

Monash Open Space Strategy

October 2018



Version

This document was prepared for consultation in June 2017 and was revised for adoption in response to submissions in October 2018.

Revised – November 2021

- Deletion of the 30m² per person open space standard
- Updated population forecasts to 2036
- Revised the strategy time frame

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Acknowledgments

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1. Introduction

The provision of appropriately-located, sized, designed and accessible useable public open space is a key function of local government and is an intrinsic part of liveable urban neighbourhoods. Open space provides an important role to the community with a wide range of benefits:

- Personal and community benefits through physical activity – exercise, sport and physically challenging outdoor activities and play. These include health prevention and enjoyment, and providing a sense of place.
- Psychological benefits - restorative values and stress reduction through use and views of green space and contact with nature.
- Social benefits through connecting with family and friends via social and recreation activities in parks, and social belonging.
- Environmental benefits related to the conservation of habitat and biodiversity, and protection of biological and cultural heritage. Open space can minimise the impacts of climate change, provide food security and active transport.
- Civic pride and the benefits associated with aesthetically pleasing environments and spiritual reflection.
- Economic benefits through events and value of trees as assets; increased property values due to proximity to open space, ability to grow food and attract visitors and workers to Monash.

As an established urban area, Monash has an ~~extensive~~ network of public open space that includes playing fields, local parks and trails.

Due to historical development differences, and in some instances topography, the distribution, type and quantity of public open space across Monash varies. This can present challenges in meeting the diverse needs of existing residents and providing equitable access to open space, particularly as demographics, recreational choices and expectations change. Meeting these changing needs will require a shift in the way that existing open space is used, accessed and developed to ensure the accessibility of open space to all members of the community, regardless of where they live, their age, gender, income, ethnicity, education or abilities.

In addition to the changing needs and expectations of current residents, additional demands will be placed on the public open space network as the population of Monash continues to grow. In some locations, such as Clayton, these growth pressures will be compounded by the population growth occurring at a much higher density than has previously occurred in Monash.

It is within this context of change that the Monash Open Space Strategy (the Strategy) has been developed to respond to those challenges. The Strategy will guide the future planning, provision, design and management of open space in Monash for the next 15 yearsdecade. It is a high level strategic document that seeks to identify the open space needs of existing and future residents of Monash, gaps in the provision of open space and opportunities to address those gaps.

This will be achieved through the 'Vision' and 'Principles' of the strategy.

Vision

The City of Monash has quality, diverse and accessible open space to drive the liveability, health and wellbeing of our community by:

- *meeting the current and future needs of the community - close to where people live, work and play.*
- *having a diversity of functions for social, physical and environmental experiences for the whole community.*
- *strengthening the 'Garden City Character' of residential, commercial and industrial areas.*

Principles

The principles that underpin this strategy:

- Equitable access - ensure an appropriate level of open space is available for all residents regardless of where they live, their age, gender, income, ethnicity, education or ability.
- Diversity of opportunities and experiences to ensure all residents can use and benefit from open space.
- Quantity – the provision of open space across Monash will continue to be increased to ensure an appropriate level is available for all residents.
- Quality (fit for purpose) – ensuring that the function of an open space meets the requirements for that function.
- Sustainability – in design, development and management of open space.
- Dependency – some people, activities and assets are dependent on the inherent natural qualities of open space reserves. And as a priority, open space should support activities and users who are more dependent upon it;
- Environmental protection, enhancement and appreciation including the protection of canopy trees, habitat, flora and fauna and waterways.

It is important to note that ~~as a 15 year~~ the Strategy ~~the document sets out a long term strategic plan is aspirational~~, and it is acknowledged that ~~some not all~~ of the recommendations ~~may will be able to not be~~ implemented in the life of the Strategy. Implementation relies on a number of factors including budget, ~~contributions received~~, ~~population growth~~, the level of development ~~activity~~ and the availability of land to purchase in appropriate locations.

Supporting Documents

The preparation of this Strategy is supported by the two background documents (See Appendix 1 for a detailed outline of the process for developing the Strategy).

A Demand and Consultation Report

The Demand and Consultation Findings document provides an overview of the demographic profile of the City of Monash and how this is likely to influence the demand for open space.

Locality Analysis Report

The locality analysis provides a detailed assessment of open space provision, distribution and quality by suburb and recommends priorities for each of the 12 precincts.

2. Open Space Context and Definitions

Open space context

The Monash Open Space Strategy is prepared in the context of both State Government and Council's corporate plans and strategies that recognise the importance of open space to Monash (Figure 1).

The Victorian Government's *Plan Melbourne 2017-2050* recognises the importance of open space and the greening of the city as well as creating opportunities to connect with nature. ~~The Plan Melbourne directs the preparation of a~~ recommends the need for a Metropolitan Open Space Strategy to assist with developing innovative approaches to the planning, design and use of new and existing public open space. ~~The draft Metropolitan Open Space Strategy was released by the State government in mid-2021 and sets out the broad context for the provision of open space in the developed suburbs of metro Melbourne.~~

~~Since the preparation of the original 2018 Monash Open Space Strategy the State government announced the construction of the Suburban Rail Loop, a city shaping infrastructure project that will see 3 new underground stations constructed in Monash at Clayton, Monash University and Glen Waverley.~~

The Strategy supports key directions of Council's corporate and strategic documents. This includes *Imagine Monash in 2040*, which sets out the vision for Monash to 2040. A key focus area of the vision is for a green and ~~naturally rich~~ leafy city that keeps its green leafy character and values open spaces, trees and parkland.

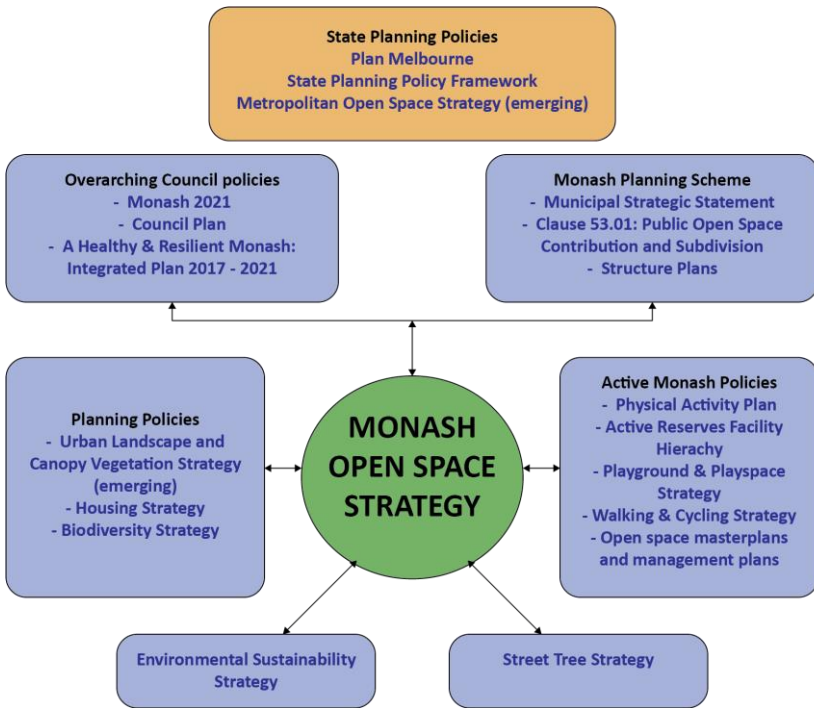
In the *Council Plan 2017-2021* ~~2021-2025~~, Strategic Objective 1 Sustainable City strives for a liveable and sustainable municipality where the leafy and green character of the city is preserved; and Strategic Objective 3 Enhanced Places ~~2~~ strives to improve open spaces, bushland and street trees for inviting and open urban spaces.

The *A Healthy and Resilient Monash: Integrated Plan* incorporates the breadth of Council strategies and action plans that contribute to the health, happiness and wellbeing of the Monash Community. This actions supported by this Strategy in the plan are for a community that is 'active & healthy', 'engaged confident and connected' and 'safe & respected'.

The Monash Planning Scheme provides the mechanism to collect financial contributions for public open space through Clause ~~52.03~~ 53.01. Further guidance in the Planning Scheme is set out in the *Municipal Strategic Statement* at Clause 21.10 and in *ResCode* at Clause 56.05: Urban Landscape, which provides objectives relating to public space provision for subdivision under Clause 56.05-2.

Other relevant documents are referenced throughout this Strategy.

Figure 1. Policy context for the Monash Open Space Strategy



How open space is defined?

In this Strategy open space is defined as:

Publicly owned land that is currently set aside, or has the potential in the future to be set aside primarily for recreation, nature conservation and passive outdoor enjoyment. This includes parks, gardens reserves, waterways, civic forecourts and plazas.

Public open space' in this strategy means public land and waters that provide for one or more of these purposes: • Outdoor recreation • Leisure • Environmental and cultural benefits • Visual amenity and off-road active transport

Open space is used, managed and maintained in a number of ways and this is determined by a variety of factors to help promote a diversity of open space as set out below.

1 Access and ownership

Open space is defined in the MOSS as 'public', 'restricted public' and 'private'.

- **Public open space** is land that is publicly owned and accessible. This normally is Council owned land, but it can also be State owned land such as a Parks Victoria reserve that is

open to the public, or a Melbourne Water easement that has a shared pathway provided on it.

- **Restricted public open space** is land that is public owned open space, but access or use is restricted. This includes Council owned golf courses, ~~or schools that have open space or playground areas that are accessible to the public, but only outside of school hours.~~
- **Private open space** is land that is privately owned or leased and is not accessible to the public or access is significantly restricted. This would include a private golf course or school land that is not accessible to the public; or a utilities easement that acts as a buffer.

Planning for open space in this strategy relates predominantly to ‘public’ open space.

The recently released Open Space Strategy for Metropolitan Melbourne provides an additional definition of what is open space as shown in table below.

TABLE 1 Categories of open space

| CATEGORY | Accessible | Restricted | Encumbered or restricted |
|-----------------|---|---|---|
| PRIMARY PURPOSE | Open space | Open space | Not open space |
| EXAMPLES | Parks Coastal foreshores, bays and waterways Pathways and promenades Community sports fields Off-road recreation trails Lakes and wetlands Gardens Civic squares Public forecourts Piers and jetties | Botanical and zoological gardens Conservation reserves Golf courses Racecourses Community farms | Government schools Retarding basins Pipe tracks Utility easements Reservoirs Cemeteries Boulevards Road reserves Airspace over and space under transport corridors Streets and transport corridors Publicly accessible rooftops Disused quarries in public ownership |

2 Function

The MOSS sets out three major open space functions: ‘local parks and social family recreation’ (SFR), ‘sport’ and ‘off-road/ accessway’. The definition of the major functions are set out in Table 1.

For each of the three major open space functions, these can have additional function(s) that include one or more of the contributory open space functions that are set out in Table 2.

An open space may also have a ‘primary’ and a ‘secondary’ function – for example a SFR park may also provide an accessway or trail, without this being the primary use of the open space. Similarly where a sports ground is the primary function, this may have a secondary SFR function by providing a playground and casual kick-about space and a picnic/social meeting space.

Not all of the open space in Tables 1 and 2 would contribute ‘usable’ open space, but still makes up part of open space provision. For example an area with a function for visual amenity may simply be a small area of land that does not have any open space or recreation functionality and is only beneficial for visual purposes.

3 Catchment hierarchy

There is a hierarchy of open space that influences the location, number and size of open spaces provided in the community and the level of infrastructure and facilities provided within the open space and the on-going maintenance required. The hierarchy is defined as 'local', 'district' or 'regional' and is set out in Table 3.

The core services level for each hierarchy level of open space is provided in Appendix 2.

4 Landscape setting

The various landscape settings that can be attributed to an open space are defined in Table 4.

Table 1. Definition of ‘Major’ open space functions

| Open Space Functions | Definition |
|--|--|
| Social/ family recreation (SFR) and local parks | Most open spaces in Monash would comprise a local park or a social/ family recreation park (SFR). SFR provide opportunities for social and physical and play activities for people of all age groups and abilities, typically catering for play, picnics, casual ball games, social sports activities, trail activities as well as environmental elements. SFR is a term that is used in open space planning. It essentially means providing a range of quality facilities in a park and ensuring the park is of a sufficient size to be desirable and accessible to as many in the community as possible |
| Sport | Areas reserved for organised sporting competitions and sports clubs. |
| Off-road trail /accessway | Off road, shared paths suitable for walking, cycling and other activities such as skating other non-motorised wheeled toys/ recreation vehicles and wheelchairs. These do not include on-road bicycle lanes or footpaths for pedestrian use only; although on-road bicycle lanes are considered as part of broader cycle network planning. |

Table 2. Definition of ‘Contributory’ open space functions¹

| Open Space Functions | Definition |
|---|--|
| Play | Small, single-use areas that are primarily play equipment. |
| Relaxation/ contemplation | Open space with some but minimal recreational infrastructure such as seats and paths, viewing areas or interpretative signage - that are primarily green or natural areas with high environmental quality, providing for relaxation, contemplation / escape. |
| Conservation / cultural or biological heritage | Areas managed primarily for the protection of flora and fauna or biodiversity. These may include conservation areas, national park, flora reserves, wetland areas, bio links and carbon sinks. These may accommodate recreational opportunities such as walking or viewing and hence include trails, seats, and interpretative signage, paths, bird hides etc. |
| Visual amenity /look out | Areas principally providing visual relief from urban surroundings, enhancing the amenity of streetscapes or for civic pride, restorative values or respite. Areas dedicated to viewing scenery, or to protect view sheds, ridgelines or skylines. |
| Memorial park/ cemetery/ remembrance garden | Parks or gardens (or avenues of honour) dedicated to the memory of people or reserved for the protection, or interpretation of significant trees, gardens or buildings reflecting European settlement or indigenous cultural heritage or events, e.g. Shrine of remembrance, cemeteries, and memorial / peace parks. |
| Water based recreation | A waterway corridor, the beach / ocean foreshore, open water body or lake, where water is the dominant landscape and the use is predominantly for water based recreation. |
| Community garden | These areas are designed for community horticulture and may include communal herb, fruit and vegetable and wine growing, or a collection of |

¹ In addition to these recreational functions, other functions of open space include: drainage / floodway, and utility/buffer/ environmental hazard.

| | |
|--|---|
| | individual garden allotments. These may also include some areas for animal husbandry such as chicken coups. |
|--|---|

Table 3 Open space catchment hierarchy definitions

| Catchment Hierarchy | Definition |
|---------------------|---|
| Local | Open space predominantly serving the immediate surrounding neighbourhood. These service daily and weekly needs and short stays and are generally accessed by walking or cycling from surrounding areas. |
| District | Open space predominantly serving a suburb or multiple neighbourhoods and where residents are unlikely to access via walking alone (i.e. by driving, catching public transport or cycling). These are generally larger areas than a local facility that provide a greater diversity of facilities to support longer stays and encourage social gatherings and visitor numbers. |
| Regional | Open space predominantly serving the whole municipality or larger area. These may attract significant visitor numbers, including tourists and typically would include some unique attraction, a diversity of facilities or existence of flora and fauna species that would not necessarily be available to every municipality. |

Table 4: Landscape setting type

| Landscape Setting Type | Definition |
|---------------------------------------|--|
| Lawn/ managed turf | Areas of mown turf managed for sports, aesthetic purposes, picnics or ball games. |
| Bushland / forest | Area of trees typically indigenous or native vegetation with two or more storeys including canopy trees. |
| Cultivated garden | An area cultivated for food or ornamental or exotic flowering plants, typically including garden beds. |
| Treed parkland | Parkland with scattered trees throughout and some open areas. Generally on trees and grass. |
| Plaza/ paved / hard court area | An open space that is predominantly sealed or paved -such as a plaza or square, although trees and other landscape features may be provided. May include areas with specialised sports surfaces such as tennis or synthetics surfaces - where this is the dominant setting type. |
| Open grassed area | Typically not lawn, but open grass areas that may not be irrigated. May be wetland. May have boundary planting – but are largely open or cleared. |
| Water body | An open space where the water body is the dominant feature. |

3 Existing Open Space in Monash and the Future Challenges

Monash Open Space Highlights

Overall Monash has a range of open space provision that is important both to the local community and visitors. The eastern boundary of Monash has a series of significant open space and nature areas. Much of this is park lands managed by Parks Victoria, including the regionally significant Jells Park, Dandenong Valley Parklands, Bushy Park Wetlands and Shepherds Bush. Through this parkland the Dandenong Creek Trail runs north to south and connects to the adjoining ~~municipalities local authority cities~~ of Whitehorse, Knox and Greater Dandenong.

Monash has five major golf courses:

- Two major Council managed Golf Courses: The Glen Waverley Golf Course to the north of Jells Park and the Oakleigh public golf course.
- Three private golf courses that rate as some of the top rated course in Australia: The Metropolitan Golf Course and Huntingdale Golf Courses in Oakleigh South, and the Riversdale Golf Course in Mount Waverley.

Significant open space areas that are located within Monash include Valley Reserve bushland reserve in Mouth Waverley and Central Reserve, which is a large active reserve in Glen Waverley that provides for a range of sports and clubs. Near the north eastern boundary of Monash along Gardiners Creek a series of sports reserves and passive open space are available at Ashwood, Holmsglen, Jingella, Queens Parade and Gardiners Creek Reserves. Linear open space, sports and bushland areas are located along the Scotchmans Creek, which travels from the central west boundary of Monash to Syndal.

Along with the Dandenong Creek Trail, Monash also has two other major recreation trails that connect to areas beyond Monash including the Gardiners Creek Trail (connecting to Melbourne and the Main Yarra Trail) and Scotchmans Creek Trail (connecting to Melbourne via the Gardiners Creek Trail). Other significant trails in Monash include the Waverley Rail Trail and the Damper Creek Trail.

Provision for open space within walking distance from people's homes in local neighbourhoods is equally important as the significant open space provision.

Current provision of open space

In total there is around 1,134 hectares of 'open space' in Monash, including all public, private and restricted public land and public land owned or managed by other authorities such as Parks Victoria, VicRoads and Melbourne Water (See Table 5 and 6). Overall, this equates to around 14% of open space as a proportion of land area. A significant amount of this ~~1,134 hectares provision~~ is either private land, or large areas of regional open space that skews the provision level.

At a community level, there is around 510 hectares provision of community open space. This equates to ~~2.7ha~~ 2.5ha of open space per 1,000 residents and includes open space that is either Council owned and fully available to the public (i.e. not restricted public), or land that is owned by

other agencies and is ~~part of the neighbourhood or used by the~~ local community ~~consideration of~~ open space. ~~It does (not include)ing~~ regional land that is available to a ~~broader~~ catchment beyond Monash).

~~While not always accessible to the public, there are areas of open space that although not generally accessible to the public, can contribute to the amenity of the area (e.g. through visual relief) or provide limited open space opportunities on small parcels of land, but not considered useable as open space.~~ Another example is utility provision or buffers for utilities, such as Melbourne Water infrastructure. ~~Whilst there may be opportunities it is possible that for increasing public access or use, ultimately these land holdings are not in Council ownership and encumbered by the primary purpose of the owner. some of this land could be made more publicly accessible and useable for open space by making improvements of park infrastructure or undertaking landscaping.~~

~~As an overall proportion of land use For total as~~ open space Glen Waverley (23%), Wheelers Hill (22%) and Mount Waverley (18%) contribute the highest proportion. ~~of overall open space land, which recognises that each of the suburbs have the largest land areas.~~

The provision of community open space is also not uniform across the Council. In ~~some certain~~ areas there is a high level of open space per one thousand residents. Ashwood/ Burwood (4.12), Mount Waverley (3.6), Wheelers Hill (3.35) and Oakleigh (3.3(4.0)) fall into this category. In these areas, that are predominantly located in the north of the Monash, the topography is steeper and there are defined waterway corridors and associated parkland areas including Scotchman's Creek, Gardiners Creek, and Dandenong Valley Parklands.

At the other end of the scale, and mainly in the south western areas of the Monash, the level of open space provision per one thousand people is very low. This includes Clayton (0.65), Hughesdale (0.56), Notting Hill (0.5) and Oakleigh East/ Huntingdale (1.2). In part this is due to the lack of defined waterway corridors, but also due to the amount of industrial and commercial land in the area that historically did not ~~provide an open space contribution, at least not in the form of land. require the need for open space to be provided.~~ In some industrial areas, there are ~~considerable~~ landscape setbacks that ~~provided visual relief and amenity however there is limited accessible and functional open space. lay a similar role to public open space for visual amenity in the residential areas, although on private land.~~

In terms of overall numbers of community open space there are 409 open spaces in Monash (See Map 1 and Table 7). This includes 65 other areas such as visual amenity spaces, utility areas and buffers that are not generally usable areas of open space. The most common open space function is trails and access ways (102). Many of these (44) consist of very small access ways of less than 0.1 hectare and generally provide a connection between streets or connect to a public facility, rather than providing a useable open space function. The larger trails often include facilities on them that provide trail relief/ rest areas or other open space functions such as a playgrounds. As a secondary function 42 open spaces also have an accessway or trail. There are 96 open space areas that primarily provide a relaxation or contemplation function and 81 that are primarily a playground. There are also 47 spaces that are used for sports and 10 areas that are primarily for conservation purposes.

Social/ family recreation spaces are relatively low in number at 10 where this is the primary function. There are also 28 areas where SFR is a secondary function (e.g. a sports park that also provides another range of functions).

Oakleigh South (37%), Wheelers Hill (25%) and Glen Waverley (15%) suburbs have the highest percentage of open space as a proportion of their land area. When considered as community open space only, Ashwood/ Burwood (12%), Oakleigh (10%) and Mount Waverley (9%) have the highest percentages of open space as a proportion of their land area.

