

Figure 41. Hierarchy Catchment

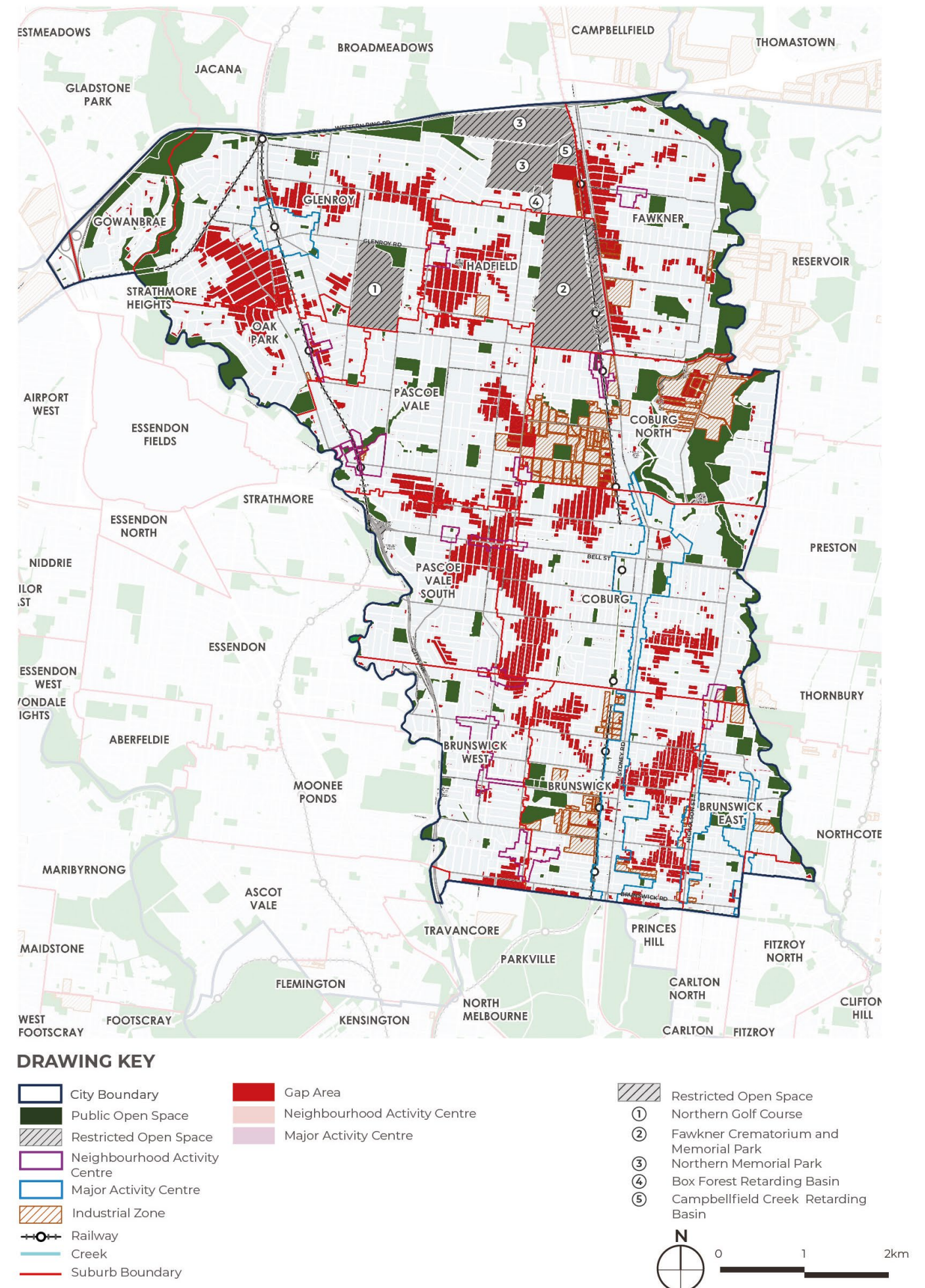


Figure 42. Hierarchy Catchment Gaps Analysis

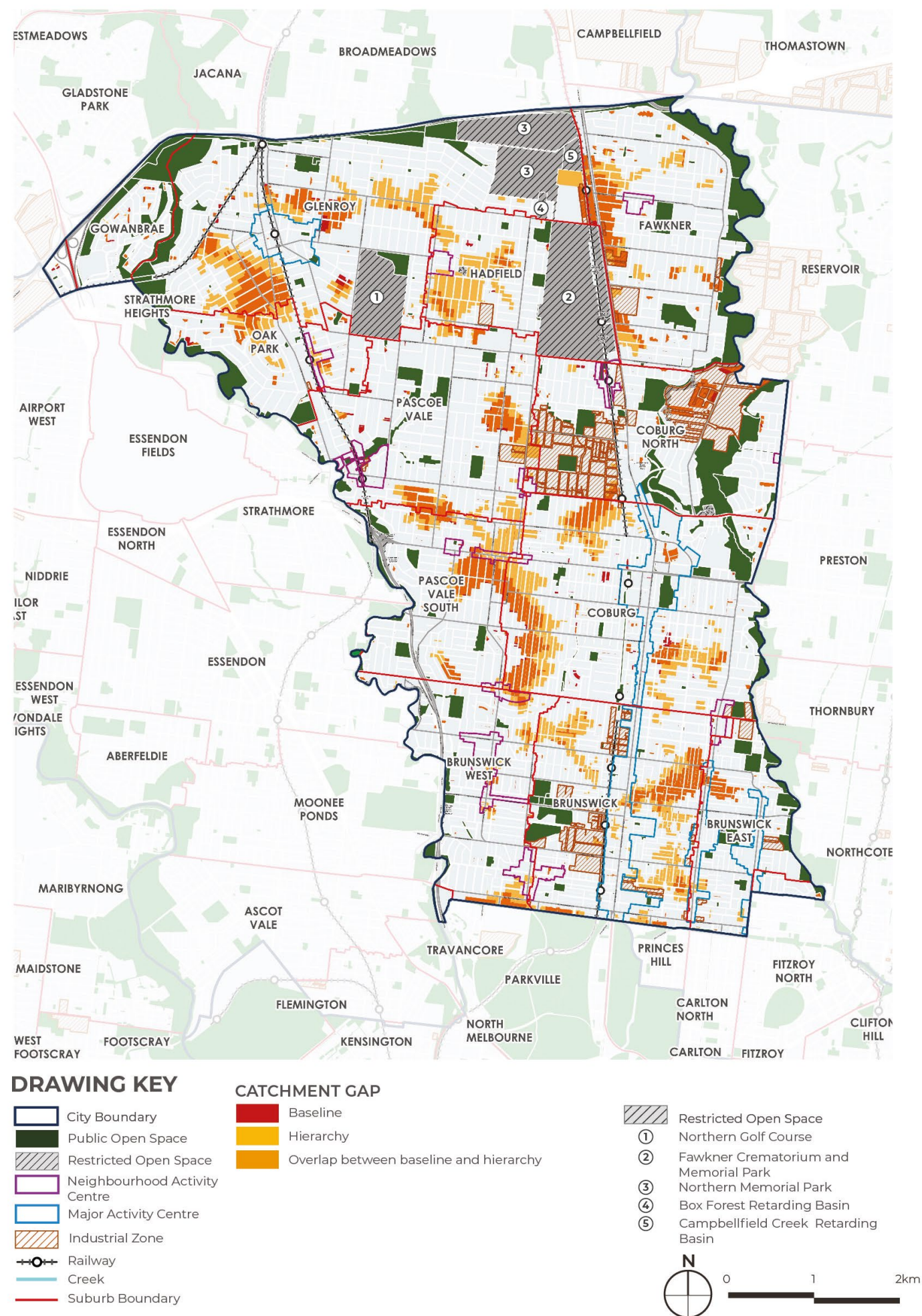
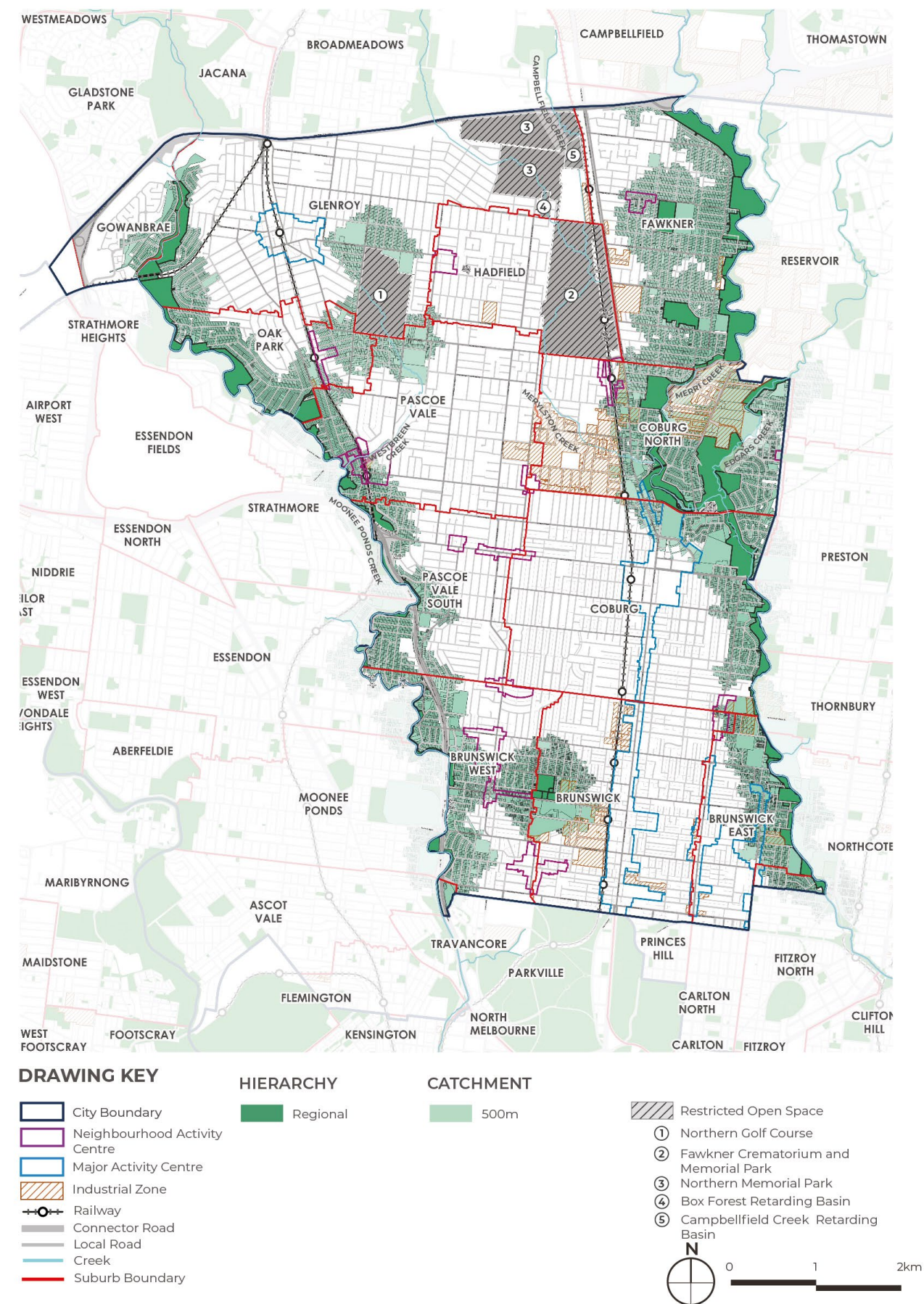
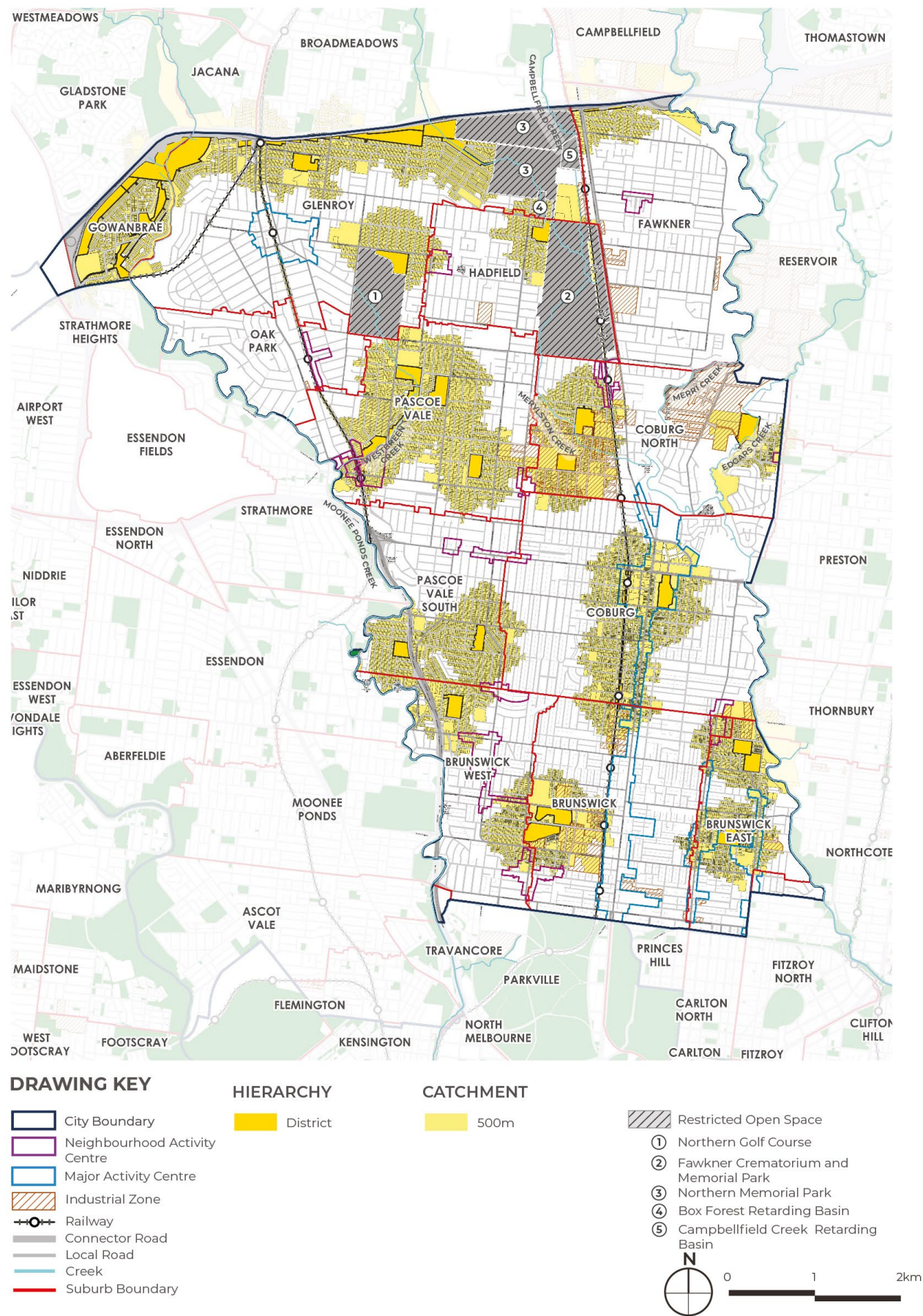


Figure 43. Combined Catchment Gaps Analysis



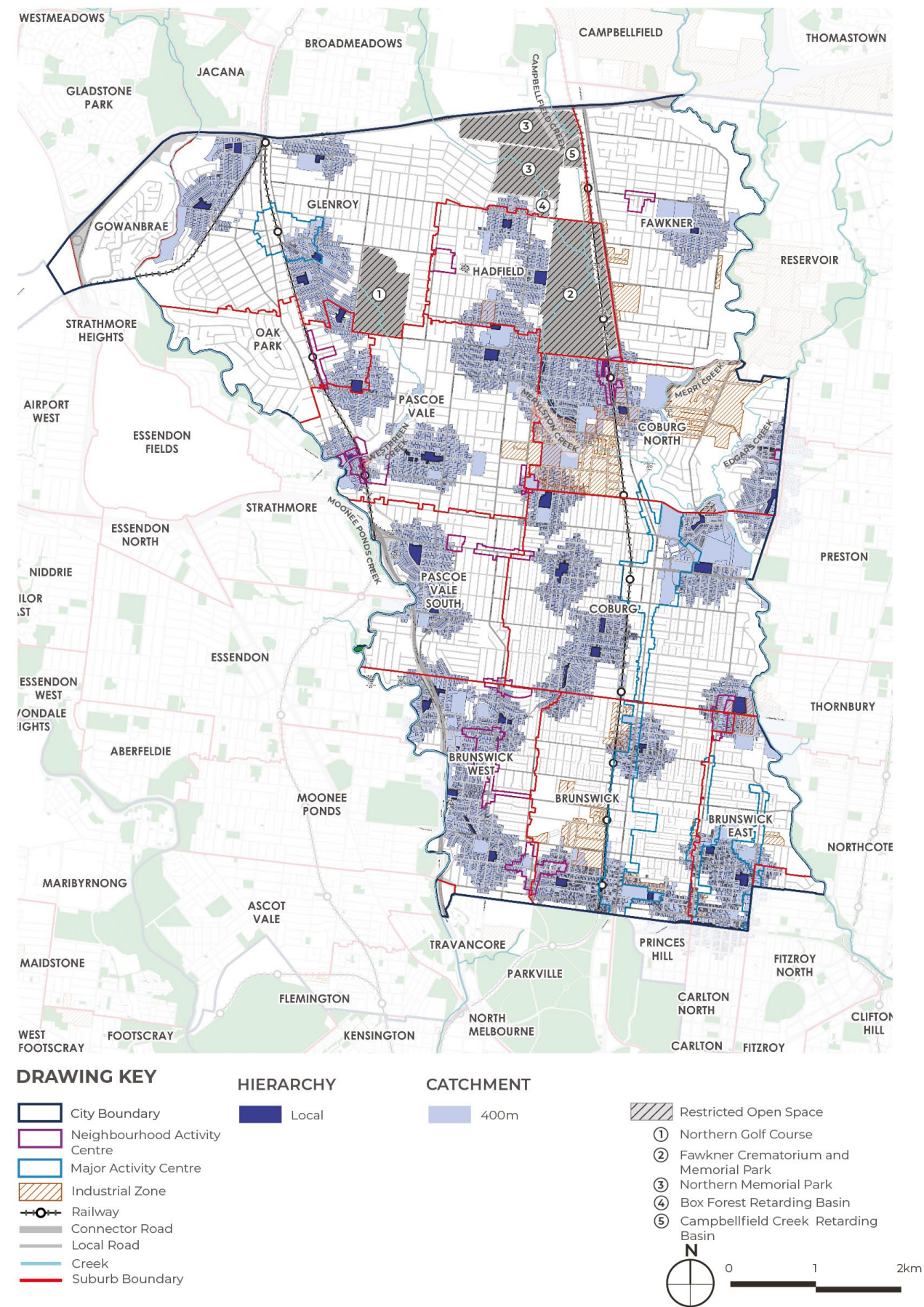
Regional open spaces have an undefined size as they are defined by being regionally significant spaces, and accordingly service a catchment of 500m and greater. Regional open spaces are generally located along the eastern and western boundaries of the municipality, and include restricted and private open spaces such as Fawkner Memorial Park and Northern Golf Course, respectively.

Regional Park Catchment



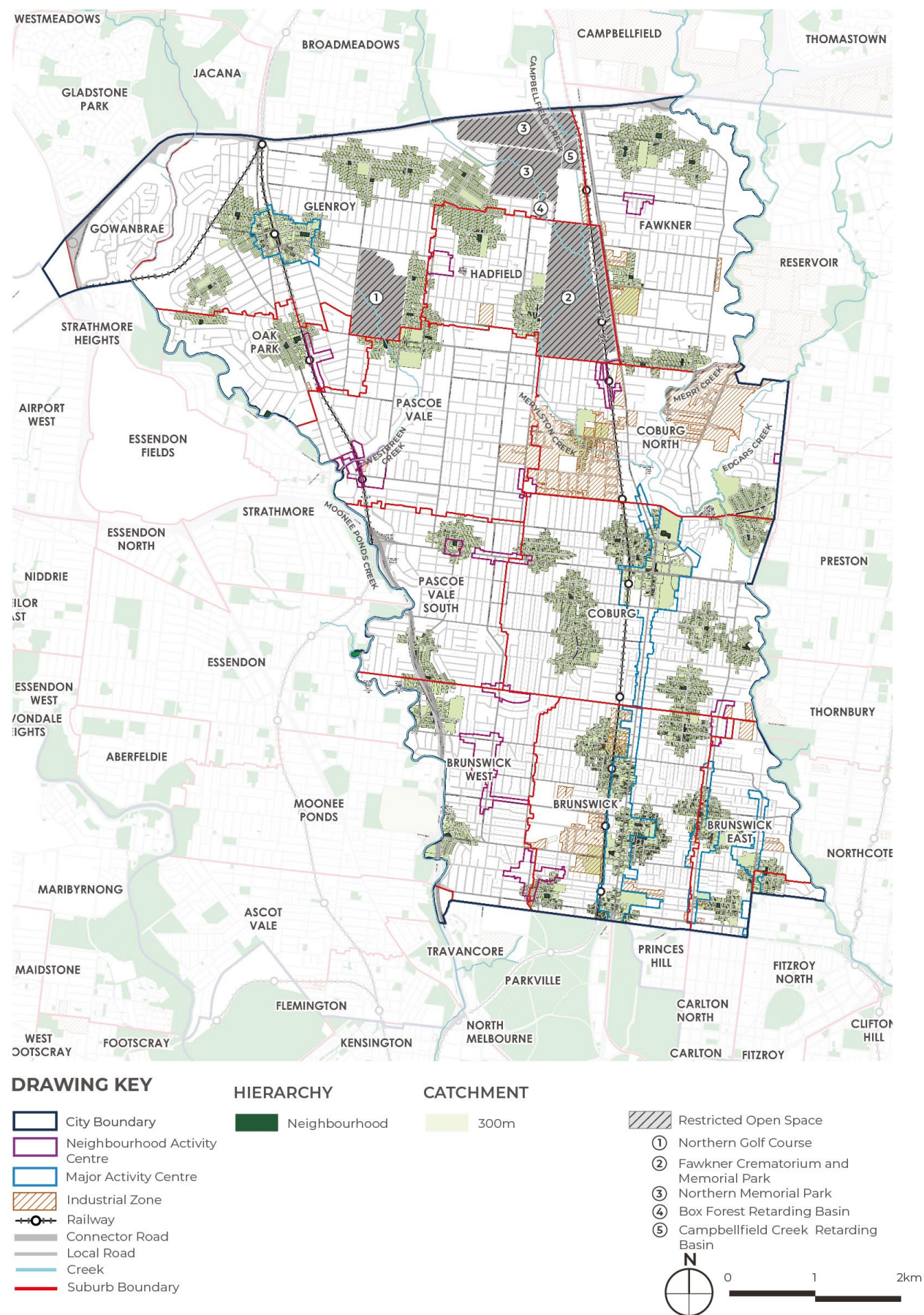
District open spaces are greater than 300,000sqm in size and service a catchment of 500m. District open spaces are located in clusters centrally and along the northern boundary of the municipality.

District Park Catchment



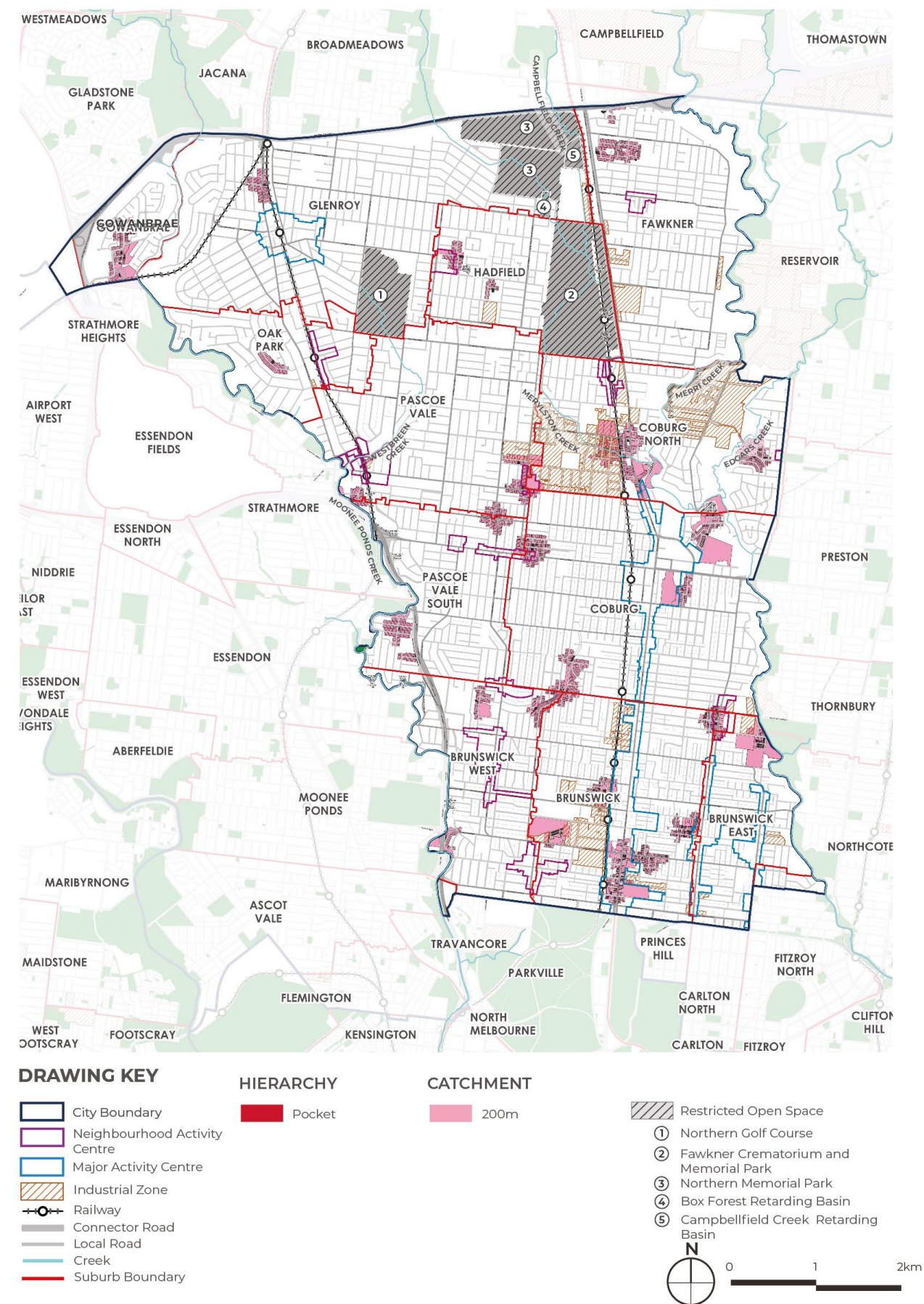
Local open spaces are between 5000-299,000sqm in size and service a catchment of 400m. Local open spaces are located in greater concentrations within the central spine of the municipality and along the western and southern boundaries of Merri-bek.

Local Park Catchment



Neighbourhood open spaces are between 1000-4900sqm in size and service a catchment of 300m. Neighbourhood open spaces are scattered throughout the municipality with greater concentrations of Neighbourhood open spaces located in the southern suburbs. Neighbourhood open spaces occur both adjacent to public transport corridors and commercial centres as well as throughout the residential hinterland.

Neighbourhood Park Catchment



Pocket parks are open spaces of less than 1000sqm in size and service a catchment of 200m. Pocket parks are scattered throughout the municipality with greater concentrations of pocket parks located in the central and southern suburbs. Many pocket parks are located along key public transport corridors and within, or adjacent to commercial centres.

Pocket Park Catchment

7.2.1. OBSERVATIONS

The Catchment Gaps analysis provides a more nuanced gaps analysis which establishes catchments proportional to the scale of the park.

The catchment gaps analysis is considered to be a more meaningful assessment of accessibility as the scale of the open space accessible is taken into consideration. Smaller scale parks are anticipated to service a smaller resident population than larger parks and consequently are attributed a smaller catchment. The catchments utilised are outlined in Section 7.2 of this Report.

The catchment gaps analysis shows gap areas that are more pronounced than the baseline service gaps analysis, suggesting that there are areas within the municipality that have only marginal access to an open space or are serviced by a smaller open space than is considered appropriate for its catchment.

The gaps generally align with those of the baseline services gaps analysis but are more significant. At the municipality scale these are summarised as:

- + The Coburg, Pascoe Vale South gap area is greater than the baseline and includes an area of Pascoe Vale.
- + The Glenroy gap area to the south of the Glenroy MAC is more significant and extends into Oak Park.
- + The Brunswick gap area to the east of Sydney Road is more significant and new gap areas in Brunswick appear to the north-west and south-west.
- + A new gap area is identified in the west of Hadfield in areas serviced by smaller Pocket and Local open spaces only.
- + The linear gap in Fawkner along Sydney Road is more significant.
- + The gap in the east of Pascoe Vale is more significant.

Additional gaps appear to the south of Brunswick, noting the proximity of Royal and Princes Park is not taken into consideration in the gaps analysis.

Fawkner Cemetery is a significant restricted open space asset that is currently discounted from analysis.

We note that these observations are made at the municipal scale and represent significant areas. Further gaps analysis is undertaken at the suburb level in the subsequent Section.

7.3. ANALYSIS 3 - SPECIFIC FUNCTION GAPS ANALYSIS

This series of maps establishes a catchment gaps analysis utilising only parks identified to contain certain uses. This is undertaken to understand the distribution and accessibility to certain uses which may inform future open space projects.

7.3.1. PLAY SPACES

Observations

This analysis looks at the general distribution of open spaces with an identified Play Space across the municipality. This informs whether there is equitable and appropriate accessibility to this function in Merri-bek.

Observations are summarised as follows:

- + Gap areas for play spaces generally align with the gap areas previously identified.
- + Pascoe Vale South, Coburg and Glenroy have significant play space gaps which should be addressed in future open space projects.

