track and playground upgrades.	Fawkner	Regional	H	N	N	Y	Y	N	Y	\$\$\$\$	1, 4
FW17	Charles Mutton Reserve	Upgrade East and West playing field including leveling and turf renewal, new drainage and sports field lighting.	Fawkner	Regional	M	N	N	Y	N	N	N	\$\$\$\$	4
FW18	Fawkner Tennis Club	Renew en-tout-cas courts at Fawkner Tennis Club.	Fawkner	Regional	M	N	N	Y	N	N	N	\$\$\$	4
FW19	Fawkner Cemetery	Hume, Merri-bek, Melbourne Water and GMCT partnership project to activate the CSL RB with new path connections, nature circuit, resting places, exercise stations and wayfinding in line with the Open Space Strategy, Healthy Waterways Strategy and Jack Roper Plan.	Fawkner	Regional	H	N	N	Y	N	N	Y	\$\$	2, 3, 5
FW20	Lorne Street Reserve - land acquisition	Acquire land at 84A McBryde Street, Fawkner, owned by Vic Roads but part of this POS (12,657sqm).	Fawkner	Regional	H	N	N	Y	N	N	N	\$\$\$\$	1, 4

8.10. PASCOE VALE

8.10.1. INTRODUCTION

Pascoe Vale is a 4.9km² suburb located within the north of the municipality. Adjoining suburbs include Hadfield, Oak Park, Strathmore, Pascoe Vale South, Coburg and Coburg North. The suburb boundaries of Pascoe Vale are irregular but are generally defined by Sussex Street in the east, O’Hea Street in the south, Moonee Ponds Creek in the west and South Street in the north. Topographically, Pascoe Vale rises steadily to the north with land sloping down to Moonee Ponds Creek and Westbreen Creek corridors and a localised high point near Cole Reserve.

Post-European settlement of the area began in the mid 19th century, however unsealed roads, unreticulated services and a lack of sewerage discouraged large scale residential development of the land until the 1930’s. Through the 1930’s-1950’s a numbers of schools, churches and education institutes opened supporting the burgeoning population.

Clause 2.03 – Strategic Directions of the Merri-bek Planning Scheme identifies two activity centres within Pascoe Vale - being the. Gaffney Street/Pascoe Vale Station Neighbourhood Activity Centre (NAC) and the Pascoe Street Local Activity Centre (LAC).

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

Moonee Ponds Creek and Westbreen Creek as significant landscape features within the suburb with Moonee Ponds Creek running along the suburb’s western boundary and Westbreen Creek flowing into the Moonee Ponds Creek stretching up through the heart o the suburb and through the Pascoe Vale NAC.

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

TABLE 1 - SUBURB OVERVIEW (PASCOE VALE)	
Total Suburb Area - sqm	4,914,327.02
% of Suburb Area vs Municipality Area	10%
Open Space Profile	
No. of Open Space	21
Total Open Space Area - sqm	358,373.72
% of suburb open space vs all open space	6.2%
% of suburb open space area vs suburb area	7.3%
Demographic Profile	
Resident Population (2026) - persons	18,393
Worker Population (2026) - persons	2,568
Open Space per resident + worker - sqm/person	17.10
*Total open space area includes all public open space, restricted open space identified / listed in Table 3	



Figure 118. Pascoe Vale Existing Network

8.10.2. EXISTING OPEN SPACE NETWORK

Table 1 identifies a total of twenty-one (21) open spaces within the suburb of Pascoe Vale, amounting to a combined total area of 35.8 hectares of open space. This represents approximately 7% of the total land area of the suburb.

Seven (7) 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).

A total of 17.1m² of open space is available per resident/worker within Pascoe Vale based on 2026 residential/worker population.

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

TABLE 2 - OPEN SPACE NETWORK HIERARCHY (PASCOE VALE)					
	Quantity	% of Quantity	Total Area (ha)	% of area vs overall OS	% of area vs suburb area
Definition					
Public Open Space	20	7%	35.73	6.2%	7.3%
Restricted Open Space	1	0%	0.11	0.0%	0.0%
Hierarchy					
Regional	4	1%	4.73	0.8%	1.0%
District	5	2%	23.81	4.2%	4.8%
Neighbourhood	4	1%	1.07	0.2%	0.2%
Local	5	2%	5.98	1.0%	1.2%
Pocket	3	1%	0.26	0.0%	0.1%
*Total open space area includes all public open space and restricted open space					

8.10.3. DISTRIBUTION OF OPEN SPACE AND GAPS ANALYSIS

The following open space analysis has been undertaken using the three types of gaps analysis described 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 (PASCOE VALE)																
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
20	Burgundy Street	0.11	Neighbourhood	✗	✗	✗	✗	✗	✗	✗	✗	✗	✓	✗	✗	✓
41	H M Dowd Reserve	0.36	Neighbourhood	✓	✓	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗
51	Martyn Reserve	0.06	Pocket	✗	✓	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗
59	Peachey Court Reserve	0.16	Neighbourhood	✓	✗	✗	✗	✗	✓	✗	✗	✓	✗	✗	✗	✗
62	Rogers Reserve	2.09	Local	✓	✓	✓	✓	✓	✓	✗	✓	✓	✗	✗	✗	✗
80	James Reserve	0.66	Local	✓	✓	✗	✓	✗	✗	✗	✗	✗	✗	✗	✗	✗
88	Jacinta Bartlett Reserve	0.50	Local	✗	✓	✗	✗	✗	✗	✗	✗	✓	✗	✗	✗	✗
100	Plumridge Park	0.10	Pocket	✗	✗	✗	✗	✗	✓	✗	✗	✓	✗	✗	✗	✗
126	Hallam Reserve	2.11	Local	✓	✓	✓	✗	✗	✓	✗	✓	✓	✗	✗	✓	✗
133	Raeburn Reserve	4.12	District	✓	✓	✓	✓	✗	✗	✗	✗	✓	✗	✗	✓	✗
134	Cole Reserve	6.29	District	✗	✓	✓	✓	✗	✗	✗	✗	✓	✗	✗	✓	✗
151	Herbert Street Reserve	1.14	Regional	✗	✗	✗	✗	✗	✓	✓	✗	✓	✗	✗	✗	✗
157	Payne Reserve	0.61	Local	✓	✓	✗	✗	✗	✗	✗	✗	✗	✓	✗	✗	✗
160	Tate Park	0.10	Pocket	✗	✓	✗	✗	✗	✓	✗	✗	✓	✗	✗	✗	✗
162	Bass Street Reserve	1.17	Regional	✗	✗	✗	✗	✗	✓	✓	✗	✓	✗	✗	✗	✗
165	Gavin Park	4.55	District	✓	✗	✗	✗	✗	✓	✓	✗	✓	✓	✗	✗	✗
174	Austin Crescent Reserve	3.67	District	✓	✓	✗	✗	✗	✓	✗	✗	✓	✗	✗	✓	✗
180	Esslemont Reserve	2.23	Regional	✓	✓	✗	✗	✗	✓	✓	✗	✓	✗	✗	✓	✗
181	K W Joyce Reserve	5.18	District	✓	✗	✗	✗	✗	✓	✓	✗	✓	✗	✗	✓	✗
231	Moonee Ponds Creek - Westbreen Ci	0.44	Neighbourhood	✓	✗	✗	✗	✗	✓	✓	✗	✗	✓	✗	✗	✗
233	Moonee Ponds Creek Linear Park - N	0.20	Regional	✓	✗	✗	✗	✗	✓	✓	✗	✓	✗	✗	✗	✗

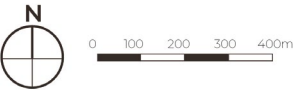
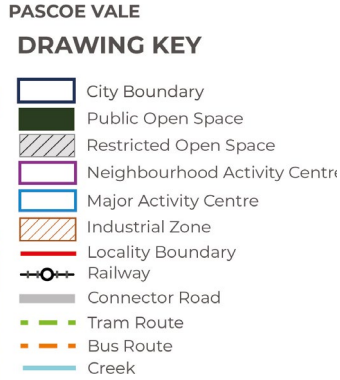


Figure 119. Pascoe Vale Baseline Service Gaps Analysis

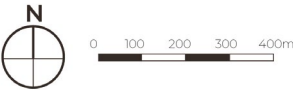
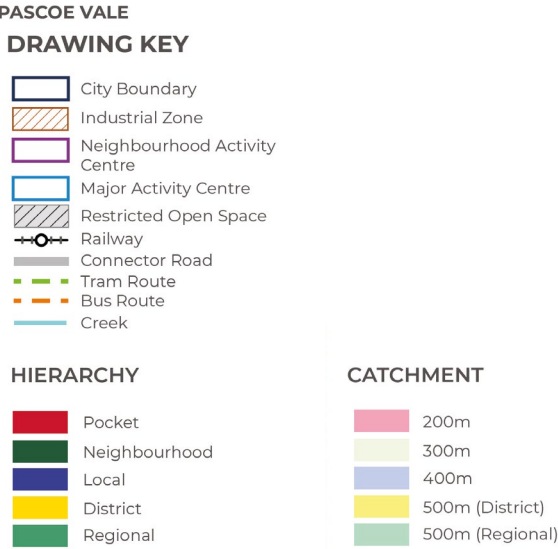


Figure 120. Pascoe Vale Hierarchy Catchment Gaps Analysis

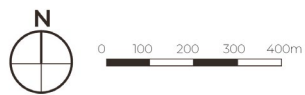
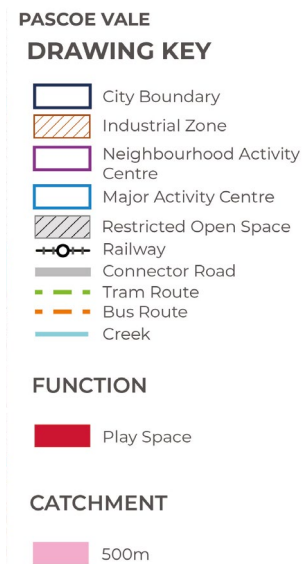
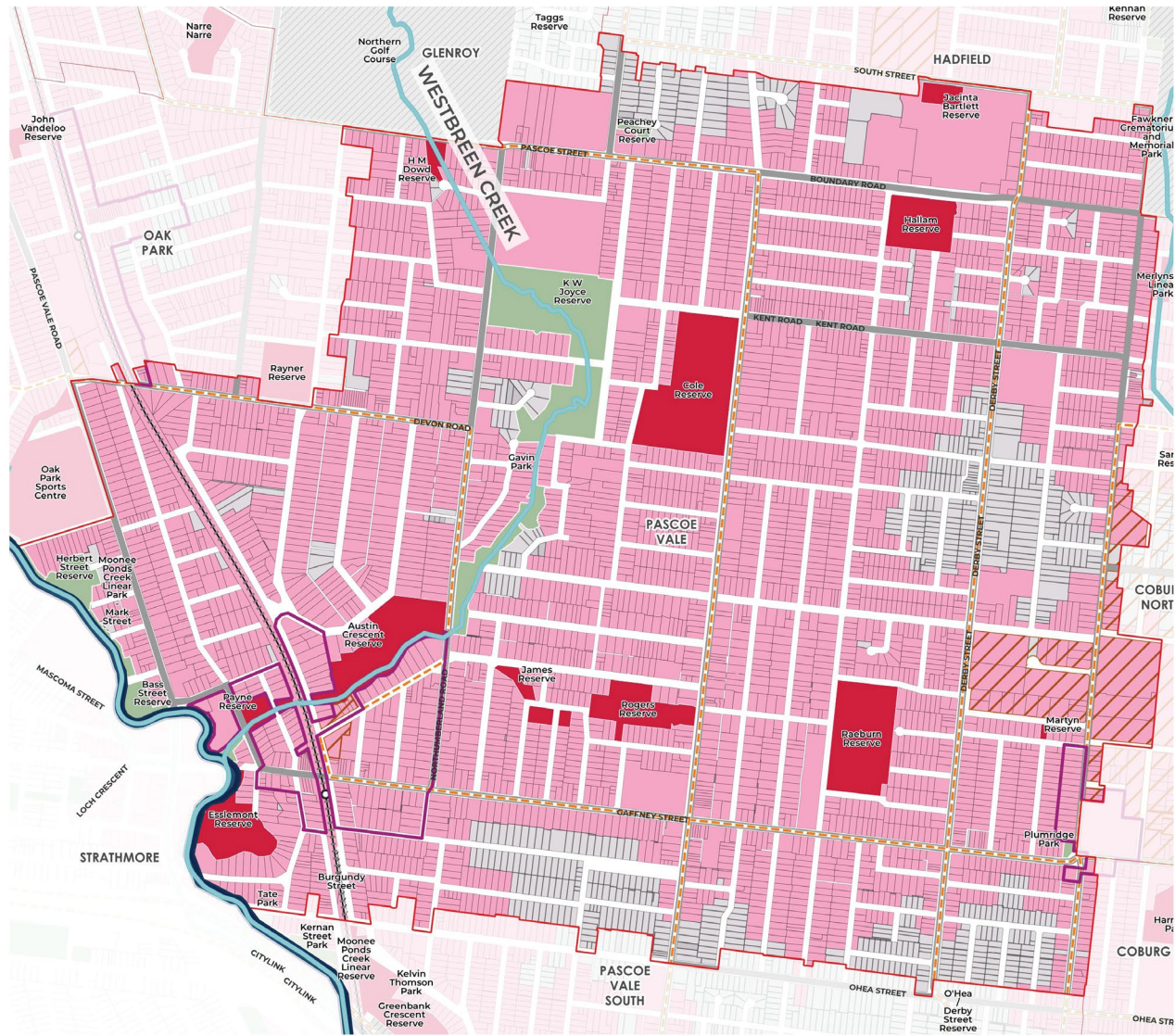


Figure 121. Pascoe Vale Function Gaps Analysis (Play Space)