Table 5. 2016 population and current open space provision by open space precinct

| Precinct No. | Precinct | Open Space Provision | | All 'Open Space' (Ha) | All Council or Public Access Land (Ha) | Monash Community Open Space (Ha) | Ha per 1,000 Residents |
|--------------|----------------------------|------------------------|------------------------|-----------------------|--|----------------------------------|------------------------|
| | | Population 2016 | % of Monash Population | | | | |
| 1 | Ashwood/ Burwood | 10,498,431 | 5.13% | 53.9 | 43.4 | 42.6 | 4.12 |
| 2 | Chadstone | 9,412,10,208 | 4.75.0% | 38.2 | 30.4 | 17.8 | 2.01.7 |
| 3 | Clayton | 20,611,22,689 | 10.71.1% | 39.5 | 12.0 | 12.0 | 0.65 |
| 4 | Glen Waverley | 42,272,44,530 | 21.9% | 256.6 | 228.4 | 106.7 | 2.54 |
| 5 | Hughesdale | 8,002,8,509 | 4.12% | 5.5 | 4.5 | 4.5 | 0.65 |
| 6 | Mount Waverley | 35,421,36,298 | 18.47.8% | 198.0 | 130.1 | 129.3 | 3.6 |
| 7 | Mulgrave | 20,526,20,425 | 10.60% | 95.4 | 79.5 | 64.9 | 3.2 |
| 8 | Notting Hill | 3,244,3,339 | 1.76% | 5.9 | 1.7 | 1.7 | 0.5 |
| 9 | Oakleigh South | 5,381,5,870 | 2.89% | 144.4 | 16.3 | 16.3 | 3.02.8 |
| 10 | Oakleigh | 8,352,9,921 | 4.39% | 34.4 | 33.0 | 33.0 | 4.03.3 |
| 11 | Oakleigh East/ Huntingdale | 8,804,8,930 | 4.64% | 12.1 | 10.6 | 10.6 | 1.2 |
| 12 | Wheelers Hill | 20,917,22,531 | 10.81.0% | 250.1 | 202.6 | 72.8 | 3.53 |
| Total | | 192,850,203,501 | | 1134.0 | 792.4 | 512.1 | 2.75 |

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MAP 1 - OPEN SPACE BY PRIMARY FUNCTION AND ACCESS TYPE

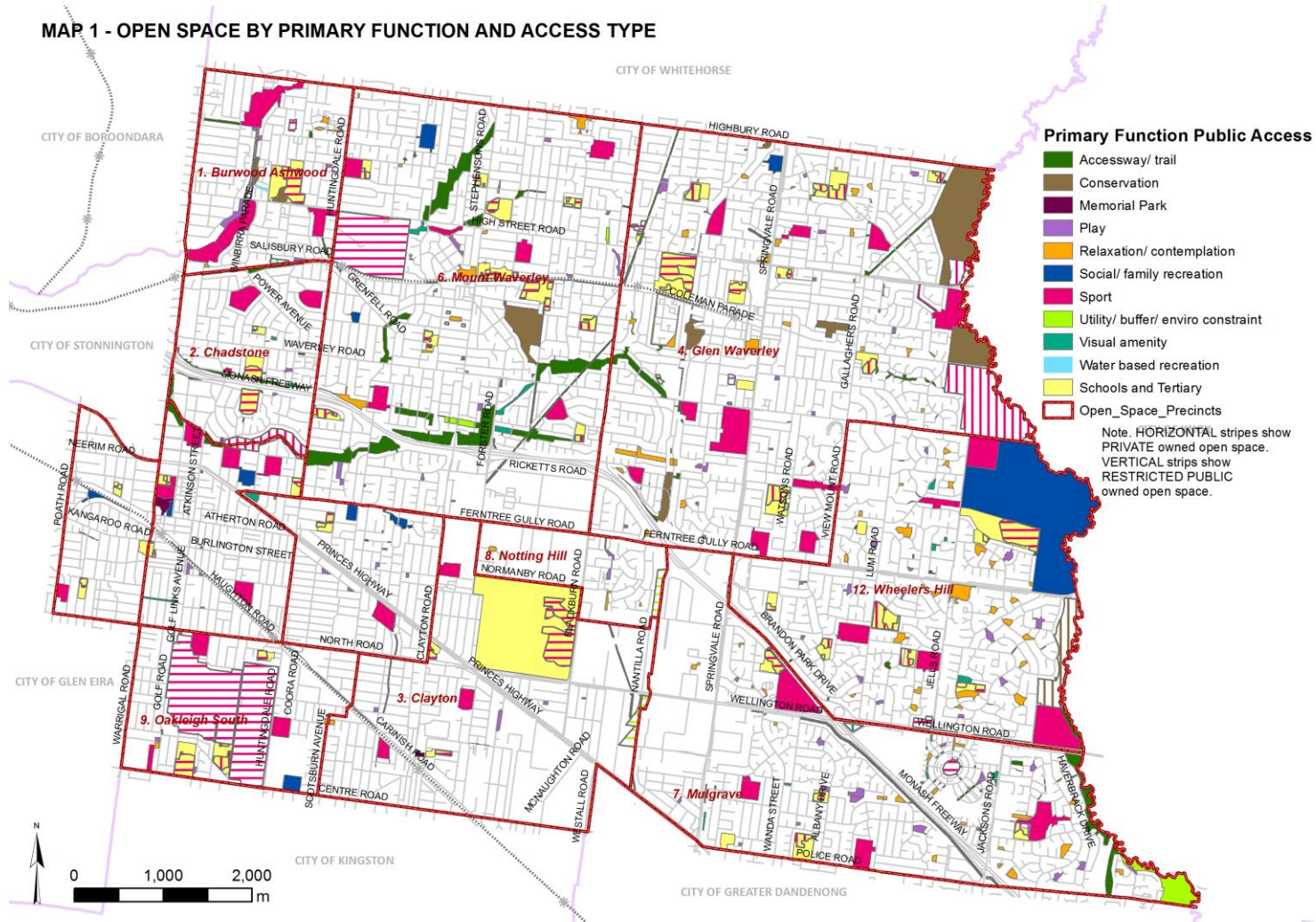


Table 6. Current amount of open space provision across Monash

| Open Space Access Type | Ha | Ha per 1,000 residents |
|---|------------|------------------------|
| All open space | 1134 | 6.25.6 |
| Other owner Private or Restricted open space | 342 | |
| All Council or public access land | 792 | 4.13.9 |
| All Council or public access land less regional Parks Victoria land | 581 | 3.02.9 |
| Council Restricted Public land | 69 | |
| Monash Community Open Space | 512 | 2.72.5 |

Table 7. Amount of open space for each open space function type.

| Open Space Function | Primary (Ha) | Secondary (Ha) |
|---------------------------|--------------|----------------|
| Social/ Family Recreation | 10 | 28 |
| Sport | 47 | |
| Accessway/ trail >0.1ha | 58 (102) | 42 |
| Accessway/ trail <0.1ha | 44 (102) | |
| Play | 81 | |
| Relaxation/ contemplation | 96 | |
| Conservation | 10 | |
| Other | 63 | |
| Total | 409 | 70 |

What is the challenge?

As a result of historical subdivision and development standards, waterways and topography the amount, quality and accessibility of open space varies considerably across the suburbs of in Monash. A challenge for the Strategy is to work towards, and a better distribution and mix of spaces that provide the service needed by the growing community. will need to address this. The So too will the reduction in private open space and incidental green space and canopy trees, as densities and urbanisation progresses places further emphasis on the need to increase open space service levels in Monash. Monash is known for its ‘Garden City Character’, and this is at risk of being eroded due to land development and urban intensification.

In addition, between 2021~~16~~ and 2036~~28~~, the population of Monash is forecast to grow to nearly 249,930-207,000 residents (21.422.37%). This growth implies a relatively modest an average annual growth rate (AAGR) of around 1.0130-61 per cent. However, an additional 14,05743,9905,768 people will increase the demand for specific outdoor recreation activities, features and types of landscape settings, as well as new open spaces in proximity to where people will live.

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The population of all Monash open space precincts is expected to grow in the years to 2036². The areas expected to accommodate the greatest volume of the total municipal population increase between 2021 and 2036 are Clayton (Balance) (+2,487), Wheelers Hill (+2,293), Mount Waverley Glen Waverley (+11,355), Clayton (+10,832), Oakleigh (+5924) and Mount Waverley (+22173951) and Oakleigh South (+1,123).

In percentage terms, the regions/suburbs expected to accommodate the greatest increase in population are Oakleigh Activity Centre (59.71284% per annum), Clayton - Balance (+47.74243%), Notting Hill (+42.40%) and Oakleigh South (+39.47174%) and Oakleigh - Balance (+1.25%). No other region is expected to record an AAGR of greater than 1 percent, with most expected to grow at an annual rate of less than 0.5%.

Some of Monash's suburbs are projected to grow and change substantially, such Oakleigh (18%) and Oakleigh South (16.4%) and Clayton (14.5%).

Table 8. Historic and Forecast population, City of Monash, 2021 to 2036

| Open Space Precincts | 2021 | 2036 | Change 2021-2036 | Total Growth 2021-2036 |
|-------------------------|------------------|------------------|------------------|------------------------|
| Ashwood - Burwood | 10,431 0,198 | 11,721 0,576 | 1,290 378 | 12.3874% |
| Chadstone | 10,208 9,112 | 11,159 9,933 | 821 | 9.32% |
| Clayton (AC) | 12,145 22,689 | 13,010 33,521 | 865 32 | 10.8747% |
| Clayton (Balance) | -8,466 | -10,953 | 2,487 | 29% |
| Glen Waverley (AC) | 14,603 | 15,619 | 1,016 | 7% |
| Glen Waverley (Balance) | 27,669 44,530 | 28,533 55,885 | 864 55 | 11.3255% |
| Hughesdale | 8,008 09 | 8,285 9,453 | 277 2944 | 11.09% |
| Mount Waverley | 35,431 6,298 | 36,638 40,827 | 1,207 51 | 10.88% |
| Mulgrave | 20,526 20,425 | 20,861 21,905 | 335 1480 | 7.24% |
| Notting Hill | 3,244 3,339 | 3,528 4,755 | 284 1416 | 42.40% |
| Oakleigh South | 5,281 5,870 | 6,504 8,187 | 1,223 17 | 39.47% |

² Population growth in Clayton and Oakleigh activity centres (AC) is distinguished from growth in surrounding suburbs (Balance).

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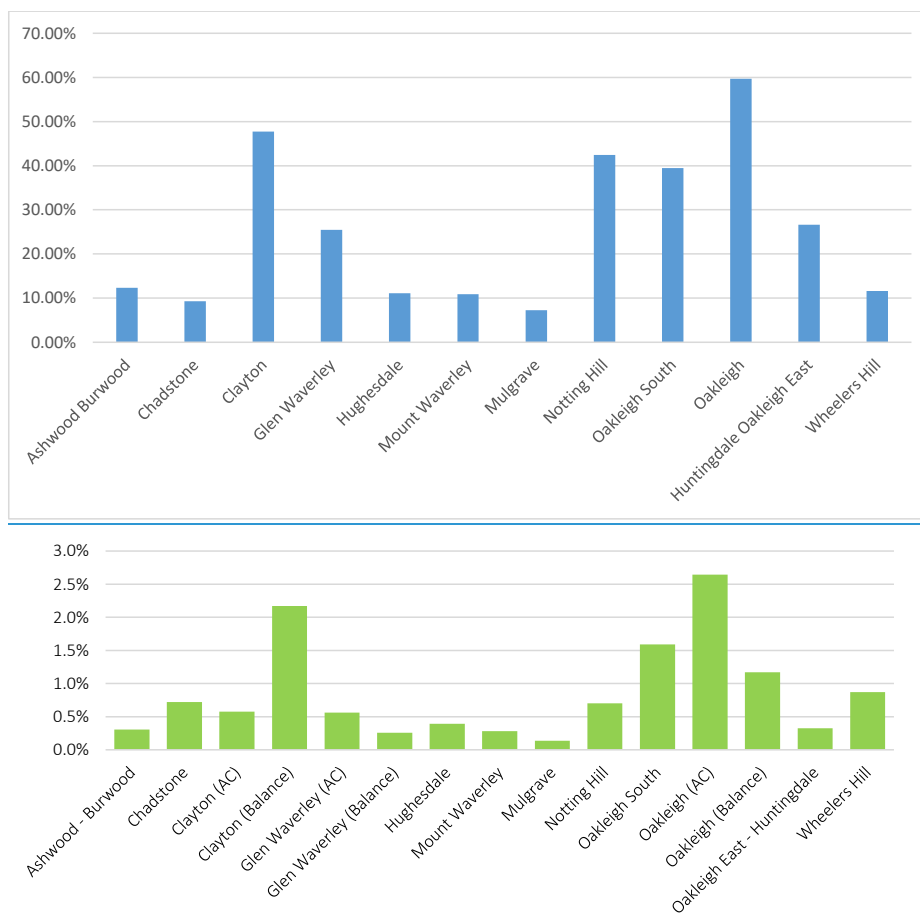
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|---|------------------------------|-------------------------------|-------------------------|-------------------------|
| Oakleigh (AC) | 1,827,925 | 2,513 15,845 | 676,592 4 | 37% 59.7% |
| Oakleigh (Balance) East - Huntingdale | 6,515,930 | 7,491 11,306 | 976,237 6 | 15% 26.6% |
| Whealers Hill Oakleigh East - Huntingdale | 22,351 8,804 | 24,945 9,155 | 2,594 1 | 11.60% 4% |
| City of Monash Wheelers Hill | 203,501 20,917 | 248,930 23,210 | 2,293 | 22.3% 11% |
| City of Monash | 203,501 92,850 | 248,930 106,907 | 14,057 | 7% |

Source: id Forecasts 2017/2021, SGS Economics and Planning, 2018/VIF 2021, City of Monash 2021

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Figure 2 shows proportional growth rates, recognising that the populations of some suburbs are growing from smaller bases. This figure provides a guide as to the likely intensity of development across various parts of Monash, revealing that [Oakleigh](#), [Clayton](#), [Balance](#), [Oakleigh AC](#) and [Oakleigh South](#), [Notting Hill](#) and [Oakleigh South](#) are expected to see annual population growth in excess of 4.530%, with population growth across most other Monash regions forecast to be very low.

Figure 2. Proportional population growth by Monash region, 2016-2021 to 2028-2036



The increasing [levels of development](#) and [age](#) and [population growth diversity of residents](#) will necessitate an increase in the quality and capacity of existing open spaces, especially to serve residents living in higher density housing.

Additional and larger open spaces will be required to provide an equitable distribution of green space and a diversity of opportunities for social and physical activity that will ensure Monash remains a healthy, active and liveable city.

The key issues arising from the assessment of demand and supply of open space are as follows:

- The need for additional convenient and functional open space to address gaps and serve the growing population
- Open spaces to meet the needs of the community living in suit-increasing housing density
- Diversifying spaces so more people can enjoy the benefits
- Off-road trail circuits to move through open space and connect with nature
- Managing spaces for sustainable sport
- Encouraging more people to use and therefore benefit from open space and natural values
- Involving community and encouraging more use of open space
- Funding the provision and development of open space.
- [Assembly of land for new reserves.](#)

Recommendations to address these issues are provided in the following chapters four to eight.

4 Equitable, Good Quality Future Open Space

Introduction

In the previous section a 'current state' of the existing distribution of open space was set out. It was shown that the current distribution of open space is not equitable across Monash and there are a selection of precincts have limited open space. It is important for Council to address the inequities in existing open space provision and at the same time ensure that the open space that is available is both convenient and functional for a growing population.

Equity of open space for the entire community can be achieved by:

- Establishing an appropriate [service](#) standard for open space provision;
- Identifying areas where there are community open space gaps;
- Assessing the appropriateness of the existing stock in terms of size and viability, and quality and diversity; and
- Setting out how equity of open space can be improved through mechanisms such as open space contributions.

Open Space Provision Standards

The Victorian Environmental Assessment Council (VEAC) Report 2011³ recognises that public open space is a key contributor to Melbourne's liveability. The report assessed the provision of open space across Greater Melbourne in 2011 and determined that Monash has one of the lowest levels of public open space as a percentage of the municipal area at 9.9%. This is the fifth lowest when compared with the other 29 municipalities that make up Greater Melbourne.

An audit of open space for Monash has confirmed this figure at 9.7%. The total of all open space is shown to be 13.9%; although this figure also includes private land. At the Monash Community level there is provision of 6.3% open space. (See also Section 3).

There are various methodologies and standards that are used to identify 'best practice' for determining the appropriate level of open space for a municipality and this also varies across different countries and states. The figures in the VEAC report only considered open space in the context of the total land area of a municipality. Alternatively, the amount of open space can be assessed against the amount of population in an area, which can [give a better insight in the service standards delivered more accurately have regard to how many people are located within different areas.](#)

Population based standards.

An [internationally](#) accepted methodology is to use an open space provision based on area of open space per head of population. In the US researchers have found that 4ha of open space per 1000 people is considered the norm, compared to 2.83ha open space per 1000 people in the UK.

³ Victorian Environmental Assessment Council – Metropolitan Melbourne Investigation Report 2011, which took a stocktake of public land across metropolitan Melbourne. Pages 37 to 40.

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In comparison, the standards in Australia vary with the National Capital Commission (Canberra, 1981) proposing 4ha per 1000 people, Queensland 4 to 5ha per 1000 people⁴ and South Australia currently requiring a 12.5% open space contribution, which generally translates to 3.8 ha per 1000 people in greenfield areas. The rates vary among Melbourne based Councils, including City of Kingston (2.4ha per 1,000 people), City of Wyndham (3ha per 1,000 people) and Frankston City Council (3.03ha per 1,000 people) (See Table 7; Appendix 4).

In Victoria there is no overall statutory state wide rate provided, however, the guidelines for precinct structure plans⁵ (PSP Guide) for new growth areas require that 10% of the net developable area be provided as public open space (6% as active), not including regional or higher order open space. This equates to around 3.0ha per 1,000 people. ~~As a predominantly urban and non-growth area Monash is currently set by the subdivision requirements in Clause 53.01 of the Monash Planning Scheme for between two and five percent depending on the number of dwellings. At five percent this equates to about 1.33 ha per 1,000 people.~~

~~A rate of 30m² per capita or 3ha per 1,000 people is a reasonable benchmark to apply as an open space standard, based on the national and international norms considered. The consideration of 30m² per capita will be discussed in further detail below in regards to open space contribution rates. However, the 30m² per capita benchmark will not be considered as a blanket figure for determining open space as there are other factors that need to be considered, such as 'proximity-based standards.'~~

It is relevant to note that in Section 3, Table 5 across Monash there is currently around ~~2.52-7ha~~ provided per 1,000 people provision of community open space. ~~Half of the twelve open space precincts either meet or exceed the 30m² per capacity benchmark; whereas half are below the benchmark. Five precincts have a significant shortfall compared to other precincts. This and should be one of the issues considered in the development of open space projects and the overall implementation and delivery priorities, prioritised for improvements to open space provision:~~

- Precinct 8: Notting Hill 5m² per capita (0.5ha per 1,000 people)
- Precinct 3: Clayton ~~6m²~~ per capita (0. ~~6ha-5ha~~ per 1,000 people)
- Precinct 5: Hughesdale ~~6m²~~ per capita (0. ~~6ha-5ha~~ per 1,000 people)
- Precinct 11: Oakleigh East/ Huntingdale 12m² per capita (1.2ha per 1,000 people)
- Precinct 2: Chadstone ~~20m²~~ per capita (~~2-01.7~~ha per 1,000 people)

Proximity-based standards

A large open space or spaces (i.e. Jells Park) that are concentrated in a specific part of a precinct can skew the amount of open space that is available in the precinct overall, and the benefits to the local population. Therefore it is necessary to determine the areas where there are localised shortfalls, or gaps, of open space provision. To analyse such gaps there are other standards are used and recognised in the planning of open space. The VEAC report and PSP Guide provide guidance for the distribution of open space provision. Both these reports set out a recognised standard of local parks within 400m of 95% of all dwellings and active space within one kilometre of 95% all dwellings. This

⁴ Local Government Research and Development Fund (2011) Best Practice Open Space in Higher Density Developments Project: Research Findings. Local Government Research Project into Best Practice Open Space Provision for Higher Density Infill Development Project.

⁵ Precinct Structure Planning Guidelines – Part Two Preparing the Precinct Structure Plan. Growth Areas Authority [Now Victorian Planning Authority]. 2009 for preparing PSPs in Melbourne's growth areas.

has been replicated in the Victorian Planning Scheme for subdivisions at *Clause 56.05-2: Public open space provision objectives*. The benchmark provides a reasonable consideration for how open space should be provided across a municipality and not just new subdivision development.

~~An analysis of gaps in access to the open space network was conducted by SGS.~~ Map 2 sets out the areas in Monash where there is a gap for a lot within 400m of community open space. It uses the existing road network to determine how far each property parcel is from open space and factors in barriers such as major roads. Importantly, this analysis excluded some open spaces based on access constraints, encumbrances and use constraints due to small size. The exclusions were:

- All private land (e.g. golf courses owned by golf clubs)
- All restricted public land (e.g. golf courses owned by council)
- Visual amenity spaces, accessways and trails smaller than 0.1 hectare
- Relaxation/contemplation spaces smaller than 500 square metres
- Small to medium utility/buffer/environmentally constrained sites

Currently, 85 per cent of Monash residents have access to open space within 400 metres.

Map 2 the showing gaps of open space provision is an additional tool that can be used to prioritise areas of need of open space. These gaps will be considered in more detail in regards to the discussion provided for each of the twelve precincts in Section 9.

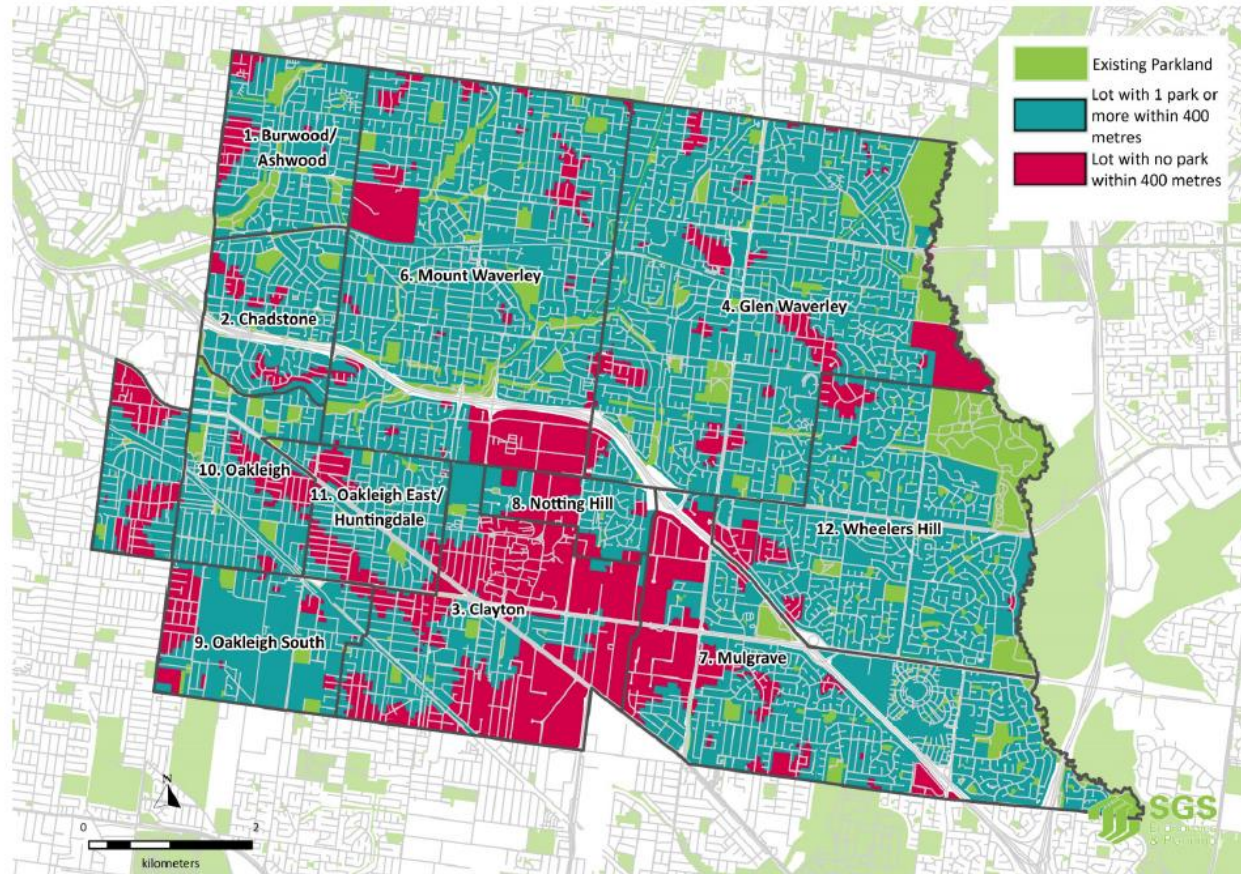
Analysis of sport provision only is discussed in more detail in Section 6. Off-road trails are also an important consideration of the open space provision and is discussed further in Section 5

No net loss of Open Space

The VEAC report recommends that a principle of no net loss of open space be applied to the provision of public open space. There may be some instances where there is a need to repurpose or amalgamate open spaces to improve the useability or benefits of those spaces. Disposing of open space should only occur when there is a clear net community benefit and there is no reduction ~~of~~in access ~~for~~to the local community (i.e. the area is well catered for in appropriate sized open space).

~~Small play parks with limited equipment need to be selectively migrated to potentially fewer larger more diverse social/family recreation parks which provide for a wider range of people and offer a greater diversity of opportunities. Former small play sites can generally be repurposed as tree reserves for visual amenity, nature play, relaxation and developed as food or ornamental gardens. Some councils have schemes that allow residents to develop and manage small public spaces.~~

Map 2. Gaps in access to existing open space network – Existing Parkland is Community Open Space



Source:SGS 2018. This map excludes access to: All private land (e.g.Golf Courses owned by Golf Clubs), All restricted public land (e.g. Golf Courses owned by council), Visual amenity spaces, accessways and trails smaller than 0.1 hectare, Relaxation/contemplation spaces smaller than 500 square metres and Small to medium utility/buffer/environmentally constrained sites It also excludes access to parks outside of Monash.