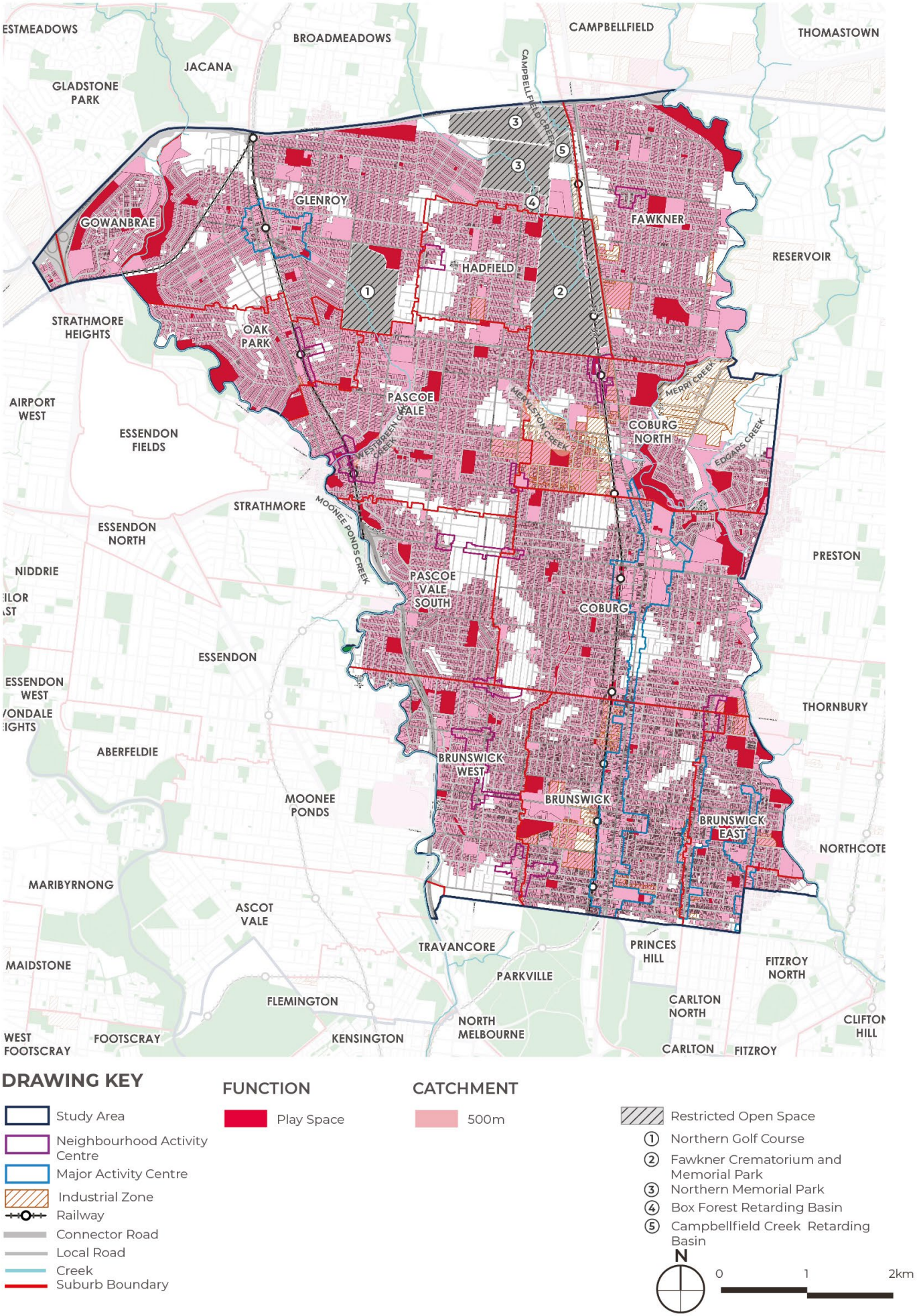


Figure 44. Play Space Catchment

7.3.2. DOGS PARKS

Observations

This analysis looks at the general distribution of open spaces with an identified Dog Park (fenced or off-lead area) across the municipality. This informs whether there is equitable and appropriate accessibility to this function in Merri-bek. Understanding that dog ownership levels vary across the municipality, the provision of dog facilities should be informed through other supporting indicators.

Observations are summarised as follows:

- + Gap areas for dog parks show a distribution of dog park aligned to larger open spaces within the municipality often shared with formal sports functions.
- + There is an association with linear creek corridors and dog park functions with Merri Creek and Moonee Ponds Creek providing many dog park functions.
- + Pascoe Vale and Coburg providing a generally higher level of dog park accessibility than surrounding suburbs. It is noted that the parks occur in the vicinity of Westbreen Creek and Merlynston Creek (but not exclusively).
- + Distribution of dog parks is significantly less in the far north of the municipality which is a significant gap area with much of Glenroy, Hadfield and Fawkner in a gap area.
- + Gowanbrae has no identified dog park within its suburb boundaries.
- + A significant gap area exist in Brunswick towards the east side of Sydney Road and in the suburbs north. Brunswick Parklands provides the principal location for dog park functions nearby.

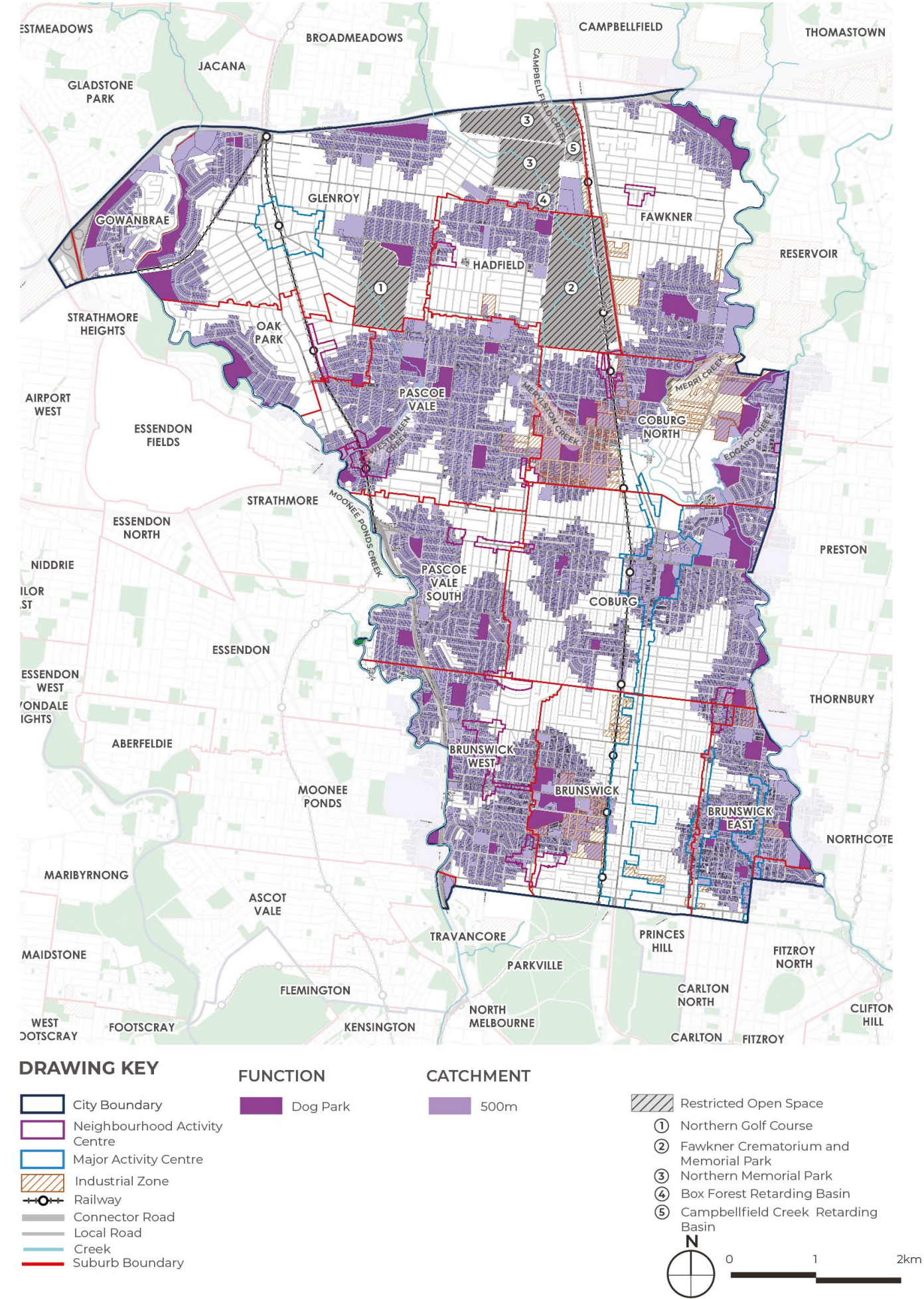


Figure 45. Dog Park Catchment

Observations

- + While creek corridors are significant elements of the open space network, the majority of Merri-bek is located a significant distance from them.
- + Coburg North and Pascoe Vale enjoy extensive accessibility to creek corridors, but support for nature in open spaces outside of creek corridors should be considered.
- + Brunswick, Coburg, Hadfield and Glenroy have limited interface to creek corridor areas.
- + It is noted that creek corridors are generally not intersecting with designated activity centres such as the Brunswick, Coburg and Glenroy MAC's where future population is encouraged. Opportunities to better connect these locations through the public realm network to access the broader open space network via creek corridors will help connect the future population to existing open space assets.



7.3.4. FORMAL SPORTS

Observations

This analysis looks at the general distribution of open spaces with an identified Formal Sports function across the municipality. Observations are summarised as follows:

- + Formal sports are generally occurring on larger open spaces in keeping with the spatial requirements for organised sports and team games. A gap of formal sports is located within the central spine of the municipality, aligning with commercial and public transport corridors, which reflects the areas where land is designated for commercial and residential growth.
- + Formal sports are located along the creek corridor in larger reserves as well as in stand-alone open space precincts within the broader road network.
- + The eastern portion of Brunswick, Gowanbrae and the western parts of Glenroy illustrate large gaps to formal sports.
- + Brunswick East, Coburg North, Pascoe Vale, Pascoe Vale South and Fawkner have high concentrations and even distributions of formal sport facilities.

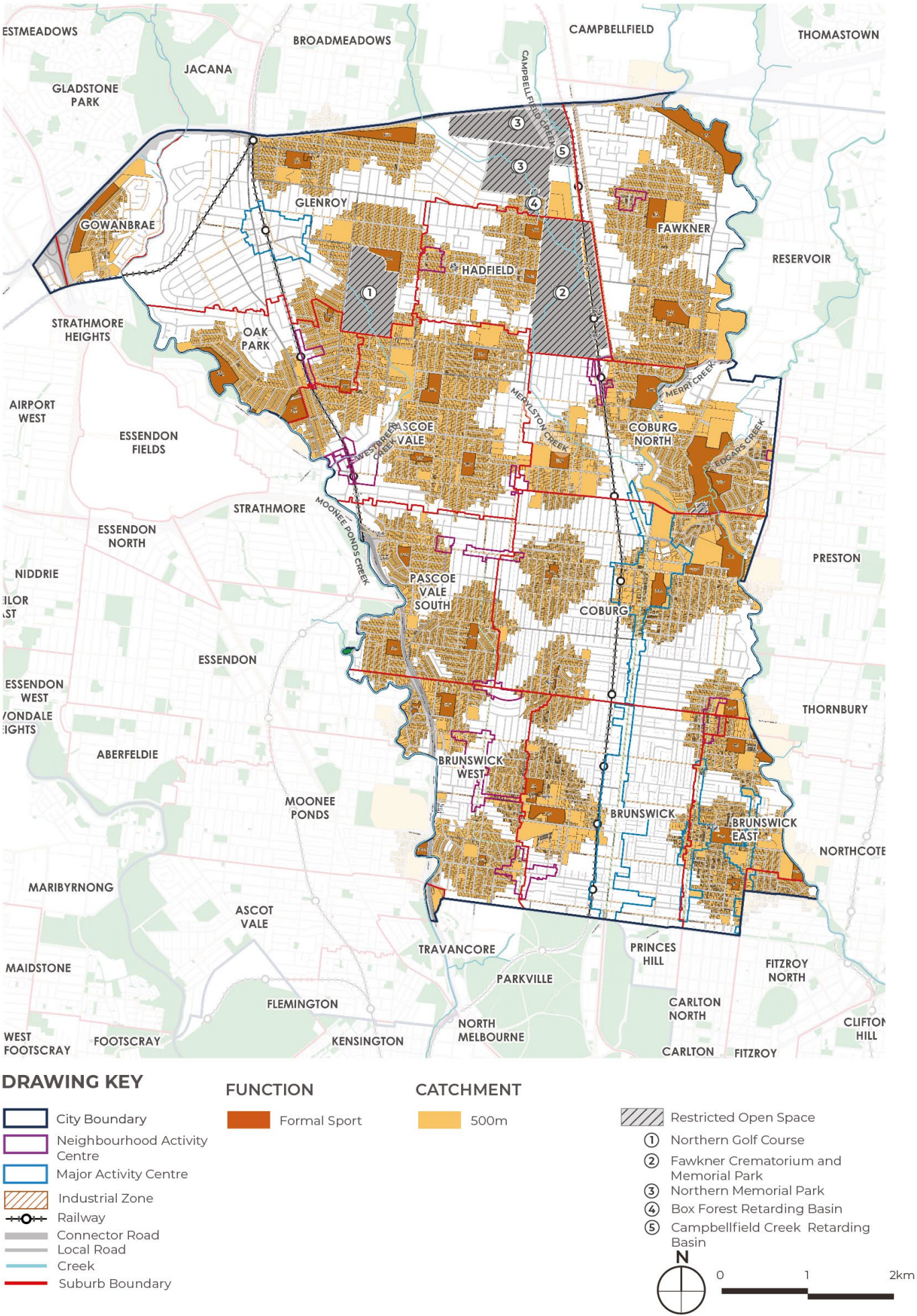


Figure 47. Formal Sport Catchment

7.4. MUNICIPAL-WIDE PROJECTS

7.4.1. OPEN SPACE PROJECT RECOMMENDATIONS

The following municipal-wide open space projects have been identified in response to the observations summarised in the Municipal gaps analysis of the previous sub-section.

While the majority of recommended open space projects within this technical report are suburb-specific, informed by suburb-based analysis at Section 8 of this report, there are instances where an open space project may cross multiple suburbs, contribute to a broader open space network or require municipal-wide delivery.

The broad vision for the Municipality is to address the gaps in the open space network to strengthen and improve access to public open space on balance.

Each project is assigned a priority based on the assessed need. Existing spatial gaps are identified as a priority in order to realise an equitably distributed open space network that benefits all residents and workers.

Specific needs gaps responding to identified community desires are also prioritised as these identify a latent demand for a certain open space offering substantiated by both analysis and community feedback.

Across the municipality, key open space project recommendations include:

- + To deliver improved connections to open spaces including stairs and path links.
- + To provide for improved open space assets including drinking fountains and public toilets.
- + To provide for more inclusive open space infrastructure including seniors exercise equipment, First Nations artwork and an All Access Abilities playground.
- + To support improvements and expansion of the Merri Creek open space corridor.

7.4.2. MUNICIPAL-WIDE PROJECTS LIST

TABLE 1 - 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.)
MU01	Upgrades to stairs along open spaces (waterways) to improve accessibility	Upgrades to stairs along open spaces (waterways) to improve accessibility.	Municipal -wide	N/A	Ongoing	N	N	N	N	Y	Y	\$\$	3, 4
MU02	New drinking fountains along linear open space corridors	New drinking fountains along linear open space corridors such as Merri Creek.	Municipal -wide	N/A	Ongoing	N	N	Y	N	N	N	\$	1
MU03	Open space upgrades at various schools for public open space use	Council to invest in open space upgrades (tree planting, playground and sports grounds) to allow improved public open space use.	Municipal -wide	N/A	Ongoing	Y	N	N	N	N	Y	\$\$\$\$	4
MU04	Create an all Access Abilities park and playground in the southern half of Merri-bek	Create a flagship All Access Abilities playground for Merri-bek (location to be determined).	Municipal -wide	N/A	H	N	N	Y	N	N	N	\$\$\$\$	4
MU05	First Nations artwork and general public artwork in open space	Installation of public art across Merri-bek Open Space which promotes and acknowledges Merri-bek's First Nations history. These will improve the user experience in these spaces, increase activities, etc.	Municipal -wide	N/A	Ongoing	N	N	Y	N	N	N	\$	2
MU06	Provide new seniors exercise parks across Merri-bek	Installation of exercise equipment for older people at various location across the Municipality.	Municipal -wide	N/A	Ongoing	N	N	Y	N	N	N	\$\$\$	4
MU07	Merri Creek parklands improvement and expansion	Improvement and expansion of the Merri Creek environs including new and improved crossings, paths, seating, fencing, signage and playgrounds.	Municipal -wide	Regional	Ongoing	N	N	Y	Y	N	Y	\$\$\$\$	3
MU08	Provide new public toilets across our entire open space network	Provide new public toilets across our entire open space network.	Municipal -wide	N/A	Ongoing	N	N	Y	N	N	N	\$\$\$\$	4
MU09	Provide new paths links within and between open spaces across the municipality.	Provide new paths links within and between open spaces across the municipality.	Municipal -wide	N/A	H	N	N	N	N	Y	Y	\$\$\$\$	1

8. SUBURB ANALYSIS AND RECOMMENDATIONS

8.1. BRUNSWICK EAST

8.1.1. INTRODUCTION

Brunswick East is a 2.4km² suburb located within the south-east of the municipality. Adjoining suburbs include Brunswick, Northcote, Thornbury, Carlton North and Fitzroy North. A small portion of Fitzroy North is located within Merri-bek and included within this suburb analysis.

The suburb boundaries of Brunswick East are irregular but are generally defined by the Merri Creek along its eastern boundary, Moreland Road to the north, the western side of Lygon Street to the west and Park Street to the south. Topographically, the land falls towards the Merri Creek corridor in the east with a steady rise westwards.

Brunswick East is a well established suburb having been surveyed in 1839 and has historically transitioned from resource extraction (typically bluestone) and industry to low-scale residential with shops and services being focused along the primary north-south corridors of Lygon Street and Nicholson Street. In more recent decades, extensive higher density residential and mixed use development (such as the East Brunswick Village) has been realised in the suburb, generally focused within the Lygon Street and Nicholson Street corridors and urban renewal sites on defunct industrial/employment land.

Clause 2.03 – Strategic Directions of the Merri-bek Planning Scheme identifies two activity centres that occur within the boundaries of Brunswick East. This includes two corridors of the Brunswick Major Activity Centre running along Nicholson Street and Lygon Street) as well as part of the Neighbourhood Activity Centre at the junction of Holmes Road and Moreland Road. These activity centres are the main commercial and retail precincts in Brunswick East. Schedule 19 and Schedule 20 of Clause 43.02 – Design and Development Overlay provide the key development directions of the Nicholson Street and Lygon Street corridors and maintain their role as the primary locations for increased densities, services and amenities into the future. Other significant features within the suburb include the CERES Community Environment Park, a significant public space and community hub adjacent to the Merri Creek as well as Merri Creek itself.

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

TABLE 1 - SUBURB OVERVIEW (BRUNSWICK EAST)	
Total Suburb Area - sqm	2,392,119.43
% of Suburb Area vs Municipality Area	5%
Open Space Profile	
No. of Open Space	23
Total Open Space Area - sqm	335,168.73
% of suburb open space vs all open space	5.8%
% of suburb open space area vs suburb area	14.0%
Demographic Profile	
Resident Population (2026) - persons	16,201
Worker Population (2026) - persons	4,150
Open Space per resident + worker - sqm/person	16.47
*Total open space area includes all public open space, restricted open space identified / listed in Table 3	

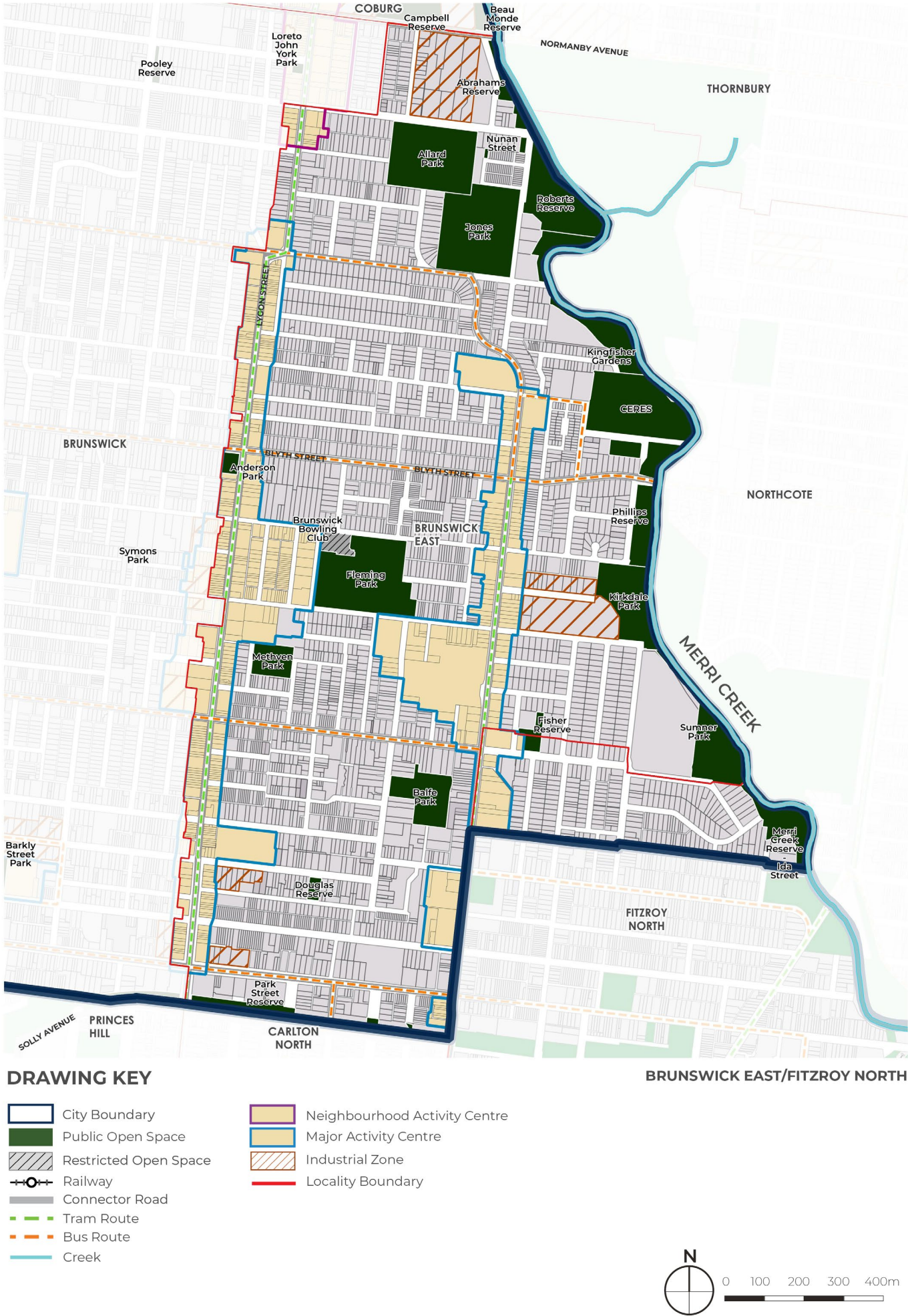


Figure 48. Brunswick East Existing Network

8.1.2. EXISTING OPEN SPACE NETWORK

A total of 23 open spaces are identified within the suburb of Brunswick East, amounting to a combined total area of 33.5 hectares. This represents approximately 14 per cent of the total land area of the suburb.

Of this, one (1) space of 0.4ha is identified as restricted open space, being the Brunswick Bowling Club. Twelve (12) other public open spaces are also identified as having a component of restricted open space (eg. Fenced tennis court within a larger public reserve or overland flow path in creek corridor).

Much of this open space is provided along or within direct proximity to the Merri Creek Corridor offering an important linear open space precinct with the Merri Creek Trail effectively linking up numerous smaller open spaces along the creek corridor into a larger regionally significant open space network.

There is 16.47sqm of open space per resident/worker within Brunswick East based on 2026 population. Table 2 breaks 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 (BRUNSWICK EAST)					
	Quantity	% of Quantity	Total Area (ha)	% of area vs overall OS	% of area vs suburb area
Definition					
Public Open Space	22	8%	33.12	5.8%	13.8%
Restricted Open Space	1	0%	0.39	0.1%	0.2%
Hierarchy					
Regional	11	4%	16.92	2.9%	7.1%
District	3	1%	11.57	2.0%	4.8%
Neighbourhood	4	1%	1.14	0.2%	0.5%
Local	3	1%	3.81	0.7%	1.6%
Pocket	2	1%	0.09	0.0%	0.0%

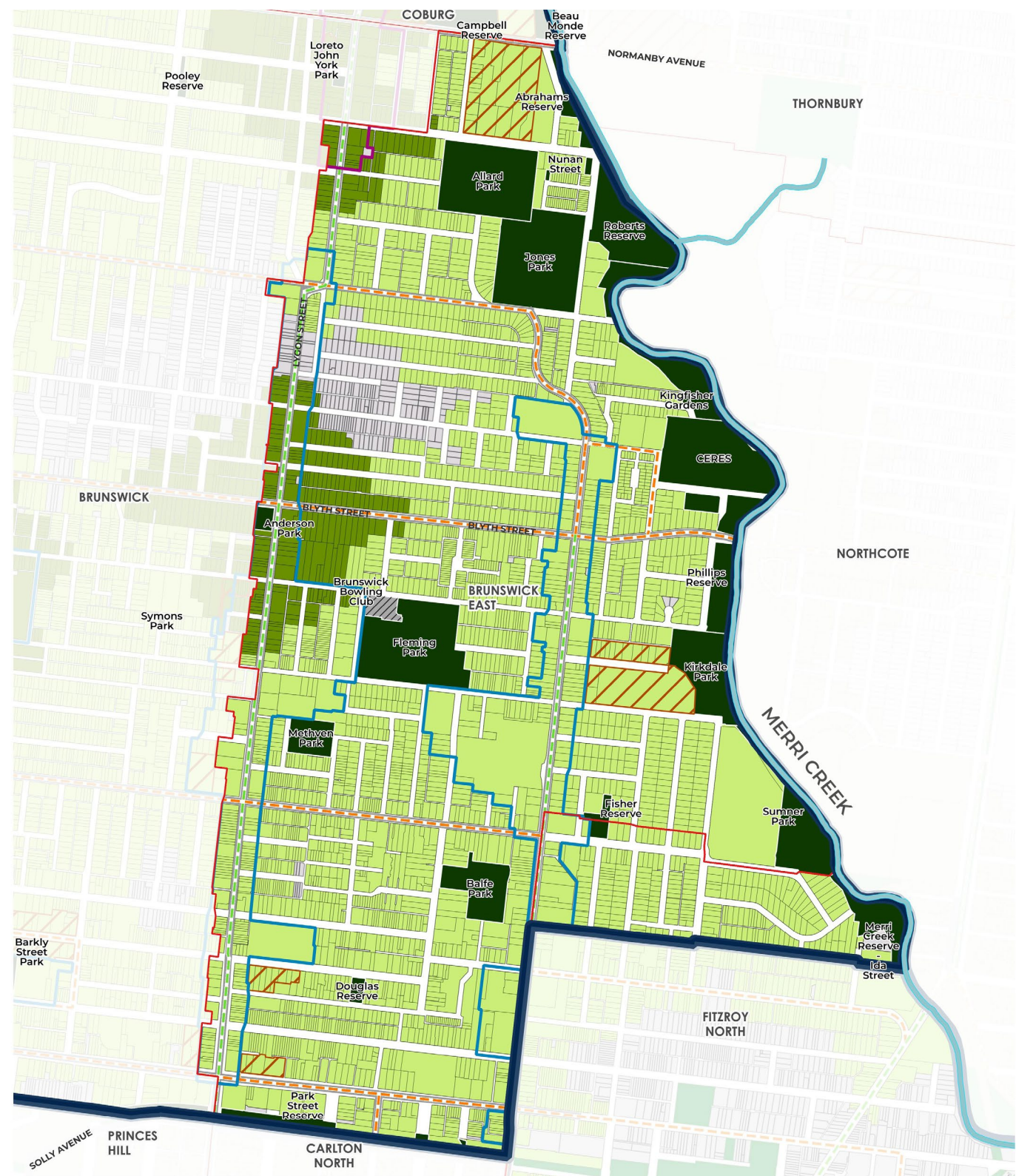
8.1.3. DISTRIBUTION OF OPEN SPACE AND GAPS ANALYSIS

The following open space analysis has been undertaken using the three types of gaps analysis. The three types of analysis are described in Section 7 of this report. Each open space has also been assigned a hierarchy based on its size. Figure 49 identifies all the open spaces in Brunswick East by their hierarchy classification.

In each of the gaps analysis undertaken, areas outside the walking catchments of the different open spaces are identified as 'gap areas'. The assessment of the ability for the existing public open space network 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 Objectives (see Section 6.4) which includes ensuring people live and work with convenient and walkable access to open space as well as a range of open space types. Consequently, 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 (BRUNSWICK EAST)															
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
3	CERES	3.82	Regional	✓	✓	✗	✗	✗	✓	✓	✗	✓	✗	✓	✗
4	Allard Park	3.46	District	✓	✓	✓	✗	✗	✓	✗	✗	✓	✗	✗	✗
9	Jones Park	4.08	District	✓	✓	✗	✓	✗	✓	✗	✗	✓	✗	✓	✗
18	Brunswick Bowling Club	0.39	Neighbourhood	✗	✗	✓	✗	✗	✗	✗	✓	✗	✗	✗	✗
26	Donald Street Reserve Merri Corner	0.06	Pocket	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✓	✗
79	Fisher Reserve	0.35	Neighbourhood	✗	✓	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗
97	Anderson Park	0.22	Neighbourhood	✓	✓	✗	✗	✗	✓	✗	✗	✓	✗	✗	✗
101	Douglas Reserve	0.17	Neighbourhood	✓	✓	✗	✗	✗	✓	✗	✗	✓	✗	✓	✗
121	Balfe Park	1.53	Local	✗	✓	✓	✓	✗	✓	✗	✗	✓	✗	✗	✗
125	Fleming Park	4.03	District	✓	✓	✓	✗	✗	✗	✗	✓	✓	✗	✗	✓
129	Methven Park	0.82	Local	✗	✓	✗	✗	✗	✗	✗	✓	✓	✗	✗	✓
153	Merri Creek Corridor Abrahams Rese	0.74	Regional	✓	✗	✗	✗	✗	✓	✓	✗	✓	✗	✗	✗
155	Merri Creek Reserve - Ida Street	1.46	Regional	✓	✗	✗	✗	✗	✓	✓	✗	✓	✗	✗	✗
159	Roberts Reserve	2.94	Regional	✓	✓	✓	✗	✗	✓	✓	✓	✓	✓	✗	✓
171	Kirkdale Park	2.15	Regional	✓	✓	✗	✓	✗	✓	✓	✓	✓	✗	✗	✓
173	Sumner Park	2.20	Regional	✓	✗	✗	✗	✗	✓	✓	✗	✓	✗	✗	✗
175	Abrahams Reserve	0.53	Regional	✓	✗	✓	✗	✗	✓	✓	✗	✗	✗	✗	✓
178	Phillips Reserve	1.11	Regional	✓	✗	✗	✗	✗	✓	✓	✗	✓	✓	✗	✓
192	Kingfisher Gardens	0.04	Regional	✓	✗	✗	✗	✗	✗	✓	✗	✗	✗	✗	✗
197	Nunan Street	0.03	Pocket	✗	✗	✗	✗	✗	✗	✗	✗	✓	✗	✗	✗
212	Merri Creek Linear Reserve - Blyth St	0.56	Regional	✓	✗	✗	✗	✗	✓	✓	✗	✗	✓	✗	✗
222	Unnamed #2	1.36	Regional	✓	✗	✗	✗	✗	✓	✓	✗	✓	✗	✗	✗
237	Park Street Reserve	1.46	Local	✓	✗	✗	✗	✗	✗	✗	✓	✓	✓	✗	✗



DRAWING KEY

- City Boundary
- Public Open Space
- Restricted Open Space
- Railway
- Connector Road
- Tram Route
- Bus Route
- Creek
- 300m Catchment
- 500m Catchment
- Neighbourhood Activity Centre
- Major Activity Centre
- Industrial Zone

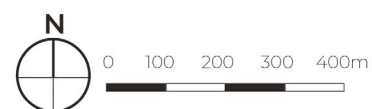
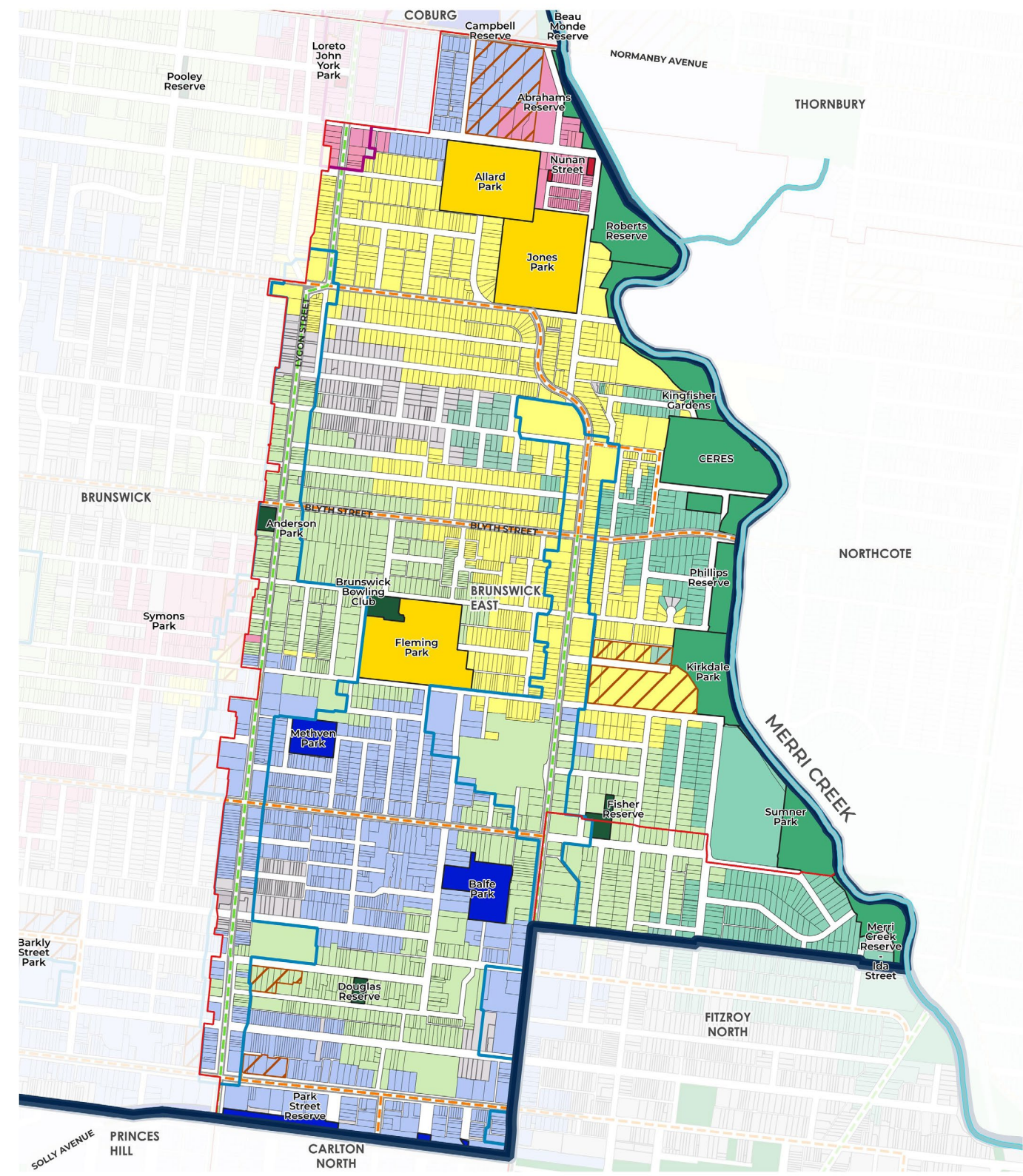


Figure 49. Brunswick East Baseline Service Gaps Analysis



DRAWING KEY

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

HIERARCHY

- Pocket
- Neighbourhood
- Local
- District
- Regional

CATCHMENT

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

BRUNSWICK EAST/FITZROY NORTH

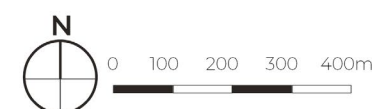


Figure 50. Brunswick East Hierarchy Catchment Gaps Analysis

BASELINE SERVICE OBSERVATIONS

Gaps analysis of the base serviceability gaps analysis reveals a primary gap area to the north of Blyth Street and to the east of Lygon Street. Closest public open spaces from this gap are Fleming Park to the south and Jones Park to the north.