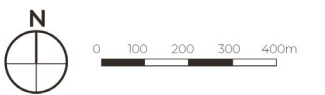
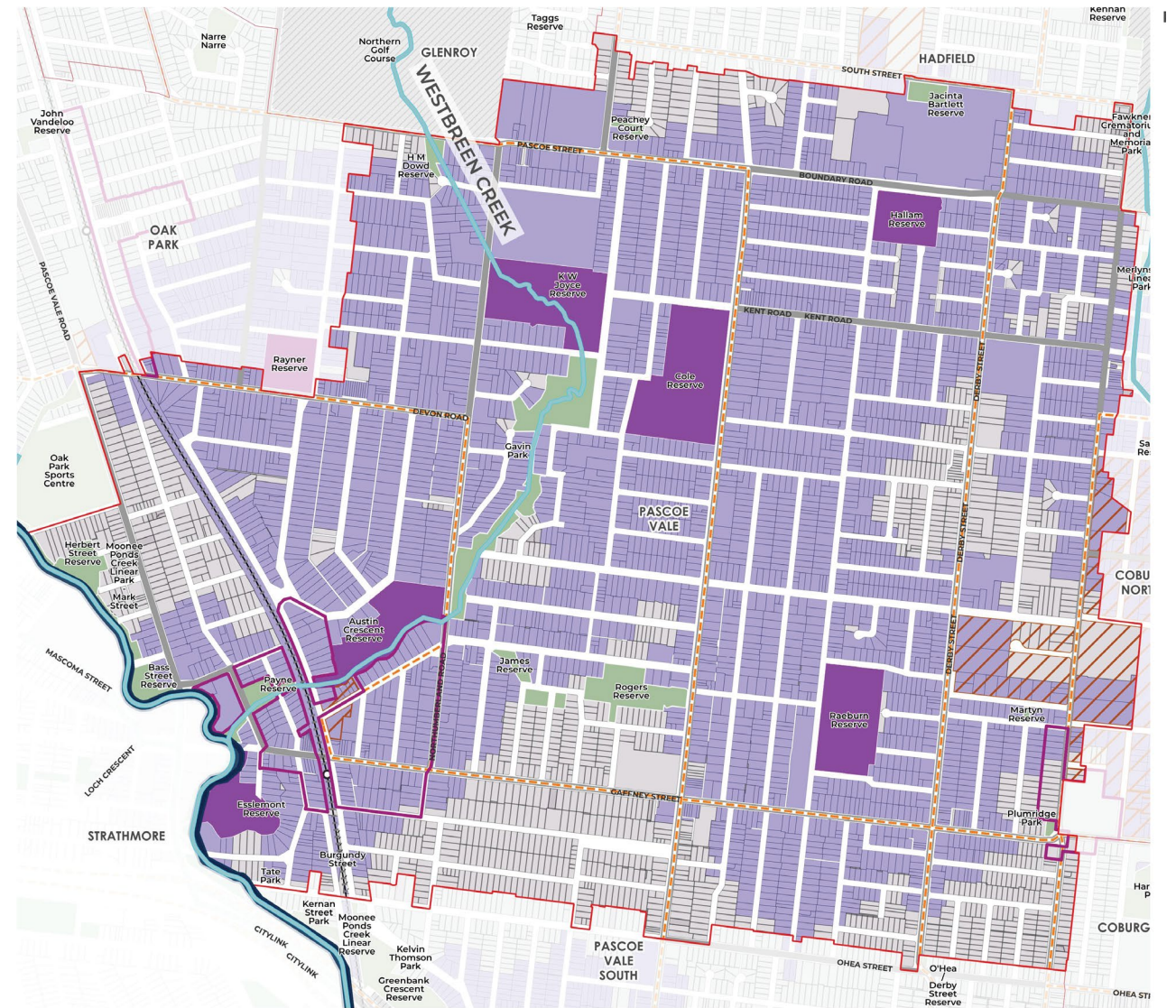
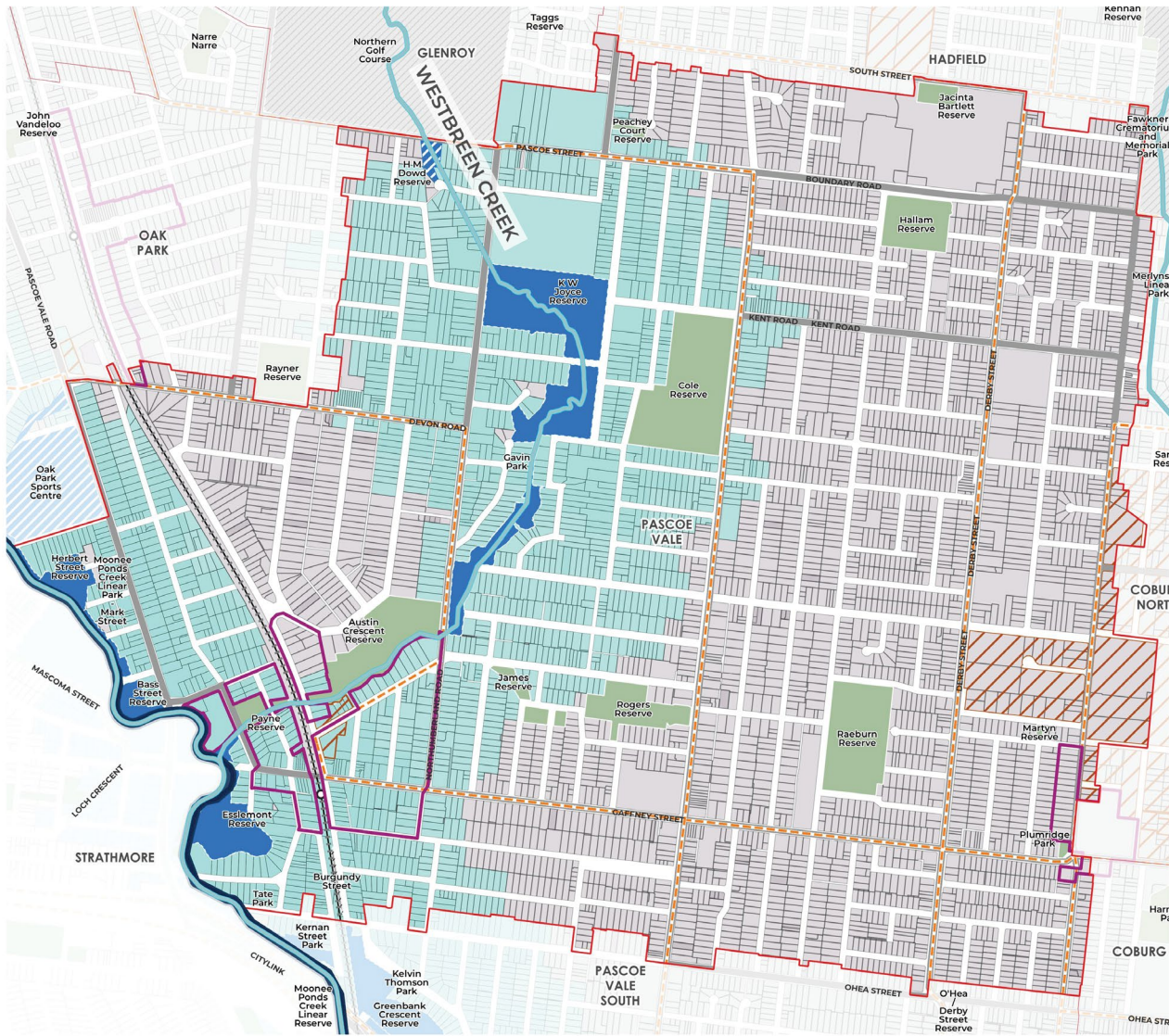


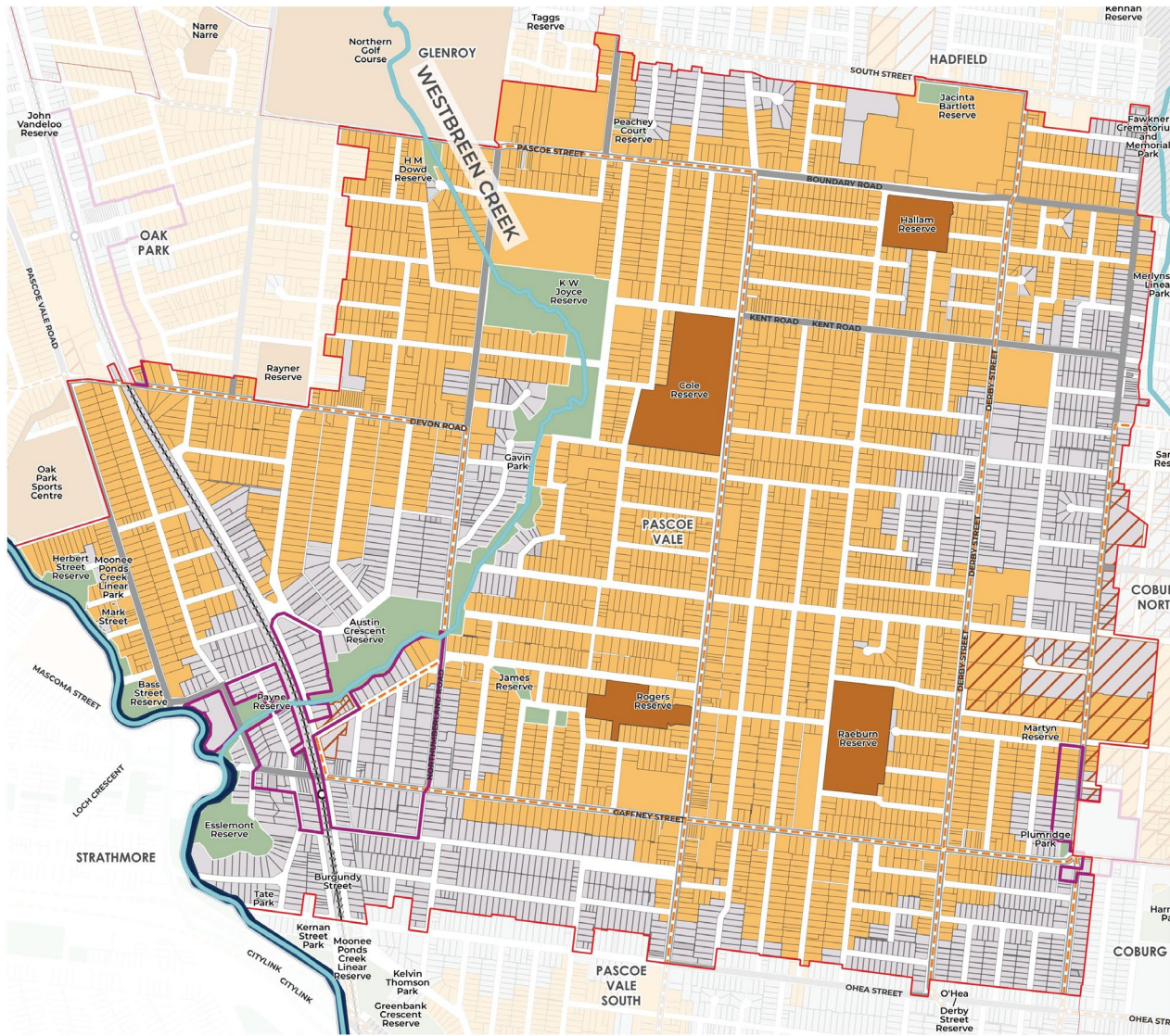
Figure 122. Pascoe Vale Function Gaps Analysis (Dog Park)



- PASCOE VALE**
DRAWING KEY
- City Boundary
 - Industrial Zone
 - Neighbourhood Activity Centre
 - Major Activity Centre
 - Restricted Open Space
 - Railway
 - Connector Road
 - Tram Route
 - Bus Route
 - Creek
- FUNCTION**
- Creek Corridor
 - Potential to improve creek corridor function
- CATCHMENT**
- 500m



Figure 123. Pascoe Vale Function Gaps Analysis (Creek Corridor)



- PASCOE VALE**
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

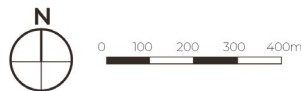


Figure 124. Pascoe Vale Function Gaps Analysis (Formal Sports)

BASELINE SERVICE OBSERVATIONS

Baseline accessibility to any open space is generally good across the suburb with most areas outside of an activity centre being located within 500m of any open space and most areas within an activity centre being located within 300m of an open space. Two key gaps areas are identified where this threshold is not satisfied, occurring in the east of the suburb near Derby Road and to the south-west of the intersection between Gaffney Street and Cumberland Road.

HIERARCHY CATCHMENT OBSERVATIONS

The gap areas identified in the baseline analysis are corroborated by the hierarchy catchment analysis and are more pronounced. An additional gap area appears in the extreme south-east of the suburb near Coburg where the nearest open spaces are small Pocket scale parks.

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 and dog parks in the municipality. Play spaces should be provided as functions of any new open spaces provided to fill these gap areas.

There is an opportunity to include dog park facilities in new parks in these gap areas or consider the upgrade of nearby existing park functions as an alternative.

8.10.4. OPEN SPACE CHARACTER AND QUALITIES

Pascoe Vale includes a wide range of open spaces of varying sizes and landscape settings.

At the regional scale, many of the suburb's open spaces occur along or adjacent to the Moonee Ponds Creek. This is recognised collectively as a regionally significant linear landscape network, comprised of a number of smaller open spaces stretching beyond the borders of the suburb and the municipality. This precinct provides opportunities to connect to nature and use the creek corridor as a linking space to larger open spaces further afield.

Westbreen Creek is an important tributary to the Moonee Ponds Creek and much of the creek corridor through Pascoe Vale has been preserved as a landscape link encompassing KW Joyce Reserve, Gavan Park and Austin Crescent. With a meandering native landscape, opportunities for play and informal sports are provided in a rich natural setting.

At the District scale a range of different open spaces are available in Pascoe Vale. Cole Reserve and Raeburn Reserve provide expansive open spaces for formal sports ringed by a parkland setting supporting play and passive recreation. Austin Crescent Reserve and KW Joyce Reserve are also District scale open spaces with a distinct nature focus offering off-lead dog areas, nature play and passive recreation.

At the Local scale, James Street Reserve and Jacinta Bartlett Reserve provide well sized parklands tailored for play and passive recreation to serve the local community.

Only three spaces within Pascoe Vale are of the Neighbourhood scale. These spaces are all utilised as linking spaces currently with limited other functional uses. HM Dowd Reserve includes a simple playground. Opportunity exists to upgrade these spaces to serve the local neighbourhood and provide higher quality landscape.

Two Pocket scale spaces exist in Pascoe Vale. Martyn Reserve provides a simple playground and grass in an open space linking Attercliffe Avenue and Lyking Street for the local street. Plumridge Park provides a well vegetated parklet on the edge of the NAC with seating offering a place of rest but limited other functions.

8.10.5. COMMUNITY ENGAGEMENT INPUTS

Pascoe Vale community consultation, captured:

- + An opportunity exists to provide lighting on the west side of Cole Reserve in Pascoe Vale to enable local residents to walk their dogs at night-time in safety, and to provide facilities for dog walkers such as a water tap and bowl for dogs, poo bag dispenser and gated fencing (fenced dog park).
- + Raeburn Reserve, Pascoe Vale as requiring lighting to be repaired and cricket net infrastructure upgrading. Raeburn Reserve, Pascoe Vale was one of the most common formal sports fields / facilities used by survey respondents, this park is considered within the identified project for broad improvements.
- + Some of the playgrounds like James Reserve in Pascoe Vale are getting quite old and require upgrading. James Reserve, alongside other playgrounds in Pascoe Vale are identified for renewal.
- + North-West residents are not as well serviced with close-proximity parks and are more reliant on their car travel to their local park.
- + A recommendation for Railway Parade, Pascoe Vale to connect up shared bike / pedestrian paths with safe crossings to make it safer for children. This has been a consideration in identified projects including improvements to Payne Reserve to include providing a safe above ground or below ground link over the railway line to improve connectivity to the Westbreen Creek linear corridor.
- + 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%).

8.10.6. FUTURE POPULATION CHANGE AND OPEN SPACE NEEDS

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

Pascoe Vale is anticipated to grow significantly by 25% over the time period, adding 4,619 new residents. Worker population is anticipated to grow substantially by 59%, albeit from a lower base, adding an additional 1,516 workers.

At present, Pascoe Vale provides a total 17.10m² of public open space per resident/worker. In 2046, this is anticipated to reduce to 13.23m² - a reduction of 23% if the existing open space is maintained.

8.10.7. FUTURE ANTICIPATED SETTLEMENT PATTERN

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

A total of 2,115 additional dwellings are anticipated to be constructed to support the new population.

Pascoe Vale has already experienced an extensive amount of infill development occurring throughout the broader suburb. This has resulted in a mixed housing stock comprising 42% separated dwellings and 55% infill development.

While the vast majority of new dwellings will be infill (62%) and the existing trend of incremental infill in existing residential areas will continue. Pascoe Vale will see small increase of higher density development which is anticipated to occur in designated activity centre area. This share will rise from 2% of total housing stock to 4% as Pascoe Vale follows the trend of densification seen in Coburg and Brunswick. Open spaces near the activity centre will need to ensure they cater for increasing levels of higher density living.

TABLE 4 - SUBURB RESIDENT AND WORKER PROJECTED GROWTH (PASCOE VALE)					
	2026	2046	Growth	% of Suburb Growth vs	% Change
Estimated Resident Population	18,393	23,012	4,619	9%	25%
Open Space per resident - sqm/person	19.48	15.57	-4		-20%
Estimated Worker Population	2,568	4,084	1,516	6%	59%
Open Space per worker - sqm/worker	139.56	87.76	-52		-37%
Estimated Resident + Worker Population	20,961	27,096	6,135	8%	29%
Open Space per Resident + Worker - sqm/population	17.10	13.23	-4		-23%

TABLE 5 - SETTLEMENT PATTERNS AND BUILDING TYPOLOGY (PASCOE VALE)		
Existing Dwellings (2026)		
	8,016	
Growth (2026-2046)		
	No. of Dwellings	% of Growth
Infill	1,912	89%
High Density	243	11%
Total	2,155	
Future Dwellings (2046)		
	10,171	

8.10.8. CONCLUSIONS

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

Pascoe Vale is anticipated to support 8% of the municipality's future residents and workers while occupying 10% of the municipality's land area. In comparision, only 7% of the suburb land area is devoted to public open space.

Pascoe Vale will experience reasonable growth proportionate to its size. While the proportion of open space to population is low, the distribution of open space across the suburb is generally good with relatively few gap areas. This is due to the presence of Westbreen Creek through the heart of the suburb and significant District scale open spaces in the north and east of the suburb providing a broad distribution of open space.

With a growing population in the area, there is a need to ensure that open space is upgraded to meeting a growing population. Completing 'missing links' in the linear open space network is also identified as a priority to better leverage the existing open space assets along the Moonee Ponds Creek and Westbreen Creek corridors. New park acquisitions should then address identified gap areas and support higher density growth around activity centres.

TABLE 6 - ACTIVITY CENTRE AREA TO HIGH DENSITY (PASCOE VALE)		
Suburb Area (ha)		
		491
Total Area (ha)		
	% of Suburb Area	
Major Activity Centre	0.00	0.00%
Neighbourhood Activity Centre	19.27	3.92%
Total	19.27	3.92%
Total Dwellings (2046)		
		10,172
Total High Density Dwellings in Suburb		429
Total High Density Dwellings in Suburb %		4%

TABLE 7 - SUMMARY OF CHANGE (PASCOE VALE)		
Projected Growth and Demand		
	Suburb Based	Municipality Based
Projected Growth (Residents + Workers) and %	6,135	8%
Total Suburb Area (sqm) and %	4,914,327.02	10%
Existing Open Space Supply		
Total Existing OS Area		358,373.72
Total Existing OS Area as % of Suburb		7%
Total Existing OS Suburb Area vs OS Municipality Area		6%
Projected High Density Settlement Pattern		
Total Area (sqm) of Activity Centres (Major and Neighbourhood)	192,724	3.92%

8.10.9. OPEN SPACE PROJECT RECOMMENDATIONS

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

The vision for Pascoe Vale is to address gap areas in the east the suburb while upgrading existing open space assets and completing missing links.

In Pascoe Vale, key recommendations include:

- + Three new Neighbourhood parks to address the identified gap areas in the south and east of the suburb.
- + Upgrades to Rogers Reserve to expand extent of publically accessible open space and improve pedestrian connectivity.
- + Complete missing links along Westbreen Creek and Moonee Ponds Creek through land aquisition.
- + Upgrades to James Reserve to expand its functions and improve its role as a linking space, specifically linking the two parts of James Reserve.