Map to be modified to remove red gap area in North West corner Ashwood/Burwood Precinct and show Glen Waverley golf course as park land.1

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Size and viability of open spaces

Many of the Monash community open space parks are small. Some 24% of community parks are smaller than 1,000m² and 65% are smaller than half a hectare. The median size of a community open space parcel is 3,100m². Much of this relates to the historic provision of parks layout of subdivisions, which often resulted in smaller open space areas, or areas of encumbered land that remained undevelopable.

Larger parks create more social, physical and environmental benefits, better relationships with adjacent residences and allow more people are likely to use them. The size of open space affects the viability of a park and Council's ability to:

- provide a range of opportunities for a range of different age groups, social and noisy places as well as those for reflection, peace and quiet
- benefit a large number of dwellings within close proximity rather than misappropriation by immediate dwellings only
- meet expected standards of residential amenity
- develop park perimeter paths for exercise
- achieve efficiencies and be more cost effective for maintenance
- protect the integrity of bushland and habit by minimising the invasion of weed, storm damage and over use, and providing less significance space for additional social elements
- address stormwater management requirements as well as core service levels
- provide sufficient buffers around sports fields, creeks and waterways, for example, for personal safety and noise abatement
- have multiple sports playing fields located together, to manage wear and support sports club viability, and minimise the pavilion-per-ground ratios.

Furthermore, constricted spaces are a limitation on the ability of a park to:

- evolve and adapt to preferences and demographics over time
- provide enough space between different types of users to avoid conflicts between activities
- protect small areas of significant vegetation and fauna
- insulate a park user from traffic noises and other visual intrusions or which may affect the recreation experience sought

Quality and diversity of open space

Quality simply put means 'fit for purpose'. The core service levels (see Appendix 2) set out the expected level of quality for the three main function types of open space and provide the measure of fit-for-purpose.

Diversity increases choice

As noted above the size of a park tends to dictate the quality of experiences and diversity of opportunities. If there is diversity in open space opportunities, there is also choice. And choice is more likely to result in users achieving a sense of wellbeing or satisfaction – and thus returning to the outdoors again and again.

Diversity is determined by a range of factors. It can be the range of functions of open space, or the range of landscape setting type or the type and variability of infrastructure or landscaping that is provided on an individual park or groups of parks in an area. Open space diversity can be measured in an individual park by the range of people catered for and the range of physical, social and environment features. A diversity of opportunities available in open space will also mean that more people of different ages, abilities, cultural backgrounds and interests are likely to find open spaces that they enjoy seeing and using.

There are many open spaces in the Monash that are small single purpose play equipment areas that are typically small areas of play equipment with limited additional features. They are not the most viable form of park for a diverse and ageing population, nor are they the most sustainable in terms of return on investment. This style of reserve typically doesn't meet community needs and the new model is to provide social /family recreation areas with multiple play elements in line with Council's vision for the provision of play spaces.

~~The existing model for park improvements and priority lists should be reviewed, along with a further assessment of play place improvement priorities. In the north, many are court head and single blocks. In newer areas they tend to be over-designed and ornamental and have limited play value.~~

Further consideration of designing for all and inclusiveness is discussed in Section 8.

What are the landscape characteristics of Monash's open space?

Treed parkland is by far the most common landscape setting type for community open space at 45%, which means the tree canopy cover is relatively high in open space areas. Other landscape characteristics are set out below:

- 45% treed parkland
- 24% open grassy areas
- 13% lawn or managed turf
- 8% ornamental or cultivated garden
- 7% bushland or forest
- 4% plaza, paved or hard court area
- 1% water body

The greater diversity of landscape elements in a space means the higher the aesthetic and play value is generally, and the ability of the space to offer restorative qualities to those who can see and enjoy it. A diversity of environmental stimuli in open space will promote interaction with, psychological interest in, and attachment to a resident's surroundings.

The initial consultation found there is a demand for more ornamental or cultivated gardens, and that these may suit the high proportion of residents of Chinese origin and the ageing population. These do tend to be the more expensive to construct and maintain, and protect from vandals however.

The landscape setting type of parks are included in Appendix 3.

How can Council strategically plan for diversity?

There are several key strategies that can be employed to increase diversity in open space:

- Increase the size of open space.
- Promote open space as social/ family recreation spaces.
- Planting or interesting landscaping – especially to accommodate diversity in parks with the same function, by changing the landscape setting type.
- For areas with more than one park of the same function one could be developed to serve a higher catchment or, the landscape setting type changed.
- Promote social family recreation as the typical facility level to achieve for local parks. This means infrastructure provision should consider a range of facilities that may be provided include playground, kick-about areas, small court areas (i.e. basketball halfcourts), exercise equipment, depending on the hierarchy level (local, district or regional).
- Parks for play could be enhanced by introducing features and activities suited to people of all ages and abilities.
- Along a creek corridor, different reaches can be developed to serve different catchments of users, functions and setting types.
- Include social family recreation in sports parks - the addition of social sports facilities in parks or at competition venues can provide opportunities for parents to engage with their children as well as encouraging teenagers and older people to be active.

For parks with a strong environmental focus, social or physical elements could be introduced, or vice versa, in less sensitive and peripheral areas.

Improving the equity and quality of open space

There are three main ways that Council can improve the existing open space provision to ensure there is equitable and diverse open space for all across Monash:

1. **Increase the amount of funding that is available to either acquire land or make improvements to existing open space.** This could be done through:

- Capital works and or capital works redistribution.
- Increased rates (rates are capped at 2-5% CPI per annum across Victorian Councils).
- Direct charges (i.e Special Rates and Charges Scheme (SRCS)).
- Increasing the amount of open contributions that are taken through subdivision.
- Sale of Council land and reinvestment.
- Other funding sources such as Government grants or philanthropy.
- Reinvestment of funds generated from use of facilities.

Monash is an established urban area and the majority of development is infill that does not involve subdivision or is subdivided post-development. To improve open space in established areas is expensive as the acquisition of land would predominantly be in areas where the market value of land is very high. Therefore it is important that existing resources of open space is used and improved as much as possible and acquisition of land should occur where there is strong strategic support and appropriate funds are acquired through development.

The level of capital works funds that are allocated to open space projects are determined on a yearly basis when Council determines its budget, which is also consulted on with the community. The amount that is apportioned to projects and the priority and number of projects selected is determined through this process. Determining the projects that are selected should have regard to the strategy and implementation of this Strategy.

Council can levy special rates or special charges, which are different from general rates and charges because they are levied for particular works or services and they are levied on a limited number of ratepayers. Councils are able to levy a special rate, a special charge, or a combination of these to help pay for any council service or activity that will be of special benefit to a particular group of property owners. This could be undertaken for open space or trails in a certain area if there was support from landowners.

Increasing the amount of open space that is collected through development is discussed in more detail in the 'Open space contributions' section below.

2. Maximising the capacity and diversity of existing open space and improve efficiencies.

How this can be achieved has been set out earlier in the sections discussing 'Size and viability of open space' and 'Quality and diversity'. The expected level of standards for open spaces is set out in the core service levels (Appendix 1). This strategy targets the development and promotion of social family recreation parks that target the most people – all ages and levels of ability – and offer social and physical activity as well as environmental benefits.

3. ~~Negotiate and increase the facilities that are available to use through joint usage with other landowners.~~

~~A significant amount of land is used for open space, but is not currently able to be used or is accessible to the public. A prime example is school sites where there may be opportunities to enter into a joint use agreement between the Council and the school to allow usage of school sports grounds. This may require agreements to be drawn up that set out the usage times and capacity and may require a maintenance contributions to be paid.~~

~~Melbourne Water also own large areas of land that may present opportunities for open space. A retarding basin, or part of a retarding basin could provide opportunities for parkland or a pipeline easement may be suitable for paths and trails, either formalised or informal.~~

Open Space Contributions

Open Space Contributions are collected through subdivision development under Clause 53.01 (Public Open Space Contribution and Subdivision) of the Monash Planning Scheme. Open space contributions can be a percentage of the land intended to be used for residential, industrial or commercial purpose; or a percentage of the site value of such land; or a combination of both. The current rates of open space contributions in the Schedule to Clause 53.01 are set out in Table 9. It is noted that under the *Subdivision Act 1988*, Council does not collect an open space contribution for the subdivision of two lots.

Table 9. Existing open space contribution rates in Monash

| Type or location of subdivision | Amount of contribution for public open space |
|---------------------------------|--|
| 3 lots | 2% |
| 4 lots | 3% |
| 5 lots | 4% |
| 6 lots or more | 5% |
| Other | 5% |

Source: Monash Planning Scheme, 2018

Over the past five-eight financial years Monash City Council has collected between \$2 and ~~\$5-9.2~~ million in open space contributions for the year as summarised in table 10. It should be noted that the 2018-2019 contribution was an anomaly, with over half of the annual contributions coming from a single development.

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Table 10. Open space contribution collections 2013-2021⁸

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| Financial Year | Open Space Contributions collected |
|------------------|------------------------------------|
| <u>2020-2021</u> | \$11.1036.994 million |
| <u>2019-2020</u> | \$9.5907.292 million |
| <u>2018-2019</u> | \$7.3529.885 million |
| <u>2017-2018</u> | \$4.97 million |
| <u>2016-2017</u> | \$4.22 million |
| <u>2015-2016</u> | \$5.31 million |
| <u>2014-2015</u> | \$3.03 million |
| <u>2013-2014</u> | \$2.05 million |

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| Financial Year | Open Space Contributions collected |
|------------------|------------------------------------|
| <u>2017-2018</u> | \$4.97 million |
| <u>2016-2017</u> | \$4.22 million |
| <u>2015-2016</u> | \$5.31 million |
| <u>2014-2015</u> | \$3.03 million |
| <u>2013-2014</u> | \$2.05 million |

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Source: Monash City Council, 2018²⁰²¹

SGS Economics and Planning (SGS) were commissioned by Council in April 2018 to provide advice on the feasibility and appropriateness of open space contribution rates within the City of Monash.

Based on advice provided by SGS it is recommended that Monash take an inclusionary provision approach in determining the open space contribution requirements. Inclusionary provisions are premised on minimum acceptable standards of development with the proponent sometimes having the option to fulfil the required performance standard off-site through a cash or in-kind contribution. Embedded in the inclusionary provisions approach is the idea that each unit of development should ~~meet the defined service meet a particular standard and of~~ rate of open space provision ~~set for the planning area. In the case of Monash the inclusionary principle means that the whole municipality is considered the one planning unit. — unless there are compelling reasons to provide a waiver or relaxation of such requirements (for example, a significant surplus of open space is already available in the municipality in question).~~

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This is in keeping with basic town planning principles that require all development to incorporate certain features so that in aggregate the neighbourhood, suburb or city in question is functional and sustainable. It recognises that land use can change over time, and so a fixed open space contribution rate across land use types in any given area is appropriate. It prioritises the provision of sufficient open space to meet the needs of the community, whether it be residents or workers.

See Appendix XX for the SGS report and a more detailed discussion on the development contribution types.

Calculating open space requirements

To calculate ~~how much~~ open space ~~contributions services are required~~, the quantum ~~and estimated of~~ open space ~~infrastructure, improvements and land acquisition is calculated to meet the defined service standard for the forecast population per capita is used as an equivalent.~~

The calculation of open space contribution requirements is founded on four key principles

1. The City of Monash is considered a single planning unit for open space planning purposes. Clause 53.01 allows for open space contributions collected to be spent anywhere within the municipality ~~to provide open space~~, not necessarily within the vicinity of the site from which it was collected. *(It is noted that this “inclusionary” approach was endorsed by the Panel hearing Monash Amendment C148.)*

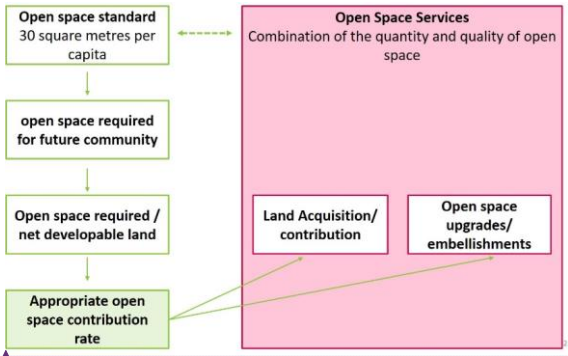
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2. An inclusionary requirements approach means that all development should provide sufficient open space services to meet its need as indicated by planning standards. This can be done through land, or cash in kind contributions and it is at Council’s discretion how these are collected.
3. All existing and future residents of the City of Monash are entitled to enjoy access to a reasonable standard of open space. Planning standards for per capita provision rates provide a starting point for determining open space requirements.
4. ~~Open space services are a combination of the quality of open space and the quality of open space. Planning for future open space acquisitions and upgrades should seek the most equitable distribution of open space services across Monash.~~

Figure 3. Open space contribution rate assessment

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Source: SGS Economics and Planning, 2018

Figure 3 illustrates the process of determining open space contribution rates, and the relationship between the contribution rate and open space services to be provided.

Open space standards

The inclusionary requirements frame is driven by a required open space service standard of open space services, which is in turn determined by appropriate service planning standards.

Step 1. Open Space Service Standards

The first step in determining open space contribution rates is to refer to the established an open space service standards of the Monash Open Space Strategy. The adopted service standard is arrived at from a combination of appropriate service provision standards including distance to open space, the role of open space, infrastructure and improvements required to meet future community needs. These factors allow the development of a “budget or basket” of land acquisitions and physical improvements and infrastructure requirements to meet open space service standards for the future needs of the overall community. This overall budget of open space improvements is then used as part of the calculation of the open space contribution. This has been assessed on Precinct by Precinct basis and then aggregated to a total value.

Step 2. Open space and infrastructure required for future population

The second step identifies the appropriate proportion of open space requirements from Step 1 attributable to the needs and demand generated by the future population within the City of Monash. This is based on achieving the service provision standards to meet the needs of the future population. This is determined based on population growth, population distribution, forecast dwelling type, forecast open space utility to the new population, proximity to existing open space, the service standard provided by existing open space and infrastructure improvements required to meet the service standards for the new population. This has been assessed on Precinct by Precinct basis and then aggregated to a total value.

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Step 3 Net developable land for growth

The total net developable urban area (net developable land) required to accommodate that forecast growth is then estimated using property development history, planning policy, zoning provisions and forecasts of future development activity to arrive at a net developable land area likely to be required to accommodate the forecast population increase. The value of that area of land is then calculated to provide an overall value for the development area.

Calculating the Open Space Contribution

The value of the of open space improvements apportioned to the future community is then divided by the total net urban land area (developable land) to accommodate that growth.

This leads to an open space contribution rate of 10 per cent for all commercial, residential and industrial land uses within Monash. This is quantified in .

| Item | Metric | Value |
|------|---|-----------------|
| A | Cost of open space improvements and additions apportioned to forecast population growth to 2036 | \$606,802,563 |
| B | Value of net developable land to accommodate forecast growth | \$5,120,866,780 |
| C | Open space contribution requirement from new development as a % of total site value (A divided by B = C) | 10 per cent** |

**The figure is actually 11.85% but has been rounded down.

The first step in determining open space contribution rates is to set an open space standard. As was set out in the earlier section ‘Open Space Provision Standards’ section the appropriate benchmark for the City of Monash is 30m² per capita.

Open space required for future community

The second step identifies the open space requirements of the future Monash population. The per capita rate of 30-square metres is then applied to the projected population at 2028.

Open Space required / net developable land

The future quantum of open space required is then applied as a proportion of Monash’s total land area. This informs the open space contribution rate.

It is calculated by estimating the total net developable urban area (net developable land) using property parcel information⁶. The future quantum of open space required is then divided by the net developable land.

⁶ This includes all land uses that are suited to redevelopment for commercial, industrial and residential land uses, and excludes schools, open space, community facilities, roads and other land used for transport.

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This leads to an open space contribution rate of 10 per cent for all commercial, residential and industrial land uses within Monash. This is quantified in Table 11.

Table 11. Open space contribution rate calculation

| Step | Metric | Value |
|------|---|-----------------|
| 1 | Planned population* (effective build-out) | 206,907 people |
| 2 | Total net developable urban area (total area of all developable lots in study area) | 6,494 hectares |
| 3 | Open space required (@30m ² /capita) | 620.72 hectares |
| 4 | Open space requirement from all developable land (value at step 3 divided by value at step 2) | 10 per cent** |

Source: SGS Economics and Planning, 2018, **id. forecasts, 2016

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Open space contribution summary

Councils recommends an The inclusionary requirements approach to open space contributions that does not burden development in under-supplied areas with greater costs for improving open space. Instead it recognises that the entire municipality is a singular planning area for open space, across which an acceptable standard of open space services must be met.

A contribution rate of 10 per cent of land value is recommended to deliver a reasonable standard of open space provision across the whole of Monash. This contribution rate reflects the need to ensure that all residents in the future (2029-2036) have access to an appropriate level of open space services. Currently, 10 per cent of net developable land area is used in Precinct Structure Plans as a guideline for open space provision across Melbourne’s growth areas.

~~There may be some circumstances when the 10% figure is not sufficient to meet the open space demands of a development. For large rezone or redevelopment sites where there is a high density of residential proposed it may be necessary to seek an open space contribution that is higher than 10%. This will be considered on a case by case basis as part of further strategic work such as in the current Clayton Precinct Structure Plan.~~

~~Council’s existing open space contribution rates as specified in Clause 53.01 are considerably lower than this recommended contribution rate. A review of the potential funding mechanisms has shown that the current open space contributions rates are inequitable and out of date. When existing contribution rates are translated to provision rate standards, open space provision becomes as low as 6.3 square metres per capita (equivalent in open space services).~~

~~The introduction of a higher open space contribution rate is likely to translate into a reduction in the residual land values that developers would be willing to pay to encourage incumbent land owners to sell their land. However, as long as the residual land value for the development project is greater than the existing capitalised value of the income from the site, the development is likely to proceed.~~

~~For the projects where there is currently a small margin between the developer’s residual land value and the capitalised income stream under existing use of the site, an increase in public open space contributions may temporarily forestall development. As the market continues to increase, so too will residual land values, and the impact of the contribution rate will no longer be a deterrent to incumbent landowners selling land for development. In order to strategically justify a lower contribution rate for new development, there would need to be a clear commitment from Council to~~

partially fund its open space program using rates. For example, if a 5 per cent contribution rate were to be applied, Council would need to fund the 50 per cent shortfall in open space costs in order to deliver open space services at the desired standard. Alternatively, if Council selects a lower contribution rate in the absence of a commitment to partially funding open space, this would reflect their acceptance of a lower standard of open space provision across the municipality in the long run.

How will open space contributions be collected?

This Strategy recommends that the minimum open space contribution rate that is sought through subdivision development be increased to 10% under Clause 53.01 of the Monash Planning Scheme across all development.

It also acknowledges that there may be some circumstances when the 10% figure is not sufficient to meet the open space demands of a development. For large rezone or redevelopment sites where there is a high density of residential proposed it may be necessary to seek an open space contribution that is higher than 10%. This will be considered on a case-by-case basis.

To set out the process and guidance for how the open space contributions should be collected it is also recommended that a new Local Planning Policy be prepared for the Monash Planning Scheme. Key aspects of the policy will include:

- Requirements for open space contributions.
- Priority areas for undertaking open space improvements.
- How and when Council will seek an open space contribution.

In determining whether Council would seek to take the contribution as land or an equivalent cash contribution the following will be considered:

- Whether a proposal is located within an area that is shown to have a gap of open space as shown in Map 2, and the extent of the gap.
- Whether the proposal will address a shortfall of open space in the prioritised precincts of Hughesdale, Oakleigh East, Clayton, Notting Hill and Chadstone Precincts, and areas identified as a gap in Map 2.
- The size of the development and therefore the amount to be collected.

~~— What land is acceptable? The type and criteria of open space that will be required, in terms of distribution and size, and design, quality and facility attributes. (Linked to Appendix 2 of the MOSS for Core Service Levels).~~

~~— Open space to be delivered on unencumbered land in most circumstances. It needs to be accessible all year in all weather and cost effective to maintain, and not have additional development or asset management costs associated with it.~~

- Whether a cash contribution would have a greater cost benefit, or community benefit by either improving or extending an existing open space rather than acquiring land for new open space.
- It is Council discretion as to whether a land contribution or a cash contribution is sought.

- Circumstances and guidance for when Council may seek a higher percentage than 10% for large redevelopments and rezone proposals that seek high levels of residential densities and would increase the demands on open space provision in an area.

- What land is acceptable? The type and criteria of open space that will be required, in terms of distribution and size, and design, quality and facility attributes. (Linked to Appendix 2 of the MOSS for Core Service Levels)
- Open space to be delivered on unencumbered land in most circumstances. It needs to be accessible all year in all weather and cost effective to maintain, and not have additional development or asset management costs associated with it.

Key directions for ~~Good Quality~~the Provision of Future Open Space

1. Provide local parks within 400m of 95% of all dwellings and active space within one kilometre of 95% all dwellings.
- ~~2. Acquire and improve open space to address population growth and gap areas. Address current and projected future gaps in the provision of open space as identified in Map 2.~~
- ~~2. Prioritise the development of new or improved open space to areas with the greatest shortfall, including:
 - ~~Hughesdale, Oakleigh East, Clayton, Notting Hill and Chadstone Precincts.~~~~
3. Provide for the provision of new open space requirements by requiring subdivision to provide for 10% across the Council to be either taken as a percentage of land area acquisition, or of the total land value.

A figure greater than 10% may be sought by Council on a case-by-case basis for large rezone and redevelopment proposals that seek high residential densities.
4. Provide for shortfalls of open space by maximising the capacity and diversity of existing open space by:
 - Promote the development of multi-use social family recreation and migrate selected spaces to social /family recreation sites.
 - Provide a range of open space function types and landscape setting types in each precinct.
 - Ensure that a range of facilities are provided on parks. Examples of facilities may include playground, kick-about areas, small court areas (i.e. basketball halfcourts), low level casual hard courts or sports provision, exercise equipment, skate, BMX, dog off-leash.
 - Enhance the diversity, play value and inclusiveness of open space and play spaces.
5. Utilise the core service level standards in Appendix 2 to inform the planning, design, infrastructure provision and maintenance standards for open spaces to ensure viability and fit for purpose of the size, quality and diversity.
6. Investigate alternative ways to increase funding for open space projects such as grant programs.
- ~~7. Wherever possible investigate the options for co-location and sharing of other agency land, such as school's open space after hours to benefit the community.~~
- ~~8.7.~~ Ensure there is no net loss of open space through land disposal or development unless there is a clear net community benefit and open space is already over-provided in the surrounding area and of a high standard.

Actions for Good Quality Future Open Space

- a. Prepare a planning scheme amendment for:
 - i. Changes Clause 53.01 to require that all subdivision provide an open space contribution rate of 10% of land area acquisition, or of the total land value.
 - ii. Prepare a new Local Planning Policy to set out the policy for the process for open space contributions.
- ~~b. Undertake an assessment of schools to identify future options for expanding the open space network.~~

- ~~e~~.b. Prepare an action plan for each of the twelve precincts to identify priority land acquisition, capital works projects based on gaps and future growth and providing a diversity and range of open spaces.
- ~~d~~.c. Produce a series of model design guides for parks of different function types of open space.
- ~~e~~.d. Develop a program to identify properties for potential acquisition and a mechanism to ensure that Council is alerted to property sales where there are options for additions to the open space network.

5 Improving the off road trails network

Off-road trails have considerable health, environmental, social and economic benefits, especially for children and older adults and should be a priority to facilitate walking and cycling for leisure and activity transport as well as to aid social connections and contact with nature. Trails need to be close to where people live. The better connected the trail network is, i.e. goes to where people want to go (open space, schools, community services, activity centres and local shops and public transport), the more likely people are to use these as an alternative to driving. Off road trails also provide a safe way for people getting around rather than requiring people to cycle on or beside roads, or illegally on footpaths.