It is noted that only one (1) of the twenty-three (23) parks in the suburb occur within an activity centre with most parks occurring within the residential hinterland.

HIERARCHY CATCHMENT OBSERVATIONS

The open space gaps identified in the baseline catchment also appear in this analysis as well as additional small space in the south of the suburb. The southern portion of the suburb has less accessibility to larger open spaces, however is located adjacent to the Inner Circle Railway line linear park which links east to the Merri Creek and west to Royal Park.

SPECIFIC FUNCTIONS OBSERVATIONS

The creek corridor is relatively intact with numerous open spaces along the western edge of the creek providing an expanded creek corridor environment within which a diverse range of open space functions are co-located.

Play spaces are relatively well distributed across the site with most areas of Brunswick East within a 5 minute walk of an open space with an identified Play Space function.

Dog Parks (unfenced and off-lead areas) are primarily located along the Merri Creek Corridor and in Neighbourhood and District sized open spaces (Balfe Park and Fleming Park).

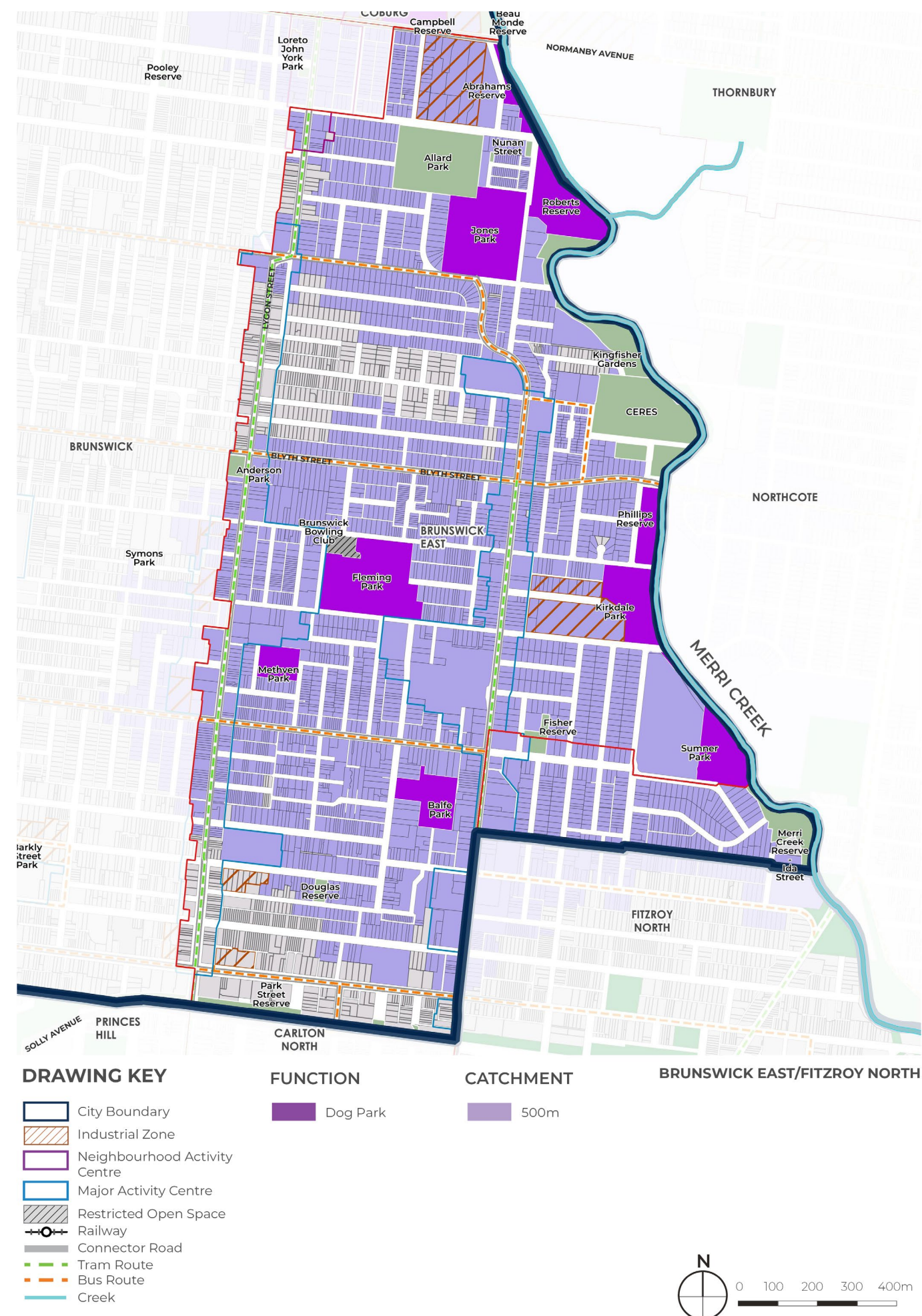


Figure 51. Brunswick East Function Gaps Analysis (Dog Park)

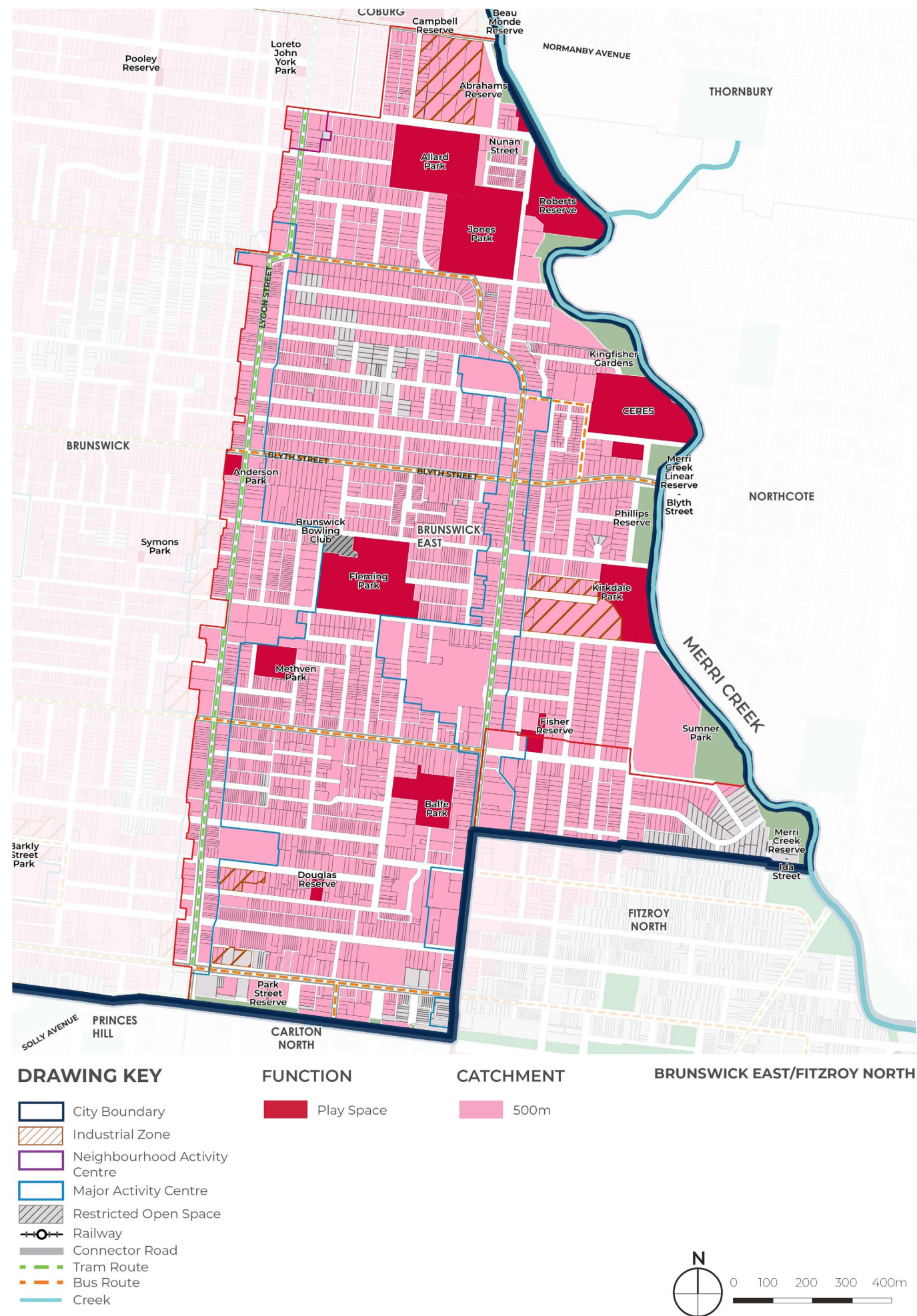


Figure 52. Brunswick East Function Gaps Analysis (Play Space)

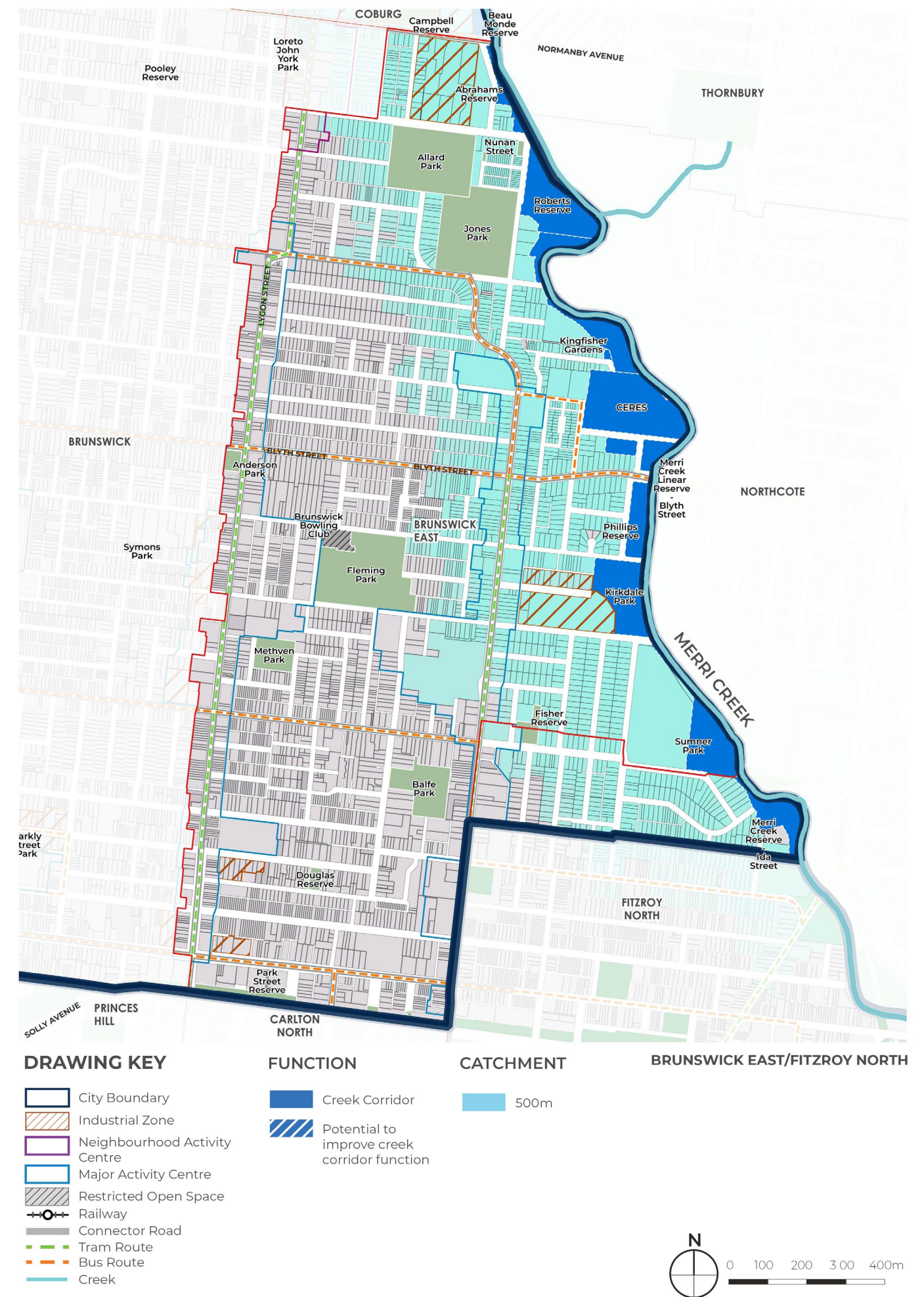


Figure 53. Brunswick East Function Gaps Analysis (Creek Corridor)

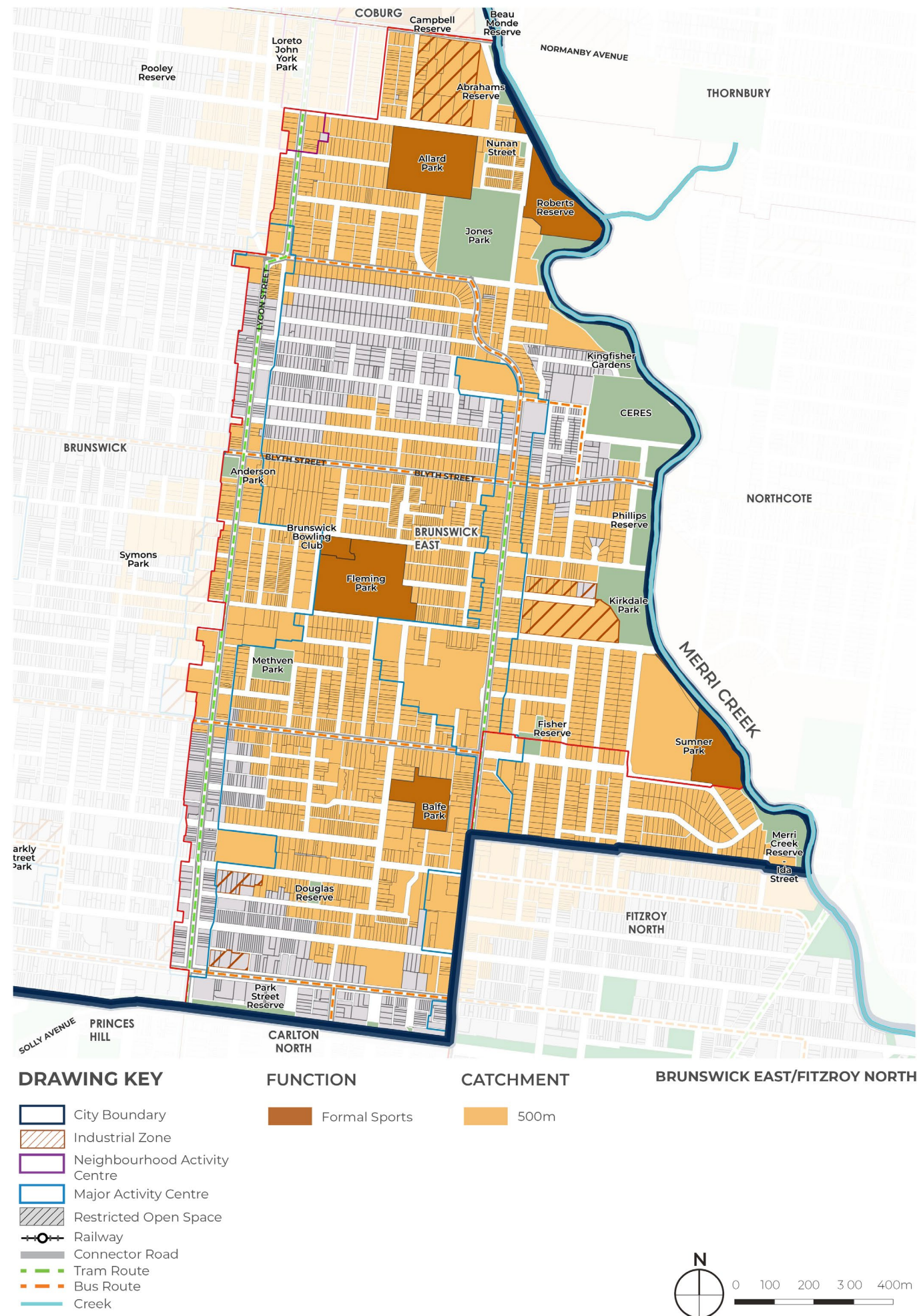


Figure 54. Brunswick East Function Gaps Analysis (Formal Sports)

8.1.4. OPEN SPACE CHARACTER AND QUALITIES

Analysis of the distribution and functions of open space within the suburb clearly reveal the importance of the Merri Creek open space corridor in the provision of easily accessible and walkable open space to a significant portion of Brunswick East. The co-location of open spaces effectively creates a connected linear network of open spaces that is regionally significant and attracts users beyond the suburb and municipality both for its bushland character and opportunity to connect with nature, but also for the range of uses which occur along its length, spanning formal and informal sports, areas of natural conservation, community gardens and play spaces.

West of the Merri Creek Corridor, the remainder of the suburb is serviced by a number of large District scale parks (Allard Park, Jones Park and Fleming Park) which currently offer a diversity of formal sports and passive recreation uses, often supporting local club facilities as well (such as the Brunswick Bowling Club). CERES is a unique District scale open space which offers a wide range of open space functions and is a regional community destination offering a place for passive recreation, events, community learning, nursery, community garden and play.

Below that Methven Park and Balfe Park provide Neighbourhood scale open spaces both of which have been maintained to a good standard with dog off lead areas and playgrounds in well appointed parkland.

Local and Pocket scale spaces have a diverse character with Douglas Reserve providing a tree parkland environment for play while Merri Creek Corner Community Garden is a pocket sized open space exclusively used as a local community garden.

With the provision of a substantial number of significantly sized open spaces in the suburb and the regionally significant Merri Creek Corridor as a large scale linear open space network already in the suburb, there is an opportunity to augment the offer of smaller Pocket and Local scale open spaces.

The opportunity to introduce smaller open spaces in Brunswick East to meet identified gap areas also aligns with the trend towards higher density development in and around the activity centre locations within the suburb, most of which occur outside the walkable catchment to the Merri Creek corridor.

8.1.5. COMMUNITY ENGAGEMENT INPUTS

Brunswick East community consultation captured:

- + Denzil Don playground, Brunswick East was liked as an open space in Merri-bek by the Age Friendly Reference Group.
- + A concern for lack of tree canopy cover in Jones Park, Brunswick.
- + Recommendation for Fisher Reserve in Brunswick East playground to be enhanced with particular demand in this location due local residential development.
- + One of the most common off-leash dog park locations used by survey respondents were Jones Park, Brunswick East and Fleming Park, Brunswick East.
- + Fleming Park, Brunswick East identified as an ideal area for a bushier landscape to allow children to explore (nature play).
- + 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 South more commonly said they use/value informal recreation areas (63%, compared to 43% North-West).

8.1.6. FUTURE POPULATION CHANGE AND OPEN SPACE NEEDS

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

Population growth is significant for the area with a 15% increase in the resident population, most of which is anticipated to occur through higher density development in and around designated activity centres.

The shift towards a more dominantly residential urban character is supported by a 58% increase in worker population, attributed to the two major activity centres. Accordingly, significant population increase is anticipated to occur in and around the Lygon Street and Nicholson Street Local Areas of the Brunswick Major Activity Centre where the resultant increase in density will be significant.

This will place additional pressures and demands on the existing open spaces in this area which are only a small portion of the total open space located within the precinct the balance of which occurs to the east, along the Merri Creek Corridor.

The existing open spaces in the west of Brunswick East around the activity centres will cater for significantly increased volumes of people utilising the space. Overcrowding, the quality and deterioration of facilities including increased maintenance within these open spaces needs to be considered and anticipated.

TABLE 4 - SUBURB RESIDENT AND WORKER PROJECTED GROWTH (BRUNSWICK EAST)					
	2026	2046	Growth	% of Suburb Growth vs	% Change
Estimated Resident Population	16,201	18,675	2,473	5%	15%
Open Space per resident - sqm/person	20.69	17.95	- 3		-13%
Estimated Worker Population	4,150	6,569	2,419	10%	58%
Open Space per worker - sqm/worker	80.77	51.03	- 30		-37%
Estimated Resident + Worker Population	20,351	25,243	4,892	7%	24%
Open Space per Resident + Worker - sqm/population	16.47	13.28	-3		-19%

The Merri Creek corridor and associated open spaces will continue to be a high quality open space asset within the municipality. Given its destination role and ability to attract users from beyond the immediate environs, consideration will need to be given to ensure open spaces are maintained and upgrade opportunities identified to increase the capacity of this important open space corridor.

Demographics indicate an increase in single occupant households and couple households with and without dependents which suggests that there will be a likely increase in the demand for open spaces that facilitate socialising including seating areas and picnic facilities.

8.1.7. FUTURE ANTICIPATED SETTLEMENT PATTERN

The table below shows the projected growth in dwellings by building typology.

This breaks down the anticipated growth into dwelling types consistent with definitions from Australian Census data.

The data shows that the vast majority of new dwellings (66%) will be delivered in higher density formats (apartment style dwellings over 3 storeys in scale) with a modest increase in infill housing (townhouse, unit, villa style development two storeys or smaller).

While a Housing Strategy has not been undertaken for the municipality, the open space strategy considers the likely distribution of higher density dwellings to understand how the delivery of high density development may impact the need for greater open space delivery in and around activity centres where the vast majority of higher density development is anticipated to be delivered.

Table 6 analyses the total land area within the suburb located within an Activity Centre (Major or Neighbourhood). It is anticipated that the vast majority of higher density development will be located within these boundaries and will give a broad understanding of the level of intensification expected in these particular areas.

A total of 18.62% of Brunswick East is located within an Major Activity Centre boundary, only one fifth of the suburb's area. This is contrasted with over 53% of the

Brunswick East's growth anticipated to be in higher density dwellings, the bulk of which are anticipated to be provided within Activity Centres.

It is consequently, anticipated that the demand for and utilisation of public open space in and around Activity Centres in Brunswick East will increase significantly warranting the upgrade of existing open space and provision of new public open space in and around Activity Centres to support this increase in population.

TABLE 5 - SETTLEMENT PATTERNS AND BUILDING TYPOLOGY (BRUNSWICK EAST)		
Existing Dwellings (2026)	8,370	
Growth (2026-2046)	No. of Dwellings	% of Growth
Infill	479	34%
High Density	916	66%
Total	1,395	
Future Dwellings (2046)	9,765	

TABLE 6 - ACTIVITY CENTRE AREA TO HIGH DENSITY (BRUNSWICK EAST)		
Suburb Area (ha)		239
	Total Area (ha)	% of Suburb Area
Major Activity Centre	43.53	18.20%
Neighbourhood Activity Centre	1.01	0.42%
Total	44.54	18.62%
Total Dwellings (2046)		9,765
Total High Density Dwellings in Suburb		5,212
Total High Density Dwellings in Suburb %		53%

8.1.8. CONCLUSIONS

Table 7 provides a summary of key statistics.

Brunswick East will see significant growth in population in the future. Proportional to its total area within the municipality (5%) it will receive the same share of future residents proportionately (5%). With an existing open space provision of 14% of the total suburb area equating to 16.47m2 per resident/worker the significant population growth will put pressure on existing open space assets and require the provision of additional open space.

The increase in future population also comes with a distinct shift towards higher density dwelling typologies with 53% of all future dwellings anticipated to be in higher density typologies (apartments above 3 storeys). With the expectation that these will and should occur within designated Activity Centres, which comprise 18.62% of the land area within Brunswick East, future projections anticipate a significant concentration of future dwellings in and around Activity Centres. This places increased pressure on public open spaces to perform and meet the needs of a future population that is increasingly living in apartments with more limited access to private open space.

Gaps analysis reveals a significant gap area north of Blyth Street for open space as well as more marginally serviced areas in the south which do not enjoy easy access to larger open spaces in the north.

Specific functions such as play spaces and dog parks are generally well distributed across the municipality, with opportunity for new open spaces to augment this, particularly in the identified gap area north of Blyth Street.

TABLE 7 - SUMMARY OF CHANGE (BRUNSWICK EAST)		
Projected Growth and Demand	Suburb Based	Municipality Based
Projected Growth (Residents + Workers) and %	4,892	7%
Total Suburb Area (sqm) and %	2,392,119.43	5%
Existing Open Space Supply		
Total Existing OS Area		335,168.73
Total Existing OS Area as % of Suburb		14%
Total Existing OS Suburb Area vs OS Municipality Area		6%
Projected High Density Settlement Pattern		
Total Area (sqm) of Activity Centres (Major and Neighbourhood)	445,395	18.62%

8.1.9. OPEN SPACE PROJECT RECOMMENDATIONS

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

The vision for Brunswick East is to address the remaining gap areas in the suburbs west and south west while strengthening and improving access to public open space in and around the suburb's activity centres where increased population will place additional pressures on existing open spaces.

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

In Brunswick East, key recommendations include:

- + To deliver a new Neighbourhood scale park north of Blyth Street to address the suburb's most significant gap area.
- + The delivery of two Pocket park spaces in close proximity to the Activity Centre to meet the needs of a growing population living in higher density dwellings.
- + Upgrades to existing parks include providing additional functions within the Inner Circle Reserve to improve the quality and multi-functional purpose of the existing open space asset and provide opportunities for open space uses other than its primary role for passive recreation and as a linking space.