8.10.10. OPEN SPACE PROJECT RECOMMENDATIONS

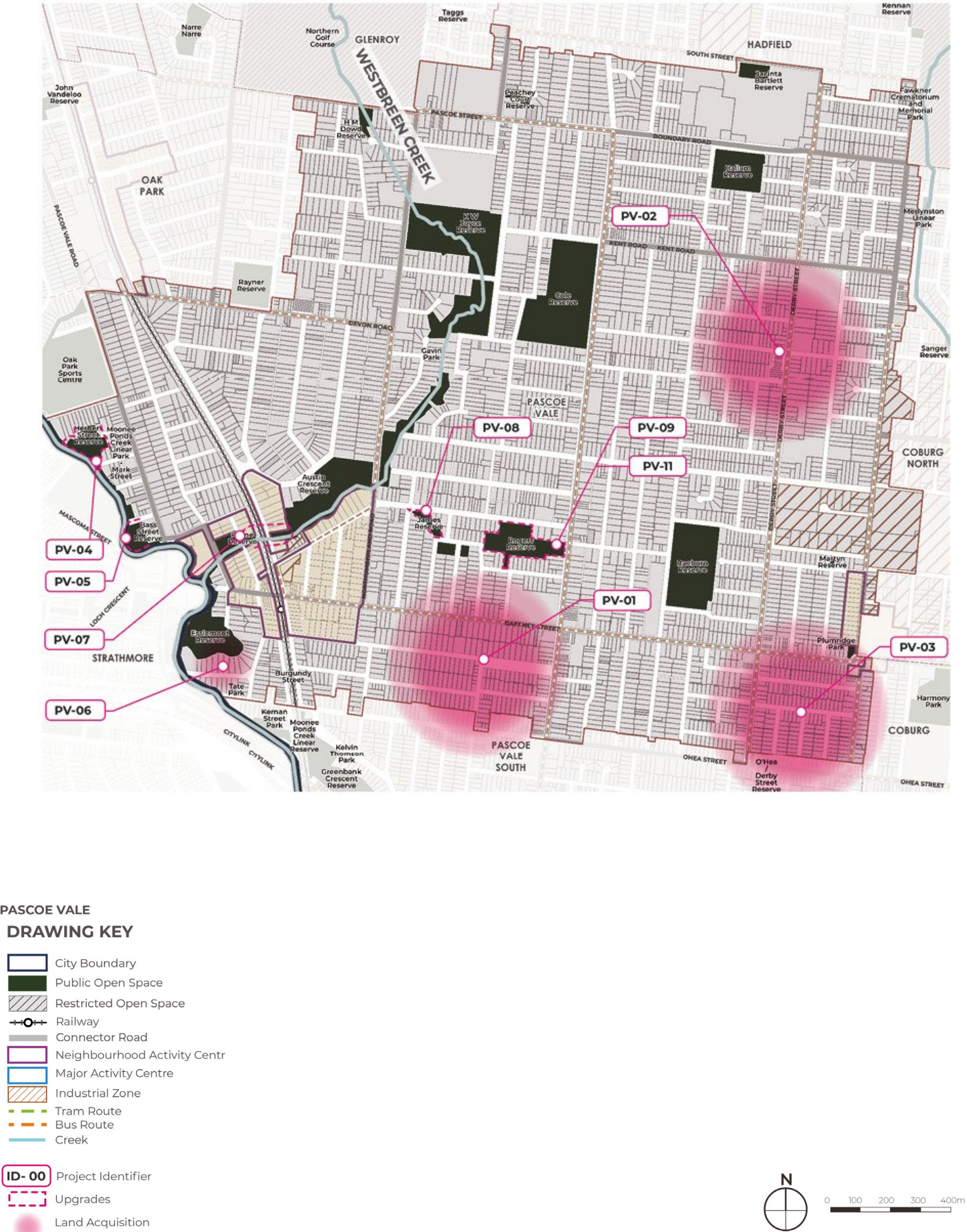


Figure 125. Pascoe Vale Open Space Key Recommendations

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.)
PV01	New Neighbourhood Park 1 in Pascoe Vale	Deliver a Neighbourhood Park with multiple functions, including play space to address gap area. Potentially utilise central median in Bolingbroke Street.	Pascoe Vale	Neighbourhood	H	Y	Y	N	N	N	N	\$\$\$\$	1
PV02	New Neighbourhood Park 2 in Pascoe Vale	Deliver a Neighbourhood Park with multiple functions, including play space to address gap area. Potential fenced dog exercise subject to identified community need.	Pascoe Vale	Neighbourhood	H	Y	Y	N	N	N	N	\$\$\$\$	1
PV03	New Neighbourhood Park 3 in Pascoe Vale	Deliver a Neighbourhood Park with multiple functions, including play space to address gap area. Required as Derby Street Reserve Pocket Park is a low quality open space asset with limited upgrade potential for high usage.	Pascoe Vale	Neighbourhood	H	Y	Y	N	N	N	N	\$\$\$\$	1
PV04	Herbert Street Reserve	Provide play space on the western side of Herbert Reserve close to the Moonee Ponds Creek trail and installation of nature play linked to WSUD works.	Pascoe Vale	Regional	H	N	N	Y	N	N	N	\$\$\$\$	1, 3
PV05	Bass Street Reserve	Improvements to Bass Street Reserve including the upgrade of NRM and provision of facilities to support a dog off-leash area.	Pascoe Vale	Regional	M	N	N	Y	N	N	N	\$\$	1, 4
PV06	Esslemont Reserve	Acquire land with access to Avoca Street to improve southern and eastern accessibility to park.	Pascoe Vale	Regional	H	N	N	Y	N	Y	Y	\$\$\$\$	1, 5
PV07	Payne Reserve	Upgrades including upgrade of existing playground, landscaping and (subject to additional design and exploration) provide new connectivity over the railway line connecting to Austin Crescent Reserve.	Pascoe Vale	Local	M	N	N	Y	N	Y	N	\$\$	1, 3
PV08	James Reserve	Provide clear and separated pedestrian/shared path link between Norton Street and Prospect Street with improved lighting and upgrade the eastern segment of James Reserve to provide expanded functions, including passive recreation, potential seating, tables, shelter, BBQ and planting.	Pascoe Vale	Local	M	N	N	Y	N	Y	N	\$\$	5
PV09	Rogers Reserve	Improvements to Rogers Reserve including playground upgrade, improved amenity and safety of pedestrian link east along the southern side of the Pascoe Vale Outdoor Pool/Community Centre and through to Cumberland Road. Improved southern entrance. Realign boundary fencing to Outdoor Pool to provide publically accessible open spaces to the western and northern edges of Rogers Reserve and improve linkages. Provide opportunities for additional open space functions including passive recreation and potential dog park preserving heritage values of eastern landscape gardens.	Pascoe Vale	Local	M	N	N	Y	Y	Y	N	\$\$	1
PV10	Martyn Reserve	Upgrade of existing playground.	Pascoe Vale	Pocket	L	N	N	Y	N	N	N	\$\$	1
PV11	Future dog park in Pascoe Vale	Create a new dog exercise.	Pascoe Vale	Neighbourhood	M	N	N	Y	N	N	N	\$\$	1, 4
PV12	Peachey Court/Farview St	Upgrade of existing playground.	Pascoe Vale	Neighbourhood	M	N	N	Y	N	N	N	\$\$	1
PV13	Plumridge Park	Upgrade of existing playground.	Pascoe Vale	Pocket	M	N	N	Y	N	N	N	\$\$\$\$	1
PV14	Cole Reserve	Upgrade existing playground, playing fields (new drainage, leveling, turf renewal and new irrigation), and sports lighting, and create a shared user path at Martin Street streetscape that connects into Cole Reserve to lead to the Gavin Park trail.	Pascoe Vale	District	H	N	N	Y	N	Y	N	\$\$\$\$	1, 4, 5

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.)
PV15	Austin Crescent Reserve	Upgrades including upgrade of the existing playground, landscaping, works to reduce flood risk (within the Westbreek Creek Plan), raingarden / wetland / swale, and provide new connectivity over the railway line connecting to Payne Reserve.	Pascoe Vale	District	H	N	N	Y	Y	N	N	\$\$\$\$	1
PV16	Raeburn Reserve	Upgrade existing playground and exercise equipment, sports grounds surface, drainage, irrigation, lighting and shared user path to connect Pearcey Grove (to the east) and Olive Grove (to the west).	Pascoe Vale	District	H	N	N	Y	Y	Y	N	\$\$\$\$	1
PV17	Gavin Park	Purchase rear of properties on Zenith and Longview Street where they obstruct the open space corridor.	Pascoe Vale	District	L	N	N	N	Y	Y	N	\$\$\$\$	1
PV18	K W Joyce Reserve	Upgrades including raingarden / swale / wetland, Design and construction of stormwater treatment raingarden improving the quality of public open space by creating new publicly accessible habitat, walking tracks, access to nature and biodiversity.	Pascoe Vale	District	H	N	N	N	Y	N	N	\$\$\$\$	3
PV19	Hallam Reserve	Upgrade of existing playground.	Pascoe Vale	Local	M	N	N	Y	N	N	N	\$\$\$	1
PV20	Jacinta Bartlett Reserve	Upgrades including playground up-grade, landscaping and paths.	Pascoe Vale	Local	H	N	N	Y	Y	N	N	\$\$\$\$	1
PV21	James Reserve road closure	Closure part of the Norton Street and Dromana Avenue to create a larger open space at James Reserve (instead of three separate open spaces).	Pascoe Vale	Local	L	Y	Y	Y	N	N	N	\$\$\$	1, 2
PV22	Penzance Street road closure	Penzance Street road closure to better connect Cole Reserve and Gavin Park.	Pascoe Vale	District	H	Y	Y	Y	N	N	N	\$\$\$	1, 2

8.11. PASCOE VALE SOUTH

8.11.1. INTRODUCTION

Pascoe Vale South is a 3.1km² suburb located within the north of the municipality. Adjoining suburbs include Brunswick West, Strathmore, Essendon Pascoe Vale and Coburg. The suburb boundaries of Pascoe Vale are irregular but are generally defined by O’Hea Street in the north, Moonee Ponds Creek in the west, Moreland Road in the south and Melville Road and Royal Parade. Topographically, Pascoe Vale South is heavily influenced by the Moonee Ponds Creek valley with high land atop the creek escarpment to the north around Bell Street sloping to the south following Reynolds Parade and Reynard Street.

Post-European settlement of the area began in the mid 19th century, including ‘La Rose’ in 1842, which is now the fifth oldest building in Victoria. Similar to Pascoe Vale, significant residential development occurred from the 1930’s onwards in the wake of the tram line extension in 1927.

Clause 2.03 – Strategic Directions of the Merri-bek Planning Scheme identifies two activity centres within Pascoe Vale - being the Bell Street/Melville Road Neighbourhood Activity Centre (NAC) and the Coonans Road/Parkstone Avenue Local Activity Centre (LAC).

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



Moonee Ponds Creek is a significant landscape feature within the suburb with Moonee Ponds Creek running along the suburb’s western boundary. City Link has a substantial presence in the suburb. Towards its southern end of Pascoe Vale South, CityLink separates the south-western portion of Pascoe Vale from the east, this has a particular impact on accessibility of open space in this area of the suburb with only three links across City Link at Reynard Street, Moreland Road and Brentwood Avenue (pedestrian only).

Table 1 outlines some of the key population and area statistics for Pascoe Vale South.

TABLE 1 - SUBURB OVERVIEW (PASCOE VALE SOUTH)	
Total Suburb Area - sqm	3,104,788.83
% of Suburb Area vs Municipality Area	6%
Open Space Profile	
No. of Open Space	20
Total Open Space Area - sqm	242,679.48
% of suburb open space vs all open space	4.2%
% of suburb open space area vs suburb area	7.8%
Demographic Profile	
Resident Population (2026) - persons	11,006
Worker Population (2026) - persons	1,603
Open Space per resident + worker - sqm/person	19.25
<i>*Total open space area includes all public open space, restricted open space identified / listed in Table 3</i>	



Figure 126. Pascoe Vale South Existing Network

8.11.2. EXISTING OPEN SPACE NETWORK

Table 1 identifies a total of nineteen (20) open spaces within the suburb of Pascoe Vale South, amounting to a combined total area of 24.3 hectares of open space. This represents approximately 8% of the total land area of the suburb.

Greenbank Crescent Reserve and Burgundy Street Reserve are both wholly restricted open space in the suburb, being fenced embankments to either the railway line or CityLink.

Eight (8) 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).

A total of 19m² of open space is available per resident/worker within Pascoe Vale South based on 2026 residential/worker population.

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

8.11.3. DISTRIBUTION OF OPEN SPACE AND GAPS ANALYSIS

The following open space analysis has been undertaken using the three types of gaps analysis described 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 (PASCOE VALE SOUTH)					
	Quantity	% of Quantity	Total Area (ha)	% of area vs overall OS	% of area vs suburb area
Definition					
Public Open Space	18	7%	21.68	3.8%	7.0%
Restricted Open Space	2	1%	2.58	0.5%	0.8%
Hierarchy					
Regional	8	3%	13.40	2.3%	4.3%
District	2	1%	6.46	1.1%	2.1%
Neighbourhood	4	1%	0.80	0.1%	0.3%
Local	2	1%	3.50	0.6%	1.1%
Pocket	4	1%	0.11	0.0%	0.0%
*Total open space area includes all public open space and restricted open space					

TABLE 3 - SUBURB OPEN SPACE FUNCTIONS (PASCOE VALE SOUTH)

ID	Open Space Inventory Data																
	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	
40	Greenbank Crescent Reserve	0.28	Neighbourhood	✗	✗	✗	✗	✗	✓	✗	✗	✗	✗	✗	✗	✗	
56	O'Hea / Derby Street Reserve	0.05	Pocket	✗	✗	✗	✗	✗	✗	✗	✓	✗	✗	✗	✗	✗	
92	Kelvin Thomson Park	3.08	Regional	✓	✗	✗	✓	✗	✓	✗	✗	✓	✓	✗	✗	✗	
99	Paul Huckin Park	0.14	Neighbourhood	✗	✗	✗	✗	✗	✓	✗	✗	✓	✗	✗	✗	✗	
109	Mitchell Reserve	0.81	Local	✗	✓	✗	✗	✗	✓	✗	✗	✓	✗	✗	✗	✗	
124	Shore Reserve	3.43	District	✓	✓	✓	✗	✗	✓	✗	✗	✓	✗	✗	✓	✗	
127	Morris Reserve	3.03	District	✓	✓	✓	✗	✗	✓	✗	✗	✓	✗	✗	✓	✗	
131	Brearley Reserve	2.69	Local	✗	✓	✓	✗	✗	✓	✗	✗	✗	✗	✗	✓	✗	
145	Greenbank Crescent Reserve	2.30	Regional	✗	✗	✗	✗	✗	✓	✓	✗	✗	✓	✗	✗	✗	
156	Moonee Ponds Creek Linear Reserve	3.33	Regional	✓	✗	✗	✗	✗	✓	✓	✗	✗	✓	✗	✗	✓	
164	F W Olver Reserve	1.69	Regional	✗	✗	✗	✗	✗	✓	✓	✗	✓	✗	✗	✗	✓	
186	Coonans Road Nth Reserve	0.12	Neighbourhood	✗	✗	✗	✗	✗	✗	✗	✗	✓	✓	✗	✗	✓	
195	Marsden Avenue Link	0.02	Pocket	✗	✗	✗	✗	✗	✗	✗	✗	✗	✓	✗	✗	✓	
199	Unnamed #	0.04	Pocket	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✓	
204	Winona Grove Link	0.01	Pocket	✓	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	
216	Unnamed #13	1.13	Regional	✓	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	
224	Moonee Ponds Creek Linear Park -P:	1.25	Regional	✗	✗	✗	✗	✗	✓	✓	✗	✓	✗	✗	✗	✓	
230	Kernan Street Park	0.62	Regional	✓	✗	✗	✗	✗	✗	✓	✗	✗	✗	✗	✗	✗	
267	Westgate Street Park	0.25	Neighbourhood	✗	✗	✗	✗	✗	✓	✗	✗	✗	✗	✗	✗	✓	