As population increases, the demand for off-road trails will also increase. Based on population projections for Monash and current participation rates for trail activities, by 2026 over 120,000 residents are likely to use an off-road trail for walking, cycling, skating, running and dog walking.

[During 2020-2021 there has been a substantial increase in the use of local open space and particularly off road trails, and this trend is forecast expected to continue.](#) Off-road trails are one of the three major function types of open space to be delivered in Monash that were identified in Section 3.

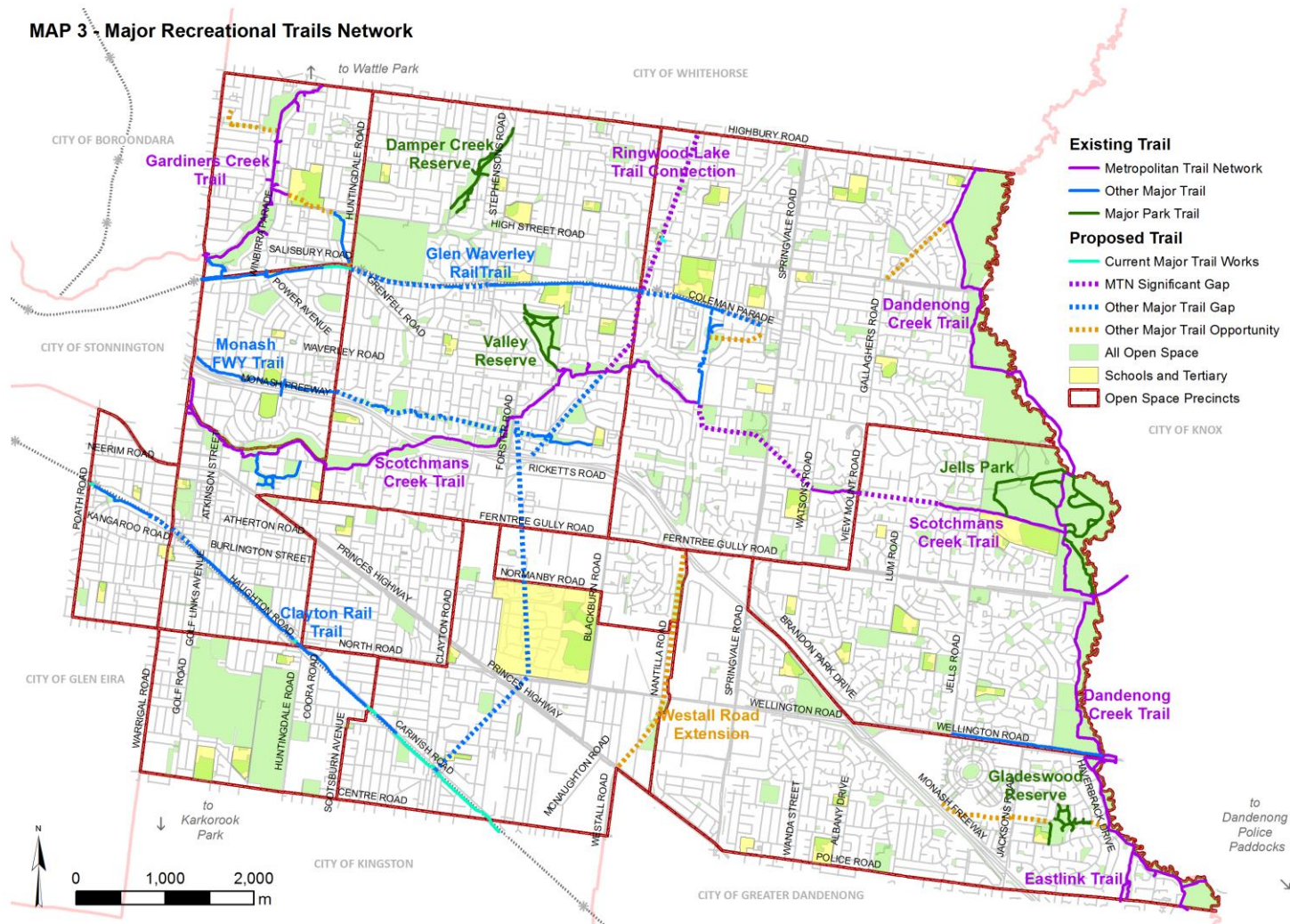
Improving the trail network across Monash should be undertaken in a way that provides the best benefits and value for the community. Three types of trails are recognised as being important for Monash and the hierarchy of paths is set out in Appendix 1:

- Flagship trails (Regional & the Metropolitan Trail Network)
- Circuit trails and localised trails around suburbs and neighbourhoods
- Circuit trails around larger reserves – destinations

Improving each of the above trail types will require a considered and strategic approach that maximises the community benefit. As such a series of criteria has been developed to prioritise where and how improvements to trail infrastructure should occur (see recommendations).

The network of major recreation trails and gaps is shown in Map 3.

MAP 3 - Major Recreational Trails Network



Extend, develop and market the potential flagship trails: Scotchmans Creek, Gardeners Creek and Dandenong Creek Trail

Monash connects into some of Melbourne's best-known creek corridor trail routes. This includes the network of trails that are known as the Metropolitan Trail Network (MTN). The MTN focuses on recreational bicycle and walking routes in metropolitan Melbourne, usually running beside rivers, creeks and rail corridors. The initial development of the MTN was set out in the Parks Victoria strategy for the open space network *Linking People + Spaces*. 2002.

In Monash the flagship trails include Scotchmans Creek and Gardeners Creek that run east-west across part of Monash and the Dandenong Creek Trail that runs north south on the western border. These flagship trails at times have significant gaps or have poorly signed connections when there are gaps. There is demand for more north-south trails. Very limited trail infrastructure is in place for the Ringwood Lake trail connection within Monash.

There are some corridors that can support more trails or promote better connections to trails outside of Monash and the Melbourne CBD and Melbourne's north. These include Gardiner and Scotchmans Creeks, the Ringwood Lake, (and Silvan to Mt Waverley pipe track), the Monash Freeway trail and east-west electric supply easement and the two rail trail lines to Glen Waverley and Clayton. There are also potential improvements that can be made around Damper Creek. There is a significant gap of off road recreation trails to the Monash University.

The rail crossing removal program provides opportunities to enhance and extend trail opportunities connecting outside Monash and to multimode transport options as well as other regional trail routes such as the outer circle trail.

Care needs to be taken that trails in bushlands do not erode environmental integrity.

Create localised circuits of shared trails around each suburb

Circuit trails are not common in Monash. However, there are existing shared paths that can be connected to provide an important series of designated circuit routes that will be helpful for children, older people, joggers and dog walkers in their local neighbourhoods.

Ideally these trails should service all community facility hubs, employment areas, sports reserves, activity centres and open space corridors in every suburb. Such trails can be delivered as shared paths in nature strips and rights of way given to users. It is important that vegetation is maintained in nature strips as much as possible to maintain the 'Garden City Character'.

Many court head open spaces have been created to connect cul-de-sacs as access ways, however, they don't have paths.

A major infrastructure development program is required to provide local circuits and paths through court heads and counter the lack of paths (or those with suitable/accessible surfaces) in play spaces. This will enable spaces to be inclusive of people with mobility aids and allow some social focus for less active people.

Create park perimeter paths around large reserves

Perimeter paths and trails should be provided around larger parks to provide opportunities for people of all ages and abilities to exercise in a social park environment. They provide opportunities for events, school running activities, and club sports training and can act as a destination end point. They also serve families when they come to sporting reserves with children.

Perimeter paths around sporting reserves provide an opportunity to use paths under lights where there are already sports training lights. It is important that a perimeter path is not located too close to the field of play.

Off-road trail corridors designed to enhance user experience

Off-road trails are a recreation facility. They need to be purpose-built to accommodate the requirements for core activities. Core service level for trails that address the most basic requirements for trails should be adopted (see Appendix 2).

Important aspects of design should include consideration of:

- Feedback from the community that highlighted issues with the condition of trail surfaces and maintenance, narrow path widths, lack of lighting, conflicts with dogs, lack of accessible paths in play spaces and natural areas and opportunities to diversify trail experiences over long corridors.
- The need for different spatial and surface requirements for the range of activities that use trails – i.e. skating cycling, jogging, rambling people using mobility devices and dogs walkers – trail corridors and surfaces should be suitable for specific activities.
- Opportunity to create more varied and memorable experiences along paths and trails through design and changing the landscape settings along the corridor.
- Paths in natural areas should reflect the character of the area in the choice of surface material, scale and support infrastructure.
- At present, few reserves have path networks that aid social inclusion and accessibility to the increasing number of people using mobility devices. There should be key locations that provide accessible paths to access natural and bushland and forest environments.
- Lighting along selective trails is desirable where impacts on habitat and adjacent residents can be managed. Lighting should be cost effective and could include in-ground, LED, solar and sensor-activated options to minimise energy asset management and light spill.
- Council should also continue to work with traditional landowners regarding sites of cultural significance along creek lines, and provide interpretation along trail corridors to enhance user experience and protect cultural assets.

There are significant path and trail opportunities on land owned and managed by other agencies, such as Parks Vic, VicTrack, Melbourne Water, Monash University, and VicRoads. Council should develop partnerships with these organisations and identify where the network of trails can be developed and expanded.

Better mapping and marketing of trail opportunities to enhance use

Informing the community about where the path and trail network extends across Monash is as important as the provision of the trail infrastructure itself. It will help to provide information on where the trails go, the types of facilities and experiences they might find on the trails and also let the community know where the gaps in the path and trail network exist. Marketing may involve:

- Websites, ideally interactive - including the Council website or a specific trail website and online mapping facilities such as Google Maps.
- Links to other agencies websites, such as parks Victoria.
- Wayfinding signage on the paths and trails.
- Link signage letting people know where path and trail connections and how to negotiate gaps in connections.
- Interpretive signage to advise people of important features along the trail or local history.
- Promotional material, such as brochures or flyers or maps and images.

Key directions for improving the off-road trails network

1. Expand the Monash trail network by improving and expanding the flagship trails, circuit trails and localised trails around suburbs and neighbourhoods; and circuit trails around larger reserves. In determining the priorities for extending trails in Monash the following criteria should be considered:
 - The strategic importance of the path and linkage, level of usage and path hierarchy (See Appendix 1).
 - Value for money and community/ cost benefit.
 - Whether a key gap is being addressed
 - Trails that will connect to key community infrastructure, schools, activity centres and local shops and public transport routes or hubs.
 - Trails that connect to other strategic path networks, such as shared paths on roads.
 - Trails that will connect future residential activity.
 - Trails that acting as a recreation link or a connection with nature.
2. Provide park perimeter paths around major sports reserves, particularly those reserves that can act as a destination or connection for an off road trail.
3. Encourage design standards for different types of trails to ensure those provided are fit for purpose, minimise conflict between activities and deliver high quality experiences for trail users. Utilise the core service level standards in Appendix 2 to inform the planning, design, infrastructure provision and maintenance standards for path and trails.
4. Trails that are to be located in nature strips of roads should be designed to protect vegetation to the best possibility ability and to protect 'Garden City Character'.
5. Ensure that trails and works on trails in bushlands and conservation areas do not erode the area's environmental integrity.
6. Ensure trails are a high priority for provision in all new residential developments including aged care and retirement villages, and that local trails connect into the regional network.
7. Continue to work closely with other partners such as VicRoads, VicTrack, Parks Vic, Monash University, schools and industry to develop and manage sections of the trail network.
8. Where there are gaps in key trails and infrastructure in not to be improved in the short term, clear signage should be installed to inform people of connections.

Actions for improving the off-road trails network

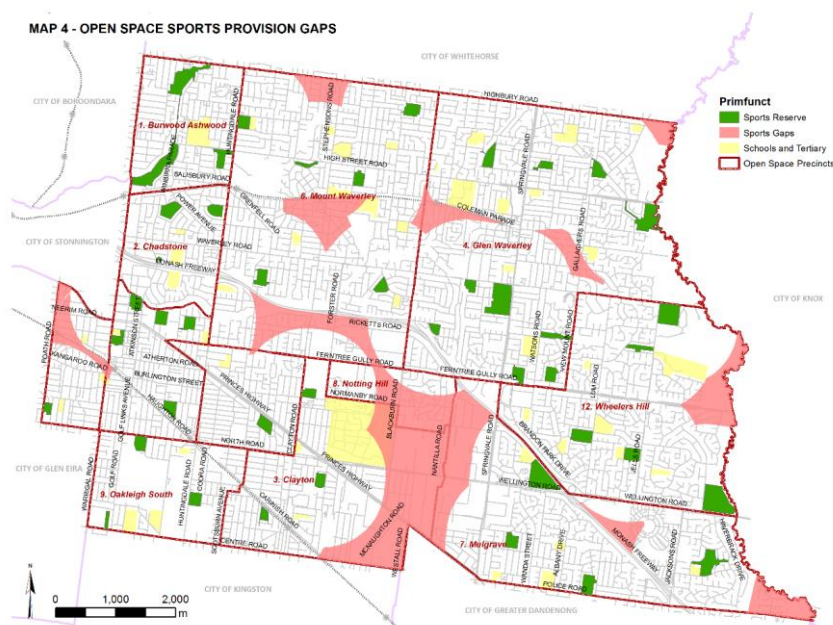
- a. Prepare detailed mapping of the entire trail network to identify key locations within each precinct or suburb to connect trails and the reserves to construct circuit trails.
- b. Prepare a priority list of trail infrastructure for future construction and improvement of trails and to inform Council budget process.
- c. Improve marketing of trails.
- d. Identify, develop and market selective challenging routes for fitness purposes for cycling and running/walking in several locations across Monash.

6 Managing spaces for sustainable sport

Quantity and distribution of sports reserves

The City of Monash provides a range of sporting facilities for organised sporting competitions and sports clubs. Monash has 47 public sports reserves (254ha), including Central Reserve – a centrepiece of Monash’s open space network. Currently Monash has 1.3ha of sporting open space per 1000 people.

In terms of the amount of active open space that is required the VEAC⁷ report provides guidance on the level of provision of active open space that should be provided. This sets out a standard requiring that 95% of all dwellings are within one kilometre of active open space. This requirement for active open space is also required by Clause 56.05: Urban Landscape of the Monash Planning Scheme for subdivisions. Map 4 sets out the sports open space provision in Monash and the gaps within 1,000m.



Most residences in Monash have access to sporting open space within 1 kilometre. Although there are some major gaps in Clayton and Notting Hill around the employment area. Other smaller pockets

⁷ Victorian Environmental Assessment Council – Metropolitan Melbourne Investigation Report 2011, which took a stocktake of public land across metropolitan Melbourne. Pages 37 to 40.

of sports provision gaps are located in Mount Waverley and to a lesser extent Glen Waverley, Wheelers Hill and Mulgrave. These are discussed in more detail for each of the precincts in Section 9.

A 1km figure is quite arbitrary as it does not take account of what types of active reserves are located in certain areas, or population densities. So there may be more demand for a specific reserve or type of sport in an area that can concentrate demand in an area and influence capacity. Monash is located within a predominantly built up area already so the ability to develop new active reserves, which require significant areas of land, through subdivision and new development is quite limited. The use of existing sporting fields and increasing capacity or use ability is therefore important.

The small size and lack of diversity of many of Monash sports grounds

The median size of sports parks in Monash is 4.34 hectares. The majority of sports reserves in Monash are a single AFL football or cricket ground. Single and small grounds have considerable limitations, including not being able to:

- Rotate use and manage wear.
- Be flexible to change with demand and address increasing standards for playing infrastructure.
- Attract large, more viable clubs.
- Provide adequate social and practice facilities, social/family recreation and trails.
- Allow support facilities in the best location.
- Generate economies of scale in maintenance.
- Serve increasing population densities.

The City of Monash has an *Active Reserves Facility Hierarchy – Policy Document February 2018*, which defines the hierarchy of sports ground standards and levels of infrastructure improvements. Further information is set out in the Core Service Levels in Appendix 2.

Increasing capacity of existing resources

There is a need to maximise carrying capacity of sports grounds by adding lights and increasing playing times to meet increased demand for sport. Synthetic grounds are increasingly being used to significantly increase the capacity of grounds for both competition matches and training, as well as additional, social and community sport and for sports codes traditionally played in one season playing in the other. However more synthetic fields may mean less canopy trees and boundary planting, issues with dog use, increased temperatures, and mean that grounds are fenced.

~~Another option for Council to consider is whether some school sites could be made available for use by sporting clubs, especially for overflow use for training or lower level competition. This would involve Council entering into a joint use agreement with the school that sets out the usage times and capacity and may require a maintenance contributions to be paid.~~

Co-located facilities and other design issues

Providing circuit trails and social/family recreation spaces in sports parks reduces the need for other parks close by and also reduce the overall land take required to meet the priority open space functions in any local area. Facilities (such as community centres) that are not dependant on open space should not be located in parks, especially sports parks.

Redesign of ageing infrastructure may provide an opportunity to enhance layout, encourage sharing and social use, and provide for a greater range of users and opportunities at sports parks. Additional females playing and emerging sports require additional facilities. These means larger built facilities.

Some residents have raised concerns about sports parks that are the only major open space in a local area being fenced and leased to sports clubs. Typically, community use and access can be accommodated on enclosed grounds.

Some fields do not have warm season grasses and reuse and water reduction works have been discontinued. As temperatures continue to increase turf water management is likely to be more cost effective than more regular remediation and promotes the sustainable use of resources.

Many sports reserves could accommodate additional canopy trees around the verges and provide shade.

Protecting sport from encroachments by housing

Additional and higher density residences in close proximity to sports facilities increase the likelihood of complaints about noise, traffic, lights, whistles etc. These may ultimately impact on when and what sport can be played. Planning controls on new residences should consider these and appropriate buffer areas provided.

Key directions for managing spaces for sustainable sport

1. Utilise the core service level standards in Appendix 2 and *Active Reserves Facility Hierarchy – Policy Document February 2018*, to inform the planning, design, infrastructure provision and maintenance standards for active reserves.
2. Increase the size and adaptability of sports facilities to meet increased demand, including facilitating greater female participation in organised sport.
3. Encourage the development of after-hours lighting and synthetic fields, where appropriate, to increase the capacity and usage of an active reserve.
4. Where possible limit the number of enclosed sports facilities, or alternatively ensure public pedestrian access is retained to fenced sports facilities and synthetic fields.
- ~~5. Where possible, negotiate access to school playing fields for community or club use after hours.~~
- ~~6.5.~~ Promote the development of social/family recreation spaces on sporting grounds where space allows.
- ~~7.6.~~ Retain adequate buffers between new residences and existing sports facilities so that sports activities are not curtailed due to amenity conflicts, but ensure residential dwellings overlook fields over the buffer.
- ~~8.7.~~ Seek to provide a clear separation between sports fields and housing so [as to limit amenity impacts from formal sport](#).
- ~~9.8.~~ All sports grounds should provide at least boundary tree canopy for shade
- ~~10.9.~~ Consider utilising sporting infrastructure more for programmed activities and community meetings such as the use of sports pavilions.

7 Open space to suit increasing density

Changing density and settlement types in Monash

The average size of detached low-density house lots in Monash is 700m². However, the housing density and character is expected to change over time to respond to population growth. How this growth will be managed is set out in the Council's *Housing Strategy 2014*. The Housing Strategy directs growth to areas such as activity centres and surrounds or within the Monash National Employment and Innovation Cluster (MNEIC); limits growth in areas that have heritage and environmental values; and allows for incremental growth in other areas. In areas where significant growth is proposed there will be increased dwellings as part of multi-storey developments that provide very different settlement types to those traditionally established in Monash. At the same time there is expected to be a significant increase in the amount of employment and jobs ~~occurring~~occurring within the MNEIC area accompanied with greater mixing between living and employment.

Open space priorities will be different in different settlement types. These will need to compensate and complement the physical and social context of the surrounding environment.

The implications of density

A major implication of increasing densities is that increased population and employment numbers will create additional demands on existing open space facilities and services, both locally and further afield. With back yards becoming smaller or non-existent density has implications for residents related to the lack of private open space and hence the inability to provide for pets, children's spontaneous outdoor play, growing plants and space to make and fix things. The open space associated with house lots is also closely connected to identity and pride. For example, having a pleasant garden or front yard.

Increased building heights may increase the time required to reach public parks and hence the distance likely to travel. This proximity of housing to existing public spaces may also exacerbate conflict between residents and sports and recreation activities due to the noise of children or sports for example, or lights. Building bulk and height can affect privacy, noise, aesthetics and ability to grow grass and trees. Multi storey dwellings can create wind turbulence and restrict sun access, affect design and the attractiveness, comfort and use of any open space provided, as well as the overall environmental qualities on the site. Positioning tall buildings adjacent to existing spaces may restrict views of the open space from the broader residential area.

Residents and visitors (including those in hotels, retirement/aged care facilities and hospitals) in these areas will have limited access to the natural environment and open space characteristics should seek to compensate for this.

What density means for open space

These differences require an alternative and innovative response be taken to open space provision than in low density housing, or how it would be planned for a greenfield area like in Melbourne's growth areas. This is for both the planning of new open space and the retrofit and use of existing facilities. Maximising the use of existing facilities has been discussed in earlier sections. For new development, *Clause 56.05-2: Public open space provision objectives* of the planning scheme sets out

that along with the provision of local parks, active open space and paths and trails there should be additional small local parks or public squares in activity centres and higher density areas. This applies to developments that will involve a subdivision, however, there is a need to apply these principles to all new development where possible.

The Victorian Better Apartments (VBA) Design Standard 2016 recommends 'developments with 20 or more dwellings should provide a minimum area of communal open space of 2.5 square metres per dwelling, or 100 square metres, whichever is lesser' in addition to the private open space requirements for individual dwellings.

When designing medium and high density development there should be consideration of:

- Circuit paths for walking and wheeling
- Access to small footprint sports that are likely to be in demand, i.e. sports courts
- An off-road trail to access open space further afield
- Additional landscape treatments,
- Open space closer to medium high density dwellings (i.e. the potential to plan for open space closer to residents than 400m+ set for traditional areas of Monash)
- Rooftop and podium level gardens
- Bowling greens in retirement villages, as well as vegetation for restorative values
- Opportunities for the substitution of public and communal open space should also be considered

Areas of deep soil and landscaped setbacks or areas that apartments look onto will be required to compensate for the highly modified surrounding environment and provide additional restorative values and potential food gardens. Where apartments have underground car parks and open space is proposed above, there may be limited opportunities for deep soil and large canopy trees to be established.

Council may consider in the future the preparation of a Local Planning Policy to guide the development of medium and high density residential development in regards to open space provision. Similar considerations should be given to other aged care facilities, hotels, hospitals, and employment centres.

Substitution of public and communal spaces

Some recreation activities and features typically available in private space can be substituted by communal or semi-public/communal space. For example:

- Community gardens
- A 'men's shed' or similar for all age groups, for making things
- Dog parks and off-road trail circuits
- Social gathering spaces/doorstep play as communal open space
- A pleasant garden landscape for restorative values and civic pride.

There is a need for transitional space or a road between public and private space in higher density dwellings to provide buffer space, so users can easily read what is public and private land. High-rise may be best set back from public open space by one block, with lower rise dwellings fronting the

park allowing views to open space from farther away, and reducing any overshadowing risk of the public open space.

It is not desirable for Council to have land transferred to them as public open space if it has infrastructure such as car parks underneath. However communal sports courts and other facilities may be appropriate for this type of encumbered land.