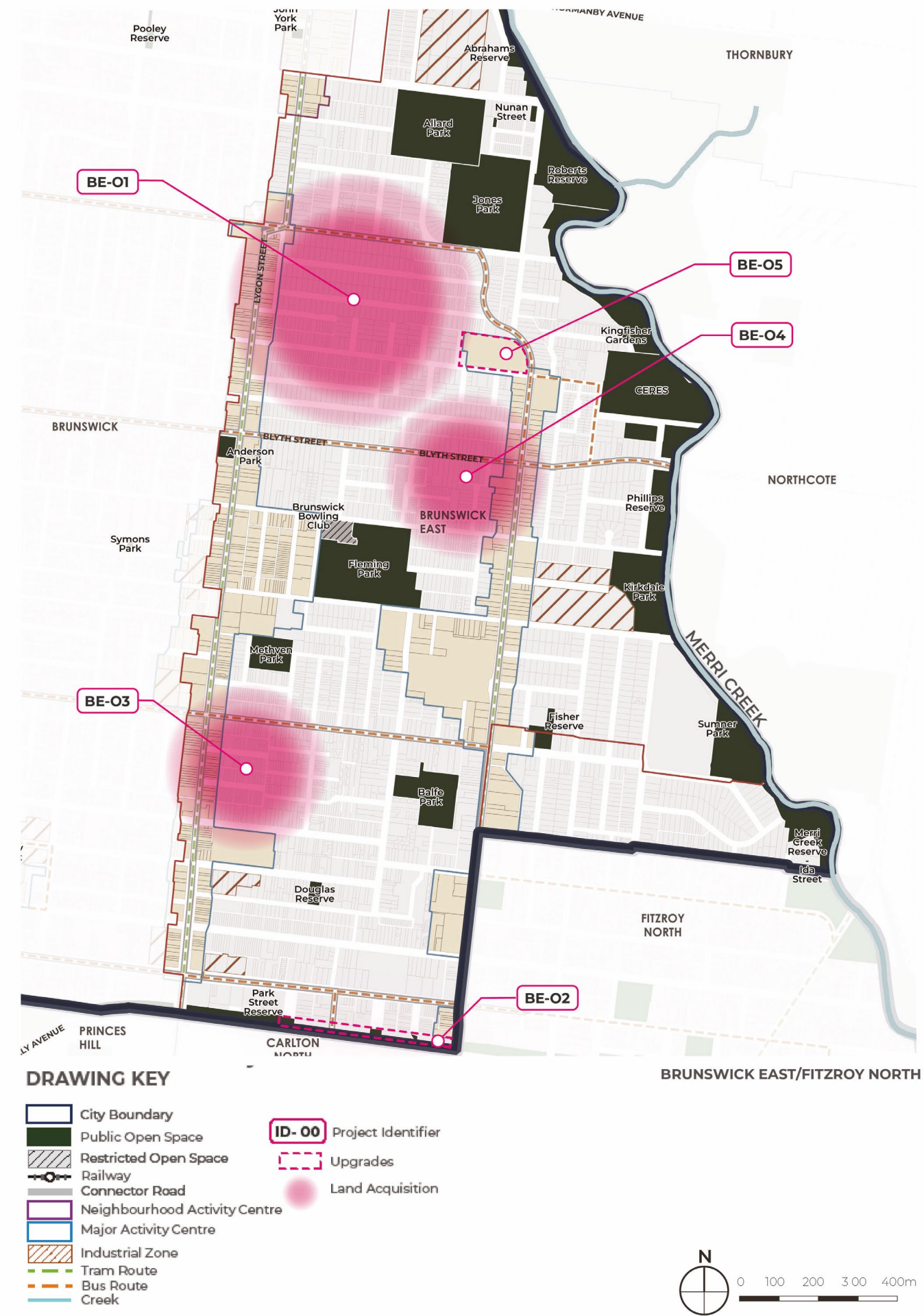


Figure 55. Brunswick East Open Space Key Recommendation

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.)
BE01	New Neighbourhood Park 1 in Brunswick East	Deliver a new neighbourhood space near Temuka Avenue including the installation of a play space and dog exercise function.	Brunswick East	Neighbourhood	H	Y	N	N	Y	N	N	\$\$\$\$	1
BE02	Inner Circle Reserve	Dog exercise facilities, installation of informal sports and seating between Rathdowne Street and Lygon Street.	Brunswick East	Pocket	L	N	N	N	Y	N	Y	\$\$	4
BE03	New Pocket Park (Lygon Street AC)	New Pocket Park space to service gap area and increased population in activity centre	Brunswick East	Pocket	H	N	N	N	Y	N	Y	\$\$\$\$	1
BE04	New Pocket Park (Nicolson Street AC)	New Pocket Park space to service increased population in activity centre	Brunswick East	Pocket	H	N	N	N	N	N	Y	\$\$\$\$	1
BE05	SUA and upgrades to Brunswick East Primary School	Seek shared user agreement to access western half of school grounds on weekends. Potential joint funding of upgrades to passive recreation area	Brunswick East	N/A	L	N	N	N	Y	Y	Y	\$\$	1
BE06	Abrahams Reserve	Abraham Reserve biodiversity focus upgrade.	Brunswick East	Regional	L	N	N	Y	Y	N	N	\$	3
BE07	Kingfisher Gardens	Open space / park upgrade with amenity, landscaping and biodiversity improvements.	Brunswick East	Regional	M	N	N	Y	N	N	N	\$\$	3
BE08	Jones Park / Allard Park	Upgrade of playground, and design and construction of stormwater harvesting including improving the quality of the open space by providing additional irrigation for the sports field and providing a publicly accessible raingarden / swale for public enjoyment. Improvements to Allard Park include to reconstruct playing field, drainage irrigation, coaches boxes, spectator seating. goal protective netting , new goal posts, perimeter fence and sports field lighting (100 LUX LED) and upgrade playground and exercise equipment.	Brunswick East	District	H	N	N	Y	Y	N	N	\$\$\$\$	1
BE09	Kirkdale Park	Upgrade of existing playground.	Brunswick East	Regional	L	N	N	Y	N	N	N	\$\$\$\$	1
BE10	Methven Park	Upgrade of existing playground.	Brunswick East	Local	L	N	N	Y	N	N	N	\$\$	1
BE11	Fleming Park	Upgrade of existing playground and stormwater harvesting for irrigation (subject to further design work).	Brunswick East	District	M	N	N	Y	Y	N	N	\$\$\$\$	1
BE12	Park Street Reserve	Upgrade of existing playground.	Brunswick East	Local	L	N	N	Y	N	N	N	\$\$\$\$	1
BE13	Douglas Reserve	Upgrade of existing playground.	Brunswick East	Neighbourhood	L	N	N	Y	N	N	N	\$\$	1
BE14	Edna Grove Park ('Joe's Market Garden')	Upgrade to improve landscaping, Merri Creek habitat, seating, stormwater harvesting or wetland to provide irrigation for Joe's market Garden.	Brunswick East	Neighbourhood	M	N	N	Y	N	N	N	\$\$\$\$	3, 4
BE15	Balfe Park	Upgrade sports grounds, including sports ground surface, drainage, irrigation and potentially lighting.	Brunswick East	Local	M	N	N	Y	N	N	N	\$\$\$\$	4
BE16	Sumner Park	Sumner Park open space / park upgrade, including landscaping, works to sports ground, drainage, and raingardens / stormwater harvesting for irrigation	Brunswick East	Regional	M	N	N	Y	Y	N	N	\$\$\$\$	3, 4



8.2. BRUNSWICK WEST

8.2.1. INTRODUCTION

Brunswick West is a 3.2km2 suburb located within the south-east of the municipality. Adjoining suburbs include Brunswick, Moonee Ponds, Thornbury, Coburg, Pascoe Vale South, Parkville and Ascot Vale. The suburb boundaries of Brunswick West are irregular but are generally defined by the Moonee Ponds Creek and City Link freeway along its western boundary, Moreland Road to the north, Pearson Street to the east and Park Street to the south. Topographically, the land falls rapidly towards the Moonee Ponds Creek in the west from an undulating plateau that predominates to the east. Brunswick West is a well established suburb having been developed in earnest through the late 19th century and early 20th century, generally later than the rest of Brunswick and Brunswick East which were better serviced by the north-south railway and tram corridors emerging along key roads. The tram line along Melville Road commenced in 1925 and was a major instigator of development in the area. Historically, land uses transitioned from agricultural and some industrial land uses (expanding from the Brunswick industrial hinterland) before concerted residential development took place in the first half of the 20th century. The land use mix has been predominantly residential in nature since however more recent development has seen intensification of residential scale in and along key arterial roads, particularly those closer to the Brunswick Major Activity Centre to the east.

Clause 2.03 – Strategic Directions of the Merri-bek Planning Scheme identifies four Neighbourhood scale activity centres that occur within the boundaries of Brunswick West. These are: Grantham/Union Streets NAC, Melville Road/Albion Street/Victoria Street NAC, Moreland and Melville Road NAC and Albion Street/Waxman Parade NAC. These activity centres are the main commercial and retail precincts in Brunswick West. Schedule 24 of Clause 43.02 – Design and Development Overlay provide the key development directions for all Neighbourhood Centres anticipating building heights in the order of 4 storeys within these NAC’s, supporting their role as the primary locations for increased densities, services and amenities into the future with a lower quantum of scale than the Brunswick Major Activity Centre to the east.

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

TABLE 1 - SUBURB OVERVIEW (BRUNSWICK WEST)	
Total Suburb Area - sqm	3,259,519.18
% of Suburb Area vs Municipality Area	6%
Open Space Profile	
No. of Open Space	22
Total Open Space Area - sqm	229,891.00
% of suburb open space vs all open space	4.0%
% of suburb open space area vs suburb area	7.1%
Demographic Profile	
Resident Population (2026) - persons	16,599
Worker Population (2026) - persons	1,670
Open Space per resident + worker - sqm/person	12.58
*Total open space area includes all public open space, restricted open space identified / listed in Table 3	

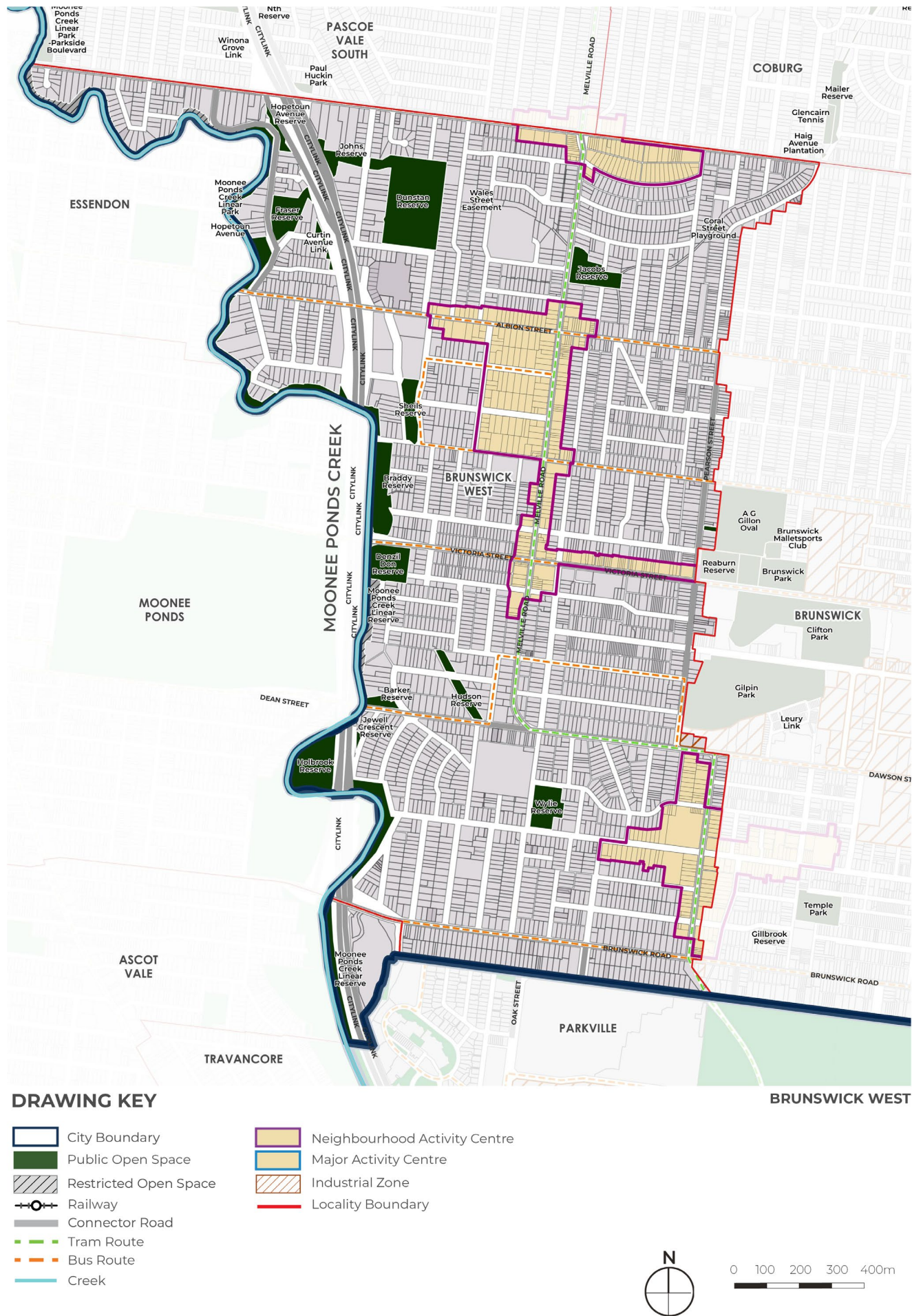


Figure 56. Brunswick West Existing Network

8.2.2. EXISTING OPEN SPACE NETWORK

A total of 22 open spaces are identified within the suburb of Brunswick West, with a total area of 23 hectares. This represents approximately 7.0% of the total land area of the suburb.

Three (3) spaces totaling 2.47ha are restricted open spaces. All three spaces are linear vegetated reserves along the Moonee Ponds Creek that are not publicly accessible.

Six (6) other public open spaces are also identified as having a component of restricted open space and include Glencairn Tennis Club.

Much of this open space is provided along the Moonee Ponds Creek Corridor offering a regionally significant linear open space precinct with the Moonee Ponds Creek Trail linking up numerous smaller open spaces. It is noted that the main path of the trail occurs along the western side of the creek, outside the municipality.

There is 12.58m² of open space per resident/worker within Brunswick West based on 2026 population. Table 2 breaks provides further information on open spaces within Brunswick East to give an understanding of the distribution of open space by hierarchy.

8.2.3. DISTRIBUTION OF OPEN SPACE AND GAPS ANALYSIS

The following open space analysis has been undertaken using the three types of gaps analysis described in Section 7 of this report. Figure 58 identifies all the open spaces in Brunswick West by their hierarchy classification and attributes walking catchments scaled on the open spaces hierarchy.

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.

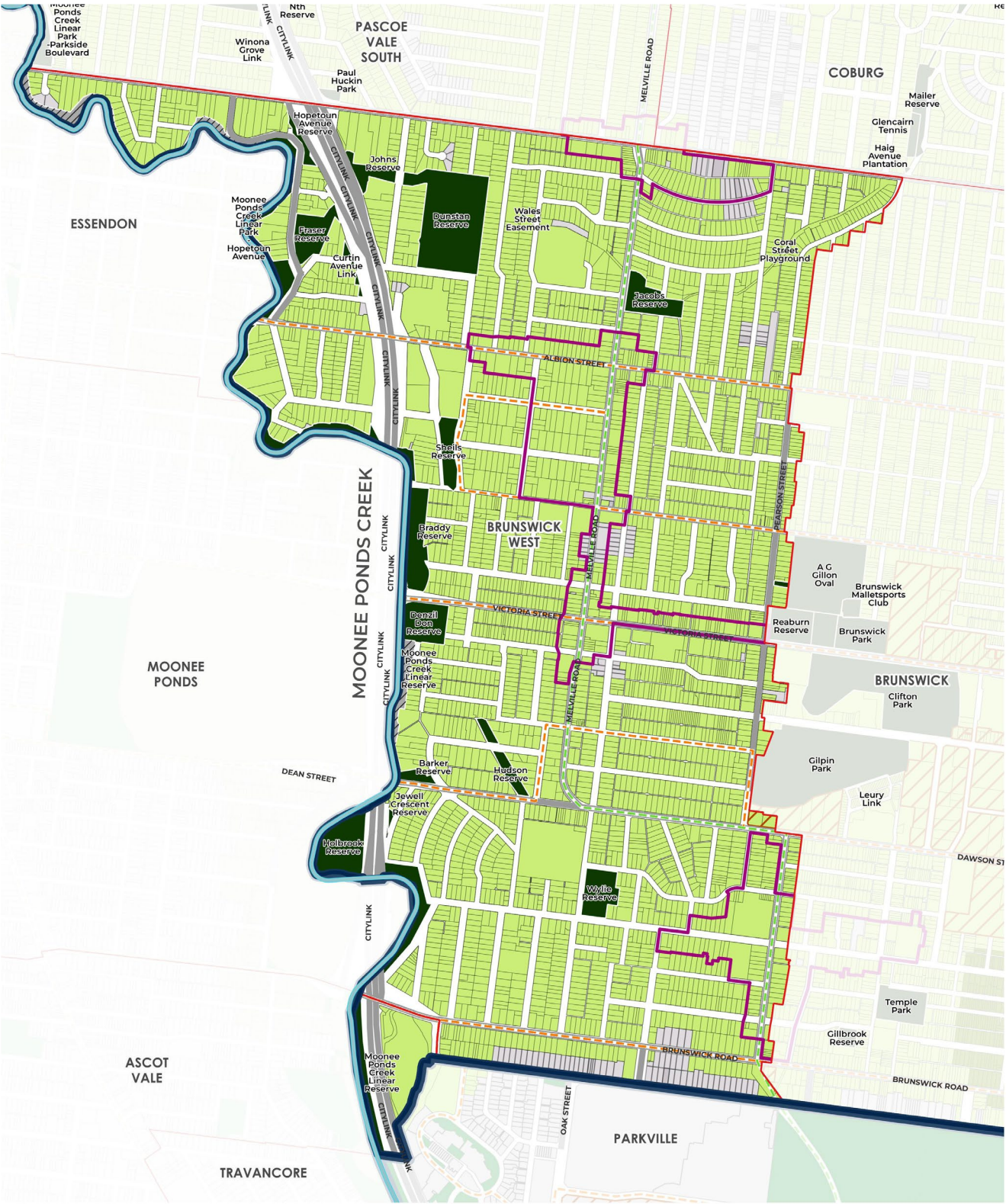
The spatial distribution of open space and 'gaps' identified through this analysis is important in ensuring that future open space projects contribute to establishing an equitable, distributed and connected network of open spaces.

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 (BRUNSWICK WEST)					
	Quantity	% of Quantity	Total Area (ha)	% of area vs overall OS	% of area vs suburb area
Definition					
Public Open Space	19	7%	20.51	3.6%	6.3%
Restricted Open Space	3	1%	2.47	0.4%	0.8%
Hierarchy					
Regional	9	3%	11.30	2.0%	3.5%
District	1	0%	4.66	0.8%	1.4%
Neighbourhood	2	1%	0.42	0.1%	0.1%
Local	7	3%	6.50	1.1%	2.0%
Pocket	3	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 (BRUNSWICK WEST)

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
25	Denzil Don Reserve	1.33	Local													
43	Hopetoun Avenue Reserve	0.23	Regional													
84	Hudson Reserve	0.56	Local													
89	Jacobs Reserve	1.11	Local													
94	Johns Reserve	0.55	Local													
123	Dunstan Reserve	4.66	District													
132	Fraser Reserve	1.10	Local													
135	Sheils Reserve	0.77	Local													
136	Wylie Reserve	1.07	Local													
137	Moonee Ponds Creek Linear Reserve	0.90	Regional													
177	Braddy Reserve	1.66	Regional													
179	Holbrook Reserve	1.98	Regional													
187	Coral Street Playground	0.03	Pocket													
188	Curtin Avenue Link	0.14	Neighbourhood													
191	Jewell Crescent Reserve	0.06	Pocket													
202	Wales Street Easement	0.02	Pocket													
225	Moonee Ponds Creek Linear Park Un	0.82	Regional													
227	Moonee Ponds Creek Linear Park Un	1.37	Regional													
228	Moonee Ponds Creek Linear Park - H	1.40	Regional													
229	Moonee Ponds Creek Linear Park Un	0.75	Regional													
245	Barker Reserve	0.28	Neighbourhood													
268	Moonee Ponds Creek Linear Reserve	2.18	Regional													



DRAWING KEY

- City Boundary
- Public Open Space
- Restricted Open Space
- Railway
- Connector Road
- Tram Route
- Bus Route
- Creek
- 300m Catchment
- 500m Catchment
- Neighbourhood Activity Centre
- Major Activity Centre
- Industrial Zone

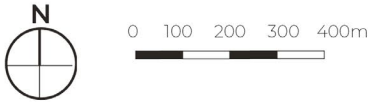
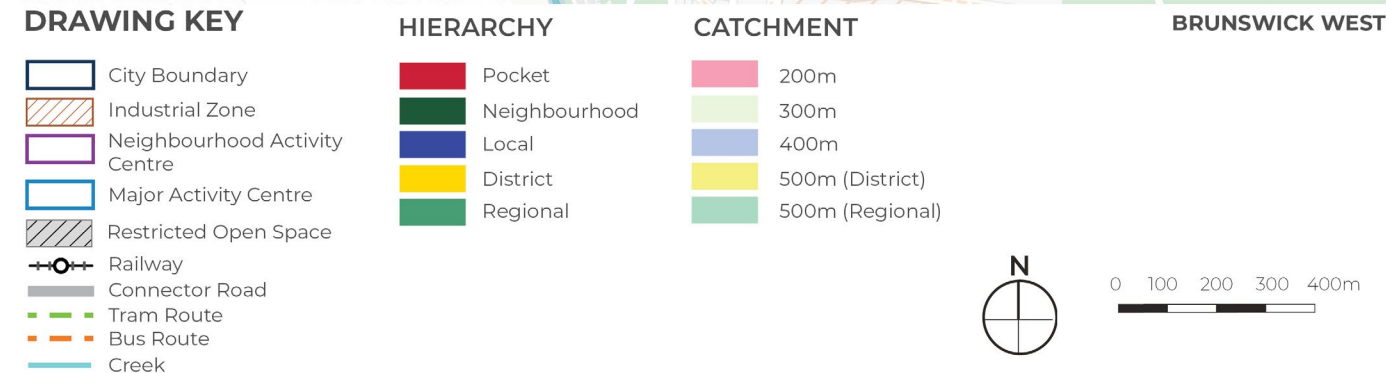
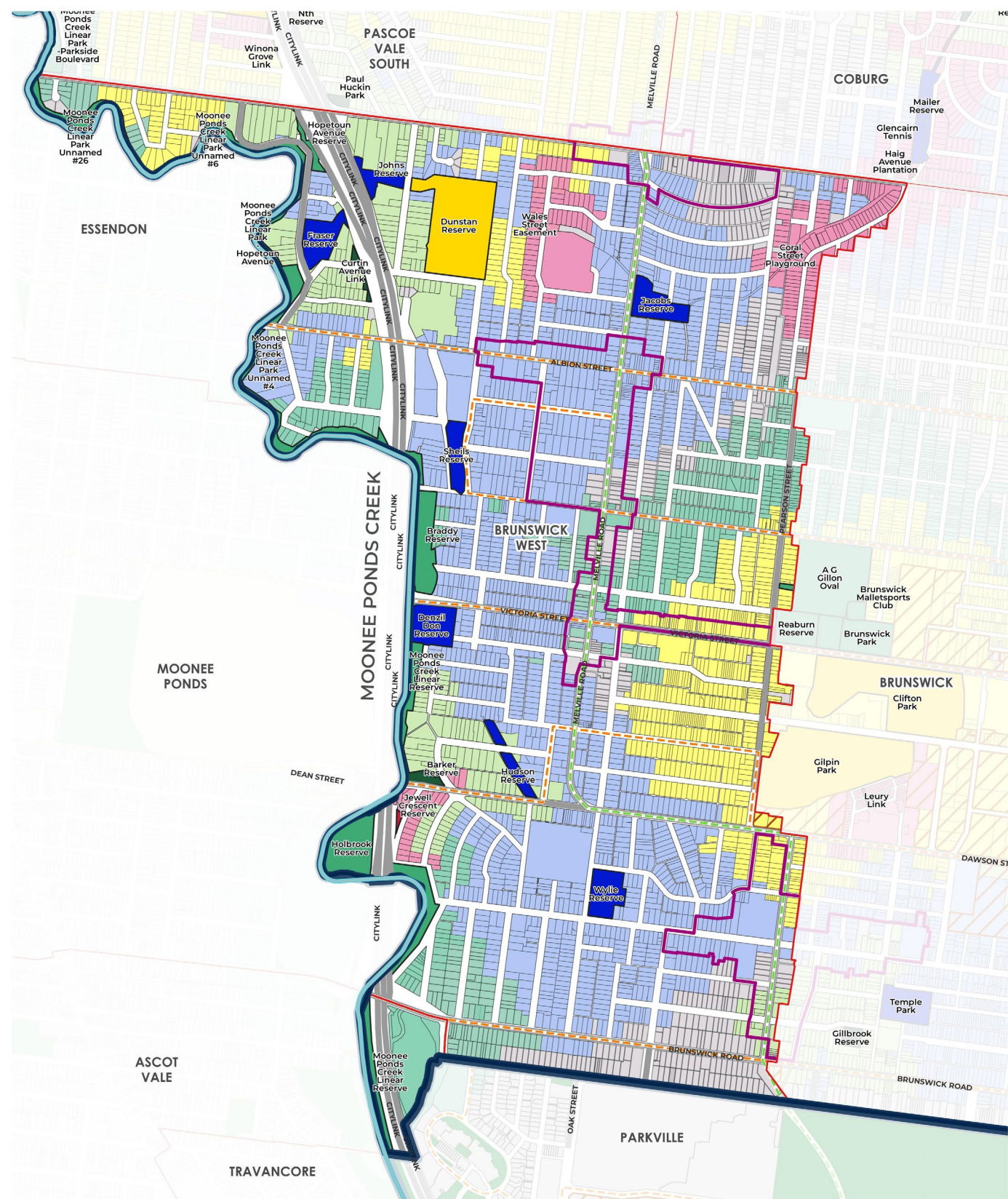


Figure 57. Brunswick West Baseline Service Caps Analysis



BASELINE SERVICE OBSERVATIONS

It is noted that none of the suburb's twenty-two (22) parks occur within an activity centre, with future residents in the NAC areas needing to walk into the residential hinterland to access open space.

Only four (4) of the twenty-two (22) parks occur east of Melville Road. It is noted that large open spaces outside the suburb boundary to the east (Gilpin Park, AC Gillon Reserve) are playing a significant role in servicing the eastern part of the suburb.

HIERARCHY CATCHMENT OBSERVATIONS

The catchment gaps analysis which applies a more nuanced catchment to each open space based on size corroborates the gaps identified through the baseline analysis.

The main gaps remain in the south of the suburb and in the north-east with smaller gap areas in close proximity to the Melville Road NAC.

The residential areas to the east of Melville Road are predominantly serviced by district scale open space occurring outside the suburb to the east in neighbouring Brunswick.

SPECIFIC FUNCTIONS OBSERVATIONS

Analysis of the distribution of play spaces across the suburb shows a significant gap in the south of the suburb as well as smaller gaps in the NE and NW. Opportunities exist to address these gaps through upgrading existing open spaces proximate to these function gap areas or ensuring new open spaces in these areas provide play spaces.

Access to fenced or off-lead dog parks are generally well distributed throughout Brunswick West, except for the NE where a significant gap area occurs.

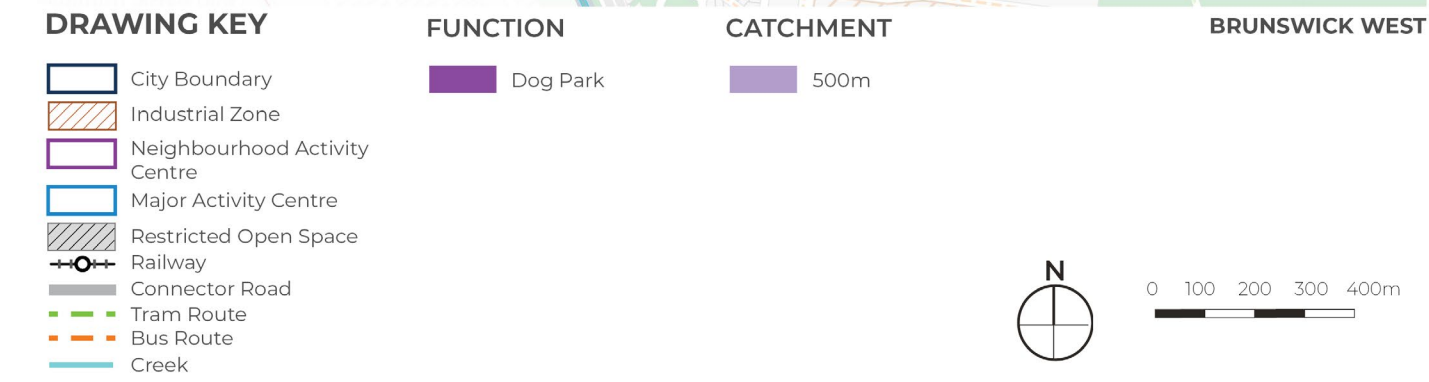
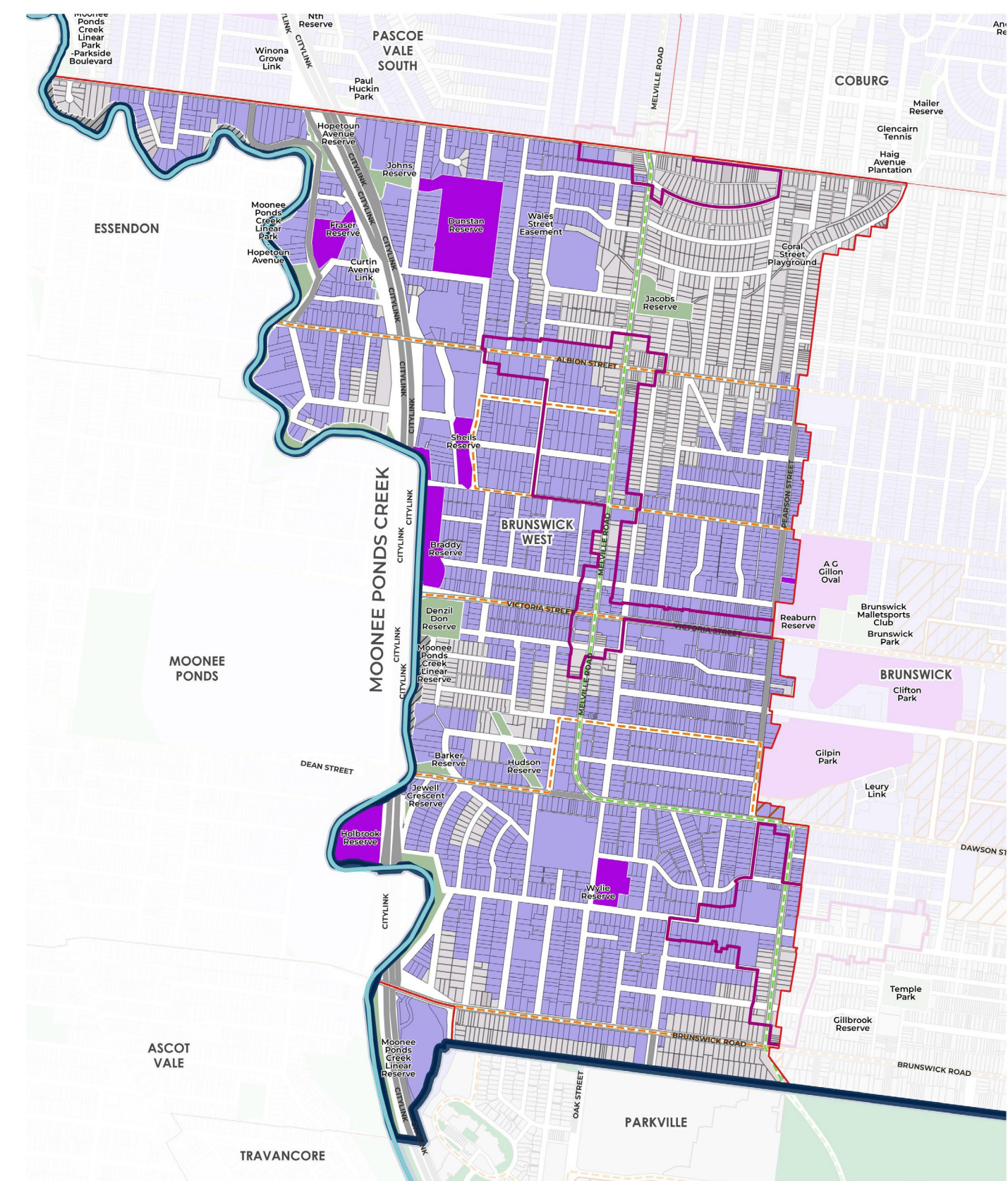


Figure 59. Brunswick West Function Gaps Analysis (Dog Park)