PASCOE VALE SOUTH

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

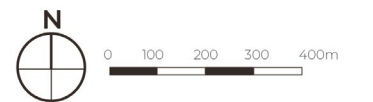
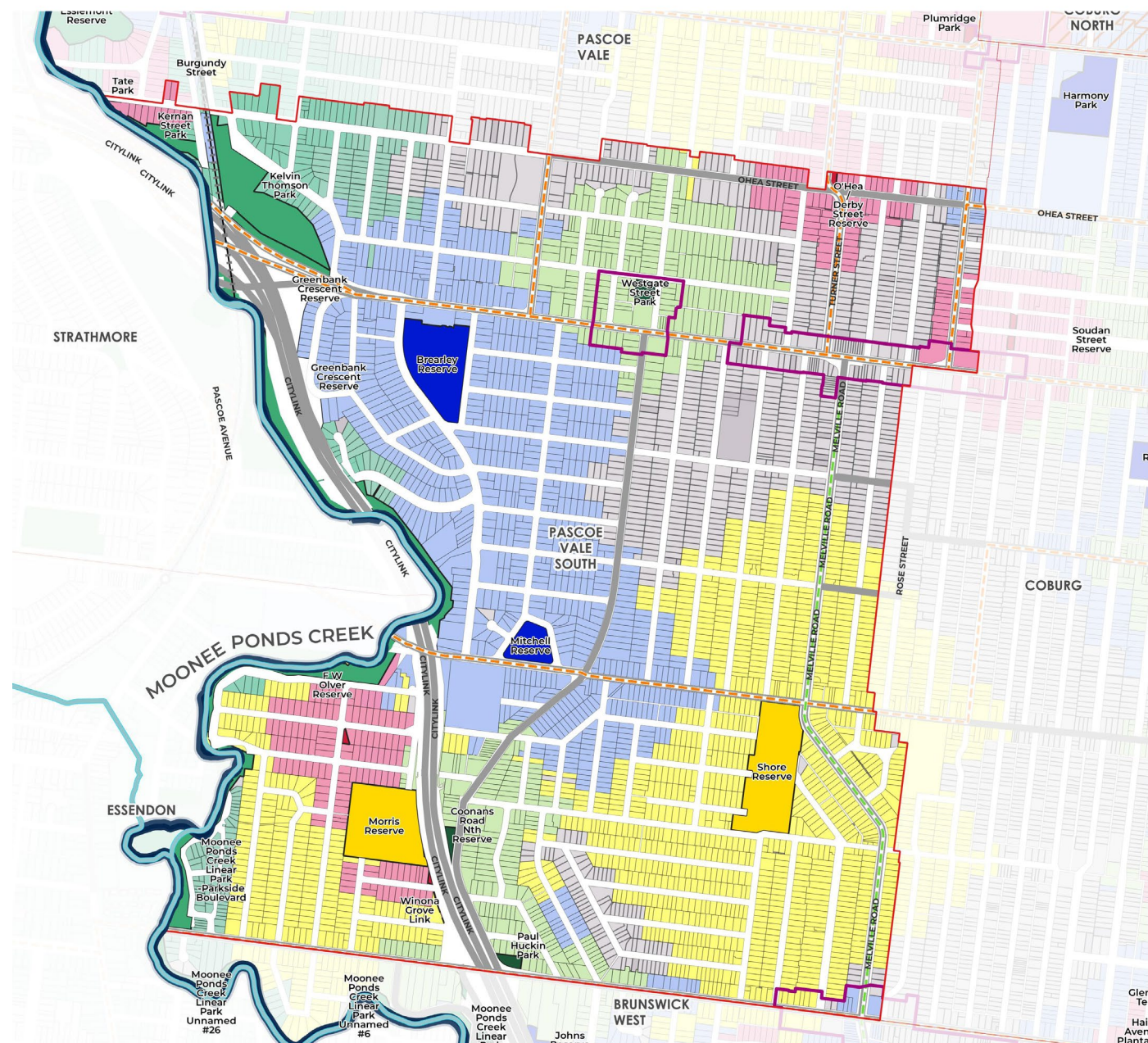


Figure 127. Pascoe Vale South Baseline Service Gaps Analysis



PASCOE VALE SOUTH DRAWING KEY

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

HIERARCHY

- Pocket
- Neighbourhood
- Local
- District
- Regional

CATCHMENT

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

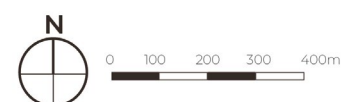
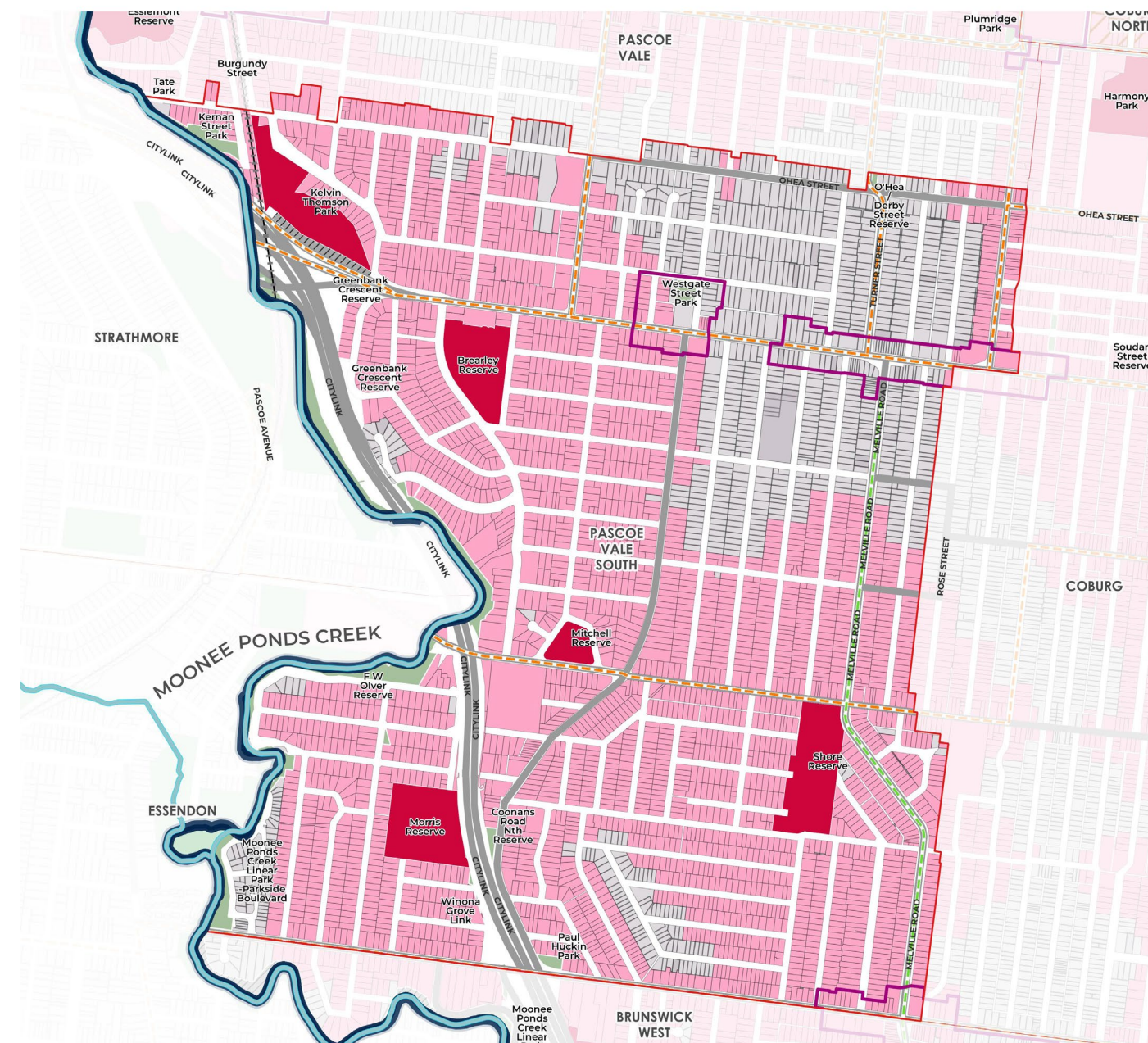


Figure 128. Pascoe Vale South Hierarchy Catchment Gaps Analysis



PASCOE VALE SOUTH DRAWING KEY

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

FUNCTION

- Play Space

CATCHMENT

- 500m

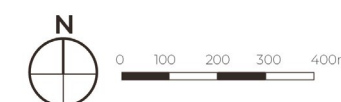
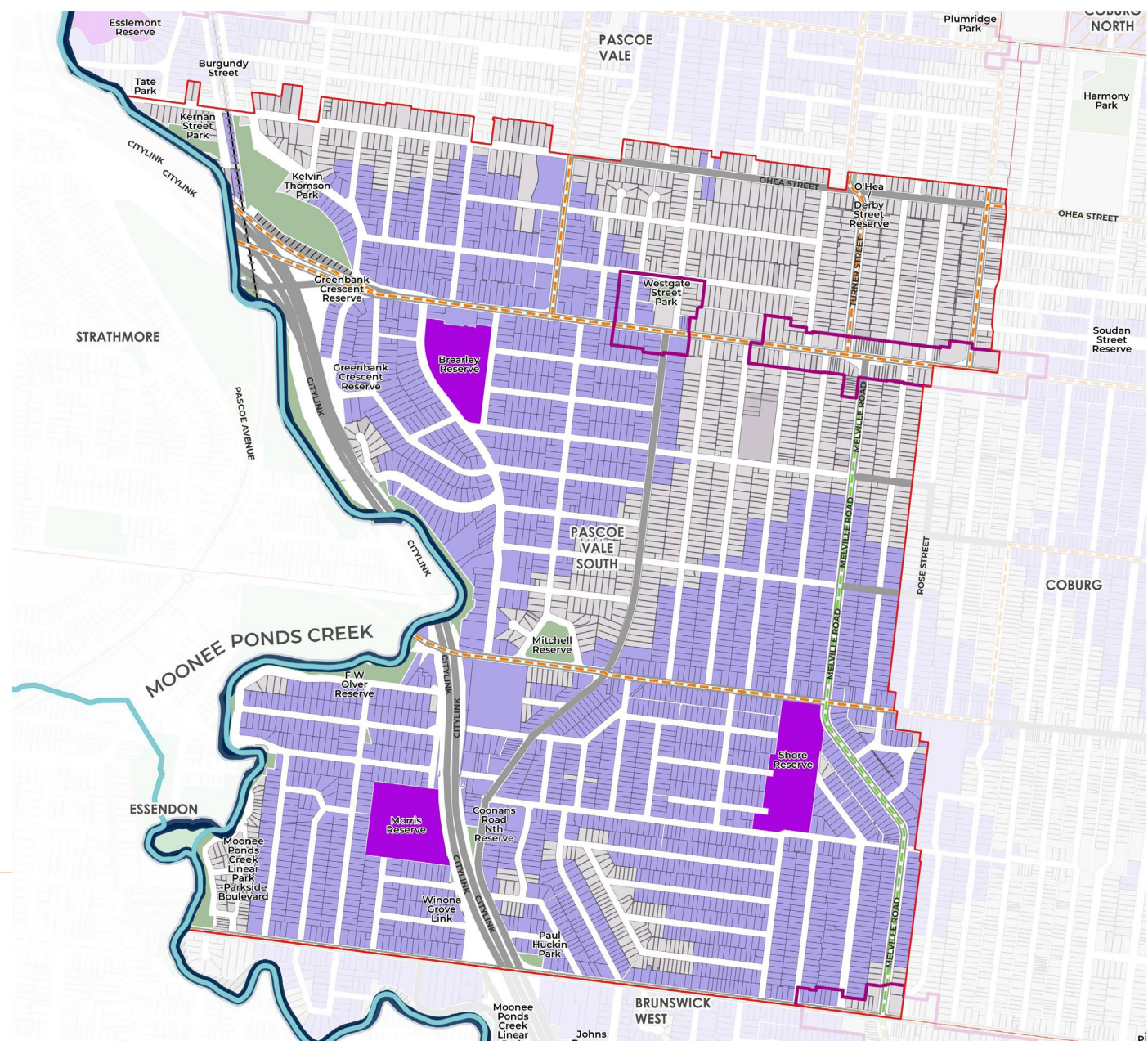


Figure 129. Pascoe Vale South Function Gaps Analysis (Play Space)



PASCOE VALE SOUTH DRAWING KEY

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

FUNCTION

- Dog Park

CATCHMENT

- 500m

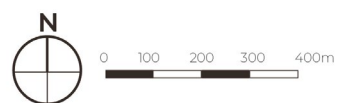
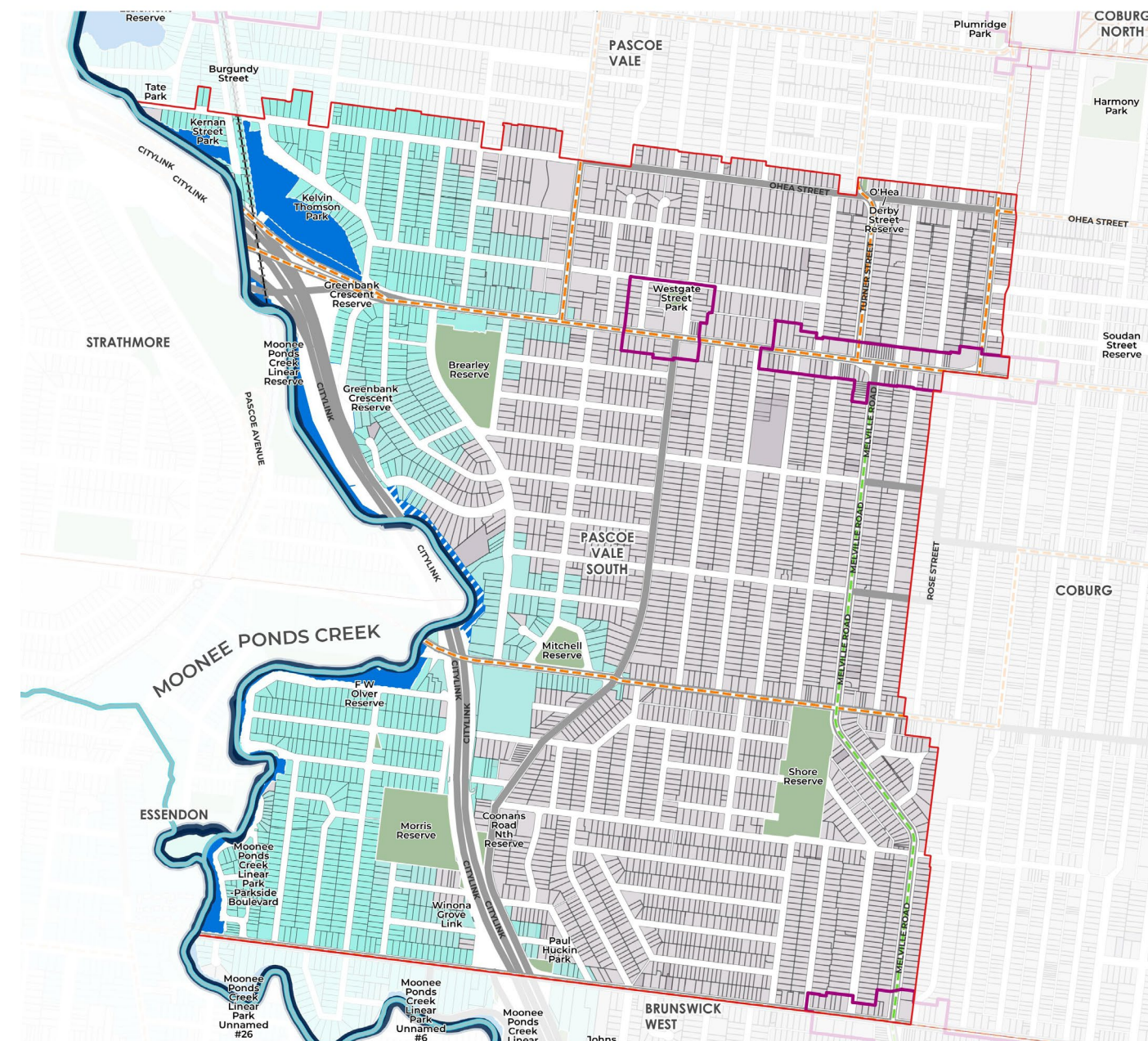


Figure 130. Pascoe Vale South Function Gaps Analysis (Dog Park)



PASCOE VALE SOUTH DRAWING KEY

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

FUNCTION

- Creek Corridor
- Potential to improve creek corridor function

CATCHMENT

- 500m

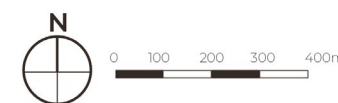
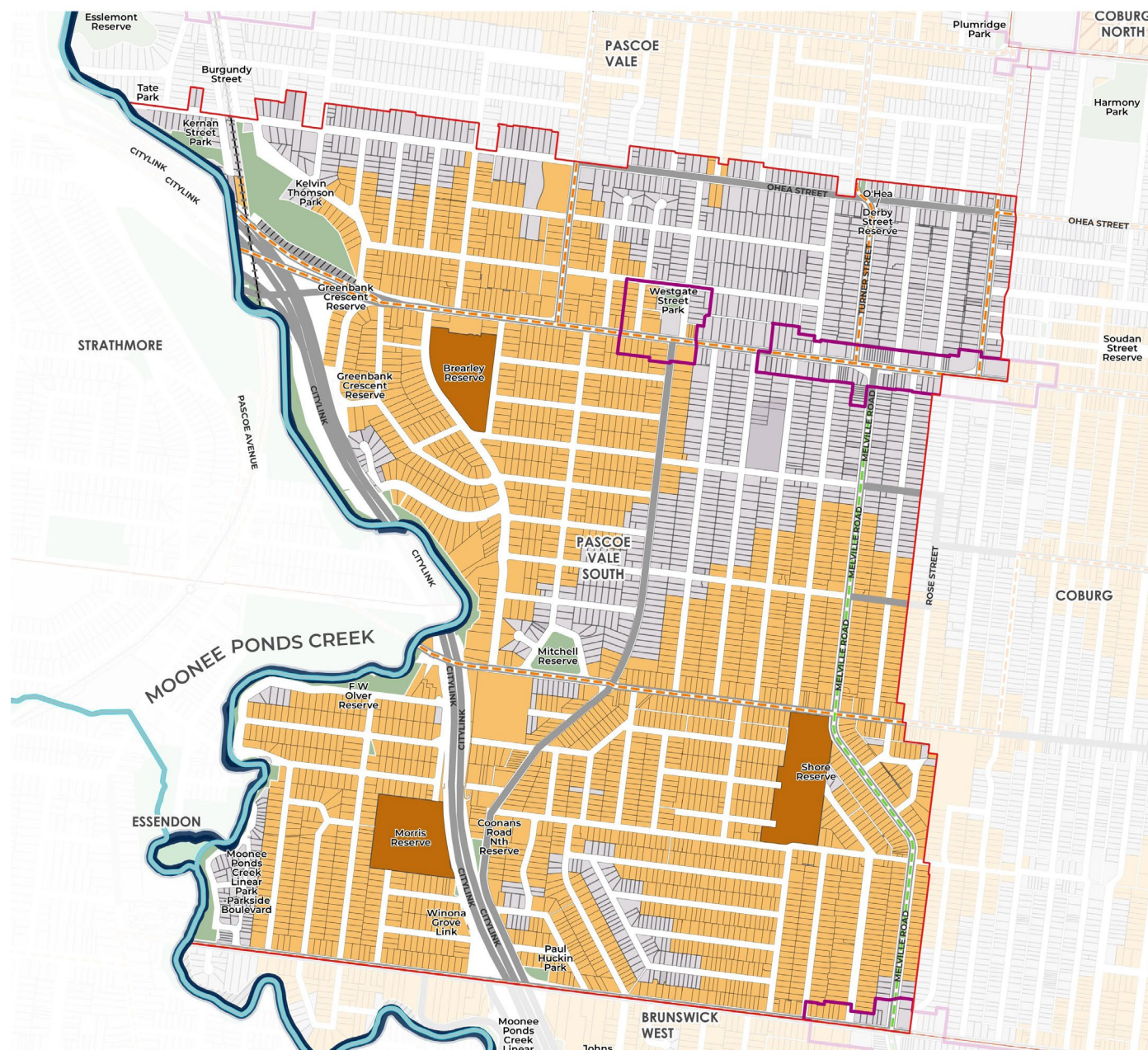


Figure 131. Pascoe Vale South Function Gaps Analysis (Creek Corridor)



PASCOE VALE SOUTH DRAWING KEY

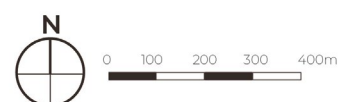
- City Boundary
- Industrial Zone
- Neighbourhood Activity Centre
- Major Activity Centre
- Restricted Open Space
- Railway
- Connector Road
- Tram Route
- Bus Route
- Creek

FUNCTION

- Formal Sport

CATCHMENT

- 500m



BASELINE SERVICE OBSERVATIONS

Baseline analysis shows a clear gap area in the east of the suburb between Reynolds Parade and Melville Road, and smaller gap areas in the north along O'Hea Street and in the south along Louisville Avenue.