Provision of other communal recreation facilities

~~There is often a high demand for swimming pools and social court sports and gyms in higher density areas because of the relatively high proportion of young adults living in in this type of housing. However, apart from sports courts, it is not desirable that every development has a tiny gym or swimming pool as these have risk management issues and are often too small to deliver the quality of service sought. Council should generally encourage more viable shared gym and possibly aquatic facilities in close proximity to multiple high density developments.~~

Employment and industrial areas

As discussed earlier in this section there is expected to be a significant increase in the amount of employment and jobs to occur within the MNEIC area and other mixed use redevelopment sites that will result in greater mixing between living and employment. This Strategy also recognises that when considering the approach for open space contributions, the entire municipality is recognised as one singular planning area for open space (see Section 5) and all development contributes to open space to ensure the sustainable functioning of the planning unit.

The open space contribution recognises that there is a need for open space for workers within employment areas and the nature of how these areas are designed has changed. The types of open space function types that may be appropriate in employment and industrial areas:

- Access/trail – as a circuit trail onsite and as a connection to the local trail to encourage circuit
- Relaxation/contemplation areas i.e. landscape areas with tables, seats and shade areas to offer respite, socialising and break areas for workers.
- Conservation/tree reserves (on frontages as setbacks) that may accommodate shared trails.
- Sport, such as hard court facilities or facilities for casual games with suitable shade /support facilities.

~~In most instances, small local scale facilities would be sufficient in these areas, similar to or as communal open space. Increased residential densities mixed with increases in employment may provide opportunities for sports and increased demand for small footprint social sports facilities in these areas.~~

Key directions for open space to suit increasing density

1. Provide communal space of 2.5 square metres per dwelling, or 100 square metres, whichever is the lesser for developments with 20 or more dwellings in accordance with The Victorian Better Apartments (VBA) Design Standard 2016.
2. In addition to communal open space consider the following when designing medium and high density residential developments and aged care facilities:
 - circuit paths for walking and wheeling
 - access to small footprint sports that are likely to be in demand, i.e. sports courts
 - an off-road trail to access open space further afield
 - additional landscape treatments
 - open space closer to medium high density dwellings (i.e. the potential to plan for open space closer to residents than 400m+ set for traditional areas of Monash)
 - Rooftop and podium level gardens
 - bowling greens in retirement villages, as well as vegetation for restorative values
3. Open space is provided in employment and industrial areas to provide respite, socialising and break areas for workers, casual sports and games and trail connections.
4. Encourage large scale developments to provide joint publicly-accessible gyms, sports facilities and pools instead of separate small body corporate facilities.

8 Other aspects of open space

There are a number of key themes that play an important role in all aspects of open space planning in Monash. This includes:

- Accessibility and inclusion
- Reinforcing 'Garden City Character' and connecting with nature
- Promotion and marketing of the Monash Open Space Strategy

Accessibility and inclusion

As has been discussed in Section 4 the more choice and diversity there is for open space the more likelihood there will be for increased usage and participation. Community feedback has highlighted that parks in Monash need to be able to provide benefits to all community members especially families, older adults, teenagers and young people and regardless of ability, cultural background or gender.

Currently more parks in Monash target children (play spaces) than other age groups. However, these often don't cater for older people, yet grandparents are the most common form of childcare in Australia today. Also few local parks have elements that attract young people (older than children age), such as social ball courts or skateable facilities, or encourage use by a person using a wheelchair or mobility device.

Not all spaces and facilities can be made accessible to everyone, however there should be access to all types of spaces and parks of different characters and environmental diversities somewhere within Monash. The degree of accessibility and inclusiveness should reflect the park's hierarchy. The higher the catchment hierarchy of the open space, the more elements should be made accessible to people with a disability, and the more specific requirements and supports are appropriate. Better strategic planning and consideration of design for the types of parks available in an area is needed.

The first priority is for all people to be able to get to and into a local social/family recreation park and to a main social space that encourages interaction with other family members, carers and friends. Typically, these areas would include picnic facilities, seating, tables and shade structures, and be positioned close to play equipment or courts.

Asset replacements should focus on increasing play value, providing inclusive settings for all, appropriately surfaced paths, trees (canopy), flowering plants and other natural elements, as well as seating areas with tables and increasing the size of sites. Elements could include: creative, cognitive, imaginative and physical play and support children's physical, neural, social and sensory development.

Paths specified in some recent playground upgrades are crushed rock: this not an accessible surface for public paths.

Design features for improvement

A wide range of design features and encouragements suggested by the community in the preparation of this strategy include:

- More diverse information with international symbols and clear way-finding directions in parks and trails, and large clear signage.
- Universal design features in all furniture e.g. tables, higher seats with backs and arms, swings with large seats and multiple swings together.
- More tables in parks so people can do things they usually do indoor, out of doors.
- Accessible central areas in social/family parks that enable all family members to socialise together.
- More areas of ornamental and community garden.
- Physically challenging running routes, stair climbs and climbing areas.
- More tables and seats and game areas as chess sets, bocce courts etc. in select social reserves.
- Enhanced sense of security through design in parks.
- Greater physically accessible entries into and around parks, and accessible car parking close by.
- A selection of district/regional parks with equipment that enable children with disability to access swinging, rocking, rotating, elevated items, cubbies/ shops, plant material, movable and interactive items, alongside other children.
- A selection of parks with shelters and fences.
- More social sports and practice facilities in parks.
- Greater provision of paths – as major design elements and circuits with suitable surfaces, and to more destinations including natural areas and play elements.
- Sports facilities in conjunction with secondary schools.
- Opportunities to book areas for large social gatherings in parks.
- Gender neutral support facilities.

Reinforcing ‘Garden City Character’ and connecting with nature

Monash is branded as the ‘Garden City’. The brand is reinforced in Council’s relevant plans and strategy documents, including the Municipal Strategic Statement of the Monash Planning Scheme. .

Canopy trees are an essential element of this brand and provide significant amenity, character, improved air quality, habitat, shade and cooling qualities for residents. Trees will also be an important contributor for climate change adaptation. At this same time the benefits of connecting people with plants and interaction with nature are well documented. Parks and play spaces have an important role in promoting interaction with attachment to nature and in motivating residents to go outdoors and play.

A key aspect of the ‘Garden City Character’ is suburbs with well vegetated private gardens and wide streets with street trees. Council is currently preparing a Draft Monash Urban Landscape and Canopy Vegetation Strategy to determine the preferred landscape character types and strengthen how this is managed across Monash. This should be undertaken in conjunction with greening works and planning controls, and will illustrate a commitment to climate change adaptation. Protection of ‘Garden City Character’ is intrinsically linked to this Strategy. Significant amounts of Monash’s vegetation is located on public land as open space areas. Vegetation in parks is also important to the provision of the shade and enjoyment of parks.

There are significant park and bushland areas that are identified in Monash that provide a connection with nature. Examples include the Valley Reserve, Damper Creek Reserve and parklands that run along the eastern boundary of Monash such as Bushy Park Wetlands (managed by Parks Victoria). Those parks that have a specific role as bushland or conservation need to be carefully maintained to protect significant flora and fauna. It may be that specific masterplans should be prepared for these parks to ensure their future maintenance or development is considered carefully.

Marketing and education

Council has a role not only in providing parks but also in promoting their use and value. Promotion will ensure that benefits are accrued from reserves as planned and that there is a good return on Council's investment. Also, the promotion of appropriate use consistent with a reserve's purpose minimises the cost of remediation works and the possibility of conflicts arising.

Encouraging use can be done indirectly through online promotion and signage, but also actively through programming activities such as tours and walks in reserves, and events and signs encouraging users to contribute to reserves' development and management. A range of more detailed information about parks is required as well as regular communication with users.

Community feedback has indicated that a lack of information or knowledge about where to go for some activities is one reason for not using parks. Access to good information means that residents have a choice and are able to make good decisions about what to do and where to go. This applies particularly to those with specific needs, such as:

- Physical accessibility of facilities.
- Availability of toilets and shelters.
- Equipment suitable for specific age groups (e.g. pre-schoolers, teenagers).
- Users with dogs.
- Parks accessible from an off-road shared trail.

Better marketing could include more park information online – only information about select parks is currently available – additional information about the function of reserves in Council's interactive maps, as well as interpretive signage in parks and along trails. Signs encouraging residents to provide comment, attend activities or provide feedback on the current condition of facilities would also be beneficial. There are opportunities to diversify the nature and use of current information including taking advantage of social technologies and mobile devices. Currently very limited information is available in multiple languages and more information should utilise international symbols.

As the population grows there is potential for more conflicts in public open space, and it will be important to increase education about the responsible and respectful use of parks, trails, sportsgrounds and conservation areas, including for dog owners.

Land use zoning of existing open space

-Council owned public open space should generally be included within a Public Park and Recreation Zone, under the Monash Planning Scheme. The purpose of the zone is "to recognise areas for public recreation and open space". Across Monash there are a number of public open spaces that are not included within this zone and have residential land use zoning. One example is FE Hunt

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Reserve of Highland Avenue in Oakleigh East, which is included within the General Residential 2 zone. Council should identify all of the open spaces that are included within an incorrect zone and undertake one planning scheme amendment to correct these zone anomalies.

Key directions for other aspects of open space

1. Improve the amount of parks in Monash that provide accessibility and inclusion to all, especially families, older adults, teenagers and young people and regardless of ability, cultural background or gender. Introduce a range of universal design features to selected parks.
2. Reduce the number of single-purpose play spaces, in favour of larger social/family recreation parks that can be used by multiple age groups, people of all abilities and for physical, social and environmental activities.
3. Improve the promotion and marketing of open space, sport and recreation facilities within the Council to residents, employers and visitors, including:
 - Increasing the range of methods and media used to communicate. Utilise more social technology to connect with users and different target groups within parks and activities.
 - Improving the signing of parks, and develop a consistent design palette for a suite of name, directional, interpretive information and risk management signs, in accordance with the catchment level of the park.
 - Incorporating more interpretive elements in key open space.
 - Utilising existing strategies and activities/events by Council, community and sporting groups or other organisations where possible.
4. Provide more opportunities for residents to get involved in parks and provide feedback to Council about park experiences and Council promotion.
5. Increase the planting of canopy trees in public open space to maintain and enhance neighbourhood character and the 'Garden City Character' brand.
6. Ensure that parks with a specific role for bushland or conservation are carefully maintained to protect significant flora and fauna.
7. Consider facilitating and supporting more residents, schools and community groups to undertake planting, greening programs and develop off-road trails.

Actions for other aspects of open space

- a. Undertake a strategic assessment of park function and infrastructure across Monash and identify and prioritise areas to improve inclusiveness and accessibility.
- b. Consider whether a masterplan should be prepared for significant bushland and conservation parks, such as Valley Reserve and Damper Creek reserve for example.

9 Precinct Open Space Analysis and Actions

Twelve precincts have been defined in this section to provide a more specific analysis of open space gaps and need. A series of recommendations are set out for each of the twelve precincts. The twelve precincts are shown in Figure 3.

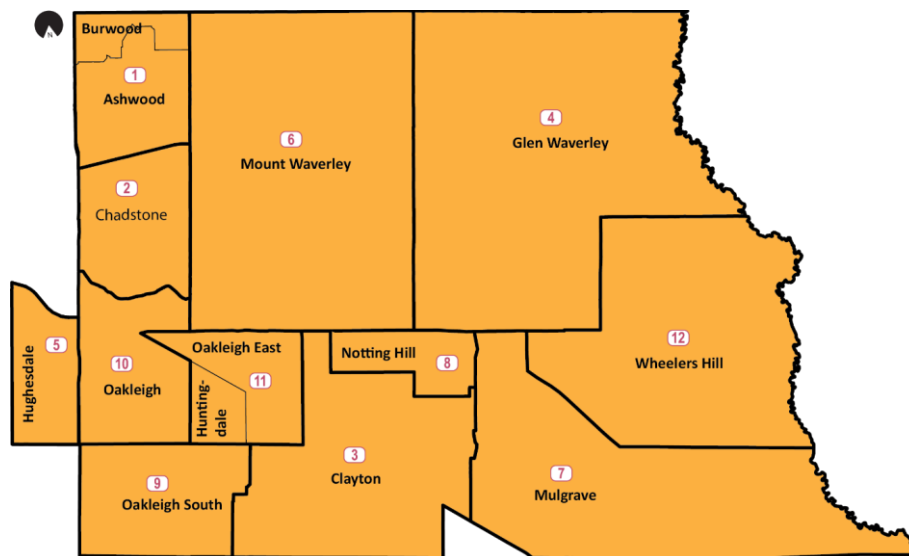
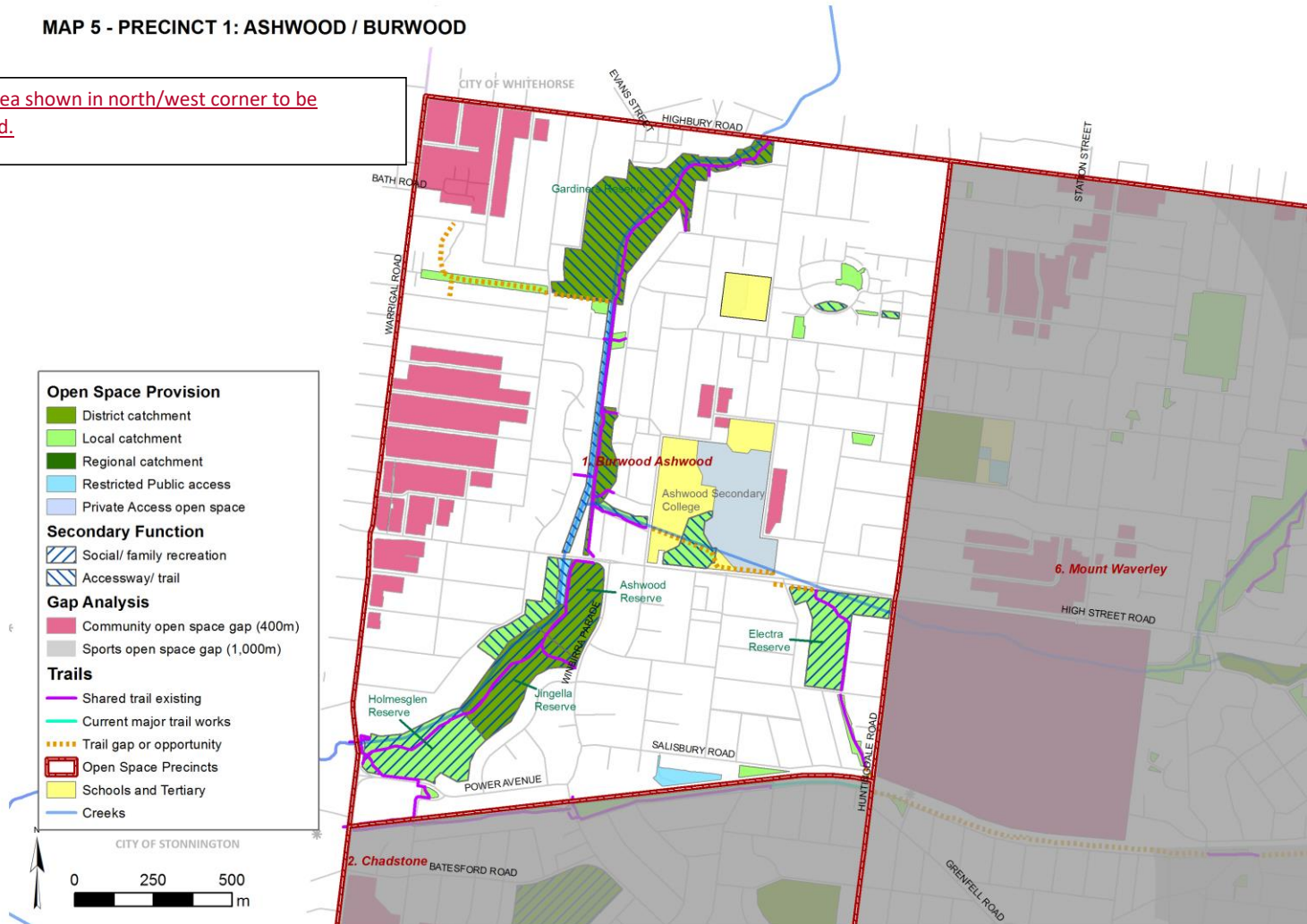


Figure 3. Map of Precincts

MAP 5 - PRECINCT 1: ASHWOOD / BURWOOD

Gap area shown in north/west corner to be deleted.



Precinct 1: Ashwood / Burwood

Ashwood/ Burwood Precinct is located to the north west corner of Monash and shares a border with the City of Boroondara along Warrigal Road and the City of Whitehorse along Highbury Road. The Precinct is dominated by a series of sports parks and trails that run along Gardiners Creek. The Glen Waverley rail line runs along the southern boundary of the precinct.

Overall Ashwood/ Burwood is well provided for in terms of community open space provision (see also Map 1):

- 4.2-1 hectares of open space per 1,000 residents (~~42sqm~~ 41sqm per person)
- 86% of the population within the precinct has access to open space within 400m
- 0 Social/ family recreation parks (however 4 have SFR as a secondary function)
- 5 Play parks (3ha total)
- 5 Council owned sports parks (33ha total)
- 4 Accessway/ trail (2ha). (There are an additional 7 accessway/ trail as a secondary function)
- There is also provision of 4 relaxation/ contemplation facilities, 2 conservation and 1 'other'

Social/family recreation and local parks

While open space is well provided for in the precinct generally, there ~~is one are two~~ localised areas of gaps of open space provision: ~~an area in the north west corner of the precinct and~~ an area along the eastern boundary that runs along Warrigal Road.

SFR is well provided for in the precinct as a secondary function, even though there is no SFR as a primary function. This includes the Sports provision at Holmesglen, Jingella and Ashwood Reserves, and Electra Reserve.

Sport

School open space is very important in this suburb, offering opportunities for grass playing fields, synthetic multi use areas and hard courts. The precinct has sport within approximately 1km of all residential dwellings.

~~Ashwood College's open space includes a large oval, a junior oval and 12 outdoor netball courts that could be considered as a joint use facility with Council in the future if additional capacity is needed for the precinct. The usage could be enhanced if lighting is installed.~~

Off-road trails (see also Map 3)

The precinct is dominated by the Gardiners Creek Trail that is a flagship trail for the city and runs from south to west in the precinct. There is also a major trail connection adjacent to the southern boundary of the site within the Chadstone precinct - the Glen Waverley Rail Trail which runs west to east. The north east of the precinct has limited access to trails.

The following opportunities could be considered for trails in the area:

- Improve the connections to the Gardiners Creek Trail from the north west of the site, by formalising a trail from the aged car facility on Elizabeth Street, and through the reserve to the rear of Leopold Street. This would require a bridge to be constructed to connect the reserve to the Gardiners Creek Trail.
- Opportunity to provide a major trail connection from the Gardiners Creek trail through Ashwood High School and adjoining wetlands to Electra Reserve and then connect through to

the to the Glen Waverley Rail trail via Salisbury Road. A path currently runs through Electra Reserve and there is a path connecting Electra Avenue and Salisbury Road, however, there is a need to widen this path to be useable as a shared path. It would also be necessary to provide a viable connection and signage to connect to the rail trail.

- Opportunity to provide improved paths around Electra Reserve to improve this as a destination.

Key Actions for Ashwood / Burwood

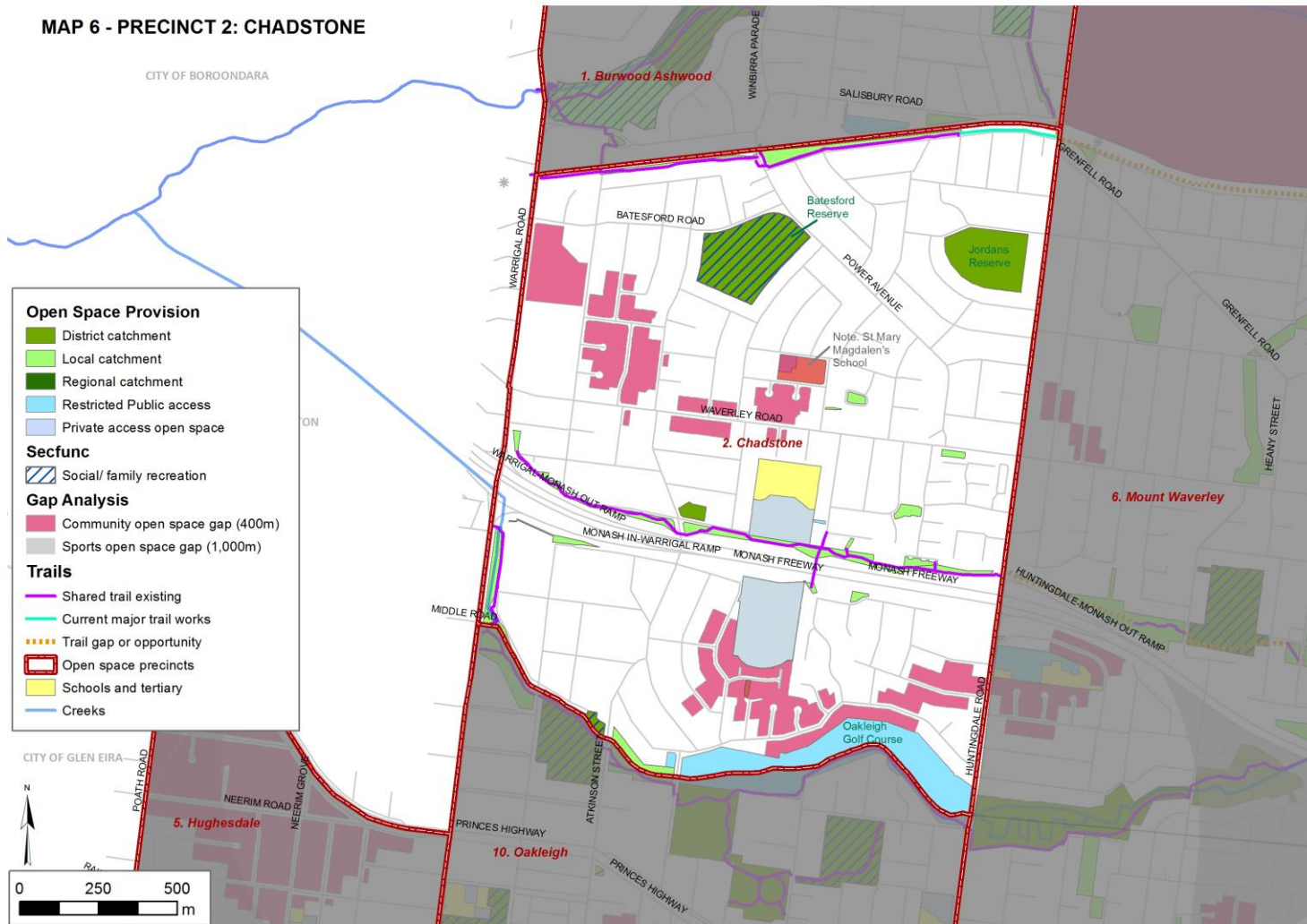
Social/ family recreation and local parks

1. Future development of social family recreation and parks should be prioritised in the areas identified as a gap in Map 5.
2. Construct a bridge(s) across the Melbourne Water drain to connect the Gardiners Reserve and the Gardiners Creek Trail.

Potential for improvements

- Improve connections to the Gardiners Creek Trail (i) from the north west of the site and (ii) through Ashwood Highschool and wetlands to Electra Reserve.
- Construct a circuit path around Electra Reserve.

MAP 6 - PRECINCT 2: CHADSTONE



Precinct 2: Chadstone

Chadstone Precinct is located along the western boundary of Monash and shares a common boundary with the City of Stonnington along Warrigal Road. The precinct has the Monash Freeway running through it along with the Glen Waverley rail line along the northern boundary.

Overall Chadstone is under provided in terms of community open space provision (See also Map 1):

- ~~1.72-0~~ hectares of open space per 1,000 residents (~~20-17~~ sqm per person)
- 87% of the population within the precinct has access to open space within 400m
- 0 Social/ family recreation parks (however 1 has SFR as a secondary function)
- 2 Play parks (0.5ha total)
- 3 Council owned sports parks (11ha total), including the Oakleigh Golf Course
- 9 Accessway/ trail (2ha)
- 2 visual amenity open space areas

Social/family recreation and local parks

Open space is undersupplied overall within the precinct. There are two 'linear' localised areas that are deficient in open space provision within 400m of residents; one in the north and one in the southern area of the precinct, south of the Monash Freeway.