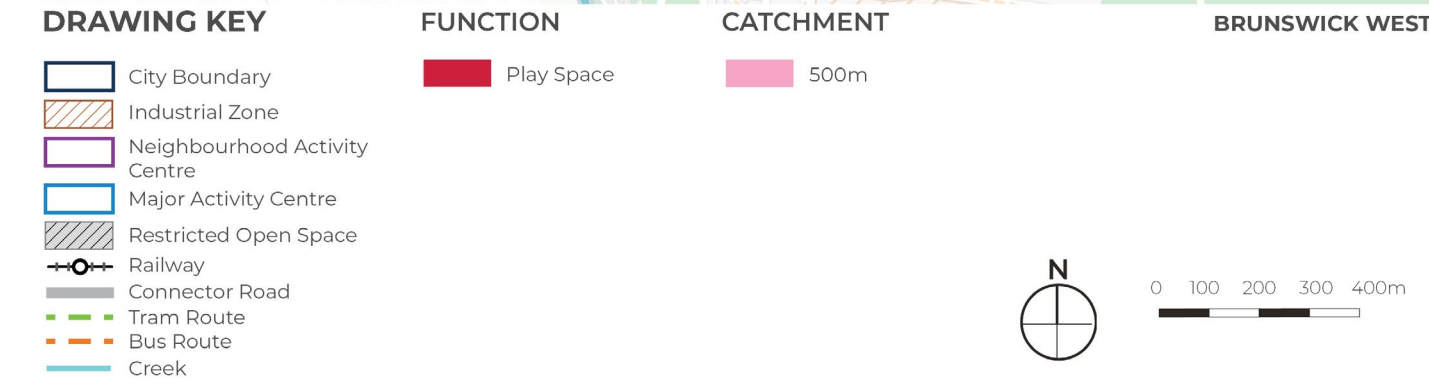
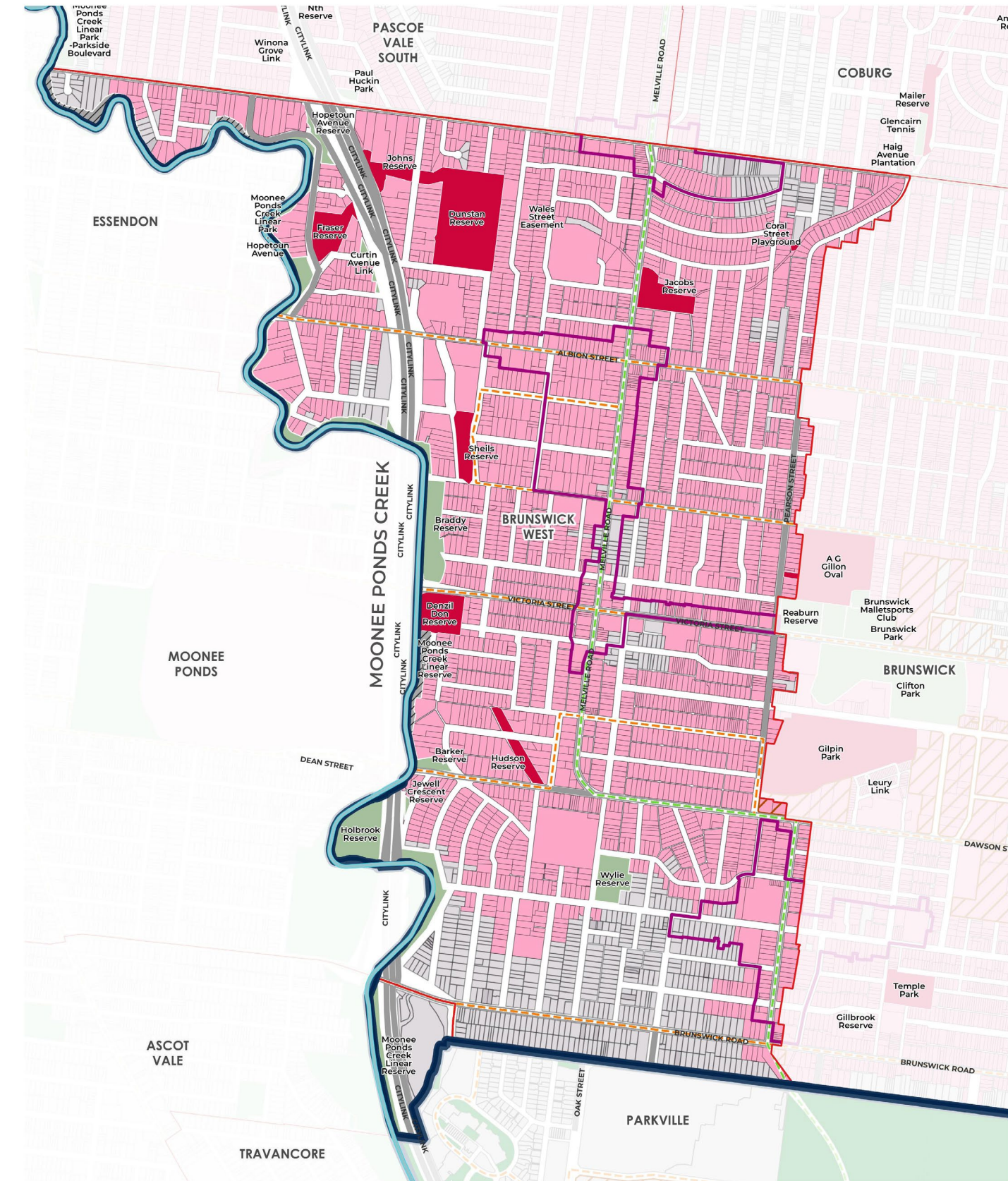
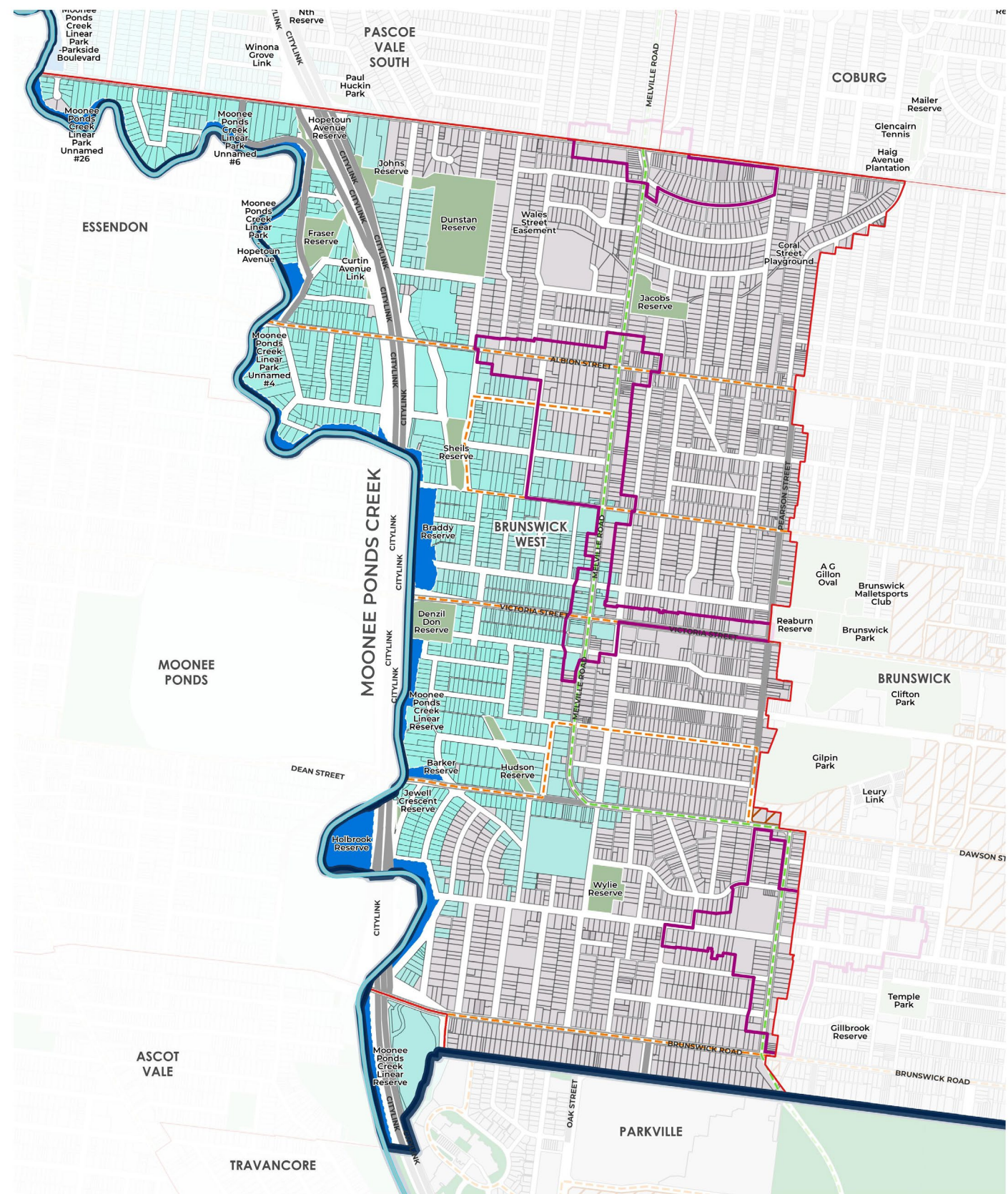


Figure 60. Brunswick West Function Gaps Analysis (Play Space)



DRAWING KEY

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

FUNCTION

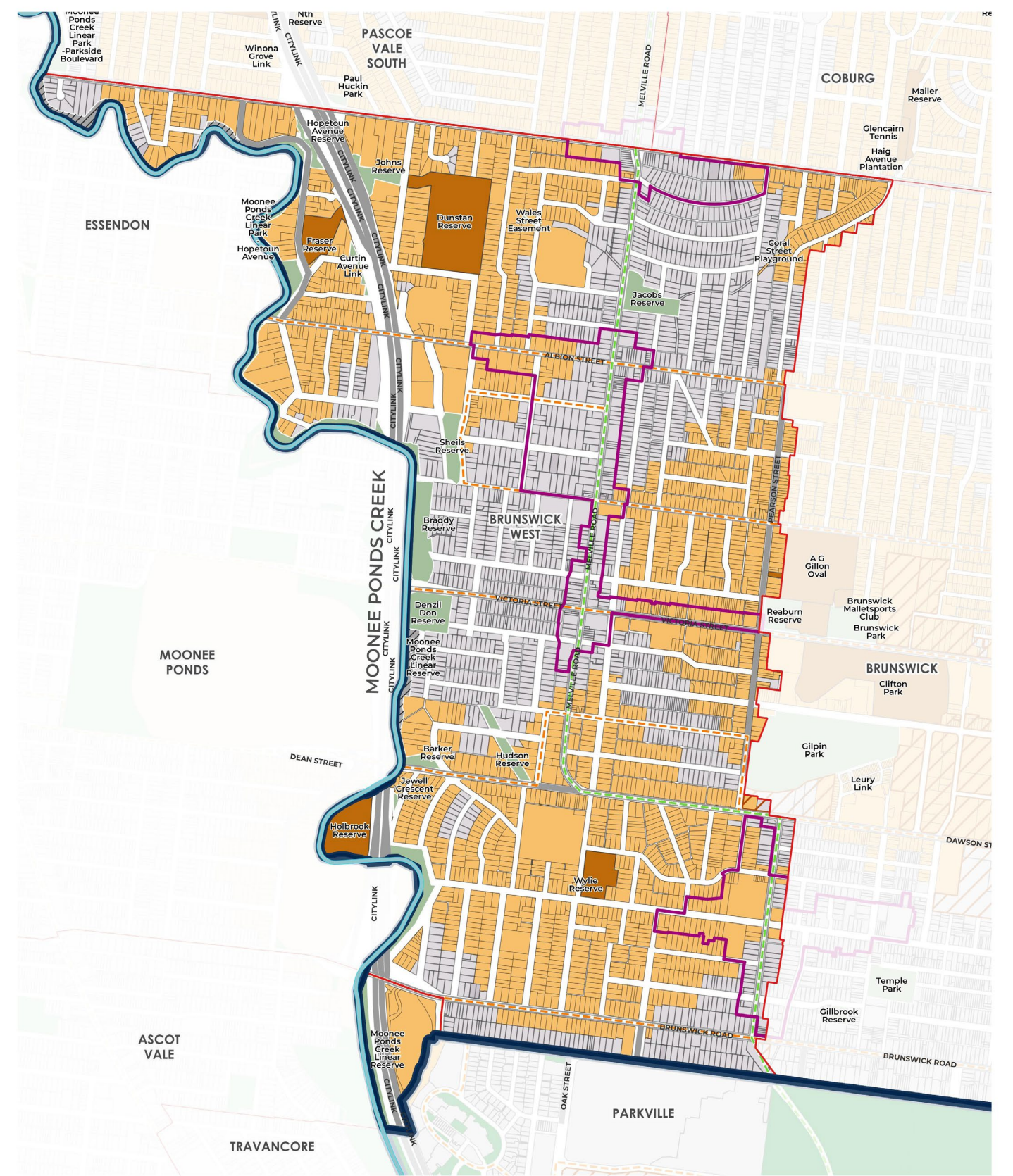
- Creek Corridor
- Potential to improve creek corridor function

CATCHMENT

- 500m



0 100 200 300 400m



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 Sports

CATCHMENT

- 500m



0 100 200 300 400m

8.2.4. OPEN SPACE CHARACTER AND QUALITIES

While there is a significant amount of open space within the suburb its distribution is heavily skewed to the Moonee Ponds Creek corridor in the suburb’s west. Only a handful of open spaces are located away from this corridor. Analysis of the quality of these spaces identifies opportunities for upgrades, expanded functions and improved amenities, with many open spaces offering only limited functions and amenities.

Dunstan Reserve is the suburb’s only District sized open space, offering formal sports and community garden uses located in the north of the suburb and linking into the Moonee Ponds Creek Corridor.

Away from the Moonee Ponds Creek Corridor, there is dramatically less open space with two Local scale open spaces - Jacobs Reserve and Wylie Reserve. Jacobs Reserve offers formal passive recreation in a heritage park setting while Wylie Reserve is simply a soccer field also used as an off-lead dog area. These spaces offer a limited number of uses for their size with scope for the provision of additional open spaces and functions.

Neighbourhood spaces such as Barker Reserve and Hopetoun Avenue Reserve are reasonably sized spaces which currently act only as vegetation reserves with limited or no amenities or recreation functions. Upgrading of these spaces would better serve their catchments into the future.

Similarly, the Pocket parks within the suburb represent opportunities for upgrades to better meet the needs of the future population. Coral Street Playground is located within a rear laneway and would benefit from safety upgrades. Jewell Crescent Reserve is a well located pocket park currently only offering a grass lawn.

There is a lack of open space in and around designated activity centres which are likely to see the bulk of future population growth. Scope emerges for additional park spaces being provided to service servicing the heart of Brunswick West as well as upgrading the quality of some existing open spaces.

TABLE 4 - SUBURB RESIDENT AND WORKER PROJECTED GROWTH (BRUNSWICK WEST)					
	2026	2046	Growth	% of Suburb Growth vs	% Change
Estimated Resident Population	16,599	18,625	2,026	4%	12%
Open Space per resident - sqm/person	13.85	12.34	-2		-11%
Estimated Worker Population	1,670	2,563	893	4%	54%
Open Space per worker - sqm/worker	137.66	89.68	-48		-35%
Estimated Resident + Worker Population	18,269	21,188	2,920	4%	16%
Open Space per Resident + Worker - sqm/population	12.58	10.85	-2		-14%

8.2.5. COMMUNITY ENGAGEMENT INPUTS

Brunswick West community consultation, captured:

- + High instance of LGBTIQ+ living in Brunswick West (41%, compared to 41% non-LGBTIQ+). Through engagement activities with LGBTIQ+ people the following open space needs and wants were identified:
 - + Safe spaces – space to be expressive (inclusivity for all), and protest safely.
 - + Better lighting to improve safety.
 - + Multi-use spaces such as arts and culture events and informal sports – more people using the space increases safety.
 - + Diversity and inclusion signage.
 - + 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 South of Merri-bek more commonly said they use/value informal recreation areas (63%, compared to 43% North-West).

8.2.6. FUTURE POPULATION CHANGE AND OPEN SPACE NEEDS

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

Population growth is expected to be significant for the area with a 12% increase in the resident population through the addition of 2,026 new residents.

Worker population will increase by 54% with commercial uses anticipated to remain centred around the existing activity centres.

At present, Brunswick West provides a total 13.85m² of public open space per resident population. In 2046, this is anticipated to reduce to 12.34m², a decrease of 14% if the existing open space is maintained.

8.2.7. FUTURE ANTICIPATED SETTLEMENT PATTERN

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

A high degree of infill development is anticipated to provide for future population growth (62%) compared with high density development (38%). This represents a significant growth in infill development growing from 3,918 to 4,367 increase in the number of infill dwellings.

While a Housing Strategy has not been undertaken for the municipality, the open space strategy considers higher density dwellings will be predominantly located in activity centres. Table 6 identifies that while higher density dwellings will account for 20% of suburb dwellings in the future, activity centres account for 10% of suburb land area being where the majority of higher density housing will be located.

This will place additional pressures and demands on the existing open spaces in close proximity to activity centres such as Jacobs Reserve and Wylie Reserve. Given the unequal distribution of open space within the suburb, weighted towards the Moonee Ponds Creek with less open space around activity centres, there will be a growing need for new and existing open space closer to the activity centres to be able to support higher utilisation and provide a diverse range of functions.

TABLE 5 - SETTLEMENT PATTERNS AND BUILDING TYPOLOGY (BRUNSWICK WEST)		
Existing Dwellings (2026)	7,961	
Growth (2026-2046)	No. of Dwellings	% of Growth
Infill	449	62%
High Density	280	38%
Total	729	
Future Dwellings (2046)	8,690	

TABLE 6 - ACTIVITY CENTRE AREA TO HIGH DENSITY (BRUNSWICK WEST)		
Suburb Area (ha)		326
	Total Area (ha)	% of Suburb Area
Major Activity Centre	0.00	0.00%
Neighbourhood Activity Centre	33.85	10.38%
Total	33.85	10.38%
Total Dwellings (2046)		8,690
Total High Density Dwellings in Suburb		1,726
Total High Density Dwellings in Suburb %		20%

8.2.8. CONCLUSIONS

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

Brunswick West will see population growth (16%) over double the suburb's area within the municipality (6%). With an existing open space provision of 7.1% of the total suburb area equating to 12.58m² per resident/worker.

The distribution of open space within the suburb is skewed towards the Moonee Ponds Creek corridor while the activity centres where the bulk of new dwellings are anticipated to be delivered are relatively under-serviced by open space.

The significant population growth, and likely distribution to areas with more limited access to open space will put pressure on existing open space assets and require the provision of additional open space and upgrading of existing assets.

Analysis of the quality of open spaces in Brunswick West also identifies an opportunity to improve the quality of open space in the area, with a number of open spaces identified as being underdeveloped, offering only limited functions and amenities.

Gaps analysis supports this with gap areas near Melville Road and Brunswick Road.

It is noted that a large segment of the east of Brunswick West is serviced by Brunswick Parklands, located outside the suburb. While an important open space resource, additional open space is considered likely to be needed to support future growth

TABLE 7 - SUMMARY OF CHANGE (BRUNSWICK WEST)

Projected Growth and Demand		
Projected Growth (Residents + Workers) and %	Suburb Based	Municipality Based
	2,920	4%
Total Suburb Area (sqm) and %	3,259,519.18	6%
Existing Open Space Supply		
Total Existing OS Area		229,891.00
Total Existing OS Area as % of Suburb		7%
Total Existing OS Suburb Area vs OS Municipality Area		4%
Projected High Density Settlement Pattern		
Total Area (sqm) of Activity Centres (Major and Neighbourhood)	338,480	10.38%

8.2.9. OPEN SPACE PROJECT RECOMMENDATIONS

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

The vision for Brunswick West is to address the gap areas near Brunswick Road and Melville Road. The location of new parks is intended to also support the provision of public open space in and around the suburb's activity centres where increased population will place additional pressures on existing open spaces.

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

In Brunswick West, key recommendations include:

- + Deliver a new Neighbourhood scale park north of Victoria Street and south of Albion Street in close proximity to the Melville Road NAC.
- + Deliver a new Neighbourhood scale park near Brunswick Road in the south-west of the suburb to address a gap area.
- + The delivery of a Pocket scale park space near Union Square NAC to meet the needs of a growing population living in higher density dwellings.
- + Upgrades to existing parks include accessibility improvements to Braddy and Denzil Don Reserves, safety upgrades to Coral Street Playground and creek corridor improvements in the north.

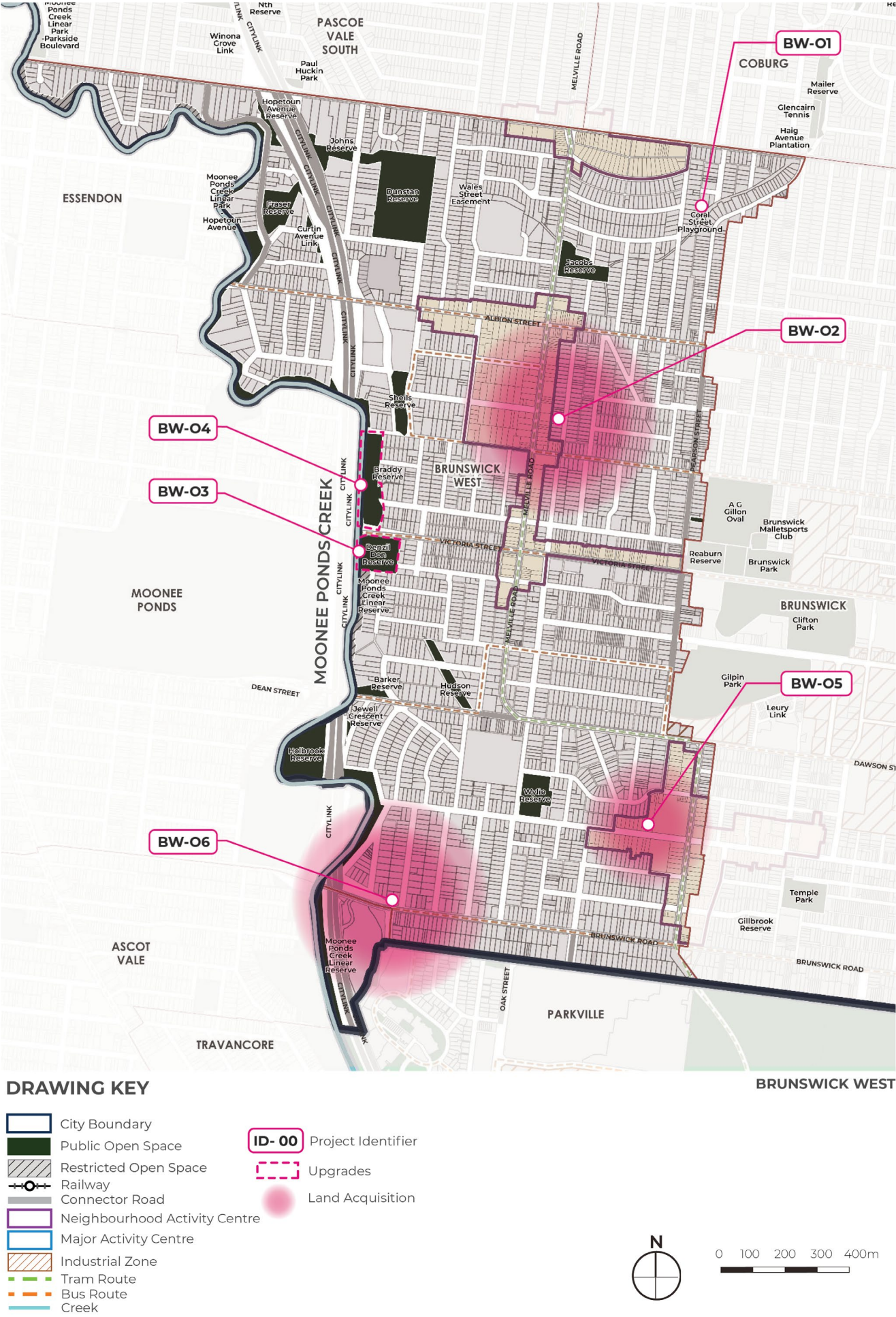


Figure 63. Brunswick West Open Space Key Recommendation

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.)
BW01	Coral Street playground	Upgrade of existing playground including new signage.	Brunswick West	Pocket	L	N	N	Y	N	N	N	\$\$\$	1
BW02	New Neighbourhood Park 1 in Brunswick West	Provision of new open space with multiple functions to support increasing population in and around activity centre.	Brunswick West	Neighbourhood	M	Y	N	N	Y	N	Y	\$\$\$\$	1
BW03	Denzil Don Reserve	Upgrade of existing playground and improve gateways to Victoria Street through fencing and connection to Wilson Street underpass.	Brunswick West	Local	M	N	N	Y	N	Y	Y	\$\$\$	1
BW04	Brady Reserve	Improve the amenity and quality of public open space by creating new publicly accessible habitat, walking tracks, access to nature and biodiversity. This includes improvements to southern gateway from Victoria Street and Wilson Street underpass condition, signage and construct wetland and stormwater treatment.	Brunswick West	Regional	M	N	N	N	Y	Y	N	\$\$\$\$	3
BW05	New Pocket Park in Brunswick West	New Pocket Park in Brunswick West	Brunswick West	Pocket	M	Y	N	N	N	N	Y	\$\$\$\$	1
BW06	New Neighbourhood Park 2 in Brunswick West	Deliver a new Neighbourhood Space to the south-western area in the suburb. This open space will provide a play space and other functions to augment the limited open space utility of the Moonee Ponds Creek Linear Reserve in this location.	Brunswick West	Neighbourhood	M	Y	N	N	Y	N	Y	\$\$\$\$	1
BW07	Holbrook Reserve	Holbrook Reserve open space / park upgrade with amenity, landscaping and biodiversity improvements, and playing field upgrades (such as drainage).	Brunswick West	Regional	M	N	N	N	Y	Y	N	\$\$\$\$	3, 4
BW08	Melville Creek Linear	Upgrade and enhancement of existing playground	Brunswick West	Local	M	N	N	Y	N	N	N	\$\$\$\$	1
BW09	Fraser Reserve	Upgrade of existing playground.	Brunswick West	Local	L	N	N	Y	N	N	N	\$\$\$	1
BW10	Jacobs Reserve	Upgrade of existing playground.	Brunswick West	Local	L	N	N	Y	N	N	N	\$\$\$	1
BW11	Hudson Reserve	Upgrade of existing playground.	Brunswick West	Local	L	N	N	Y	N	N	N	\$\$	1
BW12	John Street Linear Reserve	Upgrade of existing playground.	Brunswick West	Local	L	N	N	Y	N	N	N	\$\$	1
BW13	Wylie Reserve	Design and construction of stormwater treatment and harvesting system to improve the quality of the open space by providing additional irrigation for the sports field and providing a publicly accessible raingarden / swale for public enjoyment.	Brunswick West	Local	L	N	N	N	Y	N	N	\$\$\$\$	3, 4
BW14	Dunstan Reserve	Improving the quality of the open space by providing additional irrigation for the sports field and providing a publicly accessible raingarden / swale for public enjoyment, installation of new coaches boxes, spectator seating, goal protective netting, new goal posts, perimeter fence and sports field lighting (100 LUX LED).	Brunswick West	District	M	N	N	Y	Y	N	N	\$\$\$\$	3, 4

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.)
BW15	Hopetoun Avenue road closure	Close part of Hopetoun Avenue to create additional open space.	Brunswick West	Pocket	M	Y	Y	Y	N	N	N	\$\$	1, 2
BW16	Moonee Ponds Creek Corridor land acquisition (1 of 5)	Land acquisition at 11 Owen Street, Brunswick West for Moonee Ponds Creek open space corridor.	Brunswick West	Regional	H	N	N	N	Y	Y	N	\$\$\$\$	3, 5
BW17	Moonee Ponds Creek Corridor land acquisition (2 of 5)	Land acquisition at MW land rear of Turnbull Court, Brunswick West for Moonee Ponds Creek open space corridor	Brunswick West	Regional	H	N	N	N	Y	Y	N	\$\$\$\$	3, 5
BW18	Moonee Ponds Creek Corridor land acquisition (3 of 5)	Land acquisition at 11 Galtres Crescent, Brunswick West for Moonee Ponds Creek open space corridor	Brunswick West	Regional	H	N	N	N	Y	Y	N	\$\$\$\$	3, 5
BW19	Moonee Ponds Creek Corridor land acquisition (4 of 5)	Land acquisition at 606 Moreland Road, Brunswick West (partial acquisition) for Moonee Ponds Creek open space corridor	Brunswick West	Regional	H	N	N	N	Y	Y	N	\$\$\$\$	3, 5

8.3. BRUNSWICK

8.3.1. INTRODUCTION

Brunswick is a 5km2 suburb located within the south of the municipality. Adjoining suburbs include Brunswick West, Brunswick East, Coburg, Parkville and Carlton North. The suburb boundaries of Brunswick East are irregular but are generally defined by Lygon Street to the east, Park Street to the south, Pearson Street and Brunswick Parklands to the west and Moreland Road to the north. Topographically, Brunswick sits on generally flat high ground between the Merri Creek and Moonee Ponds Creek corridors with a gradual rise to the north, towards Coburg.

Brunswick is a well established suburb having been surveyed in 1830's and has historically transitioned from resource extraction (typically bluestone) in the 19th century to textiles and industry in the early 20th century. The post-war period saw migrant communities establish in Brunswick. In more recent decades, extensive higher density residential and mixed use development has been realised through urban renewal in and around Sydney Road and former industrial precincts.

Clause 2.03 – Strategic Directions of the Merri-bek Planning Scheme identifies one major activity centres and one neighbourhood activity centre that occur within Brunswick. This comprises of the Sydney Road corridor of the Brunswick Major Activity Centre and small parts of the Lygon Street corridor as well as the eastern portion of the Grantham/Union Streets NAC in the suburb's west.

These activity centres are the main commercial and retail precincts in Brunswick. Schedule 18 and Schedule 19 of Clause 43.02 – Design and Development Overlay provide the key development directions of the Sydney Road and Lygon Street corridors and maintain their role as the primary locations for increased densities, services and amenities into the future. Schedule 24 outlines development objectives for neighbourhood centres as lower order centres for increased densities.

Other significant features within the suburb include the Brunswick Parklands, a district significant network of adjoining public open spaces within the suburb's west that provide a range of formal recreation, play, nature and passive recreation opportunities, as well as spaces for events and festivals to take place.

LXRP works are also taking place along the Upfield corridor which will gradually realise new opportunities for linear open spaces underneath the raised rail corridor.

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

TABLE 1 - SUBURB OVERVIEW (BRUNSWICK)	
Total Suburb Area - sqm	4,974,140.64
% of Suburb Area vs Municipality Area	10%
Open Space Profile	
No. of Open Space	27
Total Open Space Area - sqm	252,294.59
% of suburb open space vs all open space	4.4%
% of suburb open space area vs suburb area	5.1%
Demographic Profile	
Resident Population (2026) - persons	32,415
Worker Population (2026) - persons	14,546
Open Space per resident + worker - sqm/person	5.37
*Total open space area includes all public open space, restricted open space identified / listed in Table 3	



8.3.2. EXISTING OPEN SPACE NETWORK

A total of 27 open spaces are identified within the suburb of Brunswick, amounting to a combined total area of 25.2 hectares. This represents approximately 5.1% of the total land area of the suburb.

Four (4) public open spaces are identified as having a component of restricted open space (eg. Sports club facilities within a larger public reserve or overland flow path in creek corridor).

Over 74% of the public open space within Brunswick is located within the Brunswick Parklands open space precinct located in the west of the suburb. This precinct is comprised of 7 of the 27 open spaces within the suburb.

There is 5.37m² of open space per resident/worker within Brunswick based on 2026 residential/worker population.

Table 2 breaks provides further information on open spaces within Brunswick.