HIERARCHY CATCHMENT OBSERVATIONS

The gap areas identified in the baseline analysis are corroborated by the hierarchy catchment analysis and are significantly more pronounced. This shows a significant gap area in the north-east including the Bell Street/ Melville Road NAC in addition to gap areas in the north and south.

It is noted that the north-east of the suburb is serviced by a handful of smaller Pocket and Neighbourhood open spaces compared to the larger District and Local scale spaces which predominate in the suburb's west.

SPECIFIC FUNCTIONS OBSERVATIONS

Analysis has been undertaken on specific functions to identify gap areas for some general open space uses. The north-east of the suburb remains as a clear gap area for play spaces in the suburb with the vast majority of land within two designated neighbourhood activity centres located in a gap area, and as such, areas of significant increased densification. Upgrades or acquisition to facilitate play spaces in these areas where population growth is encouraged will be important to meet future open space needs and aligns with the gaps analysis of play spaces.

Similarly, the north-east and north-west are gap areas for off lead and fenced dog park facilities. Open spaces along the Moonee Ponds Creek Corridor present opportunities for off lead dog areas in the north-west while a fenced dog park close to activity centres should be considered for new open space acquisition to support the open space needs of activity centre residents into the future.

The newly acquired Westgate Street Park design will have a fantastic opportunity to contribute to addressing these gap areas

Figure 132. Pascoe Vale South Function Gaps Analysis (Formal Sports)

8.11.4. OPEN SPACE CHARACTER AND QUALITIES

Pascoe Vale South includes a diverse range of open spaces of varying scale and quality. There are a number of open spaces located along Moonee Ponds Creek that contribute to its role as a regionally significant open space destination for its bushland character and range of open space functions that occur along its length. The creek corridor through Pascoe Vale South is relatively narrow, with most open spaces, except Kelvin Thomson Park in the north being thin vegetated buffers rather than dedicated multifunctional public open space. The formal sealed Moonee Ponds Creek Trail occurs on the western side of the creek through much of Pascoe Vale South as a result. Opportunities to strengthen linkages through land aquisitions on the eastern side of Moonee Ponds Creek between existing open space assets will help leverage the existing open space network to meet the needs of a growing population.

Pascoe Vale South includes a number of District scale open spaces that support a wide range of functions including Morris Reserve, Brearley Reserve and Shore Reserve. These are all anchored by a formal sports use (some supporting dog off lead areas) with passive recreation, play and informal sports in a parkland setting with mature canopy trees.

Local scale open spaces include local parks such as Mitchell Reserve, a sizable parkland for passive recreation and play as well as linear creek parklands such as FW Olver Reserve which is a thin meandering open space next to The Boulevard which offers a walking trail and bridge link to the Moonee Ponds Creek Trail in a creek habitat setting.

Local and Pocket scale spaces in Pascoe Vale are variable in quality and provide opportunities to upgrade to provide more open space uses. Paul Huckin Park and O’Hea/Derby Street Reserve are heavily vegetated reserve that contribute to urban greening but provide limited other open space functions. Winona Grove Link is a narrow pedestrian lane linking to Morris Reserve in need of safety upgrades to be effective. Westgate Street Park is a Neighbourhood space that has been recently acquired and is yet to be developed.

It is noted that some of these underutilised spaces also occur in the north-east which is already an identified gap area, making upgrades to these spaces a priority to provide meaningful open space to the population in these areas.

8.11.5. COMMUNITY ENGAGEMENT INPUTS

Pascoe Vale South community consultation, captured:

- + A recommendation for Kelvin Thomson Reserve in Pascoe Vale South to be transformed into a marsh area (as it floods) with bridges and opportunities for nature play and water play. A recommendation for parking, BBQ, bins, seating, toilets, larger playground, and shelter for Kelvin Thomson Park, Pascoe Vale South. The park was also recognized to require more regular grounds maintenance and more activation (Cleve Rd, Pascoe Vale South). Kelvin Thomson Reserve has been considered during project identification for a variety of improvements including WSUD, and playground 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.
- + A recommendation for Railway Parade, Pascoe Vale to connect up shared bike / pedestrian paths with safe crossings to make it safer for children.
- + 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%).

8.11.6. FUTURE POPULATION CHANGE AND OPEN SPACE NEEDS

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

Pascoe Vale South is anticipated to grow considerably by 15% over the time period, adding 1,671 new residents.

Worker population is anticipated to grow by 71%, albeit from a lower base, adding an additional 1,130 workers.

At present, Pascoe Vale South provides a total 19.25m² of public open space per resident/worker. In 2046, this is anticipated to reduce to 15.75m² - a reduction of 18% if the existing open space is maintained.

8.11.7. FUTURE ANTICIPATED SETTLEMENT PATTERN

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

A total of 539 additional dwellings are anticipated to be constructed to support the new population.

The existing built form character of Pascoe Vale South is distinctly low-scale. It is notable that approximately 79% of new dwellings gorowth is anticipated to be infill development which marks a shift a greater mix in housing diversity. It is anticipated that higher density dwellings will comprise 5% of future building typologies, which will be delivered in designated activity centres making it a priority for high quality open space to be provided in these areas (which currently occur in identified gap areas).

Pascoe Vale South will also experience extensive amount of infill development which is expected to occur in and around activity centers but also more broadly across the suburb.

TABLE 4 - SUBURB RESIDENT AND WORKER PROJECTED GROWTH (PASCOE VALE SOUTH)					
	2026	2046	Growth	% of Suburb Growth vs	% Change
Estimated Resident Population	11,006	12,677	1,671	3%	15%
Open Space per resident - sqm/person	22.05	19.14	-	3	-13%
Estimated Worker Population	1,603	2,733	1,130	5%	71%
Open Space per worker - sqm/worker	151.41	88.80	-	63	-41%
Estimated Resident + Worker Population	12,609	15,410	2,801	4%	22%
Open Space per Resident + Worker - sqm/population	19.25	15.75	-3		-18%

TABLE 5 - SETTLEMENT PATTERNS AND BUILDING TYPOLOGY (PASCOE VALE SOUTH)		
Existing Dwellings (2026)	4,182	
Growth (2026-2046)	No. of Dwellings	% of Growth
Infill	424	79%
High Density	115	21%
Total	539	
Future Dwellings (2046)	4,721	

8.11.8. CONCLUSIONS

Table 7 provides a summary of key anticipated open space and settlement changes in Pascoe Vale South.

Pascoe Vale South is anticipated to support 4% of the municipality's future residents and workers, occupying 6% of the municipality's land area. Only 8% of the suburb's land area is devoted to public open space.

Pascoe Vale will experience reasonable growth proportionate to its size. With a lower than proportional distribution of open space within the suburb and significant gap areas in the suburb's north-east around activity centres, there is a clear need to provide additional open spaces to meet the growing population and upgrade underperforming existing open spaces. Improvements to linkages in and around the Moonee Ponds Creek corridor will also help unlock access to surrounding open space assets to better serve the growing population.

8.11.9. OPEN SPACE PROJECT RECOMMENDATIONS

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

The vision for Pascoe Vale South is to address gap areas in the north-east the suburb while upgrading existing open space assets and completing missing links along Moonee Ponds Creek to create a strong connection to this regionally significant open space asset.

In Pascoe Vale South, key recommendations include:

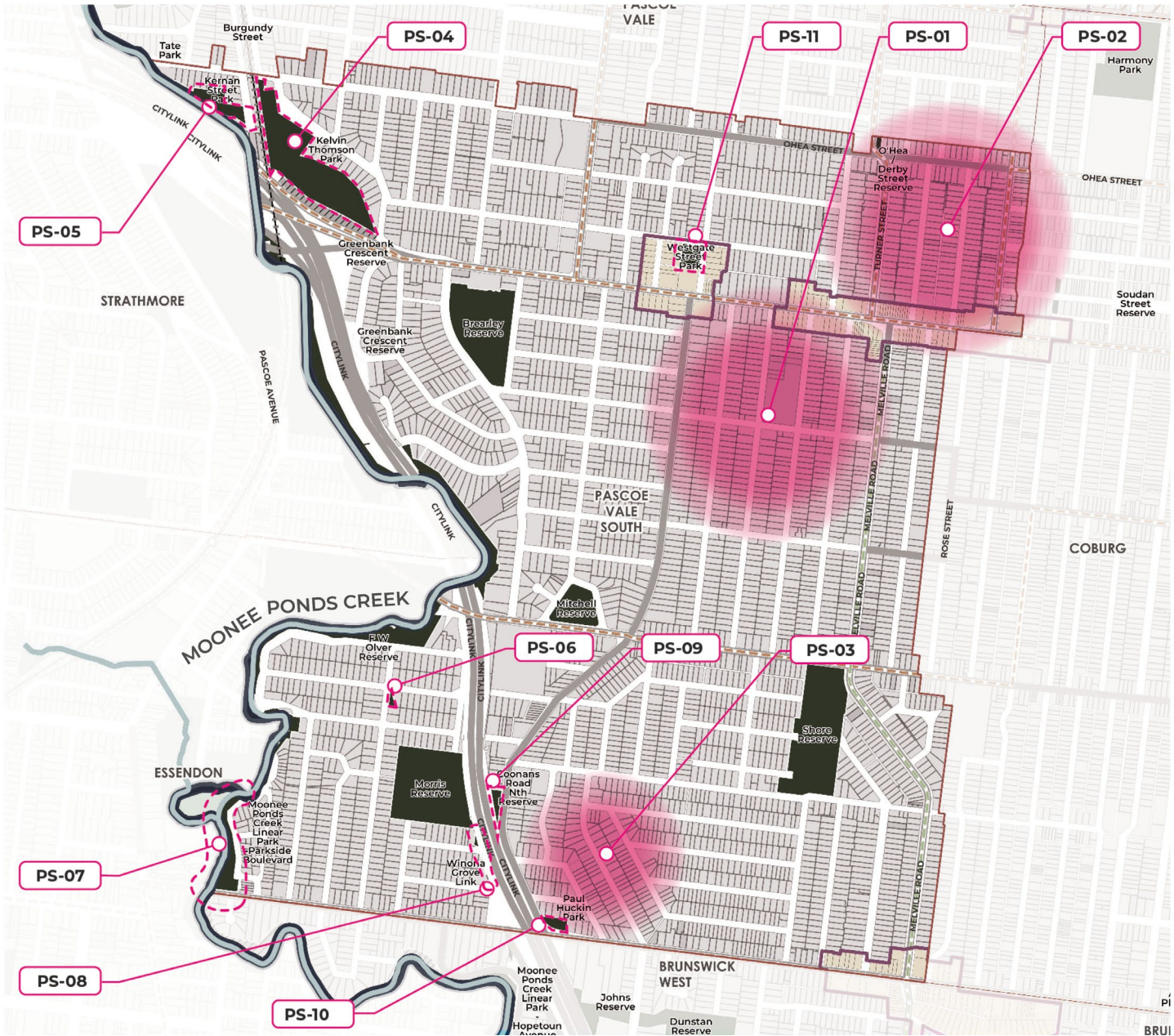
- + Two new Neighbourhood parks in the north-east to support the growth in and around the designated Activity Centres and address the identified gap areas. This will include play space and dog park uses to address function gaps.
- + A new Pocket park in the south of the suburb to provide higher quality open space in an area serviced by existing open spaces which offer limited open space amenity and capacity for upgrade.
- + Improved linkages over and along the Moonee Ponds Creek Trail to improve connectivity to this regionally significant open space asset.
- + Dog off-lead area in the north-west of the municipality to address a specific gap for this function.

TABLE 6 - ACTIVITY CENTRE AREA TO HIGH DENSITY (PASCOE VALE SOUTH)

Suburb Area (ha)	310	
	Total Area (ha)	% of Suburb Area
Major Activity Centre	0.00	0.00%
Neighbourhood Activity Centre	9.86	3.18%
Total	9.86	3.18%
Total Dwellings (2046)	4,721	
Total High Density Dwellings in Suburb	251	
Total High Density Dwellings in Suburb %	5%	

TABLE 7 - SUMMARY OF CHANGE (PASCOE VALE SOUTH)

Projected Growth and Demand	Suburb Based	Municipality Based
Projected Growth (Residents + Workers) and %	2,801	4%
Total Suburb Area (sqm) and %	3,104,788.83	6%
Existing Open Space Supply		
Total Existing OS Area		242,679.48
Total Existing OS Area as % of Suburb		8%
Total Existing OS Suburb Area vs OS Municipality Area		4%
Projected High Density Settlement Pattern		
Total Area (sqm) of Activity Centres (Major and Neighbourhood)	98,636	3.18%



PASCOE VALE SOUTH
DRAWING KEY

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

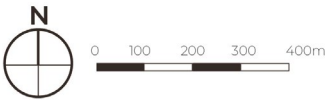


Figure 133. Pascoe Vale South Open Space Key Recommendations

8.11.10. PASCOE VALE SOUTH 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 Directions (No.)
PS01	New Neighbourhood Park 1 in Pascoe Vale South	Deliver a Neighbourhood Park with multiple functions due to proximity to activity centre, including play space to address gap area. Potential fenced dog exercise subject to identified community need.	Pascoe Vale South	Neighbourhood	H	Y	Y	N	N	N	N	\$\$\$\$	1
PS02	New Neighbourhood Park 2 in Pascoe Vale South	Deliver a Neighbourhood Park with multiple functions due to proximity to activity centre, including play space to address gap area. Potential fenced dog exercise subject to identified community need.	Pascoe Vale South	Neighbourhood	M	Y	Y	N	N	N	N	\$\$\$\$	1
PS03	New Pocket Park 1 in Pascoe Vale South	Deliver a Pocket Park to address a gap in the south of the suburb for play and passive recreation and augment existing service levels (which leans on a few larger parks and Morris Reserve accessible over CityLink).	Pascoe Vale South	Pocket	H	Y	Y	N	N	N	N	\$\$\$\$	1
PS04	Kelvin Thomson Park	Improvements to Kelvin Thomas Park including playground upgrade, design and construction of WSUD wetland and stormwater treatment to the quality of public open space by creating new publicly accessible habitat, walking tracks, access to nature and biodiversity, and provision of an off-leash dog area and associated infrastructure.	Pascoe Vale South	Regional	M	N	N	Y	Y	N	N	\$\$\$\$	1, 3, 4
PS05	Kernan Street Park	Provide nature conservation planting in Kernan Street Park and ped path to Tate Park along creek.	Pascoe Vale South	Regional	M	N	N	N	Y	Y	N	\$	3
PS06	Unnamed Park (Parkstone Park)	Upgrade park for pocket passive recreation including seating and planting.	Pascoe Vale South	Pocket	H	N	N	Y	N	N	N	\$\$	1
PS07	Parkside Boulevard	Upgrade southern end of Parkside Boulevard to provide play space opportunity with supporting seating, amenities and planting.	Pascoe Vale South	Regional	M	N	N	Y	N	N	N	\$\$\$\$	1
PS08	Winona Grove Link	Provide safety upgrades and clear signage to Winoria Grove Link.	Pascoe Vale South	Pocket	M	N	N	Y	N	Y	N	\$\$	5
PS09	Coonans Road Reserve	Upgrade to provide local play space and passive recreation opportunities with supporting amenities and planting.	Pascoe Vale South	Neighbourhood	L	N	N	Y	N	N	N	\$\$\$\$	1
PS10	Paul Huckin Park	Upgrade of existing playground and construct new seating.	Pascoe Vale South	Neighbourhood	M	N	N	Y	N	N	N	\$	1
PS11	Westgate Street Park	Deliver full Neighbourhood Park with play space and additional functions.	Pascoe Vale South	Neighbourhood	M	N	N	Y	N	N	N	\$\$\$\$	1
PS12	Morris Reserve	Morris Reserve playground upgrade.	Pascoe Vale South	District	L	N	N	Y	N	N	N	\$\$	1
PS13	Mitchell Reserve	Upgrade of existing playground and design and construction of WSUD stormwater treatment system to improve the quality of the open space by providing additional irrigation for the sports field (at the Pascoe Vale College) and providing a publicly accessible raingarden / swale for public enjoyment in the parkland.	Pascoe Vale South	Local	M	N	N	Y	Y	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 Directions (No.)
PS14	Future dog park in Pascoe Vale South	Create new dog exercise area within open space.	Pascoe Vale South	Neighbourhood	M	N	N	Y	N	N	N	\$\$	1, 4
PS15	F W Oliver Reserve	Upgrade of existing playground with focus on nature play.	Pascoe Vale South	Regional	M	N	N	Y	N	N	N	\$\$	1
PS16	Shore Reserve	Upgrade playing field - leveling and turf renewal, new drainage, new irrigation system, sports field lighting (min 100 lux), upgrade playground and construct shared path through the reserve.	Pascoe Vale South	District	H	N	N	Y	N	N	N	\$\$\$\$	4
PS17	Brearley Reserve	Upgrade existing exercise equipment and playground, as well as upgrade of the playing field including new drainage, grass conversion and sportfield lighting (100 LUX LED).	Pascoe Vale South	Local	L	N	N	Y	N	N	N	\$\$\$\$	4
PS18	Pascoe Vale Primary School WSUD	Design and construction of WSUD stormwater treatment system.	Pascoe Vale South	N/A	M	N	N	N	Y	N	N	\$\$\$\$	3
PS19	Moonee Ponds Creek Corridor land acquisition (5 of 5)	Land acquisition at the rear of 16 The Boulevard Pascoe Vale South.	Pascoe Vale South	Regional	H	N	N	N	Y	Y	N	\$\$\$\$	3, 5