Only one SFR park is located in this precinct as a secondary function at Batesford Reserve in the north. Overall the SFR provision is underserved in the precinct.

Sport

Sport provision within the precinct is provided at Batesford and Jordan reserves, a small tennis facility at Atkinson Reserve and the Council owned Oakleigh Golf Course, which is a restricted public facility. There are currently no areas that are deficient in sports provision within 1000m, however, the tennis facility is small and Council has resolved to sell off this site, which will decrease the availability of sports facilities in the precinct, particularly in the southern area of the precinct. This area does however have access to Caloola Reserve as well as the Oakleigh Recreation Centre located just to the south in the Oakleigh Precinct.

~~The private Salesian College is located within the precinct and this has extensive sports playing fields. Due to the exclusive nature of the school it is unlikely the playing fields could be made available for community use.~~

Off-road trails (See also Map 3)

Two major trails run through the precinct: the Glen Waverley rail trail on the northern boundary and the Monash Freeway Trail. In addition the Scotchmans Creek Trail runs to the south of the precinct in Oakleigh.

Limited circuit trails are provided in the precinct and there is no north/ south connections through the precinct to connect the major trails. However providing a link would be difficult due to the need to cross the Monash and a lack of an obvious trail location. There is an opportunity to create a perimeter trail around Batesford Reserve and connecting to the Glen Waverley Rail Trail.

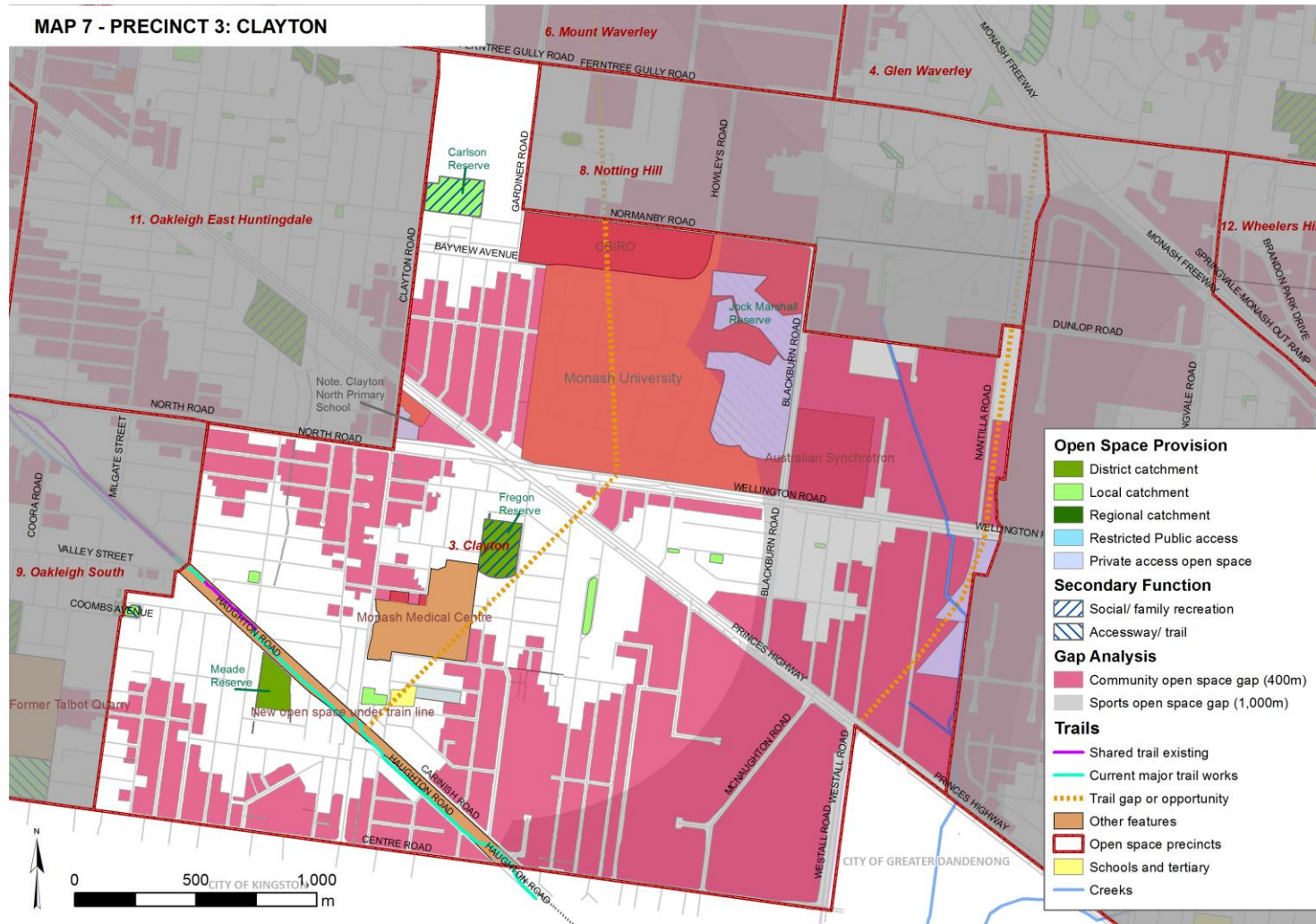
Key Actions for: ChadstoneSocial / family recreation and local parks

1. Future development of social family recreation and parks should be prioritised in the areas identified as a gap in Map 6.

Potential improvements

- Develop a perimeter path around Batesford Reserve and connect to the Glen Waverley Rail Trail.

MAP 7 - PRECINCT 3: CLAYTON



Precinct 3: Clayton

Clayton Precinct is a relatively large precinct located in the central southern areas of the City of Monash. The precinct shares a common boundary with the City of Kingston along Centre Road and a small area of the City of Greater Dandenong. Key features of the precinct is the Monash University and the Monash Medical Centre. The Dandenong rail line and the Princess Highway run through the precinct.

Overall Clayton is significantly under provided in terms of community open space provision (See also Map 1):

- 0.6-5 hectares of open space per 1,000 residents (6-5 sqm per person).
- 50% of the population within the precinct has access to open space within 400m.
- 0 Social/ family recreation parks (however 2 have SFR as a secondary function)
- 4 Play parks (1.2ha total)
- 3 Council owned sports parks (9.4ha total).
- 3 Accessway/ trail (0.3ha), 1 relaxation contemplation (0.5ha) and 1 memorial park [at Clayton Hall that will become an entrance to the Clayton Suburban Rail Loop Station](#).

Social/family recreation and local parks

Half of the precinct does not have access to open space within 400m, which is the worst of all precincts in Monash. Predominantly this is a result of the precinct having large amounts of industrial and employment land. Monash University does provide passive open space at Jock Marshall Reserve, however, this is restricted public and not fully accessible by the public.

No SFR open space is located in this precinct as a primary function; however there are two sports reserves that provide SFR as a secondary function.

There is an important need to address the shortages of open space in the Clayton Precinct and not only in residential areas. The need to provide open space in employment areas has been addressed in an earlier section (see Section 7).

~~Works are currently being completed for the level crossing removal and The new elevated rail line near Clayton station will result in additional parklands under the elevated rail corridor. In particular, provides additional community open space and recreation infrastructure including hard surface courts and walking paths. Whilst this area has some community function it is not considered public open space as, in accordance with the Metro Open Space Strategy definition it is encumbered land that is "under a transport corridor." is planned in the area west of Centre Road, which will address some of the shortfall of open space provision in the south of the precinct.~~

Sport

Sport provision within the precinct is located at Fregon, Meade and Carlson reserves in the western side of the precinct. Fregon, Meade and Carlson Avenue reserves are all constrained by their size, configuration and/ or accessibility and competition with other land uses.

No sports reserves are located in the western half of the precinct and a large proportion of the precinct does not have access to sport within 1,000m – the largest area without sports provision in Monash. Monash University does provide significant sporting facilities that are not openly available for community use. There are also limited schools within the area that could be considered for possible joint use in the future to address the needs for sports provision.

Off-road trails (See also Map 3)

Clayton has limited recreation trails and local circuit trails. A major trail runs along the Dandenong rail line. Future works being undertaken for the removal of the level crossing and Clayton Station will result in improvements being made to this trail.

A commuter path runs along North Road/ Wellington Road to the Dandenong Creek Trail, however this provides a mixture of both off road shared trails or on road lanes and is not considered to be a recreation trail. Ongoing improvements by Council to the width and extent of the off-road pathway and a reduction of on-road lanes would help improve the safety of this connection.

A significant gap has been identified in Section X to provide a north to south major trail connection from the Scotchmans creek Trail to the Clayton Rail trail with a link through the Monash University. Council is currently considering options for a connection from Clayton Station to the University, but this is likely to be predominantly an on-road solution.

The future Westall Road extension from the Princess Highway to the Monash Highway provides an opportunity for an off road trail connection to be constructed along its length.

Key Actions for: Clayton

Social / family recreation and local parks

1. Clayton is a priority precinct to undertake improvements or additions of open space provision, including within employment areas. Future development of social family recreation and parks should be prioritised in the areas identified as a gap in Map 7.
2. Support and advocate for improvements to path and connections in the area and promote safe off road connections where possible.

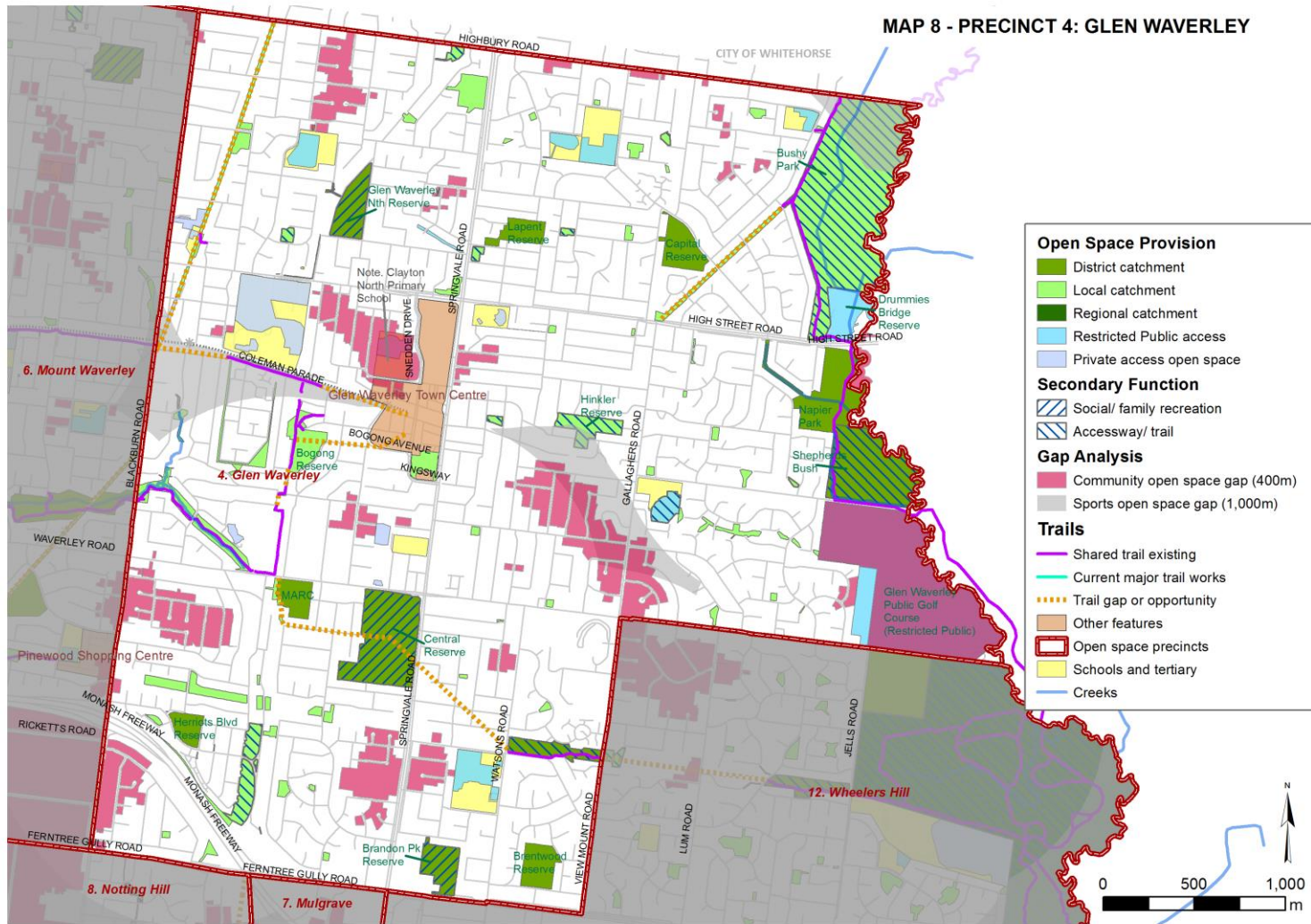
Off road trail improvements

3. Construction of the new Westall Rd extension, including design and construction of an off-road trail along its length.

Potential Improvements

- Advocate for improvements to the North Road/ Wellington Road trail to ensure this is a safe and off road trail.

MAP 8 - PRECINCT 4: GLEN WAVERLEY



Precinct 4: Glen Waverley

Glen Waverley Precinct is a large precinct located in the north western area of Monash and makes up over a fifth of the total land area. The precinct shares a common boundary with the City of Whitehorse along Highbury Road and the City of Knox along the Dandenong Creek.

A key feature of the precinct is the Glen Waverley Town Centre and the series of parklands that run along the eastern boundary. The Dandenong rail line and the Princess Highway travel through a small part of the precinct.

Overall Glen Waverley is moderately well provided for in terms of community open space provision (See also Map 1):

- 2.5-4 hectares of open space per 1,000 residents (25-24 sqm per person)
- 93% of the population within the precinct has access to open space within 400m
- 1 Social/ family recreation park (2.86 ha) - in addition 3 have SFR as a secondary function
- 17 Play parks (4.4 ha total)
- 10 Council owned sports parks (60ha total), including Central Park
- 20 Accessway/ trails (12.8ha) – in addition 11 have Accessway/ trails as a secondary function (14.3ha)
- 27 Relaxation/ contemplation (12.8ha)
- 6 Conservation parks (80ha)

Social / family recreation and local parks

Open space is moderately well provided for within the precinct. There are pockets of land that have no open space within 400m. Some of the pockets are very small, however five larger areas of lots without open space are located:

- South of Waverley Road near the western boundary of the precinct.
- West and east of Springvale Road in the south of the precinct.
- West of the Glen Waverley Town Centre
- South of Highbury Road in the north west of the precinct
- An area centred around Gallaghers Road and Wilsons Road in the centre of the precinct.

A large parcel on the ~~eastern western~~ side of the precinct has been identified as having no open space within 400m. This recognises the Glen Waverley Public Golf Course, which is restricted public access. The Golf Course does represent a large area of green and undeveloped amenity land on the ~~eastern western~~ boundary of the City of Monash.

SFR is not well provided for in the precinct with only one as a primary function (Highview Park). There are also three sports parks that provide social family recreation as a secondary function, including Central Reserve.

A significant amount of residential development and infill is planned around the Glen Waverley Town Centre over the next decade and there is a need to ensure that an appropriate level of community open space is provided to cater for population growth in these areas. At present there is insufficient open space around the town centre and this has been identified in the Glen Waverley Activity Centre Structure Plan 2016. An opportunity exists to connect the large Bogong Reserve to the town centre and also make improvements of infrastructure provided in the park. The park could potentially be upgraded to a district level park and SFR park.

Hinkler Reserve is a large area of land located to the east of the Glen Waverley Town Centre. There is an opportunity to improve facilities in the park and construct as Social/ family recreation.

Sport

There are 10 sporting fields within the precinct that are used for a range of sports. In addition there are two Council owned sports parks that are restricted public and six restricted public sports parks that are owned by other land owners (mainly schools). The most prominent sporting park is Central Reserve, which is Monash's premier sporting park located off Springvale Road and Waverley Road. An opportunity exists for the construction of pathways through and around the reserve to improve access around the reserve to enhance as a destination.

Two areas exist that have gaps of sporting facilities. South of the Glen Waverley Rail line and west of Blackburn Road and an area around Gallaghers Road, Townsend Street and Wilson Road. [Both gap areas have a school nearby, Syndal South Primary in Mount Waverley Precinct and Mount View Primary School. There may be an opportunity to consider both as a joint use facility with Council in the future if additional capacity is needed. There are a number of other schools located in the precinct that could be considered for community use if capacity is needed](#)

Off-road trails (see also Map 3)

There are a very few continuous off-road trails or local circuit trails in this precinct, except for Dandenong Creek Trail to the east. The precinct does include the end point of both the Glen Waverley Rail Trail and the Scotchmans Creek Trail.

The following could be considered for trails in the area:

- Extend and improve the Scotchmans Creek Trail to connect to Jells Park via the Monash Aquatic and Recreation Centre, Central Park. The Scotchmans Creek Trail is in place as a separated park along some of this link, but much is provided on roads that are poorly signed. Ideally the path should be fully separated for as much of its extent as possible.
- Complete gaps in the Glen Waverley Rail trail to connect with the rail station in the Glen Waverley Town Centre.
- An opportunity exists to extend a path along the Melbourne Water easement from High street Road and Gallaghers Road and the Bushy Park Wetlands.
- Construct and formalise the Ringwood lake connection from the Glen Wavlerley Rail Trail along the Melbourne Water Easement to Highbury Road. The connection north of Highbury Road has been completed by the City of Whitehorse Council.

Key Actions for: Glen Waverley

Social / family recreation and local parks

1. Future development of social family recreation and parks should be prioritised in the areas identified as a gap in Map 8.
2. Improve the range of facilities, connectivity and way finding of Bogong Reserve as social/family recreation with a connection to the Glen Waverley Town Centre.
3. Maximise opportunities for the inclusion of urban green space in the redevelopment areas of the Glen Waverley Activity Centre.
4. Construct a perimeter trail around and through Central Reserve.

Off road trail improvements

5. Extend and improve the Scotchmans Creek Trail. Improve signage in locations that currently have an on-road connection.

Potential for improvements

- Improve the range of facilities of Hinkler Reserve and develop as social/family recreation.
- ~~Consider negotiating the use of Sydal South Primary School and Mount View Primary school and other schools in the precinct for joint school and community sport use.~~
- Address gaps in the Glen Waverley Rail Trail, construct the Ringwood Lake Connection and construct a connection to Bushey Park Wetlands from High Street Road.

MAP 9 - PRECINCT 5: HUGHESDALE

Open Space Provision

- District catchment
- Local catchment
- Regional catchment
- Restricted Public access
- Private access open space

Secondary Function

- Social/ family recreation
- Accessway/ trail

Gap Analysis

- Community open space gap (400m)
- Sports open space gap (1,000m)

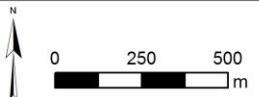
Trails

- Shared trail existing
- Current major trail works
- Trail gap or opportunity

Other features

- Other features
- Schools and tertiary
- Creeks

EIRA



Precinct 5: Hughesdale

Hughesdale is a small precinct on the western boundary of Monash. The precinct shares a common boundary with the City of Stonnington and City of Glen Eira. The [Glen Waverley Clayton Cranbourne Pakenham railway](#) line runs through the middle of the precinct.

Overall [Chadstone Hughesdale](#) is significantly under provided in terms of community open space provision (See also Map 1):

- 0.6-5 hectares of open space per 1,000 residents (6-5 sqm per person).
- 61% of the population within the precinct has access to community open space within 400m.
- 1 Social/ family recreation park (1.3 ha)
- 1 Play park (0.7 ha total)
- 1 Council owned sports park (2.2ha).
- 2 Accessway/ trails (0.3 ha) – in addition 1 Accessway/ trail has a secondary function (1.3ha)

Social/family recreation and local parks

A significant amount of the precinct does not have access to open space within 400m (40%), which is the second lowest of all precincts in Monash. There are major gaps in the north of the precinct and through the centre of the precinct south of the rail line.

Hughesdale has one SFR park in the north at Galbally Reserve. The expansion of existing facilities or provision of new facilities in gap areas is limited due to lack of available land and the existing built up subdivision pattern.

Sport

Sport provision within the precinct is located at Argyle Reserve in the south west of the precinct. Pioneer Park, which is located just to the east in Oakleigh precinct, also provides some benefits for Hughesdale in the north.

There is a gap of sporting provision north and south of the rail line and in the north west of the precinct. [The options to consider joint use of school sites is also limited as the school sites in the area have small opportunity for open space.](#)

Off-road trails (see also Map 3)

The only trail in the suburb is a short distance along the train line and Galbally Reserve, with no local circuit trails provided. There is a gap along this rail line at the eastern part of the precinct into the Oakleigh Precinct.

Key actions for: Hughesdale

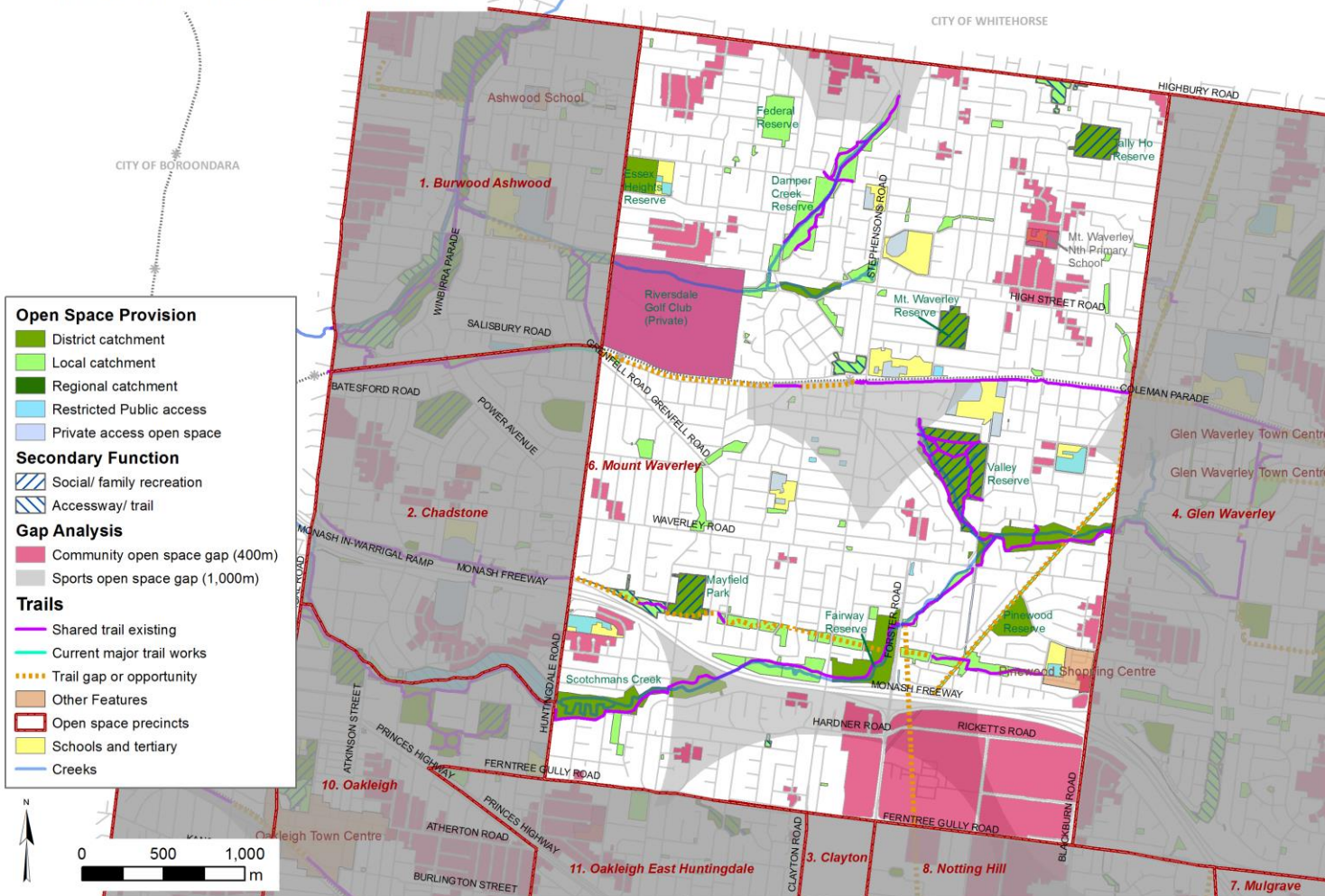
Social / family recreation and local parks

1. [Clayton Hughesdale](#) is a priority precinct to undertake improvements or additions of open space provision, including within employment areas. Future development of social family recreation and parks should be prioritised in the areas identified as a gap in Map 9.