TABLE 2 - OPEN SPACE NETWORK HIERARCHY (BRUNSWICK)					
	Quantity	% of Quantity	Total Area (ha)	% of area vs overall OS	% of area vs suburb area
Definition					
Public Open Space	27	10%	25.23	4.4%	5.1%
Restricted Open Space	0	0%	0.00	0.0%	0.0%
Hierarchy					
Regional	4	1%	6.97	1.2%	1.4%
District	3	1%	13.03	2.3%	2.6%
Neighbourhood	9	3%	1.91	0.3%	0.4%
Local	4	1%	2.87	0.5%	0.6%
Pocket	7	3%	0.45	0.1%	0.1%

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

8.3.3. DISTRIBUTION OF OPEN SPACE AND GAPS ANALYSIS

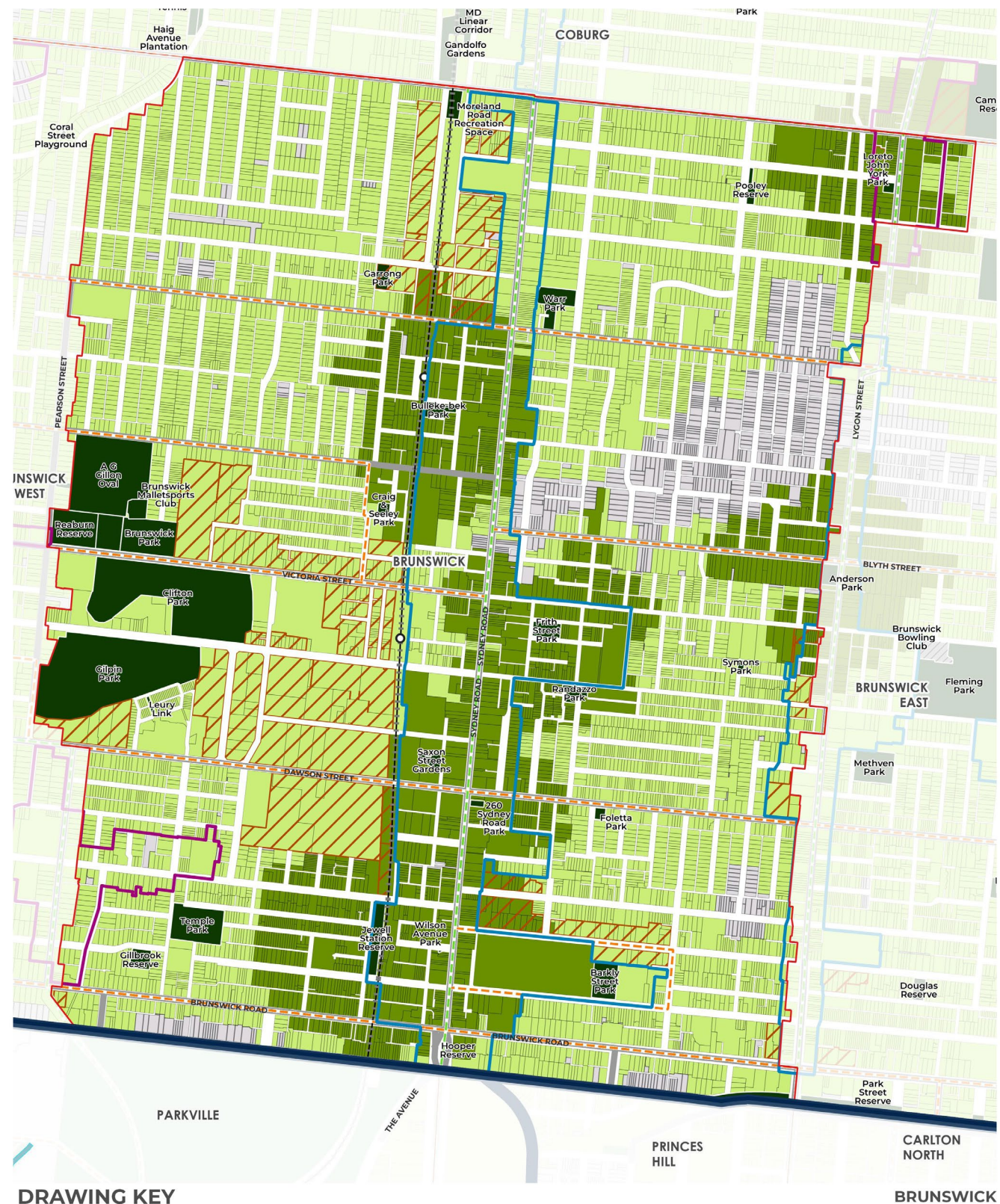
The following open space analysis has been undertaken using the three types of gaps analysis described in Section 6 of this report.

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 (BRUNSWICK)																
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
1	Brunswick Malletsports Club	0.25	Neighbourhood	✗	✗	✓	✗	✗	✗	✗	✓	✗	✗	✗	✗	✗
2	Brunswick Park	1.26	Regional	✗	✗	✗	✗	✗	✗	✗	✓	✓	✗	✗	✗	✗
6	Clifton Park	6.16	District	✓	✗	✓	✓	✗	✗	✗	✗	✓	✗	✗	✓	✗
7	A G Gillon Oval	3.79	Regional	✓	✓	✓	✗	✗	✓	✗	✓	✓	✗	✗	✓	✗
8	Reaburn Reserve	1.05	Regional	✗	✗	✗	✓	✗	✗	✗	✗	✓	✗	✗	✓	✗
10	Gilpin Park	6.61	District	✓	✓	✗	✗	✗	✓	✗	✗	✓	✗	✗	✓	✗
13	Barkly Street Park	0.58	Local	✗	✓	✗	✗	✗	✗	✗	✗	✓	✗	✗	✗	✗
47	Jewell Station Reserve	0.49	Local	✓	✗	✗	✗	✗	✗	✗	✓	✗	✗	✗	✗	✗
76	Pooley Reserve	0.14	Neighbourhood	✗	✓	✗	✗	✗	✓	✗	✗	✓	✗	✗	✗	✗
83	Foletta Park	0.08	Pocket	✗	✓	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗
95	Loreto John York Park	0.07	Pocket	✗	✓	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗
103	Randazzo Park	0.21	Neighbourhood	✓	✓	✗	✗	✗	✓	✗	✗	✓	✗	✗	✗	✗
106	Temple Park	1.20	Local	✗	✓	✗	✓	✗	✓	✗	✓	✓	✗	✗	✗	✗
110	Warr Park	0.60	Local	✓	✓	✗	✗	✓	✗	✗	✗	✓	✗	✓	✗	✗
111	Symons Park	0.05	Pocket	✗	✓	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗
194	Leury Link	0.04	Pocket	✓	✗	✗	✗	✗	✗	✗	✓	✗	✗	✗	✗	✗
203	West Brunswick Tennis Club	0.87	Regional	✗	✗	✓	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗
205	Gillbrook Reserve	0.25	Neighbourhood	✗	✗	✗	✗	✗	✗	✗	✗	✓	✗	✗	✗	✗
236	Wilson Avenue Park	0.06	Pocket	✓	✓	✗	✗	✓	✗	✗	✗	✗	✗	✗	✗	✗
239	Saxon Street Gardens	0.18	Neighbourhood	✓	✗	✗	✗	✓	✗	✗	✓	✓	✓	✓	✗	✗
240	Craig & Seeley Park	0.09	Pocket	✗	✗	✗	✗	✗	✓	✗	✗	✓	✗	✗	✗	✗
246	Hooper Reserve	0.13	Neighbourhood	✗	✗	✗	✗	✗	✓	✗	✗	✗	✗	✗	✗	✗
251	Frith Street Park	0.27	Neighbourhood	✗	✓	✗	✓	✓	✗	✗	✓	✓	✗	✗	✗	✗
252	260 Sydney Road Park	0.06	Pocket	✗	✗	✗	✗	✓	✗	✗	✗	✗	✗	✗	✗	✗
253	Bulleke-bek Park	0.25	Neighbourhood	✓	✓	✗	✗	✗	✓	✗	✗	✓	✗	✓	✗	✗
254	Garrong Park	0.22	Neighbourhood	✓	✓	✗	✗	✗	✓	✗	✗	✓	✗	✗	✗	✗
264	Moreland Road Recreation Space	0.26	District	✓	✓	✗	✓	✓	✓	✗	✓	✓	✗	✗	✗	✗



DRAWING KEY

- | | | | |
|--|-----------------------|--|-------------------------------|
| | City Boundary | | 300m Catchment |
| | Public Open Space | | 500m Catchment |
| | Restricted Open Space | | Neighbourhood Activity Centre |
| | Railway | | Major Activity Centre |
| | Connector Road | | Industrial Zone |
| | Tram Route | | |
| | Bus Route | | |
| | Creek | | |

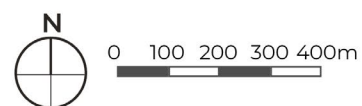
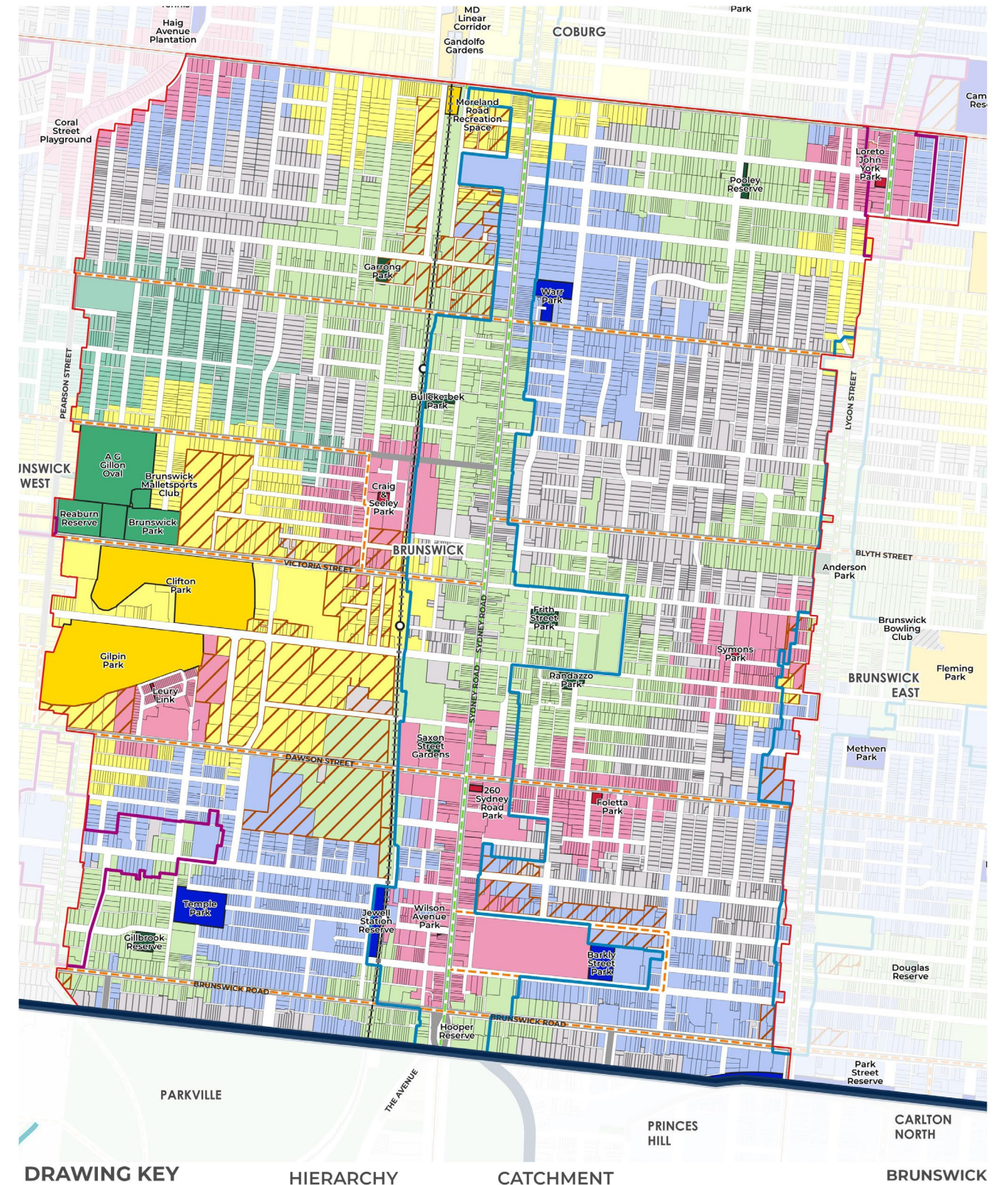


Figure 65. Brunswick Baseline Service Gaps Analysis



DRAWING KEY

- | | | | |
|--|-------------------------------|--|---------------|
| | City Boundary | | Pocket |
| | Industrial Zone | | Neighbourhood |
| | Neighbourhood Activity Centre | | Local |
| | Major Activity Centre | | District |
| | Restricted Open Space | | Regional |
| | Railway | | |
| | Connector Road | | |
| | Tram Route | | |
| | Bus Route | | |

HIERARCHY

- | | |
|--|---------------|
| | Pocket |
| | Neighbourhood |
| | Local |
| | District |
| | Regional |

CATCHMENT

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

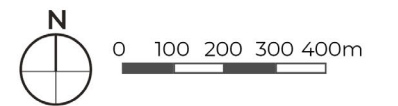


Figure 66. Brunswick Hierarchy Catchment Gaps Analysis

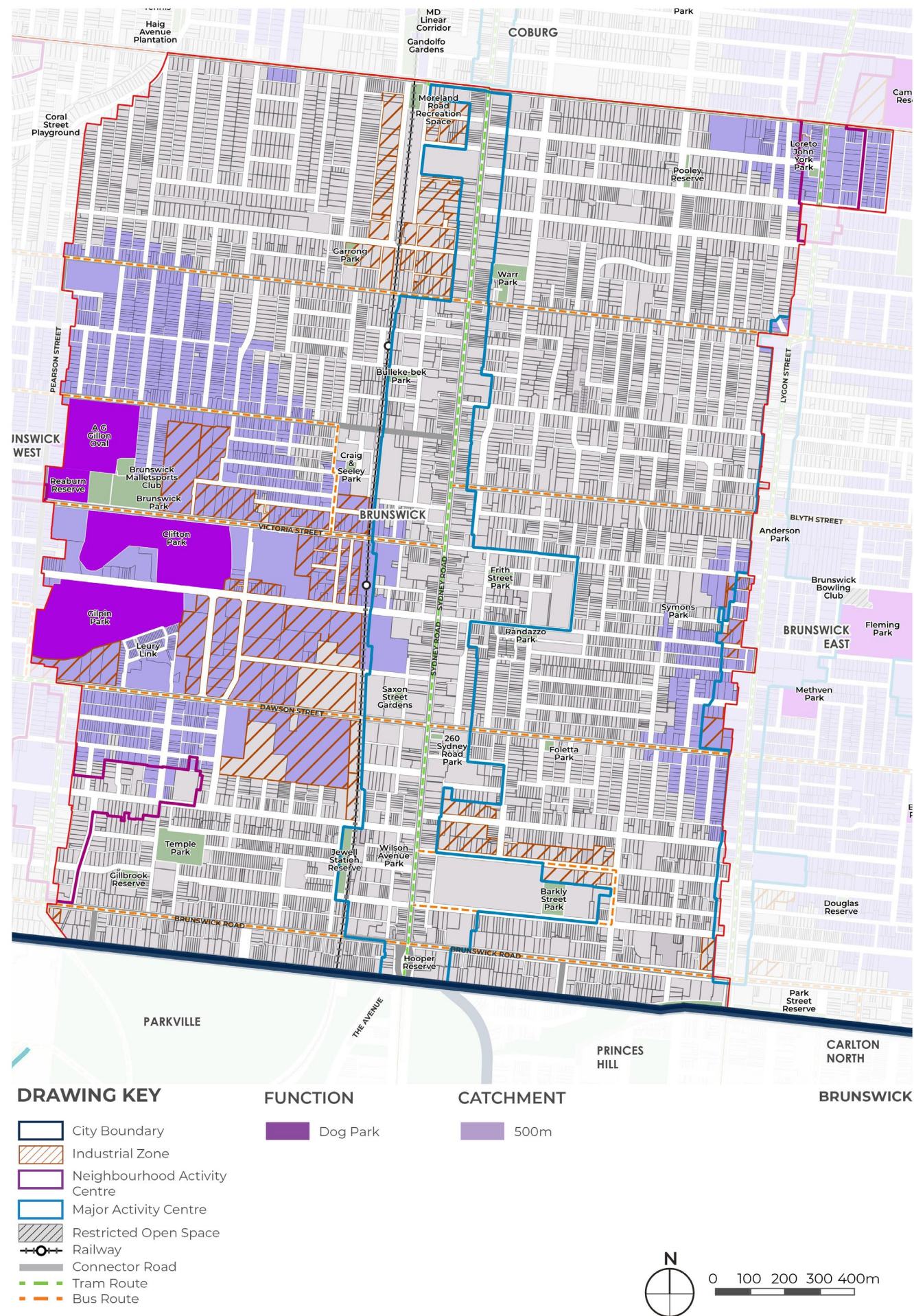


Figure 67. Brunswick Function Gaps Analysis (Dog Park)

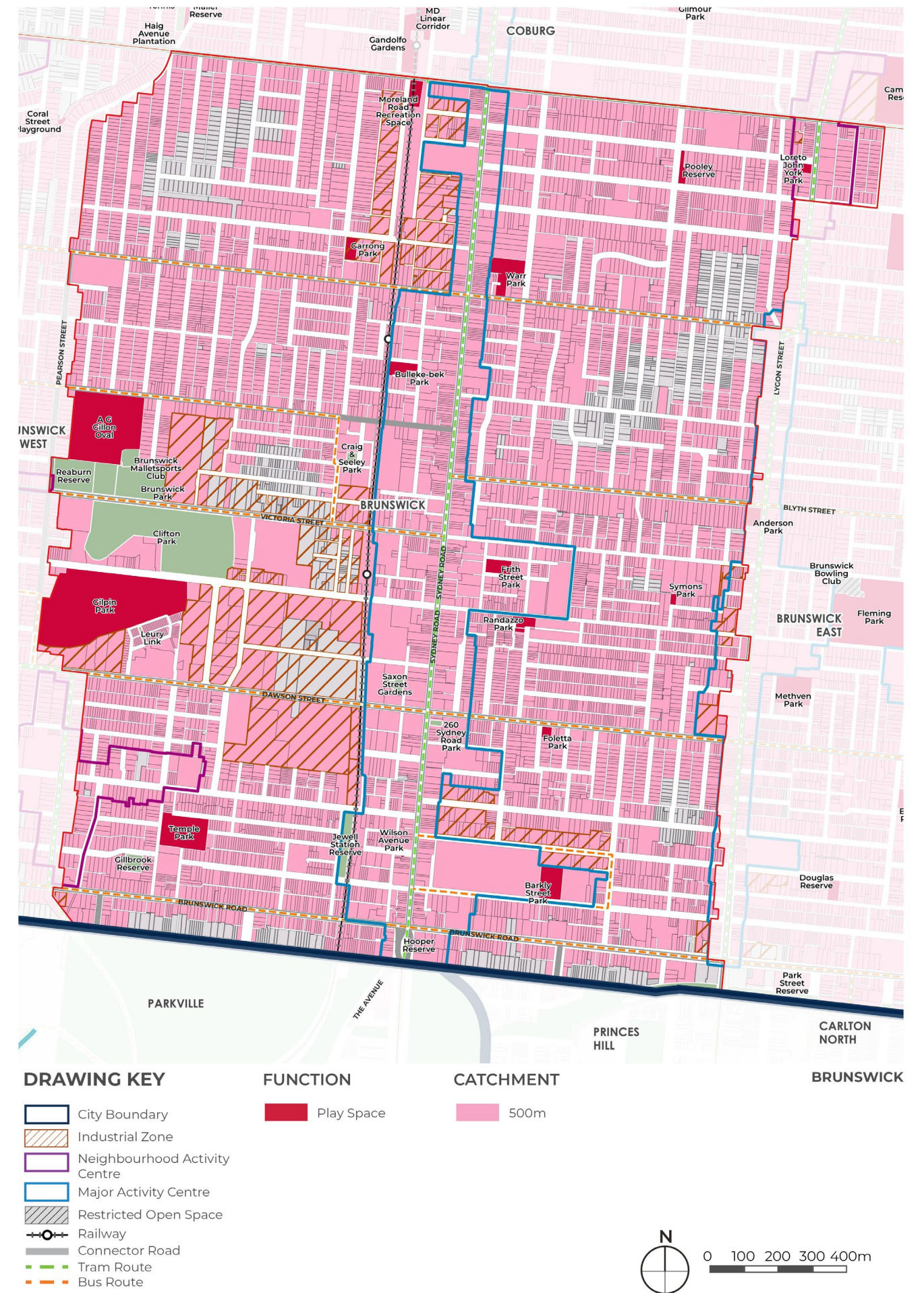


Figure 68. Brunswick Function Gaps Analysis (Play Space)

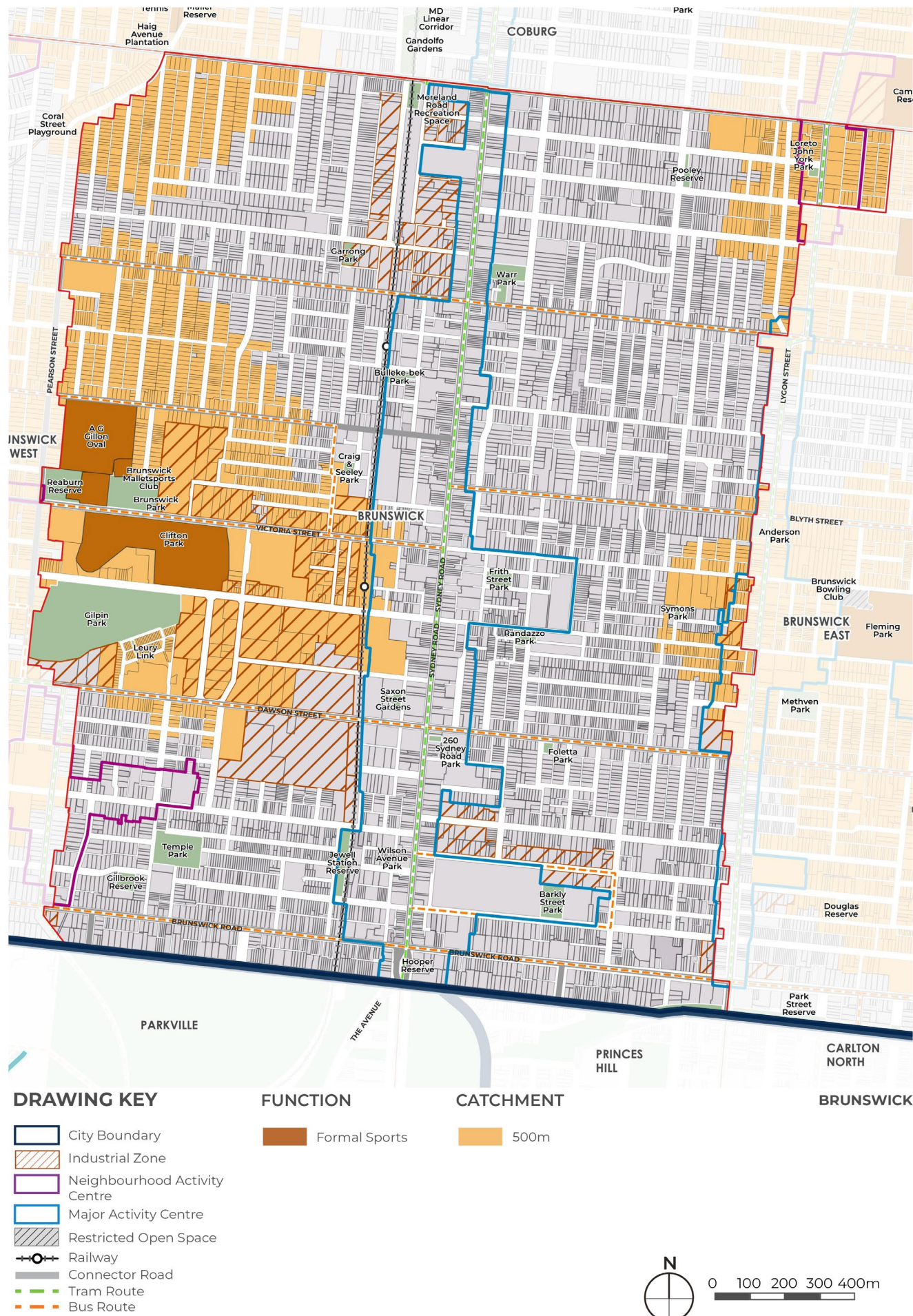


Figure 69. Brunswick Function Gaps Analysis (Formal Sports)

BASELINE SERVICE OBSERVATIONS

Gaps analysis of the base serviceability gaps analysis reveals a significant gap area in the suburb's north-east between Albion Street and Victoria Street and smaller gap areas in the north-west north of Albion Street and southeast south of Dawson Street.

It is noted that only nine (9) public open spaces are currently located within the Sydney Road corridor of the Brunswick MAC.

HIERARCHY CATCHMENT OBSERVATIONS

The catchment gaps analysis which applies a more refined catchment to each open space based on size shows that the gaps in Brunswick are more significant when the relative scale and role of parks are more deeply considered.

It reveals that land around and to the east of Sydney Road is serviced by significantly smaller open spaces than the west, which enjoys access to the Brunswick Parklands.

The south of the suburb benefits from access to Royal Park to the south.

The gap areas in the north-east, north-west and south-east are significantly greater. Gap areas within the MAC are also identified to the west of Sydney Road both to the north and south of Victoria Street.

SPECIFIC FUNCTIONS OBSERVATIONS

Play spaces are relatively well distributed across Brunswick with most areas of Brunswick within a 5 minute walk of a play space function. Gaps still exist in the previously identified areas reinforcing the need for new open spaces in these locations.

The gap areas for dog parks in Brunswick are significant with dog parks only provided in the Brunswick Parklands precinct. It is noted that the entirety of the Brunswick MAC is located in a dog park 'gap area' being located beyond a 500m walking catchment to Brunswick Parklands.

Dog owners east of Sydney Road have no off-lead or fenced open spaces to access within the suburb and must walk to Methven park and Campbell Reserve to the east

8.3.4. OPEN SPACE CHARACTER AND QUALITIES

Analysis of the character and quality of open spaces within Brunswick outlines a broad diversity of different spaces across the suburb from district scale parks to pocket urban squares. The quality of these spaces is often to a good standard in order to meet the needs of an often densely populated urban context.

The open spaces making up the Brunswick Parklands in the suburb's west provide a major open space destination within the suburb of district significance, attracting users from surrounding suburbs. Gilpin Park and AC Gillon Oval are highly utilised, District scale open space assets, characterised by offering a wider range of open space functions and amenities, including capacity to host municipal events and festivals.

The location of Brunswick Parklands in the west of the suburb however, limits accessibility to the precinct from the Sydney Road MAC, noting significant industrial land occurring between.

With only 25% of the land area for public open space provided outside of the Brunswick Parklands, the remaining park network is delivered through a series of smaller spaces.

At the Local level, Warr Park, Temple Park and Barkly Street Park provide well appointed parklands for local community, often including a range of uses such as community gardens (Warr Park), informal sports (Temple Park & Barkly Square) alongside typical play and passive recreation options

Neighbourhood scale open spaces in Brunswick include the new Bulleke-bek Park, Randazzo Park and the under construction Frith Street Park. While smaller than Local scale, these parks manage to provide a wide range of open space functions (passive recreation, play, informal sport, nature, community gardens).

A range of Pocket scale spaces exist across Brunswick from highly programmed spaces such as Wilson Avenue Park in the Brunswick MAC which provides a place to sit in an urban square context with informal sports (climbing wall). To Symons Park, a simple park with basic playground in a residential side street context.

With the bulk of open space in Brunswick being provided to the west in the Brunswick Parklands there is an opportunity for additional open spaces to be provided to augment the Local, Neighbourhood and Pocket scale parks servicing the remainder of the suburb.

8.3.5. COMMUNITY ENGAGEMENT INPUTS

Brunswick community consultation captured:

- + Brunswick Parklands is valued for birdwatching and other natural features.
- + Concerns and recommendations were made around Gilpin Park and Clifton Park) included:
 - + Lawns poorly maintained with debris.
 - + Excess car park that can be removed.
 - + Pedestrian crossing needed between Gilpin and Clifton Parks.
 - + Speeding / rat running cars. Needs reduced speed and pedestrian crossing.
 - + Bins were removed.
- + One of the most common off-leash dog park locations used by survey respondents was Gilpin Park, Brunswick. A recommendation to include better signage for on-lead dog areas in Brunswick. The inclusion of a new dog park and associated facilities has been identified within the projects list.
- + One of the most common formal sports fields / facilities used by survey respondents was Clifton Park, Brunswick. Clifton Park has been identified for playground and skate park upgrades.
- + 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 South more commonly said they use/value informal recreation areas (63%, compared to 43% North-West).

8.3.6. FUTURE POPULATION CHANGE AND OPEN SPACE NEEDS

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

Population growth is significant for the area with an estimated additional 10,882 residents anticipated by 2046 - a 34% increase in the existing population.

Worker population will also increase proportionately by 4,653 - a 32% increase in the existing population.

This significant population increase is anticipated to occur in and around the Sydney Road corridor of the Brunswick Major Activity Centre following the existing trends which have seen significant development and increases in residential population within the activity centre over the past decade.

At present, Brunswick provides a total 5.37m² of public open space per resident/worker. In 2046, this is anticipated to reduce to 4.04m² - a reduction of 25% of the existing open space is maintained.

8.3.7. FUTURE ANTICIPATED SETTLEMENT PATTERN

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

94% of future housing growth is anticipated to be delivered as higher density dwellings, which will be predominantly located within activity centre areas. This represents the continued maturation of the Brunswick MAC into a high density urban centre with the share of higher density dwellings growing from 36% to 51% of total dwellings.

Table 6 identifies that while higher density dwellings will account for 51% of suburb dwellings in the future, activity centre areas cover only 17.8% of suburb land area, denoting an ongoing intensification of population in and around activity centres. This assumption does not take into account, the likely location of infill development which will add additional pressure on existing open space assets.

This will place additional pressures and demands on the existing open spaces in close proximity to activity centres, especially given the unequal distribution of open space within the suburb, weighted towards Brunswick Parklands in the west.

With Brunswick's strong growth anticipated to be delivered in close proximity to designated activity centres there will be a growing need for new and existing open space closer to the activity centres to support the higher utilisation and provide a diverse range of functions to meet the needs of a high density urban community.

TABLE 4 - SUBURB RESIDENT AND WORKER PROJECTED GROWTH (BRUNSWICK)					
	2026	2046	Growth	% of Suburb Growth vs	% Change
Estimated Resident Population	32,415	43,297	10,882	22%	34%
Open Space per resident - sqm/person	7.78	5.83	-	2	-25%
Estimated Worker Population	14,546	19,199	4,653	19%	32%
Open Space per worker - sqm/worker	17.34	13.14	-	4	-24%
Estimated Resident + Worker Population	46,961	62,496	15,535	21%	33%
Open Space per Resident + Worker - sqm/population	5.37	4.04	-1		-25%

TABLE 5 - SETTLEMENT PATTERNS AND BUILDING TYPOLOGY (BRUNSWICK)		
Existing Dwellings (2026)		
		15,628
Growth (2026-2046)		
		No. of Dwellings
		% of Growth
Infill	340	6%
High Density	5,075	94%
Total	5,415	
Future Dwellings (2046)		
		21,043

8.3.8. CONCLUSIONS

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

Brunswick will continue to undergo significant and continued urban densification which will place its relatively limited open spaces assets under significant pressure.