8.12. GOWANBRAE

8.12.1. INTRODUCTION

Gowanbrae is a 1.4km² suburb located within the north-west of the municipality. Adjoining suburbs include Gladstone Park, Jacana, Glenroy, Oak Park, Strathmore Heights and Tullamarine. The suburb boundaries of Gowanbrae are irregular but are generally defined by the Western Ring Road along its northern edge, Melrose Drive to its west, the Sydney Rail line to its south and Moonee Ponds Creek to its east. Topographically, Gowanbrae is located on sweeping slopes that fall towards the Moonee Ponds Creek.

The small portion of Tullamarine which is located within Merri-bek City Council has been considered within this analysis.

Gowanbrae is Merri-bek's newest suburb having been developed in the late 1990's. Much of the housing stock is built in the early 2000's with the Gowanbrae Community house opening in 2004.

Clause 2.03 – Strategic Directions of the Merri-bek Planning Scheme identifies one local activity centres within Gowanbrae being the Gowanbrae Drive/Bluebell Crescent NAC. This comprises of two retail premises and caters to local convenience only.

The limited accessibility and connectivity of the suburb to the rest of the municipality is notable with only a single vehicle access point via Coventry Street in the south-west of the suburb.

The metropolitan Ring Road blocks access to the north,

while the Railway line and Moonee Ponds Creek restrict access to the south and east to pedestrian and cycling links along Moonee Ponds Creek Trail. There are two bridge links across Moonee ponds Creek along Adelaide Boulevard providing connection to Glenroy and a further link to the north into the Jacana Wetlands and the Western Ring Path. To the south, the Moonee Ponds Creek Trail links under the railway line to Strathmore Heights and Oak Park.

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

TABLE 1 - SUBURB OVERVIEW (GOWANBRAE)	
Total Suburb Area - sqm	1,458,221.84
% of Suburb Area vs Municipality Area	3%
Open Space Profile	
No. of Open Space	11
Total Open Space Area - sqm	294,345.47
% of suburb open space vs all open space	5.1%
% of suburb open space area vs suburb area	20.2%
Demographic Profile	
Resident Population (2026) - persons	3,154
Worker Population (2026) - persons	110
Open Space per resident + worker - sqm/person	90.18
*Total open space area includes all public open space, restricted open space identified / listed in Table 3	

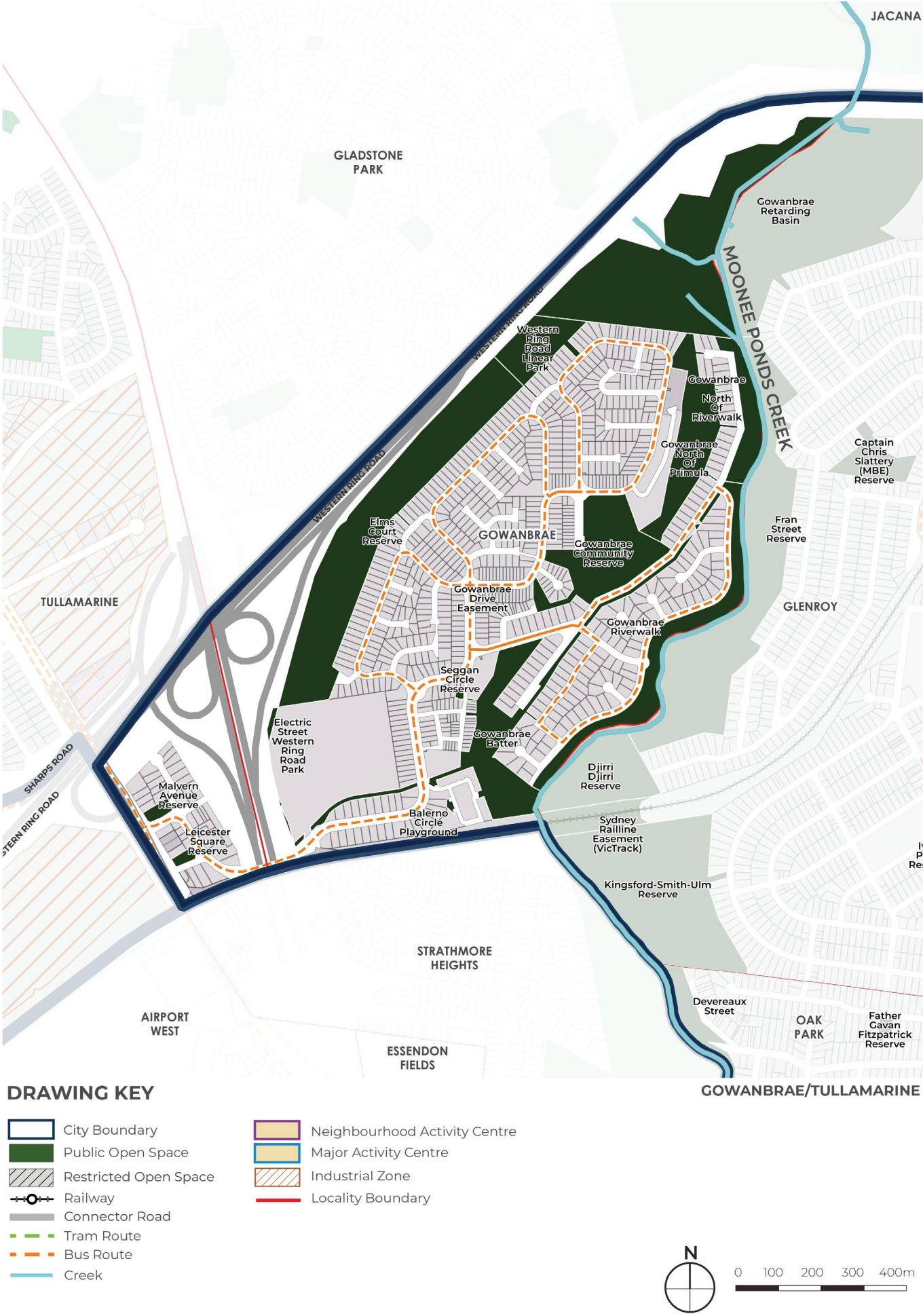


Figure 134. Gowanbrae Existing Network

8.12.2. EXISTING OPEN SPACE NETWORK

A total of 11 open spaces are identified within the suburb of Gowanbrae, with a total area of 29.4 hectares. This represents approximately 20% of the total land area of the suburb.

Six (6) public open spaces are identified as having a component of restricted open space. In Gowanbrae this includes land with restricted access due to the steep topography, restricted club access to tennis courts and land primarily reserved for utility easements and water management.

There is 90.18m² of open space per resident within Gowanbrae based on 2026 residential population.

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

TABLE 2 - OPEN SPACE NETWORK HIERARCHY (GOWANBRAE)					
	Quantity	% of Quantity	Total Area (ha)	% of area vs overall OS	% of area vs suburb area
Definition					
Public Open Space	11	4%	29.43	5.1%	20.2%
Restricted Open Space	0	0%	0.00	0.0%	0.0%
Hierarchy					
Regional	2	1%	5.54	1.0%	3.8%
District	4	1%	23.45	4.1%	16.1%
Neighbourhood	2	1%	0.36	0.1%	0.2%
Local	0	0%	0.00	0.0%	0.0%
Pocket	3	1%	0.09	0.0%	0.1%

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

TABLE 3 - SUBURB OPEN SPACE FUNCTIONS (GOWANBRAE)														
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
28	Elms Court Reserve	9.59	District	✓	✓	✓	✓	✗	✗	✗	✗	✓	✓	✗
37	Gowanbrae Community Reserve	4.12	District	✓	✓	✓	✓	✓	✗	✗	✗	✓	✓	✗
38	Gowanbrae North Of Primula	5.06	District	✗	✗	✗	✗	✗	✓	✗	✗	✗	✓	✗
50	Malvern Avenue Reserve	0.21	Neighbourhood	✓	✗	✗	✗	✗	✓	✗	✗	✓	✗	✗
143	Gowanbrae - North Of Riverwalk	1.60	Regional	✗	✗	✗	✗	✗	✓	✓	✗	✗	✗	✓
148	Gowanbrae Batter	4.68	District	✓	✗	✗	✗	✗	✗	✗	✗	✓	✓	✗
149	Gowanbrae Riverwalk	3.93	Regional	✓	✓	✗	✗	✗	✓	✓	✗	✓	✗	✗
185	Balerno Circle Playground	0.04	Pocket	✗	✓	✗	✗	✗	✗	✗	✗	✗	✓	✗
190	Gowanbrae Drive Easement	0.02	Pocket	✗	✗	✗	✗	✗	✗	✗	✗	✗	✓	✗
193	Leicester Square Reserve	0.15	Neighbourhood	✓	✓	✗	✗	✗	✓	✗	✗	✓	✗	✗
200	Seggan Circle Reserve	0.04	Pocket	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✓

8.12.3. 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.



Figure 135. Gowanbrae Baseline Service Gaps Analysis

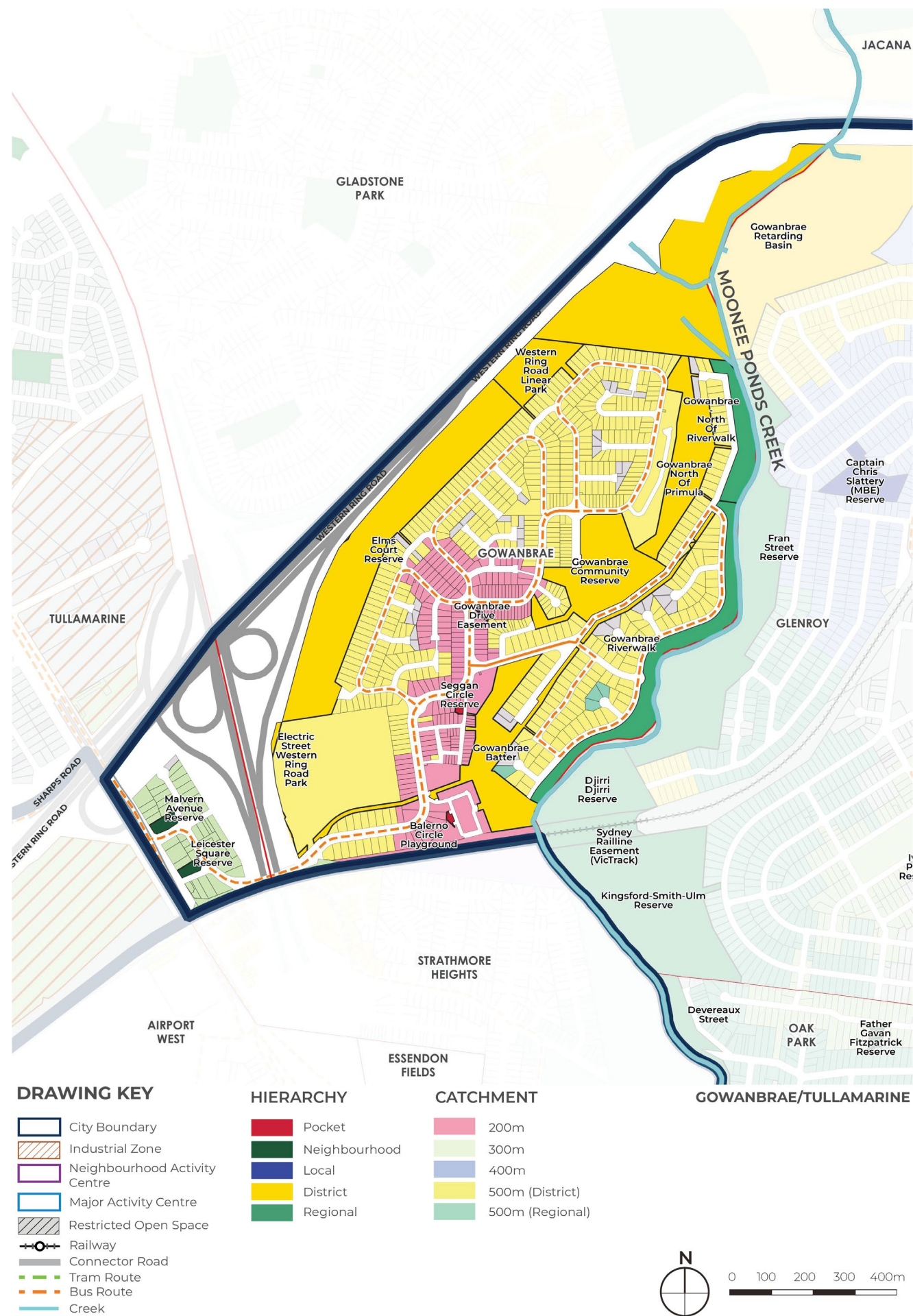


Figure 136. Gowanbrae Hierarchy Catchment Gaps Analysis

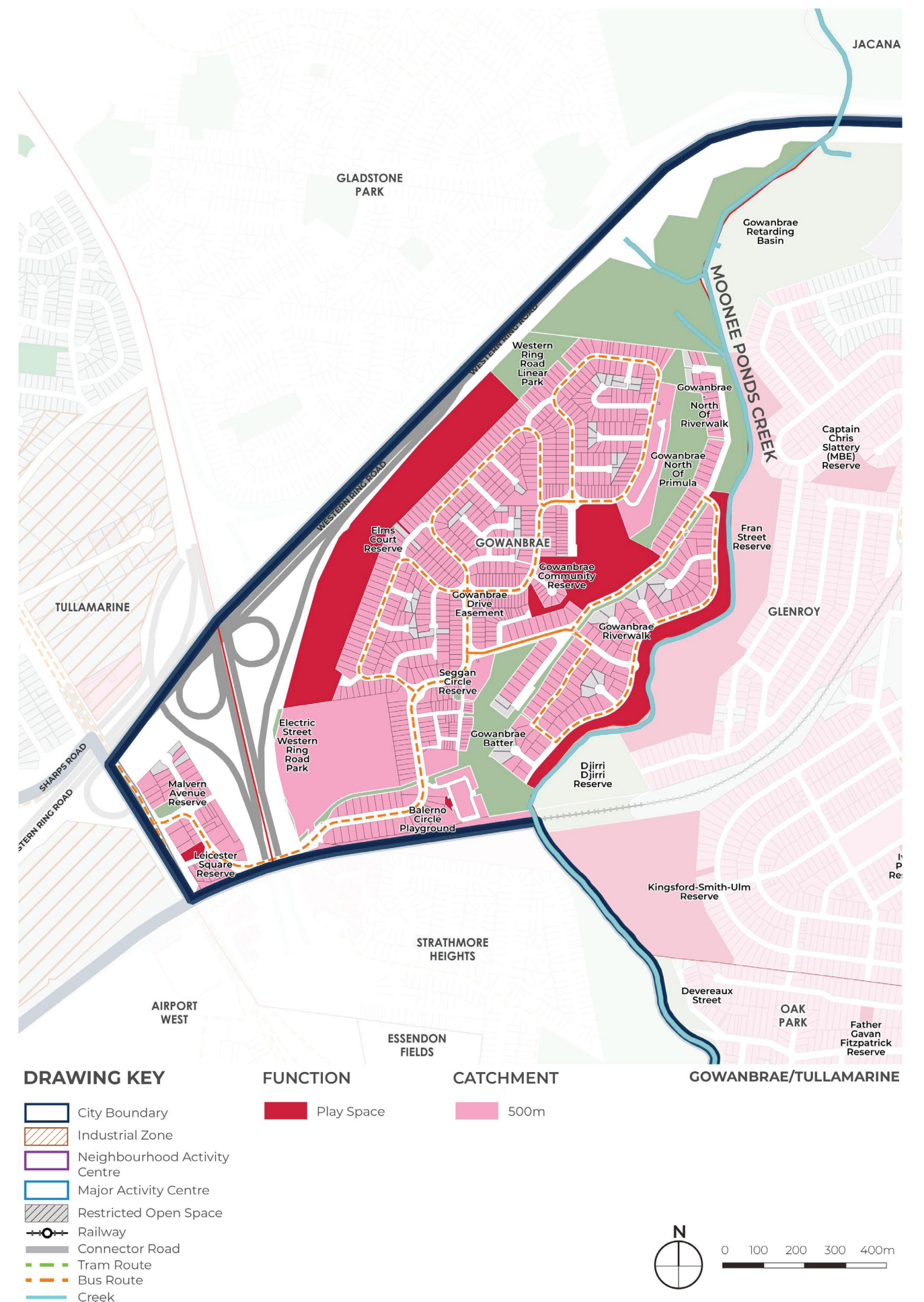


Figure 137. Gowanbrae Function Gaps Analysis (Play Space)