Potential for improvements

- [Address the gap in the Glen Waverley rail trail.](#)

MAP 10 - PRECINCT 6: MOUNT WAVERLEY



Precinct 6: Mount Waverley

Mount Waverley is a large precinct located in the central northern area of Monash. It makes up just over a fifth of the total land area. The precinct shares a common boundary with the City of Whitehorse along Highbury Road.

The Glen Waverley rail line runs through the centre of the precinct and the Monash Freeway runs through the southern area. Damper Creek, Valley Reserve and Scotchmans Creek are key features of the precinct.

Overall Mount Waverley is well provided for in terms of community open space provision (see also Map 1):

- 3.6 hectares of open space per 1,000 residents (36 sqm per person)
- 93% of the population within the precinct has access to open space within 400m
- 2 Social/ family recreation parks (5.6 ha) - in addition 4 have SFR as a secondary function)
- 10 Play parks (4.2 ha total)
- 6 Council owned sports parks (23.6ha total)
- 21 Accessway/ trails (67.2ha) – in addition 5 have Accessway/ trails as a secondary function
- 14 Relaxation/ contemplation (7.3ha) and 9 visual amenity (3.4ha)
- 2 Conservation parks (15.4ha)

Social / family recreation and local parks

While open space is generally well provided for within the precinct overall, there are pockets of land that have no open space within 400m. Some of the pockets are very small, however there are six larger areas of lots without open space:

- South of the Monash Freeway and east of Huntingdale Road, near the Mount Waverley Heights Primary School.
- North of High Street Road and two areas north and south of Mount Waverley North Primary School.
- North of the Riversdale Golf Club
- Two areas in the north west of the precinct, off Highbury Road

A much larger gap area is in place in the south west corner of the precinct, which forms part of the employment area for the Monash Technology Precinct. The need to provide open space in employment areas has been addressed in an earlier section (see section 7).

A large parcel on the western boundary of the precinct has been identified as having no open space within 400m. This recognises the Riversdale Golf Club, which is a large privately owned golf club that is not accessible to the public, but does provide significant visual amenity value to the surrounding area.

SFR is not well provided for in Mount Waverley with only two as a primary function at Bayview Reserve and Federal Reserve. There are also three sports parks that provide SFR as a secondary function along with Valley Reserve.

~~Council could consider negotiating afterhours access to Mount Waverley Heights and Mount Waverley North primary schools to address gaps of open space in those areas.~~

Sport

There are 6 sporting fields within the precinct – Mayfield Park, Mount Waverley Reserve, Tally Ho Reserve, Mount Waverley Bowling Club, Essex Heights Reserve and Pinewood Reserve.

Areas of gaps of sport provision exist within the precinct in each of the north, centre and southern areas. For the central area (west of Valley Reserve) there are a number of schools within the locality however, these are unlikely to be able to provide opportunity for joint school and community use.

~~The Syndal South Primary may provide limited opportunity for community use. Mount Waverley Secondary School in the north of the precinct may provide an opportunity for Council to negotiate joint community and school use.~~

Should the Riversdale the golf course be considered for redevelopment in the future there should be consideration of land set aside for active and passive open space to address demand needs in the area, including trails.

Off-road trails (see also Map 3)

Two major trails are in place for the precinct - the Scotchmans Creek Trail and the Glen Waverley Rail Trail. Two major park trails are in place around Valley Reserve and the Damper Creek reserve. However, large areas of the precinct do not provide local circuit trails.

The Glen Waverley Rail Trail has a significant gap between Jordanville Station at Huntingdale Road and Stephenson's Road, including an area adjacent to the Riversdale Golf Club. Other areas that could be considered for trails include:

- Construct and formalise the Ringwood lake connection from the Scotchmans Creek Trail to the Glen Waverley Rail Trail (See also Precinct 4). There is also an opportunity to construct a trail along the Melbourne Water Easement from the Monash Freeway at Highclere Avenue and connect to an extension to the Monash Freeway Trail (see below). This would likely be a longer term trail.
- Extend and construct the Monash Freeway Trail from Waverley Road to the Scotchmans Creek Trail, and potentially link to the Pinewood Shopping Centre along the electricity line easement.
- A significant gap has been identified in Section 5 to provide a north to south major trail connection from the Scotchmans Creek Trail to the Clayton Rail Trail via a link through the Monash Technology Precinct.
- A perimeter path around Essex Reserve.

A longer term trail option would be the connection of the Damper Creek Reserve to the Riversdale Golf Club and the Glen Waverley Rail Trail and extend a trail along the Damper Creek East Branch.

Key actions for: Mount Waverley

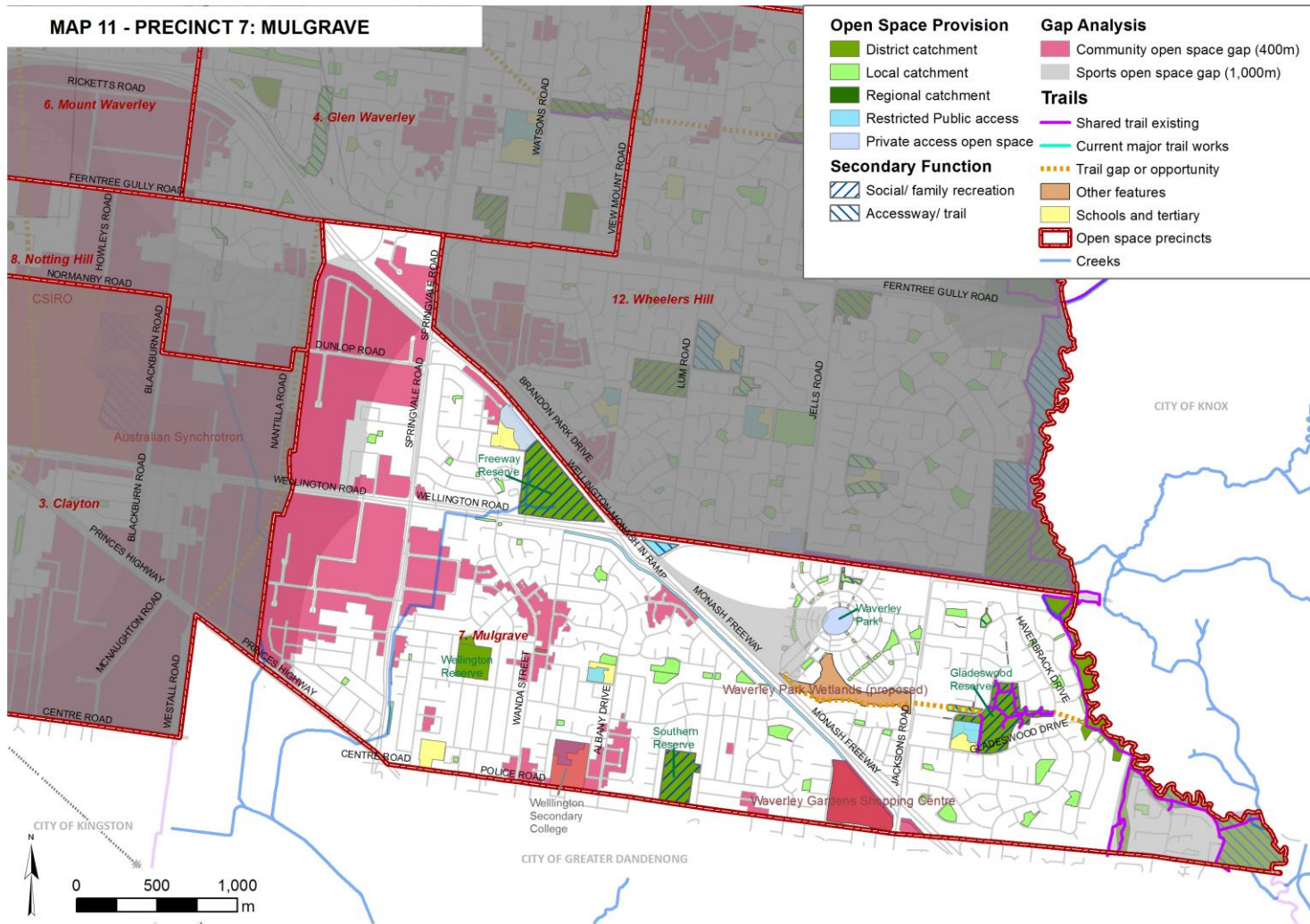
Social / family recreation and local parks

1. Future development of social family recreation and parks should be prioritised in the areas identified as a gap in Map 10.

Potential for improvements

- ~~Consider negotiating the use of Mount Waverley Heights Primary School and Mount Waverley North Primary School for joint school and community use passive open space use.~~
- Consider a perimeter path around Essex Heights Reserve.
- Address gaps in the Glen Waverley Rail Trail.
- Construct the Ringwood Lake Connection and consider the longer term connection along the Melbourne Water Easement from Highclere Avenue.
- Extend the Monash Freeway Trail to Pinewood Shopping Centre along the electricity easement.

MAP 11 - PRECINCT 7: MULGRAVE



Precinct 7: Mulgrave

Mulgrave is a large precinct located ~~into~~ the south east of Monash and is the third largest precinct by land area. The precinct shares a common boundary with the City of Greater Dandenong along Police Road to the south and the City of Knox to the east.

The precinct contains parts of the major arterial roads of Springvale Road and Wellington Road and is dissected by the Monash Freeway. A key feature of the precinct is the Waverley Park residential estate.

Overall Mulgrave is well provided for in terms of community open space provision (see also Map 1):

- 3.2 hectares of open space per 1,000 residents (32 sqm per person)
- 92% of the population within the precinct has access to open space within 400m
- 0 Social/ family recreation parks (however 3 have SFR as a secondary function)
- 15 Play parks (7ha total)
- 4 Council owned sports parks (35ha total)
- 19 Accessway/ trails (14ha) – in addition 5 have accessway/ trail as a secondary function
- 21 relaxation/ contemplation (7ha) and 11 visual amenity (1.7ha)

Social/family recreation and local parks

While open space is well provided for within the precinct overall, this is not uniform across the precinct due to the segregation of the Monash Freeway. East of the Monash Freeway, around one third of the precinct area, there are no gaps in the provision of community open space. West of the Monash Freeway, around two thirds of the precinct, there are a number of gaps in community open space provision:

- A very large gap along the western boundary of the precinct, which forms part of the employment area for the Monash Technology Precinct. The need to provide open space in employment areas has been addressed in an earlier section (see section 7).
- The area around Wanda Street and Valewood Drive.
- The area surrounding the Wellington Secondary College, although over half of the area is within 400m of Edinburgh Reserve and playground in the City of Kingston. ~~Council could also consider negotiating afterhours access to Wellington Secondary College to help address the gaps of open space within the area.~~
- South of the freeway around Tiverton Drive.
- A large parcel within the corner of the Monash Freeway and Police Road has been identified as having no open space. This contains the Waverley Gardens Shopping Centre.

SFR is moderately well provided for in Mount Waverley with SFR provided as a primary function at Bayview Reserve and Federal Reserve. There are also three sports parks that provide SFR as a secondary function along with Valley Reserve.

As part of the completion of the Waverley Park Estate district level recreation, wetlands and trails ~~have been constructed, are proposed for the south of the estate. It is proposed that work on the wetlands will commence in the short term.~~

Sport

Sport provision is spread throughout the precinct and is located at Wellington, Freeway, Gladeswood and Southern reserves. Waverley Park is not owned by Council and is owned by the Hawthorn Football Club. Hawthorn have relocated their training facilities, however, it is essential that the open space area is retained for the use of local residents.

The major roads that dissect this precinct do provide barriers to access the existing sports reserves from other areas and there are areas of open space gaps. The main gap area exists along the western boundary of the precinct within the Monash Technology Precinct. Gaps also exist to the west of Waverley Park and in the south east pocket, which is a small residential area that is segregated by the East Link Motorway.

Off-road trails (see Map 3)

The precinct contains part of the Dandenong Creek Trail and a connection to the Eastlink Trail. Gladeswood Reserve also has a series of park trails and there is a gap of connection to the Dandenong Creek Trail and the Waverley Park Estate and the trails proposed as part of the Waverley Park wetlands.

Overall the precinct is poorly provided for in terms of trails. The trails noted above are located near the eastern boundary of the precinct. There is limited trails in the remainder of the precinct, other than perimeter and destination trails around Freeway Reserve and Southern Reserve.

A commuter path runs along Wellington Road and connects to the Dandenong Creek Trail, however, this provides a mixture of both off road shared trails or on road lanes and is not considered to be a recreation trail (see Clayton Precinct).

The main potential trail route is along the electric supply easement. However much of this is within private property, making it unlikely and expensive to consider as a viable trail option.

There is an easement that runs for almost 3 kilometres along the southern side of the Monash Freeway and connects from Lea Road (off Wellington Road) to Waverley Park. Potentially this could be constructed as a trail, however, there are likely to be issues with safety as there are limited entry and exit points and connectivity due to housing running along most of it

Key actions: Mulgrave

Social / family recreation and local parks

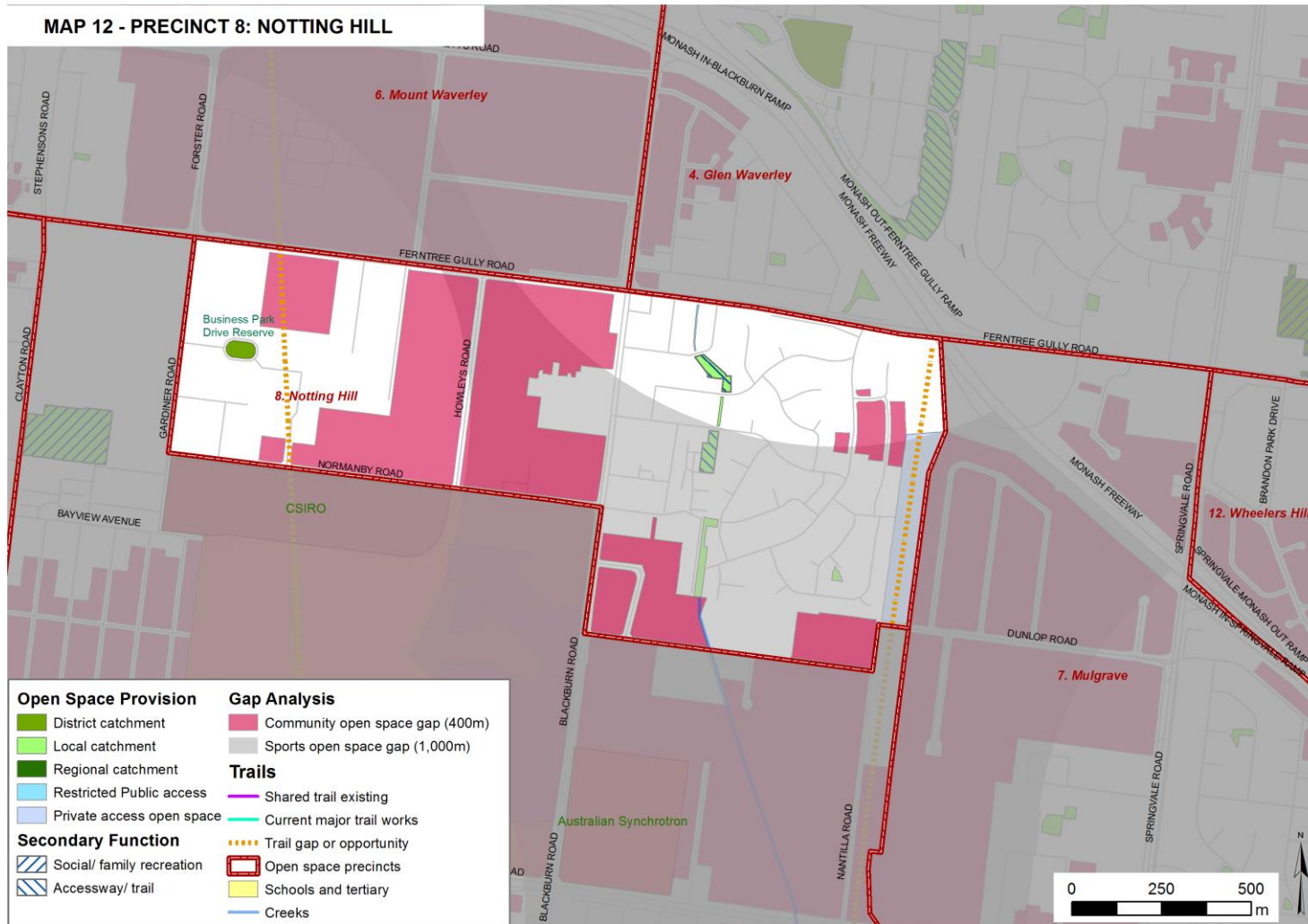
1. Future development of social family recreation and parks should be prioritised in the areas identified as a gap in Map 11.

~~2. Retain Waverley Park for community use.~~

Potential improvements

- Consider integrating Gladeswood Reserve with Mulgrave Primary School.
- Create an off-road trail to connect Gladeswood Reserve to Dandenong Creek and Waverley Park and the proposed wetlands.

MAP 12 - PRECINCT 8: NOTTING HILL



Precinct 8: Notting Hill

Notting Hill is a small precinct located in the centre of Monash, south of Ferntree Gully Road and north of the Monash University. The precinct only makes up 2% of the total land area of Monash.

Overall Mulgrave is under provided in terms of community open space provision (see also Map 1):

- 0.5 hectares of open space per 1,000 residents (5 sqm per person)
- 97% of the population within the precinct has access to open space within 400m (see below)
- 0 Social/ family recreation parks and 0 Council owned sports parks
- 2 Play parks (0.8ha total), 2 visual/ amenity (0.4ha) and 1 Accessway/ trails (0.2ha)

Social /family recreation and local parks

Although there is a high number of people that have access to open space within 400m, this is an anomaly due to the precinct being small and half of the precinct being located within an employment area that does not have people living within it.

There are no social/family recreation areas in Notting Hill.

The open space that is located within the precinct is small and basic so there is a need for further investment and expansion of facilities. The open space area off Normandy Road is thin and has limited recreation value with a function as visual amenity.

Sport

The only sports opportunity in Notting Hill is the single tennis court in the business park that is available for casual use only. There are also limited sports in surrounding precincts other than at the Notting Hill/ Pinewood Tennis club across the Monash Freeway via Blackburn Road. However Monash University sports facilities are relatively close by, but not openly available to the community.

Off-road trails

There are no established trail circuits or continuous trails in Notting Hill.

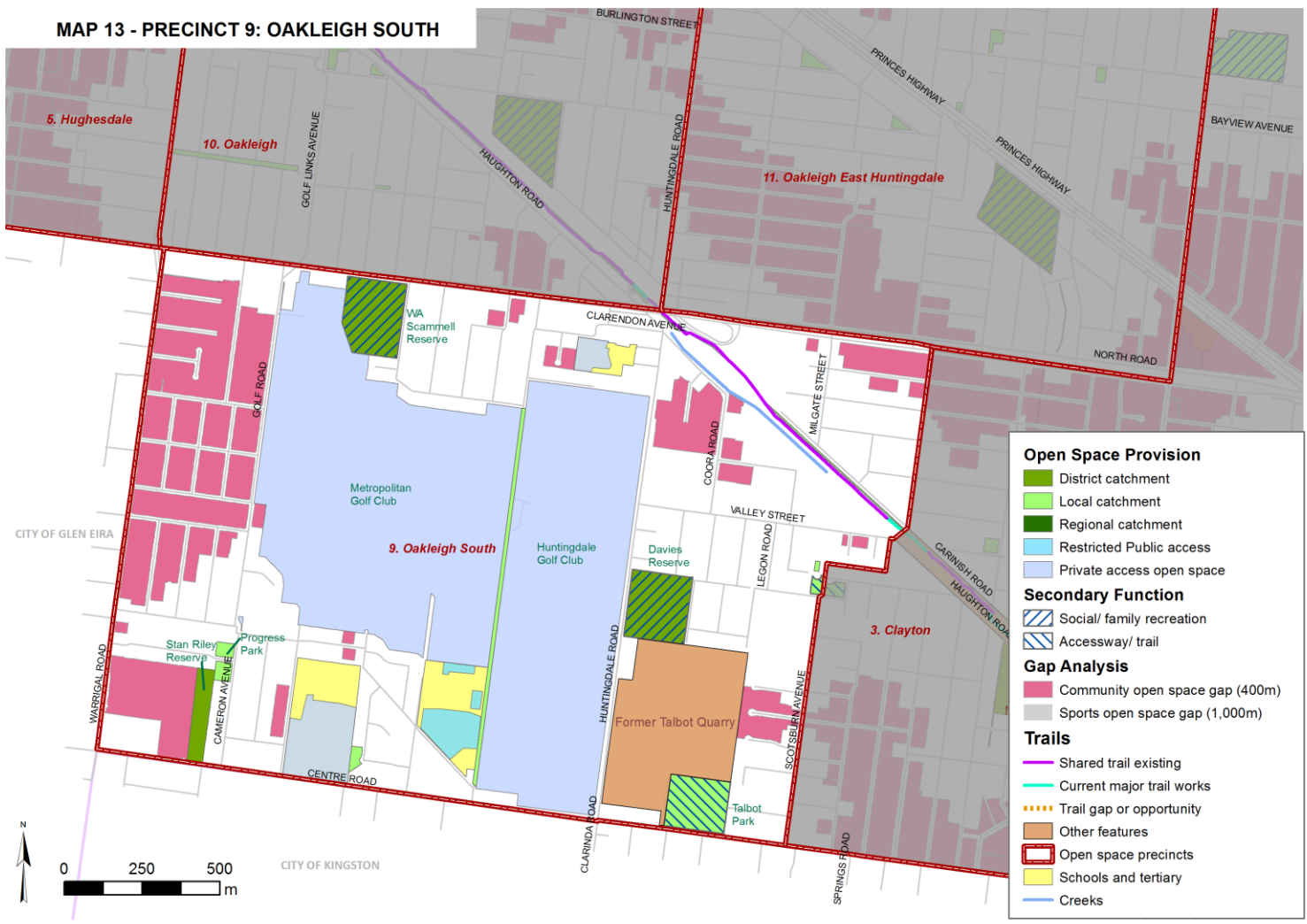
The future Westall Road extension from the Princess Highway to the Monash Highway provides an opportunity for an off road trail connection to be constructed along its length.

Key actions: Notting Hill

Social / family recreation and local parks

1. Notting Hill is a priority precinct to undertake improvements or additions of open space provision, including within employment areas. Future development of social family recreation and parks should be prioritised in the areas identified as a gap in Map 12.
2. Construction of the new Westall Rd extension has an off-road trail along its length.

MAP 13 - PRECINCT 9: OAKLEIGH SOUTH



Precinct 9: Oakleigh South

Oakleigh South is located in the south west corner of Monash. The precinct shares a common boundary with the City of Glen Eira along Warrigal Road and the City of Kingston along Centre Road.

A major feature of the precinct is the Metropolitan and Huntingdale Golf Courses.