Brunswick is anticipated to support 21% of the municipality's additional growth in residents and workers' within 10% of the municipality's land area. Further, only 4.4% of the municipality's open space is located within Brunswick, representing a significant under-provision of open space relative to the suburb's importance as a place to live and work.

With the distribution of open space within Brunswick skewed to the west by the Brunswick Parklands precinct, there is evidence of a significant future shortage in public open space provision in and around the Sydney Road MAC and in the suburb's east, where a network of smaller Local, Neighbourhood and Pocket parks will be put under increasing strain from future population growth.

The quality of open spaces in Brunswick is generally of a good standard but quality alone is not expected to be sufficient to accommodate future open space needs. New open spaces will be required to address gap areas in the suburb and bolster the existing open space network to reduce overcrowding of existing open spaces due to increasing population.

Analysis of the quality of open spaces in Brunswick also identifies an opportunity to improve the quality of open space in some areas, and ensure that the delivery of the LXP provides open space functions that directly respond to local needs and function gaps.

8.3.9. OPEN SPACE PROJECT RECOMMENDATIONS

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

Recommendations for Brunswick address the identified gap areas in the suburbs north-west and east through delivery new Local, Neighbourhood and Pocket scale parks in locations that will also strengthen and improve access to public open space from activity centres where increased population will place additional pressures on existing open spaces.

Other projects include ensuring known future projects such as the LXP deliver open spaces that meet local identified needs and functions gaps.

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

In Brunswick, key recommendations include:

- + To deliver a new Local scale park to the east of Sydney Road to address a significant open space gap area between Victoria Street and Albion Street
- + To deliver two Neighbourhood scale open spaces in the north-west and south-east of the suburb addressing other gap areas.
- + To deliver two Pocket scale park spaces in and next close to the Sydney Road Activity Centre to meet the needs of a growing population.
- + Seek the delivery of open spaces catering for dogs within the LXP open space upgrades among other open space functions.

TABLE 6 - ACTIVITY CENTRE AREA TO HIGH DENSITY (BRUNSWICK)		
Suburb Area (ha)		497
	Total Area (ha)	% of Suburb Area
Major Activity Centre	78.59	15.80%
Neighbourhood Activity Centre	10.21	2.05%
Total	88.80	17.85%
Total Dwellings (2046)		21,044
Total High Density Dwellings in Suburb		10,646
Total High Density Dwellings in Suburb %		51%

TABLE 7 - SUMMARY OF CHANGE (BRUNSWICK)		
Projected Growth and Demand	Suburb Based	Municipality Based
Projected Growth (Residents + Workers) and %	15,535	21%
Total Suburb Area (sqm) and %	4,974,140.64	10%
Existing Open Space Supply		
Total Existing OS Area		252,294.59
Total Existing OS Area as % of Suburb		5%
Total Existing OS Suburb Area vs OS Municipality Area		4%
Projected High Density Settlement Pattern		
Total Area (sqm) of Activity Centres (Major and Neighbourhood)	888,036	17.85%

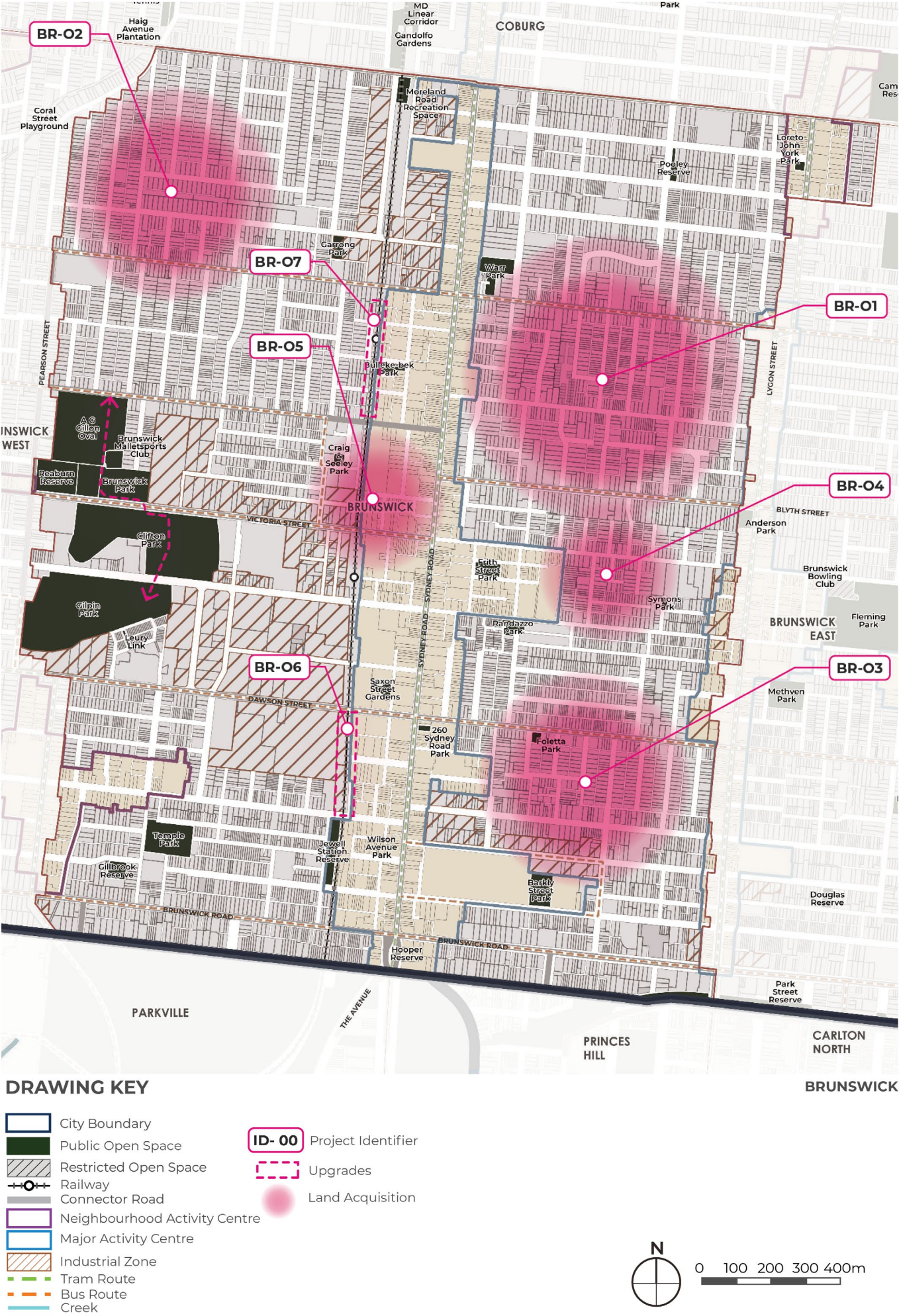


Figure 70. Brunswick Open Space Key Recommendation

8.3.10. BRUNSWICK 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.)
BR01	New Local Park 1 in Brunswick	Deliver a new Local Park to service a significant gap area in the east of the municipality. Provide Play Space and dog exercise area (as per gaps analysis).	Brunswick	Local	M	Y	N	N	N	N	Y	\$\$\$\$	1
BR02	New Neighbourhood Park 1 in Brunswick	Deliver a new Neighbourhood Space to fill a gap area in the west of the suburb. Provide a play space and potential dog exercise area.	Brunswick	Neighbourhood	M	Y	N	N	N	N	Y	\$\$\$\$	1
BR03	New Neighbourhood Park 2 in Brunswick	Deliver a new Neighbourhood Space to address a gap area in the south-east of the suburb (with dog exercise and passive recreation opportunities).	Brunswick	Neighbourhood	M	Y	N	N	N	N	Y	\$\$\$\$	1
BR04	New Pocket Park 1 in Brunswick	New Pocket Park space to service gap area and increased population in AC	Brunswick	Pocket	L	Y	N	N	N	N	Y	\$\$\$\$	1
BR05	New Pocket Park 2 in Brunswick	New Pocket Park space to service increased population in AC	Brunswick	Pocket	L	N	N	N	Y	N	Y	\$\$\$\$	1
BR06	New Dedicated Dog Park in Brunswick	Construct dedicated dog exercise.	Brunswick	Neighbourhood	M	N	N	Y	N	N	N	\$\$	4
BR07	LXRP Dog Parks	Provide fenced dog exercise in LXRP linear space in the area north of Jewell Station and in the area south of Anstey Station.	Brunswick	Neighbourhood	M	N	N	N	Y	N	N	\$\$\$	4
BR08	Jewell Station	Upgrade of the open space outside of Jewell Station at the end of Wilson Avenue next to future LXRP area including installation of a playground, community garden, picnic table.	Brunswick	Neighbourhood	L	N	N	Y	N	Y	N	\$\$	1
BR09	Brunswick Parklands	Upgrade the shared user path within the Brunswick Parklands connecting A G Gillon, Brunswick Park, Clifton park and Gilpin Park.	Brunswick	Regional	M	N	N	Y	N	Y	N	\$\$\$	5
BR10	Temple Park	Upgrade existing playground.	Brunswick	Local	M	N	N	Y	N	N	N	\$\$\$\$	1
BR11	Craig & Seeley Park	Upgrade of existing park including upgrade of playground, installation of nature play, drinking fountain and seating.	Brunswick	Pocket	M	N	N	Y	N	N	N	\$	1
BR12	Randazzo Park	Upgrade of existing playground.	Brunswick	Neighbourhood	M	N	N	Y	N	N	N	\$\$	1

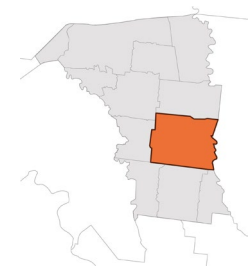


TABLE 8 - PROJECT LISTS						OBJECTIVES							
Project ID	Open Space / Project Name	Project Description	Suburb	Hierarchy	Project Priority (L, M, H)	OBJECTIVE 1	OBJECTIVE 2	OBJECTIVE 3	OBJECTIVE 4	OBJECTIVE 5	OBJECTIVE 6	Cost Bracket	Open Space Strategy Direction (No.)
BR13	A G Gillon Reserve	A G Gillon Oval playing field upgrade, playground upgrade and oval storm-water harvesting including improvements to the quality of the open space by providing additional irrigation for the sports field and providing a publicly accessible raingarden and swale for public enjoyment.	Brunswick	Regional	H	Y	Y	Y	Y	N	Y	\$\$\$\$	4
BR14	Pooley Reserve	Upgrade of exist-ing playground	Brunswick	Neighbourhood	L	N	N	Y	N	N	N	\$\$	1
BR15	Gillbrook Reserve	Upgrade of exist-ing playground	Brunswick	Neighbourhood	L	N	N	Y	N	N	N	\$\$\$\$	1
BR16	Barkly Street Park	Upgrade of exist-ing playground.	Brunswick	Local	L	N	N	Y	N	N	N	\$\$\$\$	1
BR17	Wilson Avenue Parklet	Upgrade of existing park	Brunswick	Pocket	L	N	N	Y	N	N	N	\$\$	1
BR18	Warr Park	Upgrade of exist-ing playground	Brunswick	Local	L	N	N	Y	N	N	N	\$\$\$\$	1
BR19	Loretto John York Park	Upgrade existing playground.	Brunswick	Pocket	L	N	N	Y	N	N	N	\$	1
BR20	Saxon Street Gardens	Upgrade existing playground and park	Brunswick	Neighbourhood	L	N	N	Y	N	N	N	\$\$	1
BR21	Clifton Park	Upgrade existing play-ground and skate park, sports grounds surface, drainage, irrigation and potentially lighting.	Brunswick	District	M	N	N	Y	N	N	N	\$\$\$\$	1
BR22	Gilpin Park	Design and construction of WSUD stormwater treat-ment and harvesting sys-tem and wetland to improve the quality of the open space by providing addi-tional irrigation for the open space and providing a pub-licly accessible raingarden / swale for public enjoyment.	Brunswick	District	M	N	N	Y	Y	N	N	\$\$\$\$	3
BR23	Symons Park	Symons Park playground and park upgrade	Brunswick	Pocket	H	N	N	Y	N	N	N	\$\$	1
BR24	Reaburn Reserve	Upgrade of existing playground and park.	Brunswick	Regional	M	N	N	Y	N	N	N	\$\$\$\$	1
BR25	Loyola Pitt road closure	Close additional part of the Pitt Street road space to create a new open space at the Loyola and Pitt Streets intersection	Brunswick	Pocket	M	Y	Y	Y	N	N	N	\$	1, 2

8.4. COBURG

8.4.1. INTRODUCTION

Coburg is a 6.9km² suburb located within the south-east of the municipality. Adjoining suburbs include Brunswick West, Brunswick East, Thornbury, Preston, Coburg North, Pascoe Vale and Pascoe Vale South. The suburb boundaries of Coburg are irregular but are generally defined by the Merri Creek and Elizabeth Street along its eastern boundary, Murray Road to the north, Melville Road to the west and Moreland Road to the south. Topographically, Coburg is influenced by the Merri Creek and Edgars Creek corridors. Higher ground is located to the north of Bell Street, sloping down near the creek valley corridors.

Coburg is a well established suburb having began as a prosperous farming village and site for Melbourne's largest prison in the mid 19th century. The 1920's saw a boom in residential development focused around the Sydney Road tram and rail corridor as well as the reservation of significant areas for open space with Coburg Lake (now in Coburg North) reserved in 1912 and De Chene Reserve in 1924.

In more recent times, Coburg has seen urban renewal introduce higher density living primarily on strategic sites such as the former Pentridge Prison and along the Sydney Road/Upfield Railway Corridor.

Clause 2.03 – Strategic Directions of the Merri-bek Planning Scheme identifies three activity centres within Coburg. This includes the Coburg Major Activity Centre running along Sydney Road and focused around the Bell Street/Sydney Road junction and parts of the Street and

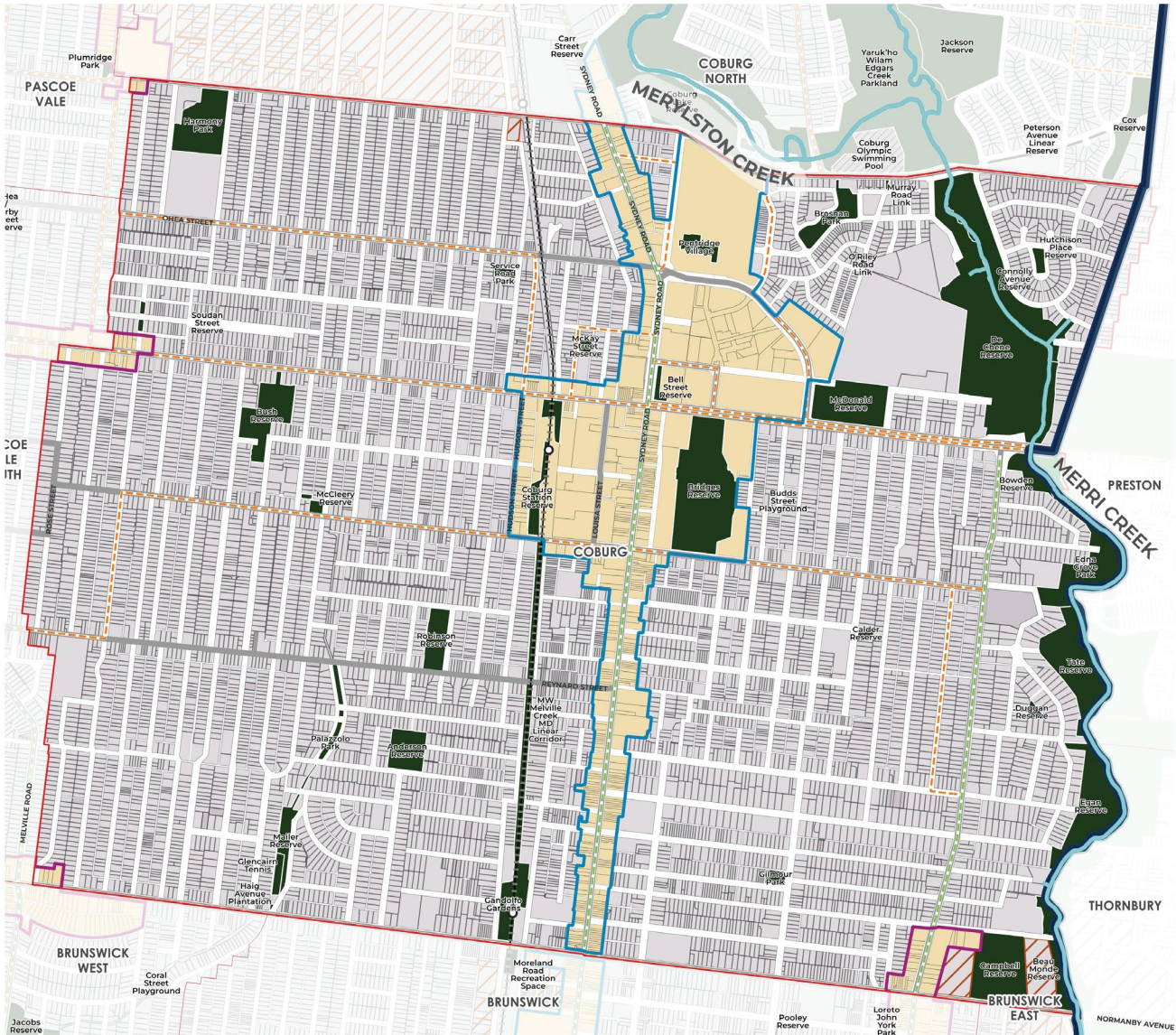
Lygon Street) as well as the Harding/Nicholson Streets NAC and O'Hea/Main Streets NAC.

Schedule 1 of Clause 37.08 – Activity Centre Zone provides the key development directions of the Coburg MAC and reinforces its roles as the primary locations for increased density, services and amenities into the future. Schedule 24 of Clause 43.02 – Design and Development Overlay outlines development objectives for neighbourhood centres as lower order centres supporting increased densities.

Other significant features within the suburb include the Merri Creek Trail which links a number of open spaces along the suburb's eastern boundary, the newly completed LXRP works providing a series of linear open spaces along the Upfield Railway Corridor and the Pentridge Prison redevelopment including Pentridge Village urban square as a northern focal point within the activity centre..

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

TABLE 1 - SUBURB OVERVIEW (COBURG)	
Total Suburb Area - sqm	6,951,345.12
% of Suburb Area vs Municipality Area	14%
Open Space Profile	
No. of Open Space	38
Total Open Space Area - sqm	519,877.59
% of suburb open space vs all open space	9.1%
% of suburb open space area vs suburb area	7.5%
Demographic Profile	
Resident Population (2026) - persons	30,621
Worker Population (2026) - persons	8,829
Open Space per resident + worker - sqm/person	13.18
*Total open space area includes all public open space, restricted open space identified / listed in Table	



- COBURG**
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

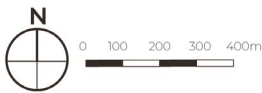


Figure 71.Coburg Existing Network

TABLE 2 - OPEN SPACE NETWORK HIERARCHY (COBURG)					
	Quantity	% of Quantity	Total Area (ha)	% of area vs overall OS	% of area vs suburb area
Definition					
Public Open Space	38	14%	51.99	9.1%	7.5%
Restricted Open Space	0	0%	0.00	0.0%	0.0%
Hierarchy					
Regional	7	3%	25.57	4.5%	3.7%
District	4	1%	9.61	1.7%	1.4%
Neighbourhood	11	4%	2.65	0.5%	0.4%

8.4.2. EXISTING OPEN SPACE NETWORK

Table 2 identifies a total of 38 open spaces within the suburb of Coburg, amounting to a combined total area of 52 hectares of open space. This represents approximately 7.5% of the total land area of the suburb.

Eleven (11) public open spaces are identified as having a component of restricted open space (eg. Sports club facilities such as Coburg East Tennis Club or within a larger public reserve or overland flow path in creek corridor).

Seven of the identified public open spaces form part of the Merri Creek Trail precinct, which provide a network of linked open spaces along the Merri Creek of regional significance, linking up numerous smaller open spaces along the creek corridor and giving access to a broader open space network stretching north and south into adjoining suburbs.

There is 13.18m² of open space per resident/worker within Coburg based on 2026 residential/worker population.

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

DISTRIBUTION OF OPEN SPACE AND GAPS ANALYSIS

The following open space analysis has been undertaken using the three types of gaps analysis described in Section 7 of this report.

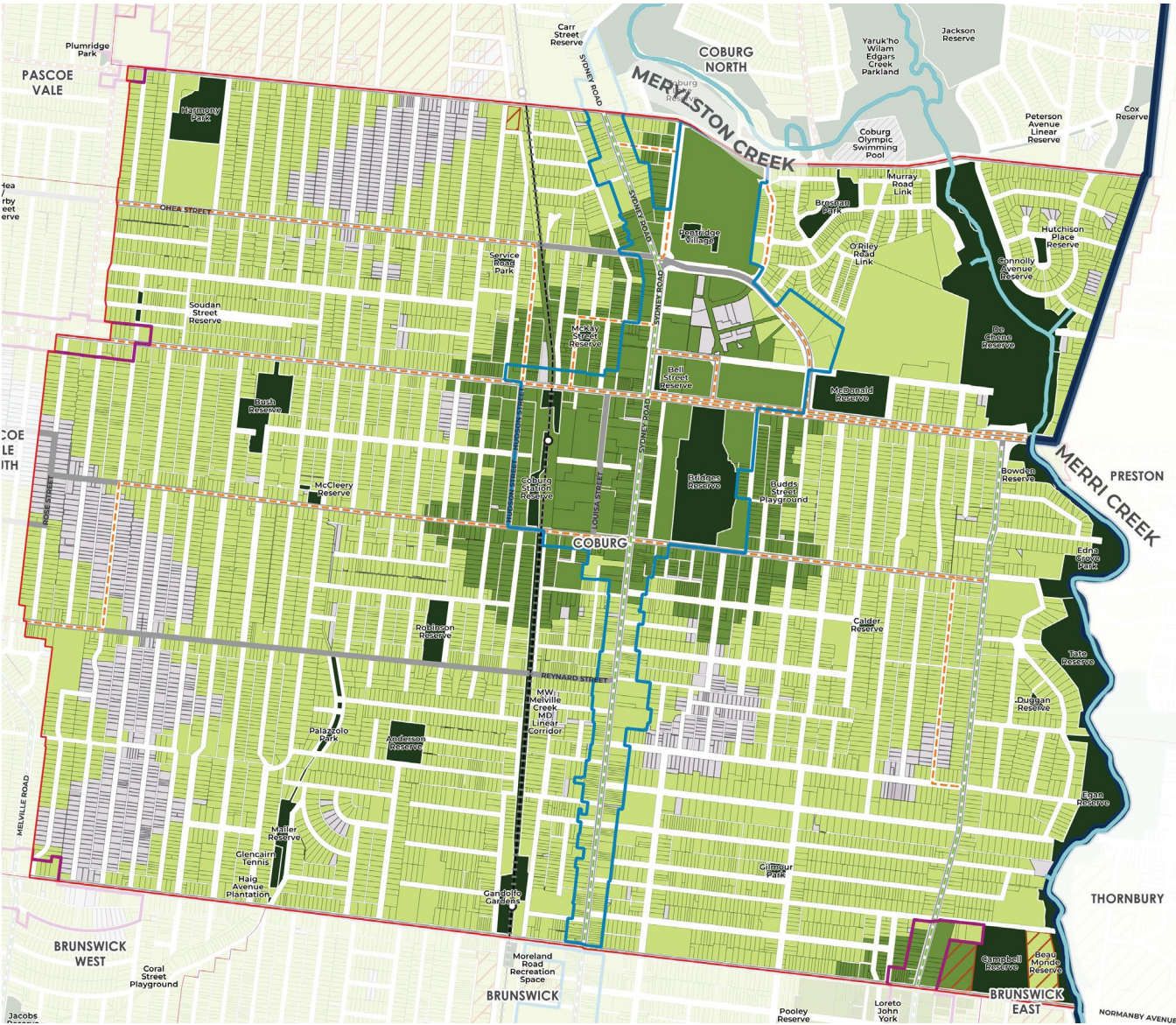
In each map, areas outside the walking catchments of the different open spaces are identified as 'gap areas'. The assessment of the existing public open space networks ability to meet the needs of future residents is informed by this analysis. Recommendations for new open space projects within the suburb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

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

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

TABLE 3 - SUBURB OPEN SPACE FUNCTIONS (COBURG)

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
5	Harmony Park	2.26	Local	✓	✓	✗	✓	✗	✓	✗	✗	✓	✗	✗	✗	✗
15	Bell Street Reserve	0.20	Neighbourhood	✓	✗	✗	✗	✗	✓	✗	✗	✓	✗	✗	✗	✗
17	Brosnan Park	1.10	Local	✗	✓	✗	✗	✗	✓	✗	✗	✓	✗	✗	✗	✗
19	Budds Street Playground	0.00	Pocket	✗	✓	✗	✗	✗	✗	✗	✗	✓	✗	✗	✗	✗
21	Bush Reserve	2.04	Local	✓	✓	✓	✓	✗	✓	✗	✓	✓	✗	✗	✗	✗
24	Coburg Station Reserve	1.09	District	✓	✓	✗	✗	✓	✗	✗	✓	✓	✗	✗	✗	✗
33	Gandolfo Gardens	1.12	District	✗	✓	✗	✗	✓	✗	✗	✓	✓	✗	✗	✗	✗
34	Glencairn Tennis	0.30	Local	✗	✗	✓	✗	✗	✗	✗	✗	✓	✗	✗	✗	✗
52	McKay Street Reserve	0.13	Neighbourhood	✗	✗	✗	✗	✗	✓	✗	✗	✓	✗	✗	✗	✗
63	Soudan Street Reserve	0.35	Neighbourhood	✗	✓	✗	✗	✗	✗	✗	✗	✓	✗	✗	✗	✗
73	Calder Reserve	0.12	Neighbourhood	✗	✓	✗	✗	✗	✗	✗	✗	✓	✗	✗	✗	✗
81	Gilmour Park	0.23	Neighbourhood	✓	✓	✗	✗	✗	✓	✗	✗	✓	✗	✗	✗	✗
82	McCleery Reserve	0.18	Neighbourhood	✗	✓	✗	✗	✗	✓	✗	✗	✓	✗	✗	✗	✗
85	Hutchison Place Reserve	0.22	Neighbourhood	✗	✓	✗	✗	✗	✓	✗	✗	✓	✗	✗	✗	✗
87	Robinson Reserve	1.05	Local	✗	✓	✗	✗	✗	✗	✗	✗	✓	✗	✓	✗	✗
98	Palazzolo Park	0.40	Neighbourhood	✗	✗	✗	✗	✗	✗	✗	✗	✓	✗	✗	✗	✗
108	Duggan Reserve	0.19	Neighbourhood	✓	✓	✗	✗	✗	✗	✗	✗	✓	✗	✗	✗	✗
112	Bridges Reserve	5.57	District	✓	✗	✓	✗	✗	✗	✗	✗	✓	✗	✗	✓	✗
113	Campbell Reserve	2.82	Local	✓	✓	✓	✗	✗	✓	✗	✗	✓	✗	✗	✓	✗
122	McDonald Reserve	2.44	Local	✓	✗	✓	✗	✗	✓	✗	✗	✓	✗	✗	✓	✗
128	Anderson Reserve	1.16	Local	✗	✓	✗	✓	✗	✓	✗	✓	✓	✗	✗	✓	✗
138	Beau Monde Reserve	1.11	Regional	✓	✗	✗	✗	✗	✓	✓	✗	✓	✗	✗	✗	✗
166	Tate Reserve	3.26	Regional	✓	✗	✗	✗	✗	✓	✓	✗	✓	✗	✗	✗	✗
167	De Chene Reserve	11.00	Regional	✓	✓	✓	✓	✗	✓	✓	✗	✓	✓	✗	✗	✗
168	Egan Reserve	3.11	Regional	✓	✗	✗	✗	✗	✓	✗	✗	✓	✓	✗	✗	✗
176	Bowden Reserve	0.73	Regional	✓	✗	✗	✗	✗	✓	✓	✗	✓	✗	✗	✓	✗
196	Murray Road Link	0.02	Pocket	✓	✗	✗	✗	✗	✗	✗	✗	✓	✗	✗	✗	✗
198	O'Riley Road Link	0.04	Pocket	✓	✗	✗	✗	✗	✓	✗	✗	✓	✗	✗	✗	✗
226	Edna Grove Park	2.49	Regional	✓	✗	✗	✗	✗	✓	✓	✗	✓	✓	✓	✗	✗
241	Unnamed #32 (65A Soudan Street)	0.06	Pocket	✓	✗	✗	✗	✗	✓	✗	✗	✓	✗	✗	✗	✗
242	Unnamed #33 (72A Soudan Street)	0.06	Pocket	✓	✗	✗	✗	✗	✓	✗	✗	✓	✗	✗	✗	✗
243	Unnamed #33 (Wattle Grove-Linda S	0.05	Pocket	✓	✗	✗	✗	✗	✗	✗	✓	✓	✗	✗	✗	✗
244	Connolly Avenue Reserve	3.87	Regional	✓	✗	✗	✗	✗	✓	✓	✗	✓	✓	✗	✓	✗
256	Service Road Park	0.16	Neighbourhood	✗	✗	✗	✗	✗	✗	✗	✗	✓	✗	✗	✗	✓
261	Pentridge Village	0.46	Neighbourhood	✓	✓	✗	✗	✓	✗	✗	✓	✓	✗	✗	✗	✗
262	Haig Avenue Plantation	0.02	Pocket	✗	✗	✗	✗	✗	✓	✗	✓	✓	✓	✗	✗	✗
263	Mailer Reserve	0.74	Local	✗	✓	✓	✗	✗	✓	✗	✗	✓	✗	✗	✗	✗
265	MW Melville Creek MD Linear Corridor	1.83	District	✓	✗	✗	✓	✓	✗	✗	✓	✓	✗	✗	✗	✗