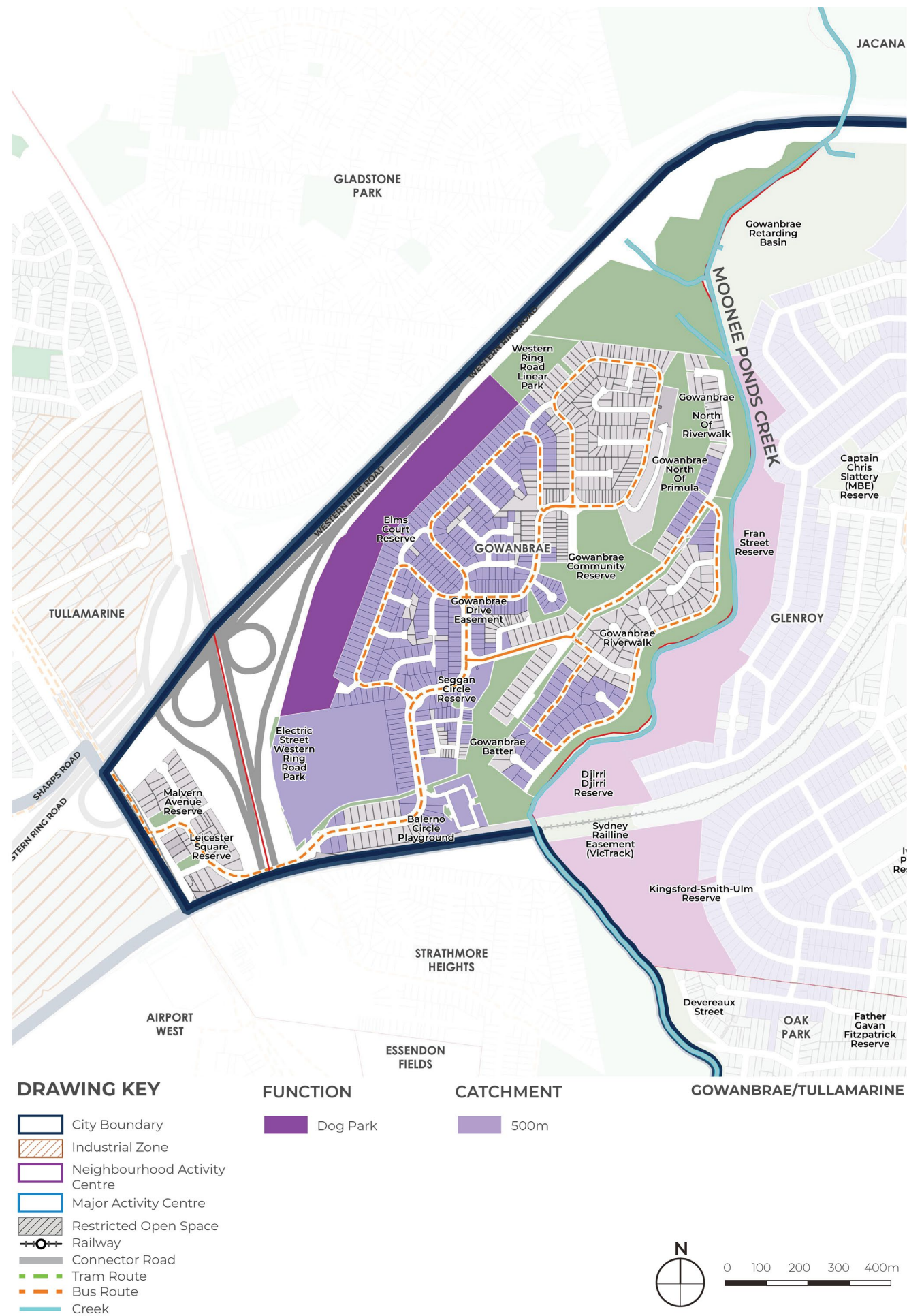


Figure 138. Gowanbrae Function Gaps Analysis (Dog Park)

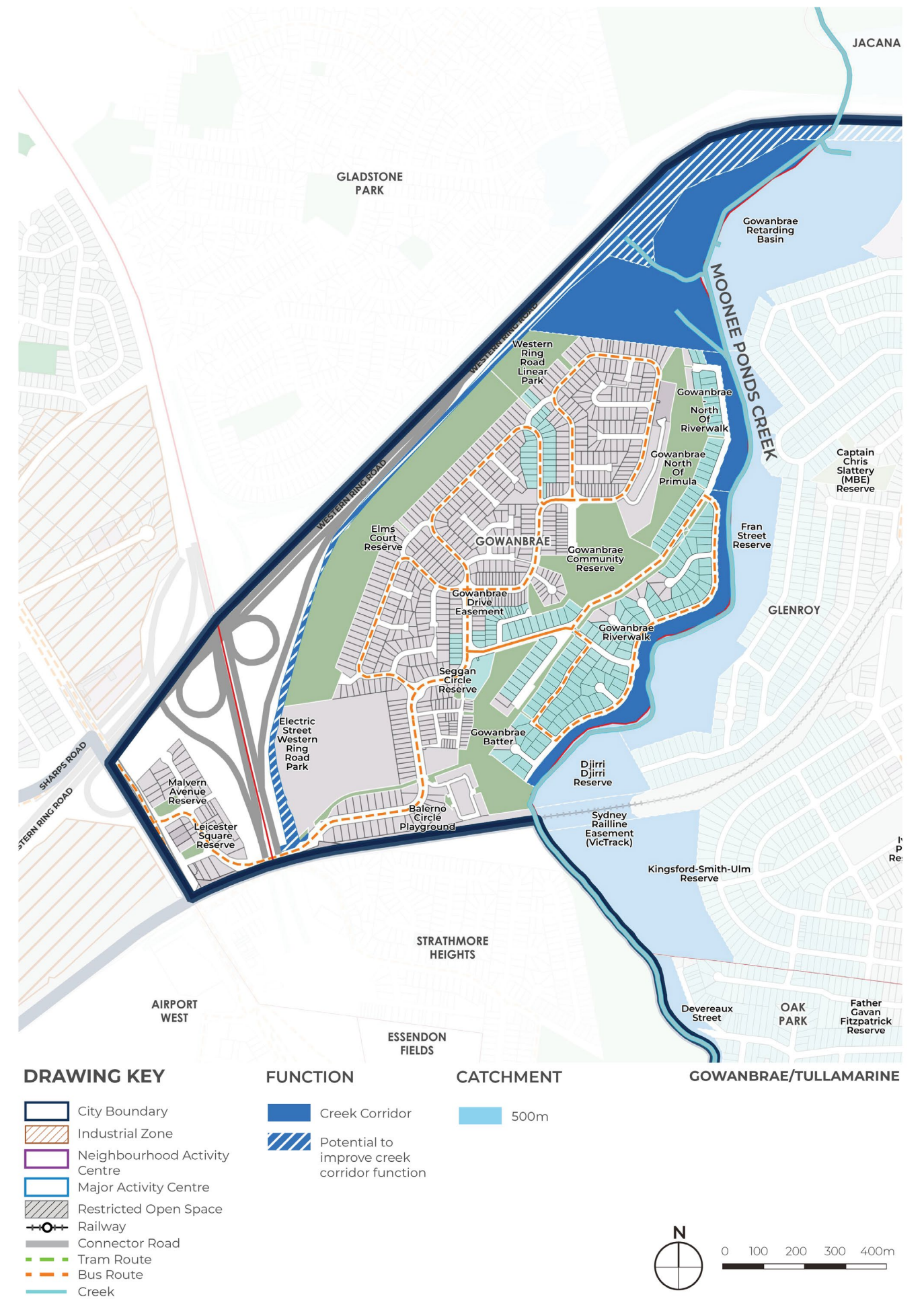


Figure 139. Gowanbrae Function Gaps Analysis (Creek Corridor)

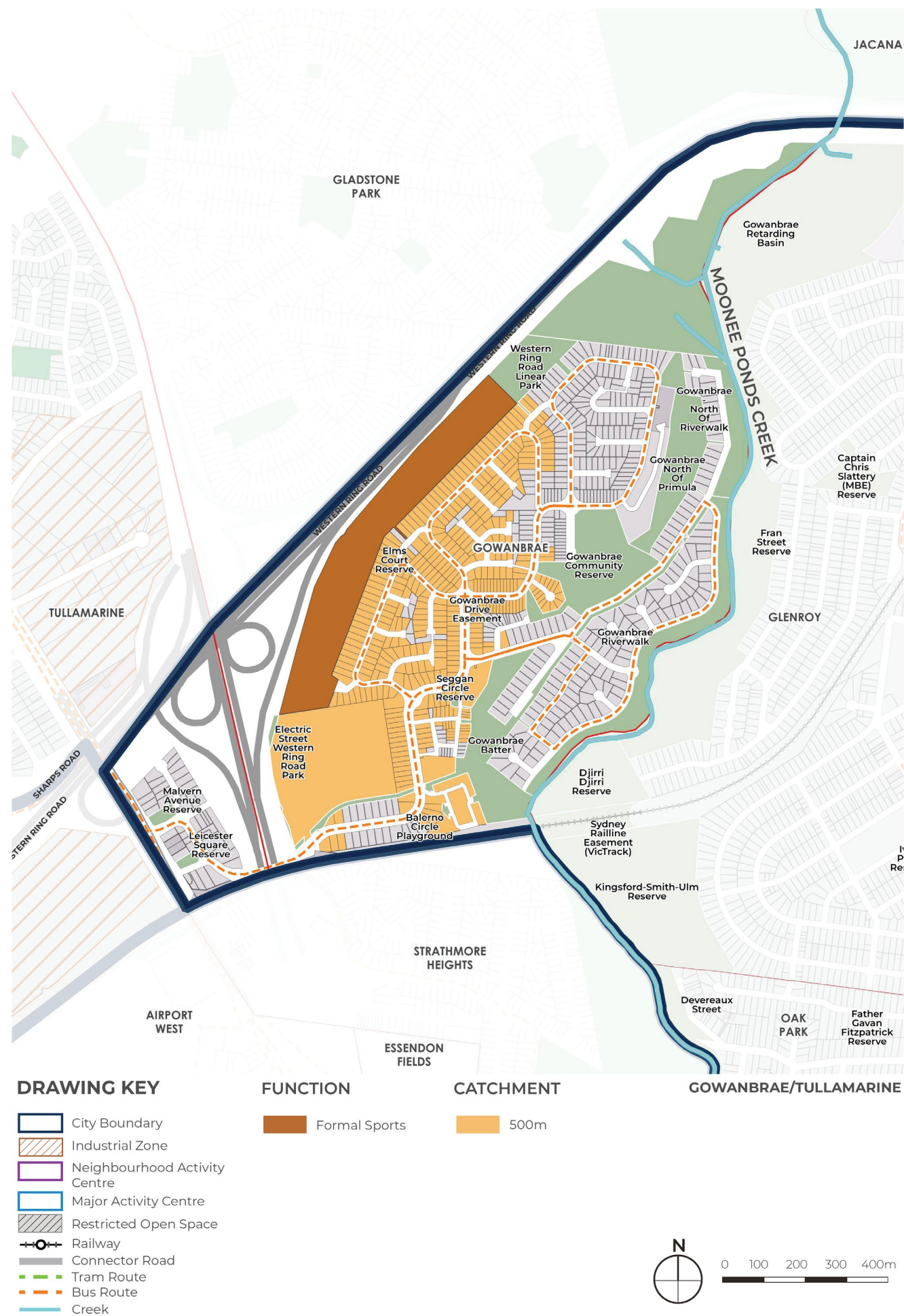


Figure 140. Gowanbrae Function Gaps Analysis (Formal Sports)

BASELINE SERVICE OBSERVATIONS

The baseline service shows that there are no gaps areas for access to any open space within Gowanbrae. This is largely due to the distribution of open space effectively wrapping Gowanbrae to the north, west and east.

The quality of this open space and accessibility is discussed under Open Space Character and Qualities.

HIERARCHY CATCHMENT OBSERVATIONS

The catchment gaps analysis reveals a more nuanced understanding of open spaces based on their size. Corroborating the baseline service observations, no gap areas are identified. The large Regional and District scale open spaces throughout Gowanbrae result in an extensive catchment coverage.

SPECIFIC FUNCTIONS OBSERVATIONS

Play spaces appear to provide good coverage within Gowanbrae however it is noted that the analysis does not pick up the specific location of the playground within the larger open spaces. The playground and tennis courts in Elms Court Reserve occurs to the south of the open space. Accessibility to theses uses is limited for residents in the east due to undulating topography when walking from the east of Gowanbrae to Elms Court Reserve. A similar situation occurs with the location of the play space in Gowanbrae Riverwalk where the park occurs to the south but accessibility is limited by an escarpment that runs through Gowanbrae. Provision of a playground in the north of Gowanbrae is considered appropriate to provide equitable distribution.

8.12.4. OPEN SPACE CHARACTER AND QUALITIES

Gowanbrae benefits from a large quantity of open space and a generous distribution meaning residents are within close proximity to open space. The quality of that open space does vary.

Gowanbrae Community Reserve is a successful community hub with high quality parkland offering play and passive recreation and informal sports with a meandering nature path down to Primula Boulevard. Gowanbrae Riverwalk offers high quality creekside environment for passive recreation and nature linking to the Moonee Ponds Creek trail with two bridges.

Elms Court Reserve is a large tract of land along Gowanbrae's north-western edge. The southern end of it has been developed as a high quality play and formal sports open space offering tennis courts, basketball half-court and playground with seating, BBQ, shelters and public toilets.

A large portion of the park however remains as a transmission line easement with only a shared path running through it. Opportunity exists to improve this and continue the link to establish a Gowanbrae Loop to facilitate increased usage and unlock the unused northern tracts for potential additional uses, particularly dog-off lead uses.

Neighbourhood and Pocket scale parks are also provided, primarily in the small portion of Tullamarine with Malvern Avenue Reserve, Balerno Circle Playground and Leicester Square Playground providing local passive recreation and play opportunities.

8.12.5. COMMUNITY ENGAGEMENT INPUTS

Gowanbrae 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.
- + More equipment for children under 5 was selected by higher proportions of residents in the North-West (45%).

8.12.6. FUTURE POPULATION CHANGE AND OPEN SPACE NEEDS

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

Population growth is expected to remain stable and increase marginally by 2%, or 55 residents. The worker population is anticipated to increase by 194 workers, from 110 workers with a percentage growth of 176%.

At present, Gowanbrae provides a total 90.18m² of public open space per resident/worker. In 2046, this is anticipated to reduce to 83.78m².

8.12.7.FUTURE ANTICIPATED SETTLEMENT PATTERN

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

While the overall population increase is marginal a total of 63 new dwellings will be constructed in the form of infill development anticipated to occur on any remaining lots and incremental infill to existing allotments. This growth will see a slight shift in the diversity of building typologies in the suburb from the current low density, separate dwelling building profile.

TABLE 4 - SUBURB RESIDENT AND WORKER PROJECTED GROWTH (GOWANBRAE)					
	2026	2046	Growth	% of Suburb Growth vs	% Change
Estimated Resident Population	3,154	3,209	55	0%	2%
Open Space per resident - sqm/person	93.34	91.73	-	2	-2%
Estimated Worker Population	110	304	194	1%	176%
Open Space per worker - sqm/worker	2668.20	967.02	-	1,701	-64%
Estimated Resident + Worker Population	3,264	3,513	249	0%	8%
Open Space per Resident + Worker - sqm/population	90.18	83.78	-6		-7%

TABLE 5 - SETTLEMENT PATTERNS AND BUILDING TYPOLOGY (GOWANBRAE)		
Existing Dwellings (2026)		
		1,214
Growth (2026-2046)		
		No. of Dwellings
		% of Growth
Infill	63	100%
High Density	-	0%
Total	63	
Future Dwellings (2046)		
		1,277

8.12.8. CONCLUSIONS

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

Gowanbrae is not anticipated to support any of the municipality's future residents and only a very small amount of future workers.

Future open space upgrades should focus on improving the accessibility and functionality of existing assets given the large quantity of open space in the suburb.

Specific gaps in functions such as fenced dog parks and off-lead areas should be prioritised to cater for resident needs, especially given the suburb's lack of connectivity to surrounding suburbs.

8.12.9. OPEN SPACE PROJECT RECOMMENDATIONS

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

The vision for Gowanbrae is to improve accessibility through and to existing open space assets, link into the regional trail network established by the Western Ring Path and Moonee Ponds Creek Trail and address functional gap areas, particularly for dog owners.

In Gowanbrae, key recommendations include:

- + Provision of a shared path through Elms Court Reserve to create a walking loop around the suburb.
- + Provide off-lead dog areas in Elms Court Reserve to address a specific function gap.
- + Improve linkages to the Western Ring Path.
- + Provide a fenced dog park in the south-western end of the Gowanbrae Community Reserve.
- + Support further revegetation works to contribute to the municipalities Urban Forest Strategy.
- + Upgrades to Balerno Cresscent Playground.

TABLE 6 - ACTIVITY CENTRE AREA TO HIGH DENSITY (GOWANBRAE)		
Suburb Area (ha)		146
	Total Area (ha)	% of Suburb Area
Major Activity Centre	0.00	0.00%
Neighbourhood Activity Centre	0.00	0.00%
Total	0.00	0.00%
Total Dwellings (2046)		1,278
Total High Density Dwellings in Suburb		37
Total High Density Dwellings in Suburb %		3%

TABLE 7 - SUMMARY OF CHANGE (GOWANBRAE)		
	Suburb Based	Municipality Based
Projected Growth and Demand		
Projected Growth (Residents + Workers) and %	249	0%
Total Suburb Area (sqm) and %	1,458,221.84	3%
Existing Open Space Supply		
Total Existing OS Area		294,345.47
Total Existing OS Area as % of Suburb		20%
Total Existing OS Suburb Area vs OS Municipality Area		5%
Projected High Density Settlement Pattern		
Total Area (sqm) of Activity Centres (Major and Neighbourhood)	-	0.00%

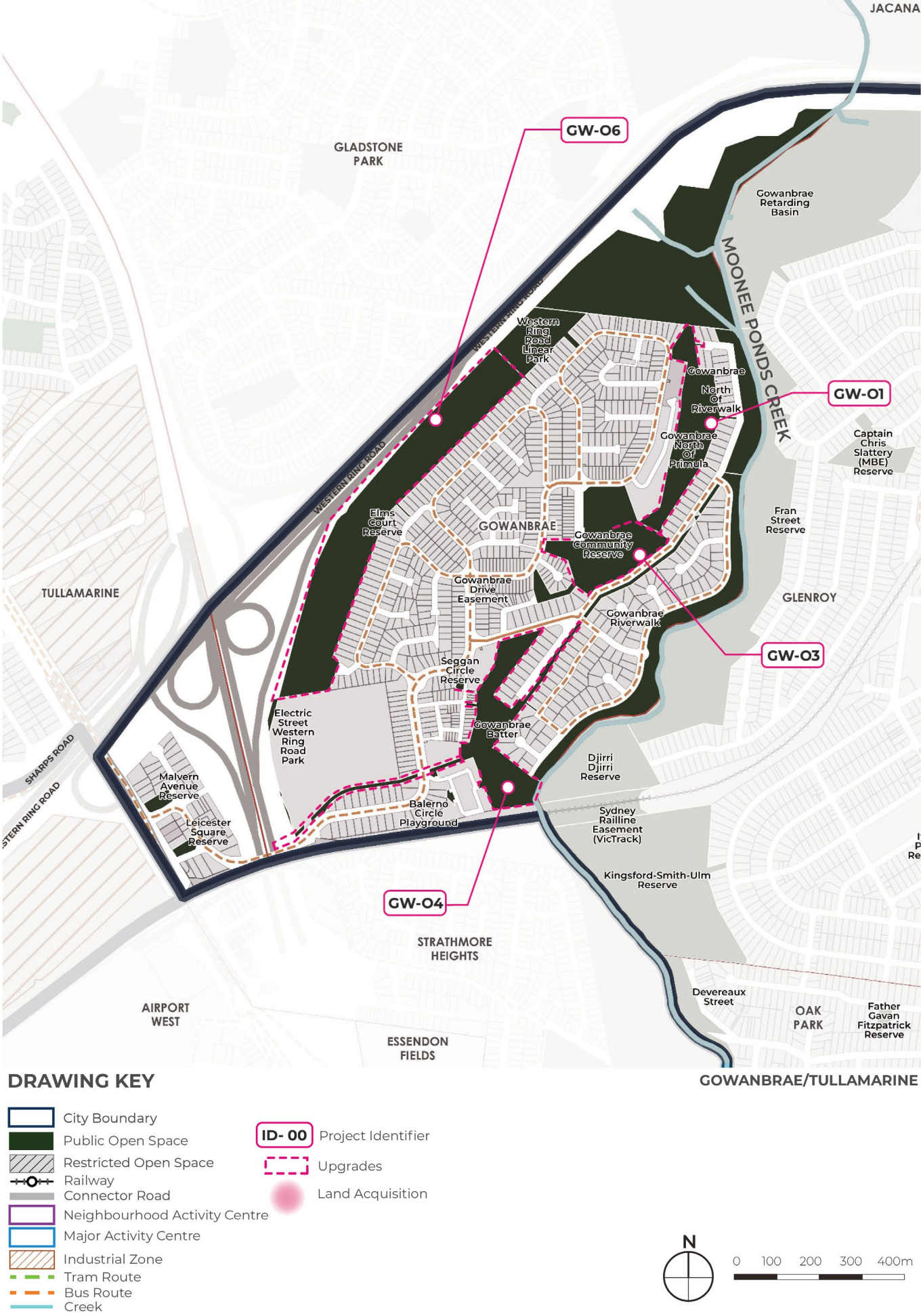


Figure 141. Gowanbrae Open Space Key Recommendations

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 Directions (No.)
GW01	Gowanbrae Riverwalk	Upgrade of existing playground.	Gowanbrae	Regional	M	N	N	Y	N	N	N	\$\$\$\$	M
GW02	Gowanbrae North Of Primula	Gowanbrae Primular Boulevard biodiversity focus, amenity of open space.	Gowanbrae	District	M	N	N	Y	N	N	N	\$	M
GW03	Gowanbrae Community Reserve	Improvements to Gowanbrae Community Reserve including the installation of a fenced dog exercise in the western section of the park to address a gap area, the upgrade of the existing playground including shelter, taps, BBQ.	Gowanbrae	District	M	N	N	Y	N	N	N	\$\$\$	M
GW04	Gowanbrae Batter	Improve shared path access from Gowanbrae Drive and Seggan Circuit to the existing Moonee Ponds Creek Trail on the western side of the creek.	Gowanbrae	District	H	N	N	N	N	Y	Y	\$\$	H
GW05	Elms Court Reserve	Provide a dog off-leash area, upgrade the playground and exercise equipment.	Gowanbrae	District	L	N	N	Y	N	N	N	\$\$\$	L

9. OPEN SPACE FRAMEWORK

9.1. INTRODUCTION

An open space contribution required from development proponents can be provided as either the provision of land and/or a cash in lieu payment via the following legal mechanisms under Sections 18-20 of the Subdivision Act, Clause 53.01 of the Victorian Planning Provisions, a Development Contribution Plan Overlay, an Infrastructure Contribution Plan Overlay, Development Victoria Act 2003 and negotiated legal agreements.

Open space contributions have been required across Victoria for several decades. The Subdivision Act 1988 allows a Council acting as the responsible authority or a referral authority under the Planning and Environment Act 1987 to require an applicant who proposes to create additional parcels of land by plan of subdivision to provide up to 5% of the site value as open space. This requirement is negotiated on a site by site basis and the percentage requirement must be met by either provision of land up to the percentage or paying to the council to percentage of site value, or a combination of land and cash.

However, schedule to Clause 53.01 sets an open space percentage requirement that can apply to the municipality or specific precincts. To include a schedule to Clause 53.01 Council must complete the necessary strategic work to justify the percentage/s set, which can exceed the 5% cap set in Section 18 of the Subdivision Act and a Planning Scheme Amendment is required to introduce the schedule. This report is establishing the technical basis to support the updating of the Clause 53.01 requirement for Merri-bek.

9.2. PRINCIPLES

Open space contributions are required to purchase new land for open space and improve existing open spaces and there are a number of principles that underpin the setting of an open space percentage. These include: -

- **Need.** A strategic assessment of the open space needs of the future residential and worker population of Merri-bek must be completed.
- **Nexus.** There must be a nexus between the demand from new residents and workers and the projects funded. The project costs attributed to new development are based on the need generated by new not existing populations.
- **The contributions** are to be used for land acquisition and capital works.

9.3. SETTING A PUBLIC OPEN SPACE CONTRIBUTIONS PERCENTAGE

Work is being prepared HillPDA on behalf of Council to determine a public open space contributions percentage.

9.4. DELIVERING A PUBLIC OPEN SPACE PROJECT

It is accepted that the majority of projects included in the Report will be delivered directly by Council. The project list included in this report represents a significant investment by Council in the long-term.

9.5. PROJECTS LIST AND TIMING

An excel copy of the current draft project list has been provided to Council officers and this includes timing. Once the list is finalised it will be inserted into the report.

10. IMPLEMENTATION

10.1. RESPONSIBILITIES

Whilst implementation of future Open Space Strategy will primarily be the responsibility of the Open Space Team a number of areas of Council will be responsible for implementing key actions and recommendations.

10.2. PRIORITISATION AND TIMING

Project Priority

Each open space project has had a level of ‘priority’ identified with it outlined in the Projects List associated with each suburb. This priority is intended to inform, at a high level, the projects relative importance in delivering on the open space objectives and open space needs of the local population. It is intended that this informs the relative timing and efforts made to deliver the project.

It is important to understand that priority is an influencing factor but not the sole factor in determining the timing or undertaking of a project.

The priorities identified in this Report provide guidance regarding the intended order of implementation of the recommendations to deliver on the open space objectives and open space needs for the local population. It is an influencing factor but not the sole factor in determining the timing of a project.

As beneficial as it would be if the timing of all open space projects could be defined in advance over a 20 year period, it is not feasible or possible to do so with certainty. This is due to a number of factors including:

- + The long term nature of the strategy itself trying to anticipate exactly when and where specific open space projects should come online within that 20 year period.
- + The available budget and balance of open space contributions currently available to the municipality at the time to action open space projects.
- + The dependency of some projects on other conditional requirements (e.g. a new park in a given location requiring the successful acquisition of private land on the open market which requires both funds and opportunity to realise).
- + The pace at which development occurs in the municipality, where and the amount of contributions received.

These factors influence the timing of a project regardless of the project’s individual merits or ‘priority’ in terms of

its impact on delivering on the objectives of the Open Space Strategy. Priority and timing may not align as a result.

Priority is consequently one factor alongside others such as opportunity, budget, impact and an up-to-date understanding of how open space are evolving within the local community at the time which will inform the ultimate timing and implementation of an open space project.

As a result, priority should not be interpreted to suggest that high priority projects must all be achieved prior to the funding of medium (and in turn low) priority projects. Priority, opportunity, budget and impact should all be considered by the relevant decision makers.

Given these uncertainties, there is an argument to suggest that no priorities should be assigned to any open space projects, especially those that might be dependent on other circumstances beyond the control of the municipality (such as successfully acquiring land) if the ultimate timing of the project cannot be assured.

This is not considered appropriate. There is a clear need to provide some guidance on which projects are considered to have a greater impact on delivering upon the key open space objectives of the Open Space Strategy to inform decision making alongside other factors.

As a result, a number of assumptions have been outlined which have informed how priority has been identified for each project. These assumptions have been informed by the open space objectives outlined earlier in this report, community consultation, land use changes, forecast population growth and projected density of development.

These factors influencing the priority of a project can be summarised as follows:

- + **Impact:** Extent to which it contributes to and achieves the Open Space Objectives.
- + **Gaps:** Extent to which the projects close existing gaps in the open space network.
- + **Demand:** The anticipated demand for new or improved open space in the location of the project.

The open space projects identified are to be implemented over a 20 year timeframe aligned with the recommendations in this report to meet the open space needs of both the existing and future population. Actual population growth and its distribution will not take place evenly over this time which may result in shifts in priorities. It will be important to review and critically evaluate the ‘priority’ of each project to ensure that it is being delivered at an appropriate time within the timeframe of the Open Space Strategy.

Timing of projects

Ongoing projects may not have a set priority given the nature of the projects is continued throughout the timeframe of the Open Space Strategy.

While priority reflects an understandable desire to deliver higher priority projects before lower priority projects, timing takes into consideration other factors such as scale, capacity and opportunity.

The main considerations going into the assessment of timing are:

- + **Priority:** reflecting the level of urgency and need for the project to deliver on the open space principles and open space needs for the local population.
- + **Scale:** Considers the scope and resources necessary to undertake the project with larger projects requiring longer time frames.
- + **Capacity:** The timing for all projects within the Projects List has been considered holistically against the reasonable capacity for the municipality to deliver on the projects in a timely manner, noting the delivery performance of the municipality over the past years, anticipated expansion and reasonable additional resources to support achieving the Open Space Strategy and Projects List.
- + **Opportunity:** The level to which the project is dependent on an opportunity arising to deliver or achieve the project. Some identified projects, particularly land acquisitions will be dependent on suitable sites becoming available for acquisition.

These considerations are evaluated holistically and against the individual circumstances of the project itself, with some considerations having a greater influence in the assessment of Timing, dependent on the specifics of the project.

It is anticipated that projects will commence within the timeframe of the Open Space Strategy but they may not necessarily be completed within it.

Some projects may be identified by Council as 'ongoing' projects and may not have a set priority given their nature is continued throughout the timeframe of the Open Space Strategy and beyond.

10.3 PROJECTS LIST PRIORITY ASSUMPTIONS

The factors that influence whether Council considers a project as High (H), Medium (M) or Low (L) priority are outlined below.

High Priority

- + **All new parks addressing a Baseline Service or Catchment Service Gap**

A project that will address a baseline or catchment service gap, through either partially or completely filling a gap in that suburb is considered a high priority to Council. Filling these types of gaps will mean residents will either:

- be able to access an open space within a 300m (residents within an activity centre) or 500m (outside of activity centre) walking distance when they were not previously, or
- be able to access open space within a walking distance relative to the open space hierarchy. For example, a resident would be able to access a neighbourhood park within a 300m walking distance rather than a 500m walking distance.

- + **Specific Function Gaps**

A project that will either completely or largely address a specific function gap will be considered a high priority to Council. Filling these gaps will mean that residents may be able to access a particular open space function (such as a dog park, or play space) within a 500m walking distance. A project will be a high priority when a specific functions gap may still require an additional project to address the specific function gap, i.e. a gap will remain after the delivery of the project.

- + **Significant creek corridor acquisitions and significant projects**

A project that supports a creek corridor acquisition or supports the delivery of a significant project, such as those that are large in scale or work to improve the linear open space network or enhance the availability or larger open space assets are considered a high priority. These projects will be considered high priority given their opportunistic nature and general difficulty of timing and coordinating delivery.

- + **Projects related to Indigenous cultural significance**

A project that supports, enhances or protects open spaces of Indigenous cultural significance will be considered a high priority project to Council.

- + **District and Regional park redevelopments**

A project that enhances the availability of larger open space assets will be considered a high priority to Council.

Medium Priority

- + All new parks providing additional open space to support future population
A project that will partially fill a gap area or overlap with an existing open space service area to support future population growth. For example, a project may deliver a park within 500m of another park in proximity to an activity centre where the resident and visitor population is forecasted grow and result in increased densification.
- + Other Specific Function Gaps
A project that partially addresses a specific function gap will by completely filled by the delivery of that project.
- + Open space upgrades to existing open space that improve accessibility to reduce gap areas or provide an additional open space function in a catchment that would service an activity centre.
This includes projects that link between existing open spaces and reduce the walking distances of residents to open space, or provide a new specific open space function in a catchment that adjoins an activity centre.
- + Access improvements to creek corridors or regionally significant spaces.
This includes projects that provide access or create access to creek corridors or regionally significant spaces that do not exist and reduce the walking distances of residents to open space.
- + Use improvements to open spaces with no existing use.
This includes projects enhance open spaces that lack any functions, an provide one or more additional functions.

Low Priority

- + Minor upgrades to existing open space networks
- + Other improvements to district or smaller scale open spaces
- + Function improvements to parks with existing uses

It is important to note that projects considered as 'low priority' projects in the context of the whole Open Space Strategy are relative to projects facilitating creation of new open spaces, providing additional functions, land acquisitions and the like, as described under High Priority and Medium Priority above.

Scales of priority will still be applied to Low Priority projects, for example playground upgrades where the upgrade of one playground may be a higher priority than than the upgrade of another, which will be determined by the relevant decision makers.

MONITORING

To ensure the successful implementation and delivery of the projects identified in this Report it is expected that the progress will be monitored through a range of provisions including:

Governance. Establish a committee to oversee the implementation of the future Open Space Strategy, to ensure the project priorities are proactively managed and communicated across Council.

Maintenance. Prepare an internal processes and procedures to actively track and report on the progress of the recommendations and delivery of the priority projects.

Reporting. Report the progress of delivery of the projects and meeting the priorities established.

Review. To complete a health check of the Strategy to ensure it is delivering on the priorities established.

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