COBURG

DRAWING KEY

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

- 300m Catchment
- 500m Catchment

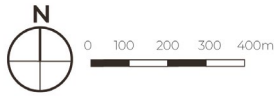
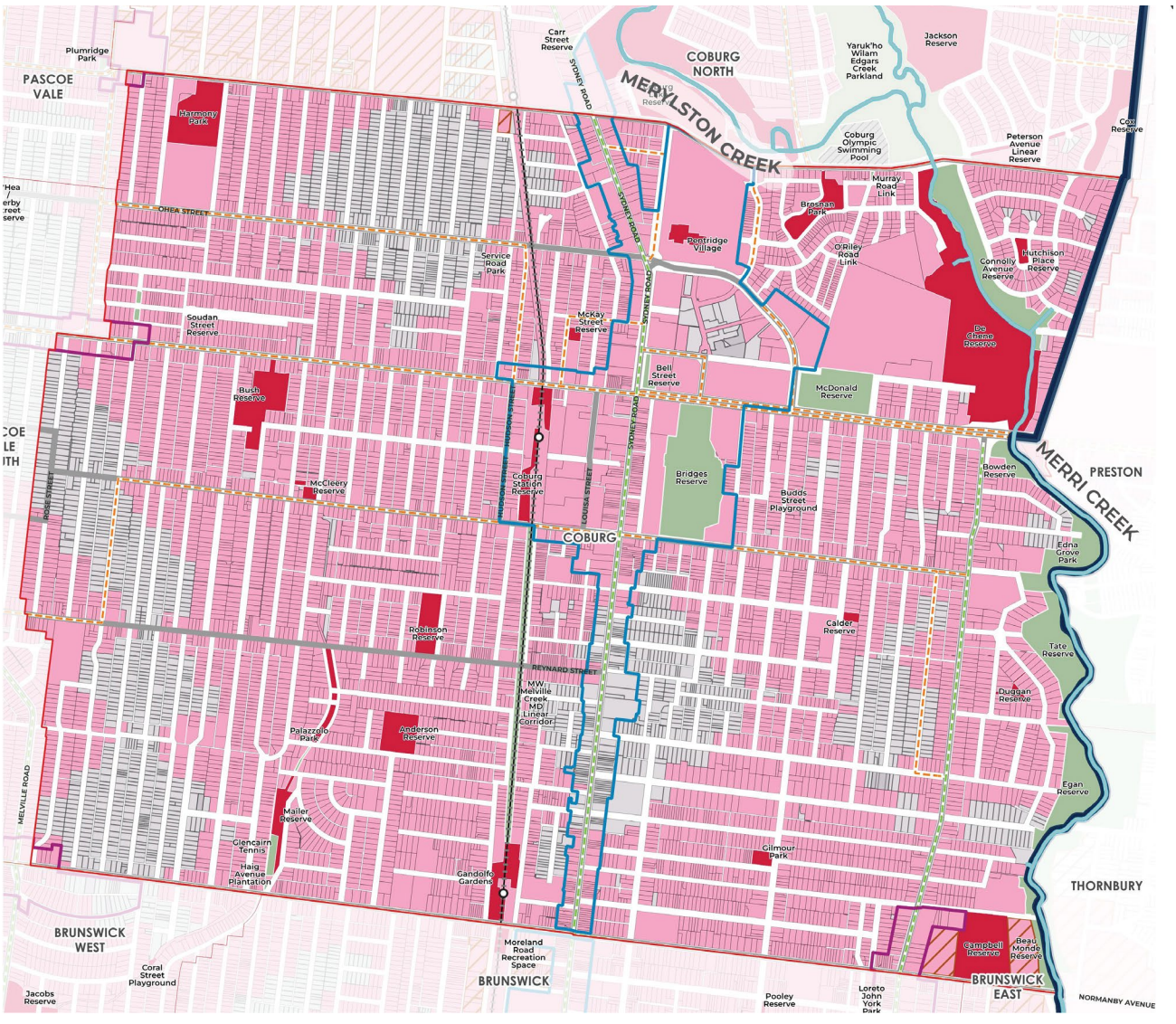
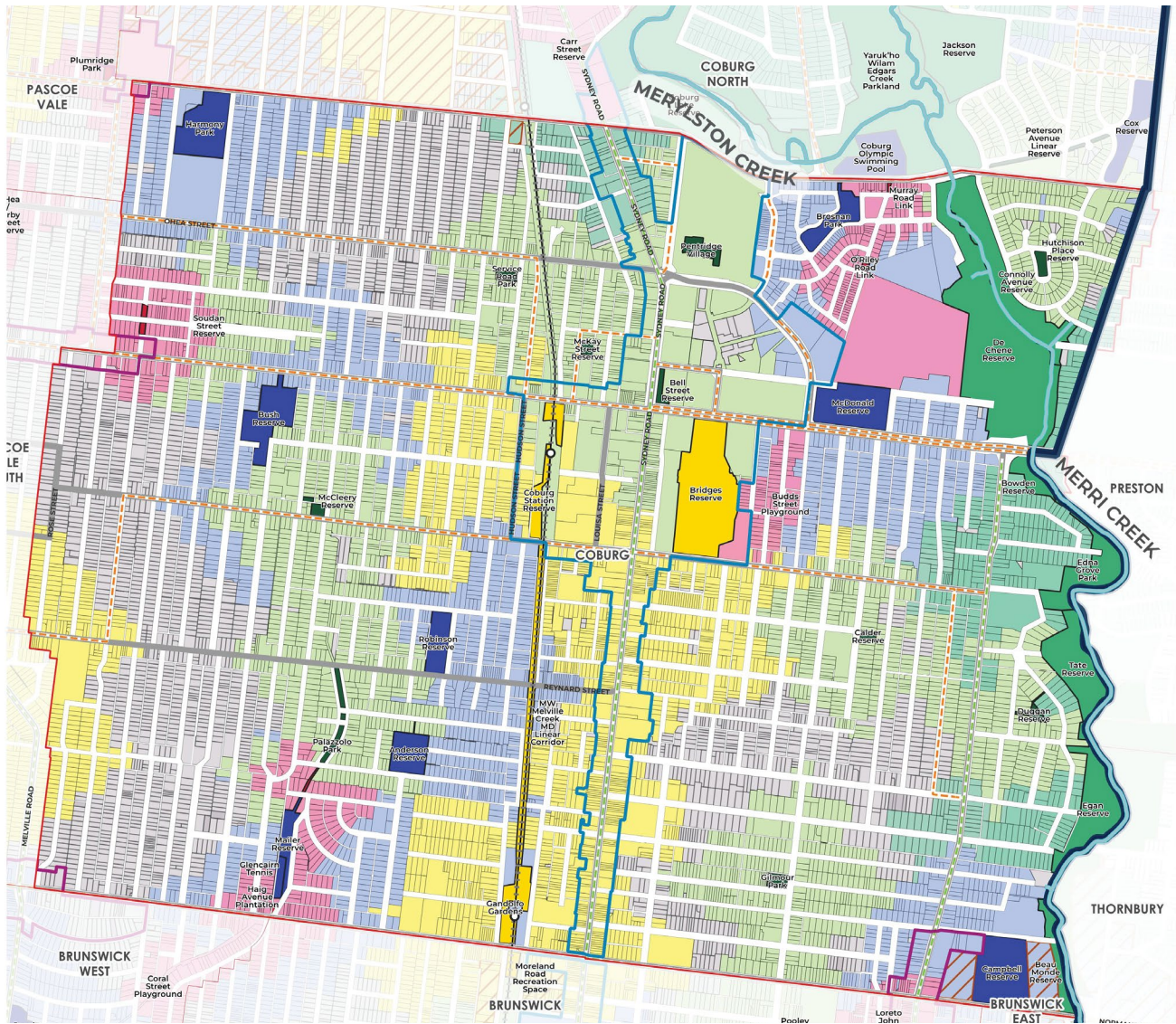


Figure 72. Coburg Baseline Service Gaps Analysis



**COBURG
DRAWING KEY**

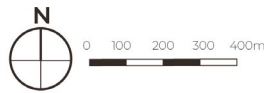
- City Boundary
- Industrial Zone
- Neighbourhood Activity Centre
- Major Activity Centre
- Restricted Open Space
- Railway
- Connector Road
- Tram Route
- Bus Route
- Creek

HIERARCHY

- Pocket
- Neighbourhood
- Local
- District
- Regional

CATCHMENT

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



**COBURG
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

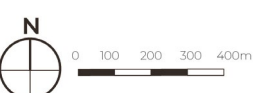
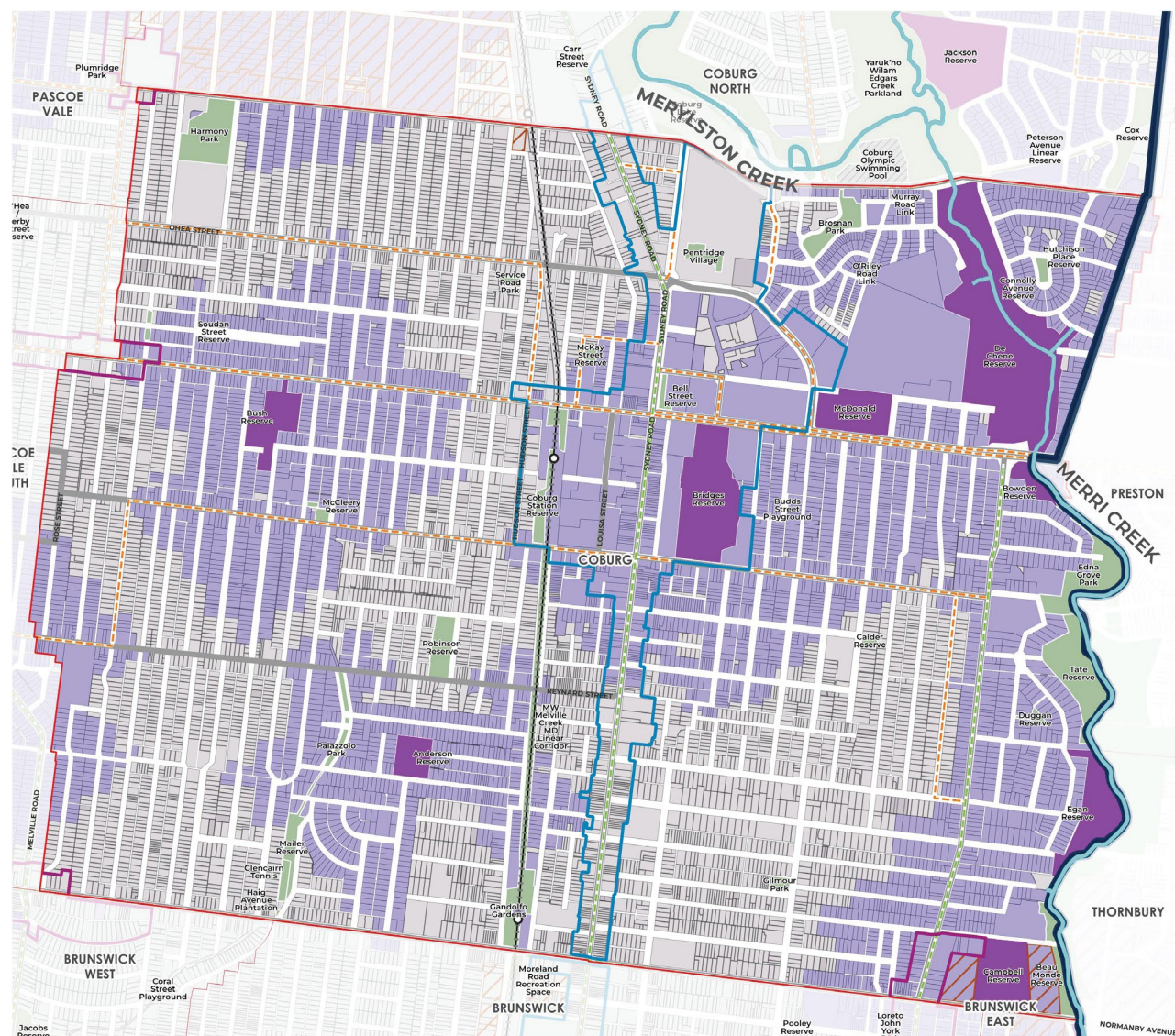


Figure 73. Coburg Hierarchy Catchment Gaps Analysis

Figure 74. Coburg Function Gaps Analysis (Play Space)



COBURG 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

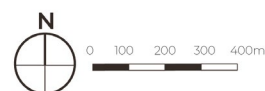
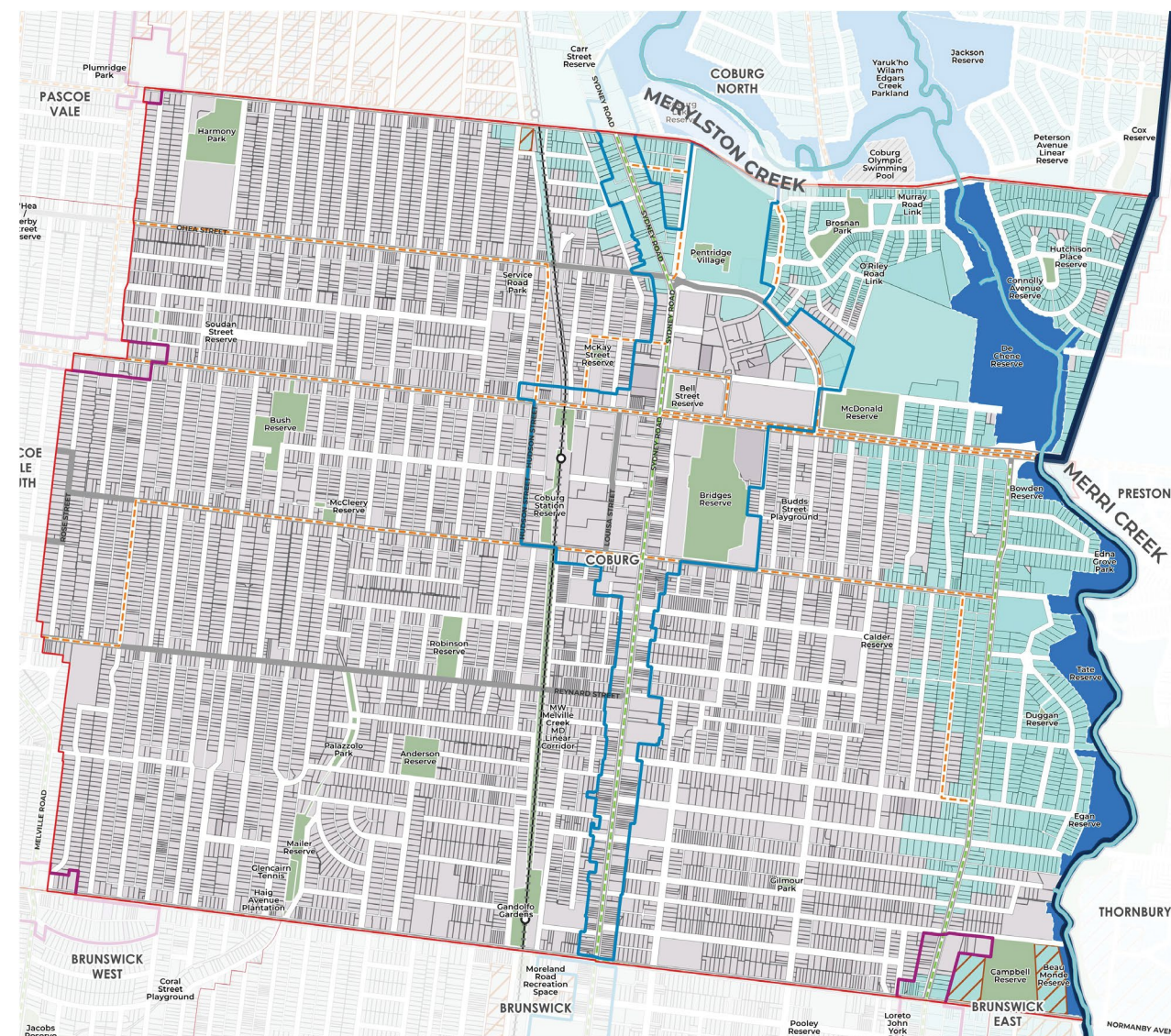


Figure 75. Coburg Function Gaps Analysis (Dog Park)



COBURG 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

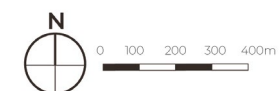
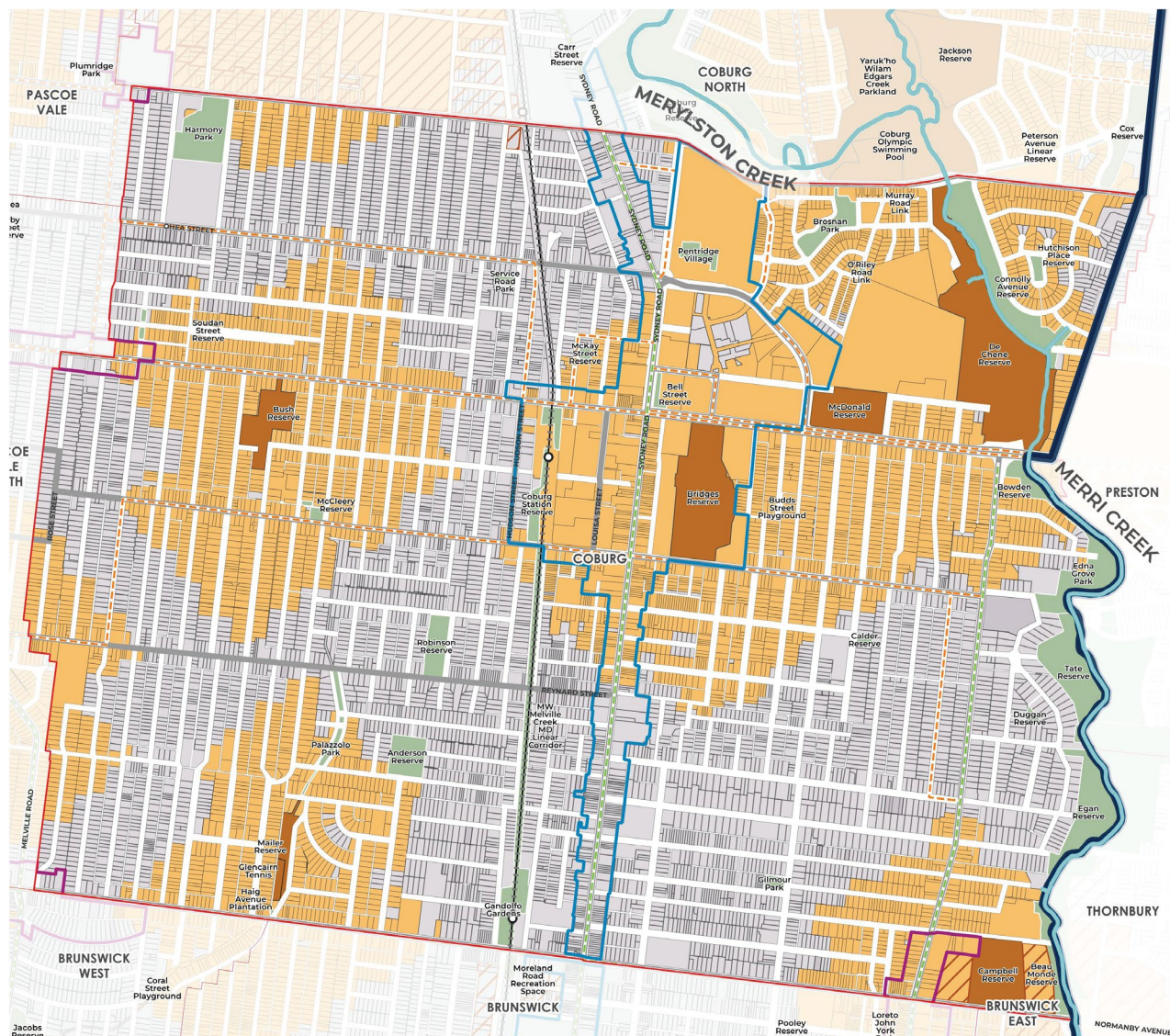


Figure 76. Coburg Function Gaps Analysis (Creek Corridor)



BASELINE SERVICE OBSERVATIONS

The analysis identifies gaps in the south east of the suburb between Sydney Road and Nicholson Street, in the north-west north of O'Hea Street, and in the south-west of the suburb from Moreland Road to Harding Street.

There are very few parks within the south-east quadrant between Sydney Road and Merri-Creek with only Calder Reserve and Gilmour Park (Neighbourhood Parks).

It is notable that Bridges Reserve is located within the Coburg MAC, providing a District scale park within the activity centre.

HIERARCHY CATCHMENT OBSERVATIONS

This analysis corroborates the gaps identified through the baseline analysis revealing that the gaps areas to the south-east, north-west and west are generally serviced by smaller open spaces warranting the provision of additional open spaces to close these gap areas.

The prevalence of open spaces in the north of the Coburg MAC provide good open space accessibility in these areas.

To the south, land within the Coburg MAC is primarily serviced by the large District scale catchments of Gandolfo Gardens and Bridges Reserve raising the opportunity for smaller scale spaces to support growing population in these locations.

SPECIFIC FUNCTIONS OBSERVATIONS

Specific function analysis identifies gaps areas for play spaces that align with the currently identified gaps but also reveals the opportunity for larger scale open space such as Bridges Reserve to provide additional play spaces within the Coburg MAC.

Dog Parks (unfenced and off-lead areas) are primarily located along the Merri Creek Corridor and in the north of Coburg, with gap areas occurring to the south.

COBURG 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 77. Coburg Function Gaps Analysis (Formal Sports)

8.4.3. OPEN SPACE CHARACTER AND QUALITIES

Analysis of the distribution and functions of open space within the suburb clearly reveal the importance of the Merri Creek open space corridor and prevalence of formal sports reserves within the suburb. The co-location of open spaces effectively creates a connected linear network of open spaces that attracts users beyond the municipality for its bushland character and natural quality as well as its functions, spanning formal and informal sports, areas of natural conservation, community gardens and play spaces.

The Coburg MAC benefits from a number of significant public open spaces within the northern half of its extents, including Bridges Reserve, Pentridge Village, Bell Street Reserve and Coburg Station Reserve and adjoining McDonald Reserve providing a mix of heritage, urban square, formal sports and play functions in closer proximity to future population. As Coburg grows, ensuring these spaces deliver high quality multi-functional open space will be key.

De Chene Reserve is a Regional scale open space in the Merri Creek corridor that provides play, dog park, passive recreation and formal sports in creek corridor location.

Below this, Coburg is serviced by a number of large District scale parks (Bridges, Tate and Egans Reserves) which currently offer a diversity of formal sports and passive recreation uses, often supporting local club facilities.

Below that open spaces like Harmony Park and Bush Reserve provide Local scale open spaces both of which have been maintained to a good standard with dog off lead areas and playgrounds in well appointed parklands. Some formal sports are also included in local parks, such as tennis club and bowling club at Bush Reserve.

Neighbourhood and Pocket scale spaces have a diverse character with the Pentridge Village providing an urban square for passive recreation and events within the Coburg MAC while for play Gilmour Park provides a playground space and lawn in a residential side street.

With existing District and Regional scale open spaces, there is opportunity to introduce smaller open spaces in Coburg to meet identified gap areas and support the growth of the Coburg MAC, particularly in the south.

8.4.4. COMMUNITY ENGAGEMENT INPUTS

- Coburg community consultation captured:
- + Respondents enjoyed the water at Coburg Lake as a thing they liked about open space in Merri-bek. In particular, CALD respondents showed higher instances of selecting enjoy the water at Coburg Lake (49%, compared to 25% non-CALD). Coburg Lake was recognised as not accessible for people living with disability. Respondents enjoyed having parties and events in parks in particular Harmony Park, Coburg and Coburg Lake. Specific suggestions for improvements included the skate park at Coburg Lake in the focus group with young people.
 - + A recommendation for drainage improvement at Campbell Reserve, Coburg causing the cancellation of sports events. The design and development of stormwater harvesting, and treatment has been included for Campbell Reserve within the identified projects list.
 - + A recommendation for shade sails at Soudan St playground in Coburg to make it safer and accessible in hot weather. Soudan Street has been identified for playground upgrades within the identified projects.
 - + Recommendations for a dog parks area near Edgars Reserve behind the wetland (off-leash), and on the grassed area between the Soudan Street East and West roads in the block of unused land up from the playground, Coburg (fenced).
 - + 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).
 - + Some of the most common formal sports fields / facilities used by survey respondents include Campbell Reserve, Coburg Leisure Centre and East Coburg Tennis Club.

8.4.5. FUTURE POPULATION CHANGE AND OPEN SPACE NEEDS

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

Population growth is significant for the area with an estimated additional 9,430 residents anticipated by 2046 - an 31% increase in the existing population.

Worker population will also increase substantially by 3,102- a 35% increase in the existing worker population.

Coburg MAC is anticipated to be the primary location for population growth within the suburb following the existing trends which have seen significant development and increases in residential population within the activity centre over the past decade.

In 2026, Coburg provides a total 13.18m² of public open space per resident/worker. In 2046, this is anticipated to reduce to 10.00m² - a reduction of 24% if the existing open space is maintained.

8.4.6. FUTURE ANTICIPATED SETTLEMENT PATTERN

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

70% of future housing growth is anticipated to be delivered as higher density dwellings, which will be predominantly located within activity centre areas. This highlights a rapid transition to higher density housing in the suburb.

Table 6 identifies that while higher density dwellings will account for 29% of suburb dwellings in the future, activity centre areas will cover only 12% of suburb land area, denoting an ongoing intensification of population in and around activity centres. This assumption excludes infill development which will add additional pressure on existing open space assets.

The role and function of existing open spaces including Bridges Reserve within the MAC will need to be carefully considered to ensure they are fit for purpose and adequately bolstered by additional open space to avoid overcrowding of existing open space assets.

TABLE 4 - SUBURB RESIDENT AND WORKER PROJECTED GROWTH (COBURG)					
	2026	2046	Growth	% of Suburb Growth vs	% Change
Estimated Resident Population	30,621	40,051	9,430	19%	31%
Open Space per resident - sqm/person	16.98	12.98	- 4		-24%
Estimated Worker Population	8,829	11,931	3,102	12%	35%
Open Space per worker - sqm/worker	58.88	43.58	- 15		-26%
Estimated Resident + Worker Population	39,449	51,981	12,532	17%	32%
Open Space per Resident + Worker - sqm/population	13.18	10.00	-3		-24%

TABLE 5 - SETTLEMENT PATTERNS AND BUILDING TYPOLOGY (COBURG)		
Existing Dwellings (2026)		
	12,687	
Growth (2026-2046)		
	No. of Dwellings	% of Growth
Infill	1,210	30%
High Density	2,765	70%
Total	3,975	
Future Dwellings (2046)		
	16,662	

8.4.7. CONCLUSIONS

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

Coburg is anticipated to change dramatically over the next 20 years with significant urban densification, following the lead of neighbouring suburbs to the south. Benefiting from a more distributed and generous open space network there is an opportunity for Coburg to maintain a good standard of open space service to future residents with considered investment in new and existing open spaces.

Coburg is anticipated to support 17% of the municipality's growth in residents and workers within 14% of the municipality's land area. Only 9.1% of the municipality's open space is located within Coburg, representing a significant underprovision of open space relative to the suburb's anticipated importance as a place to live and work. Considering that many future dwellings will be delivered in higher density typologies, this growth will fall disproportionately on activity centre areas warranting investment in bolstering open space access in these locations and eliminating gap areas to reduce pressure on existing open spaces.

TABLE 6 - ACTIVITY CENTRE AREA TO HIGH DENSITY (COBURG)		
Suburb Area (ha)		695
	Total Area (ha)	% of Suburb Area
Major Activity Centre	77.79	11.19%
Neighbourhood Activity Centre	5.25	0.76%
Total	83.05	11.95%
Total Dwellings (2046)		16,662
Total High Density Dwellings in Suburb		4,797
Total High Density Dwellings in Suburb %		29%

TABLE 7 - SUMMARY OF CHANGE (COBURG)		
Projected Growth and Demand	Suburb Based	Municipality Based
Projected Growth (Residents + Workers) and %	12,532	17%
Total Suburb Area (sqm) and %	6,951,345.12	14%
Existing Open Space Supply		
Total Existing OS Area		519,877.59
Total Existing OS Area as % of Suburb		7%
Total Existing OS Suburb Area vs OS Municipality Area		9%
Projected High Density Settlement Pattern		
Total Area (sqm) of Activity Centres (Major and Neighbourhood)	830,458	11.95%

The regionally significant parklands of Merri Creek Corridor and nearby Coburg Lake Reserve provide important regional spaces however their locations at the periphery of the suburb and some distance from most activity centre limits the convenience of these open space assets for local, every-day use. Consequently their existence should not offset the need for conveniently located smaller open spaces closer to home.

With the high level of anticipated growth, existing open spaces within Coburg MAC will be put under pressure. Further, the significant level of infill housing anticipated is expected to have an important impact on broader surrounds making the elimination of gap areas important to delivering a comprehensive network of conveniently located open spaces.

Analysis of the quality of open spaces in Coburg also identifies an opportunity to improve the quality of open space in some areas, and ensure that the delivery of the LXP provides open space functions that directly respond to local needs and function gaps.

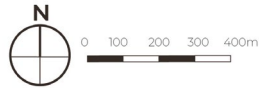
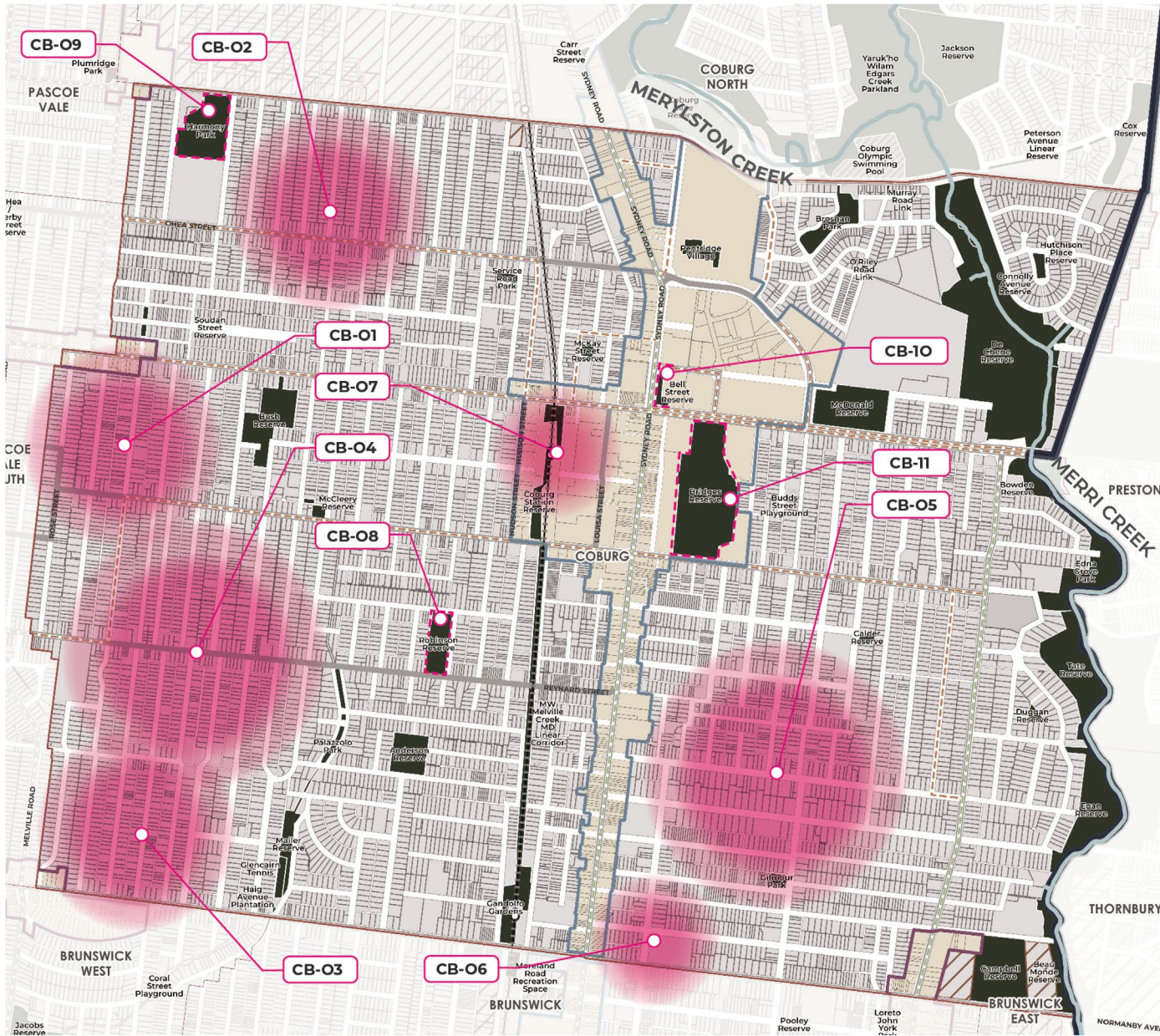


Figure 78. Coburg Open Space Key Recommendation