Overall Oakleigh South is moderately well provided for in terms of community open space provision (see also Map 1):

- ~~3-92.8~~ 3-92.8 hectares of open space per 1,000 residents (~~30-28~~ sqm per person)
- 75% of the population within the precinct has access to open space within 400m
- 1 Social/ family recreation park (3.3ha) – in addition 2 have SFR as a secondary function
- 2 Play parks (0.5ha total)
- 3 Council owned sports parks (10.2ha total)
- 2 Accessway/ trails (2ha) – in addition 1 has accessway/ trail as a secondary function
- 1 relaxation/ contemplation (0.3) and 1 visual amenity

Social/family recreation and local parks

Although community open space is well provided for within the precinct overall, there is a gap in provision on the ~~western eastern~~ boundary of the precinct between Warrigal Road and the Metropolitan Golf Course. There are other small pockets of community open gaps that exist in the precinct.

One SFR is provided within the precinct at Talbot Park as a primary function. There are also two sports parks that provide SFR as a secondary function at WA Scammell Reserve and Davies Reserve.

There is potential for the former Talbot Quarry site to be redeveloped for residential development. Consideration of any redevelopment of the site there will need to assess requirements for open space contributions. ~~However, as a former sand quarry and tip Council has resolved not to take ownership of any land in any redevelopment of the land. The level of open space that is required will be assessed in accordance with Clause 52.03 of the Monash Planning Scheme.~~

Sport

Sport is well provided for in the precinct and there are no gaps in provision. Sport provision within the precinct is provided at WA Scammell Reserve, Davies Reserve and Stan Riley Reserve, which is a BMX track.

The two large golf courses dominate the precinct, however, these are private and exclusive courses with no community access. Both do provide visual amenity values to the local area.

Off road trails (see also Map 3)

There are no established trail circuits or continuous trails in the precinct. There is a path between both of the golf courses that forms part access road and trail.

Any future redevelopment of the Talbot quarry will need to consider off road pedestrian access through the site to link Davis Reserve and Talbot Park.

Key actions: Oakleigh South

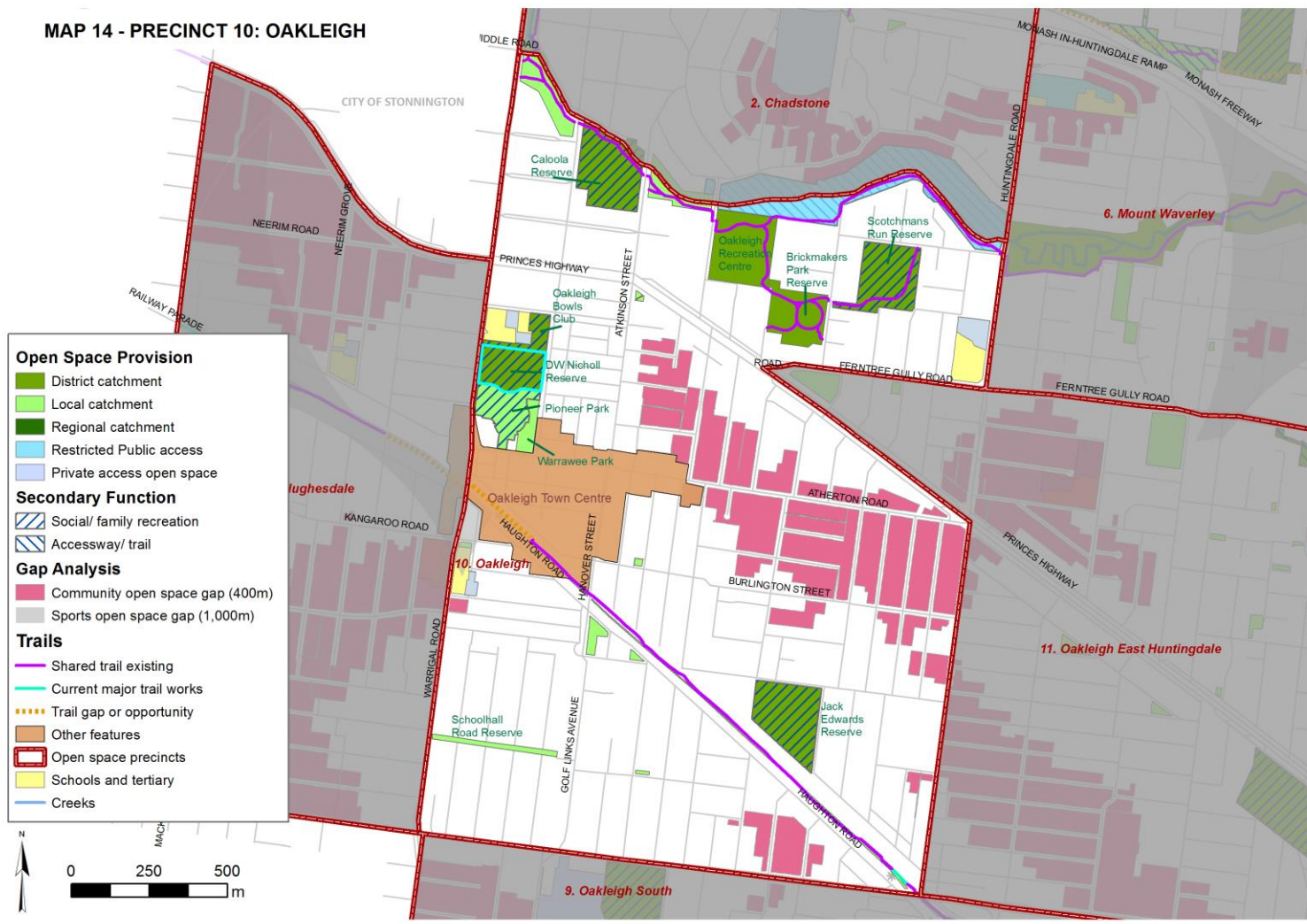
Social / family recreation and local parks

1. Future development of social family recreation and parks should be prioritised in the areas identified as a gap in Map 13.
2. Any future redevelopment of Talbot Quarry will need to consider the Open Space Development Contribution requirements in accordance with the relevant clauses of the Monash Planning Scheme and the provision of a shared pedestrian pathway through the site that connects adjacent open space reserves.

Potential improvements

- Consider closing the road (Pitt Street) that separates Progress Park and the other open space adjoining Stan Riley Reserve.

MAP 14 - PRECINCT 10: OAKLEIGH



Precinct 10: Oakleigh

Oakleigh is located in the west of Monash and is surrounded by the Hughesdale, Chadstone, Mount Waverley, Oakleigh East/ Huntingdale and Oakleigh South precincts.

The precinct contains the Monash Freeway on the northern boundary and has the Clayton rail line dissecting through the southern area of the precinct.

Overall Oakleigh is well provided for in terms of community open space provision (see also Map 1):

- ~~4.03.3~~ 4.93.3 hectares of open space per 1,000 residents (49.33 sqm per person)
- 76% of the population within the precinct has access to open space within 400m
- 2 social/ family recreation park (3.7ha) – in addition 6 have SFR as a secondary function
- 3 Play parks (0.5ha total)
- 6 Council owned sports parks (21ha total)
- 3 Accessway/ trails (5ha) – in addition 1 has accessway/ trail as a secondary function
- 5 visual amenity (0.9ha) and 1 memorial park (2.2ha)

Social/family recreation and local parks

Although community open space is well provided for within the precinct overall, this is skewed by a concentration of large open space in the north of the precinct and around Oakleigh Town Centre. There is a significant gap in provision in the centre of the precinct around Atherton Street and Burlington Street.

South of the rail line, while there is only one gap, the quality of parks is limited and this skews the gap analysis. There is a linear park along Schoolhall Road that is only 15m wide and separated by a number of roads. There is also a very small play park off Wilson Street. There is a need for a larger facility in this area. It is important to retain open space south of the rail line and Haughton Road.

A bridge over the rail line to connect Jack Edwards Reserve with the area south of the rail line could help to improve access to open space south of the rail line.

Two SFR parks are provided within the precinct as a primary function, at Brickmakers Park Reserve and Warawee Park. There are also five sports parks that provide SFR as a secondary function at the Oakleigh Bowls Club, Caloola Reserve, DW Nicholl Reserve, Jack Edwards Reserve and Scotchmans Run Reserve. Pioneer Park Reserve is a memorial park that has SFR as a secondary function.

Sport

Sport is well provided for in the precinct and there is only a very small gap in provision near the Oakleigh Town Centre. Sport provision within the precinct is provided at the Oakleigh Recreation Centre, Oakleigh Bowls Club, Caloola Reserve, DW Nicholl Reserve, Jack Edwards Reserve and Scotchman's Run Reserve.

~~There are no schools in the precinct that could be considered for potential joint community use.~~

Off road trails

The precinct contains part of the Scotchmans Creek Trail from west to east and additional trail connections through the Oakleigh Recreation Centre, Brickmakers Park and Scotchmans Run Reserve. A major trail also runs along the Dandenong rail line. Future works being undertaken for the removal of the level crossing and Clayton Station will result in improvements being made to this trail.

Throughout the remainder of the precinct there are limited recreation trails and local circuit trails.

Key actions: Oakleigh

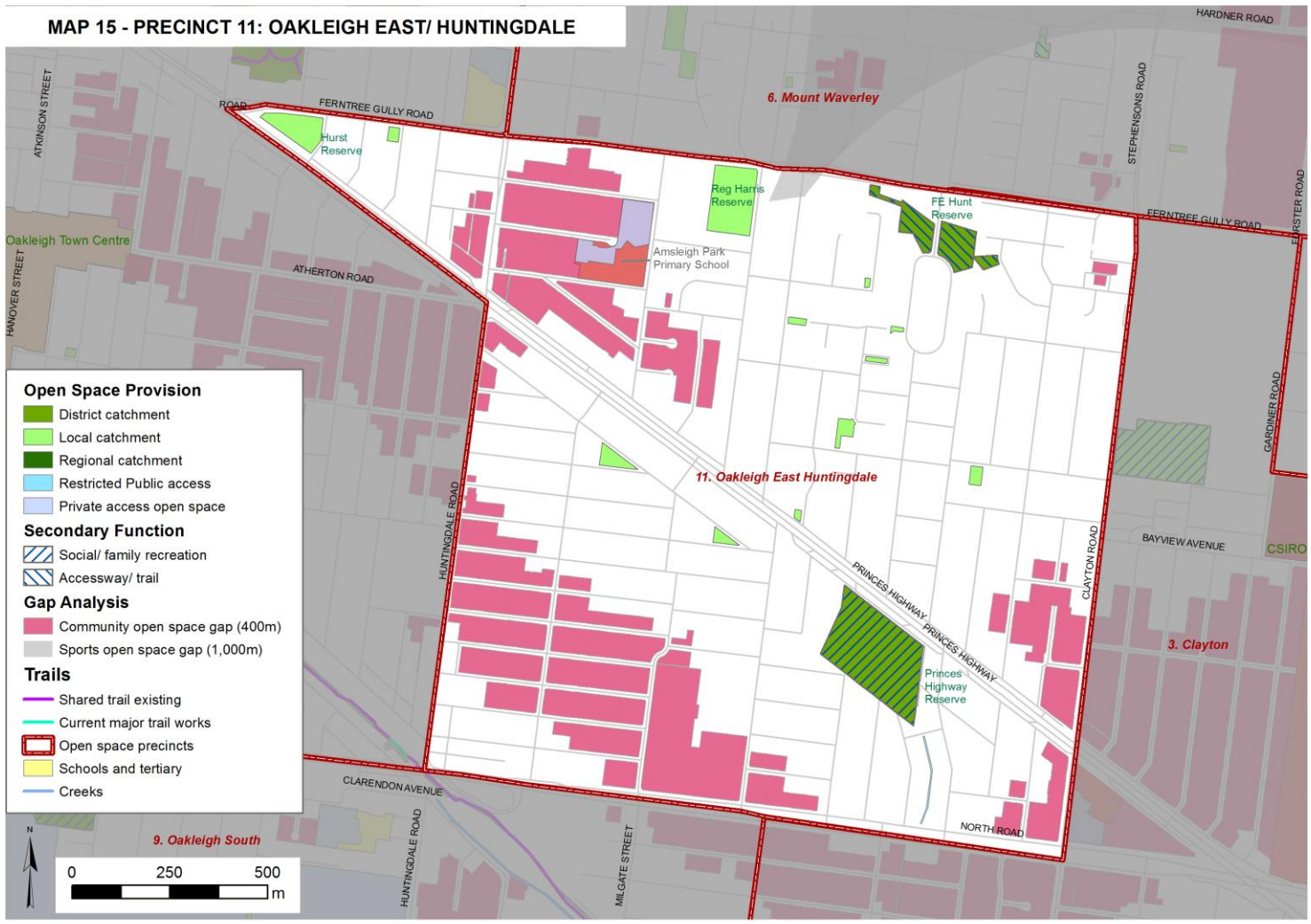
Social / family recreation and local parks

1. Future development of social family recreation and parks should be prioritised in the areas identified as a gap in Map 14.
2. Preserve open space in the south of the precinct south of the railway line and improve the existing provision.

Potential improvements

- Consider a bridge over the rail line to connect the area south of the trail line with Jack Edwards Reserve.

MAP 15 - PRECINCT 11: OAKLEIGH EAST/ HUNTINGDALE



Precinct 11: Oakleigh East / Huntingdale

Oakleigh East/ Huntingdale is located in the centre west of Monash and is surrounded by the Oakleigh, Mount Waverley, Oakleigh South and Clayton precincts. The Princess Highway runs diagonally through the middle of the precinct.

Overall Oakleigh East/ Huntingdale is under provided in terms of community open space provision:

- 1.2 hectares of open space per 1,000 residents (12 sqm per person)
- 83% of the population within the precinct has access to open space within 400m
- 2 social/ family recreation parks (3.7ha) – in addition 1 has SFR as a secondary function
- 5 Play parks (0.9ha total)
- 1 Council owned sports park (4.8ha total)
- 2 accessway/ trails (0.1ha) – in addition 1 has accessway/ trail as a secondary function
- 5 visual amenity (1.1ha)

Social/family recreation and local parks

While there are a number of open space areas within the precinct a number of these are relatively small, which further enhances undersupply in the area. There are two major gaps of open space provision. The first is located north of the Princess Highway, east and south of the Amsleigh Park Primary School. A second gap is located south of the Princess Highway in the south west of the precinct. There is a further smaller gap located in the east of the precinct on the boundary with the Clayton Precinct.

~~The Amsleigh Park Primary School has open space land included within their grounds. Access to the land is private. However, due to the shortage of open space in the precinct Council could consider negotiating with the school as to whether any afterhours access could be negotiated.~~

Apart from the landscape set back in Fenton Street there is no open space serving the industrial area in the south of the locality. The need to provide open space in employment areas has been addressed in an earlier section (see section 7).

Oakleigh East/ Huntingdale has two SFR parks in the north of the precinct at FE Hunt and Reg Harris Reserves. The Prince Highway Reserve sports park also provides SFR as a secondary function.

Sport

Sport is well provided for in the precinct within 1km of residential and there is only a very small gap in the centre north of the precinct.

Only one sports facility is provided in the precinct, at the Princess Highway Reserve, however, sporting facilities are provided nearby within neighbouring precincts.

Off road trails

There are no established major trail circuits or continuous trails in the precinct.

Key actions: Oakleigh East / Huntingdale

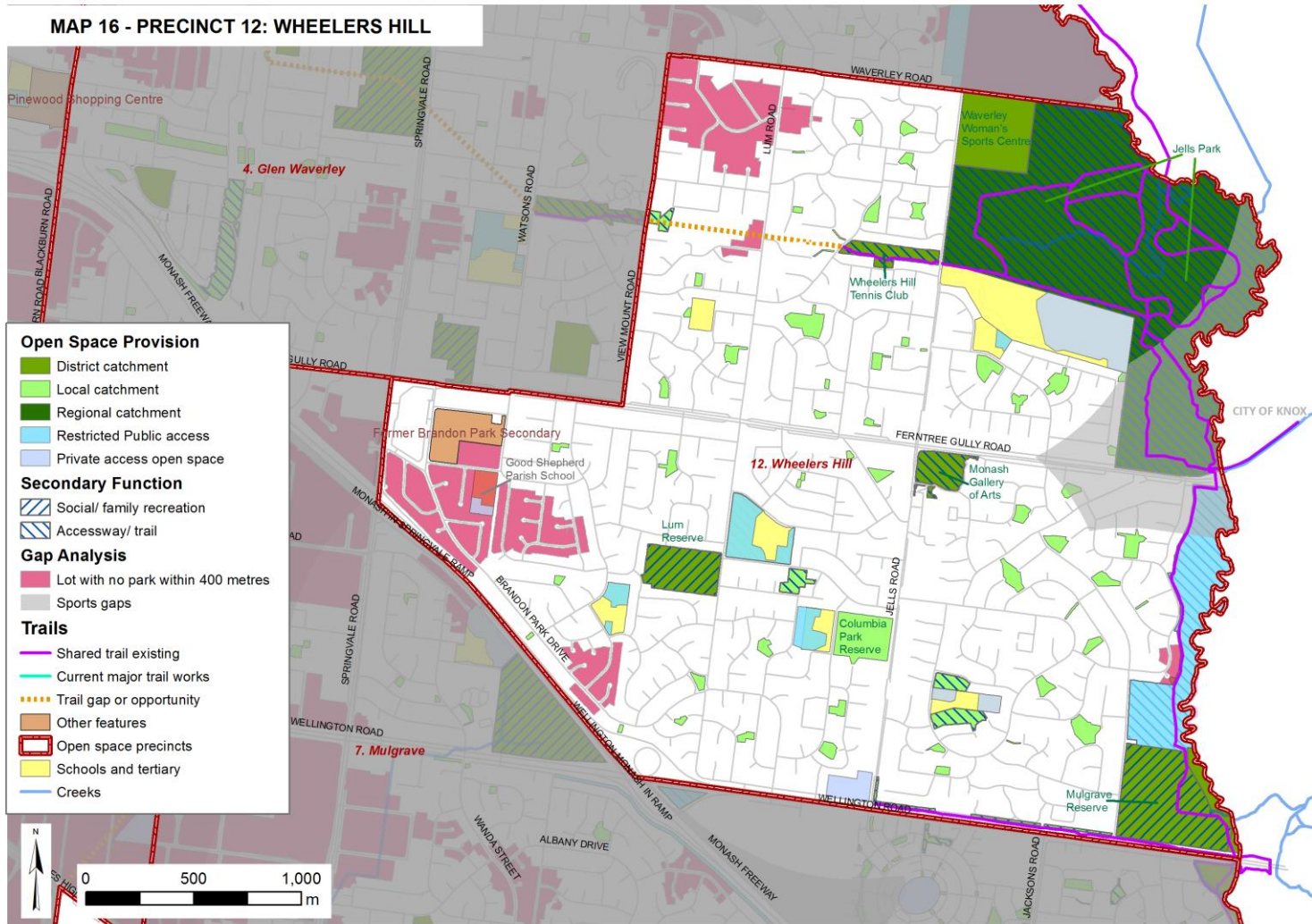
Social / family recreation and local parks

1. Oakleigh East/ Huntingdale is a priority precinct to undertake improvements or additions of open space provision, including within employment areas. Future development of social family recreation and parks should be prioritised in the areas identified as a gap in Map 15.

Potential Improvements

- ~~Consider negotiating the use of Ashleigh Park for joint school and community use passive open space use.~~
- Consider embellishing social/family recreation functions in Reg Harris Reserve including a circuit path

MAP 16 - PRECINCT 12: WHEELERS HILL



Precinct 12: Wheelers Hill

Wheelers Hill is a large precinct located ~~into~~ the central east of Monash. The precinct shares a common boundary with the City of ~~Greater~~ Knox and is surrounded by the Glen Waverley Precinct to the north and the Mulgrave Precinct to the south and west.

A key feature of the precinct is Jells Park. Fern ~~Tree~~ Gully Road runs east to west ~~through along~~ the centre of the precinct.

Overall Wheelers Hill is well provided for in terms of community open space provision (see also Map 1):

- 3.5-3 hectares of open space per 1,000 residents (35-33 sqm per person)
- 94% of the population within the precinct has access to open space within 400m
- 0 Social/ family recreation parks (however 2 have SFR as a secondary function)
- 15 Play parks (6.4ha total)
- 5 Council owned sports parks (44.4ha total)
- 15 accessway/ trails (3.6ha) – in addition 7 have accessway/ trail as a secondary function
- 25 relaxation/ contemplation (15.1ha) and 110 visual amenity (3.2ha)

Social/family recreation and local parks

Open Space is well provided for within the precinct and this is significantly enhanced by the regional facilities that are located within the precinct such as Jells Park.

Many of the community open space parks are of a sufficient size and cater to both local and district needs across the precinct. However, there are still areas of localised gaps. One gap is located in the western area of the precinct north of the Monash Freeway. A second area is located in the north west corner of the precinct in the area that makes up the Victorian Police Academy.

Good Shepherd Parish School is located within one area of open space gaps. To the north of the site is the former Brandon Park Secondary College site. This ~~has received approval for the development of site has been developed as~~ an aged care facility ~~for~~ and retirement living. Construction ~~is nearing completion. is currently underway. Associated with the development is a significant amount of community open space to be provided and consisting of 1 hectare that represents 18.01% of the site.~~ Community open space provided as part of the development will largely address the gap on open space in this area:

- Row of Heritage Trees along Strada Crescent – 1899 square metres
- East – west shared path and park environment – 7220 square metres
- Treed reserve at corner of Collegium and Brandon Park Drive – 901 square metres

SFR is not particularly well provided for within the precinct. There are no SFR parks as a primary function, however, two sports parks provide SFR as a secondary function at Lum and Mulgrave reserves.

Sport

Sport is well provided for in the precinct with the majority of residential properties having sport provision with 1km. There is a gap in the east of the precinct near the bottom of Jells Park.

Sport provision within the precinct is provided at Waverley Women's Sports Centre, Lum Reserve, Columbia Park, Mulgrave Reserve and Sunnybrook Drive Reserve.

~~There are a number of other schools located in the precinct that could be considered for community use if additional capacity is required.~~

Off-road trails

Dandenong Creek Trail on the eastern boundary is a major trail within the precinct. This connects to Jells Park, where there is also an extensive series of trails located within the park.

The major Scotchmans Creek Trail is also located within the precinct, however there is a major gap which impacts the continuity of the Scotchmans Creek trail and the connection to Jells Park. Currently there are only on road connections in place that are poorly signed. Ideally the path should be fully separated for as much of its extent as possible. There is an electricity easement in the area that would be an obvious potential link, however, the land is largely in private ownership making it difficult and expensive to purchase or negotiate access.

A commuter path runs along Wellington Road and connects to the Dandenong Creek Trail, however, this provides a mixture of both off road shared trails or on road lanes and is not considered to be a recreation trail (see Clayton Precinct). However, the path is off road from Mount View Road.

Overall the precinct is poorly provided for in terms of trails. The trails noted above are located near the eastern boundary of the precinct. There is limited trails in the remainder of the precinct, other than good permitter and destination trails around Freeway Reserve and Southern Reserve.

Key Directions: Wheelers Hill

Social / family recreation and local parks

1. Future development of social family recreation and parks should be prioritised in the areas identified as a gap in Map 16.
2. Extend and improve the Scotchmans Creek Trail. Improve signage in current locations with an on-road connection.

Potential improvements

- Improve wayfinding and on the street presence of the Scotchmans Creek Trail through Wheelers Hill to connect to Jells Park/Dandenong Creek.

APPENDIX 1: PROCESS FOR PREPARING THE MOSS

The MOSS has been undertaken in two Stages.

Stage 1. Open Space Distribution Analysis.

Open Space Distribution Analysis Report prepared by Thompson Berrill Landscape Design Ltd and completed in November 2013.

The purpose of this report was to document the provision of existing open space.

Stage 2. Needs Assessment

The purpose of Stage 2 was to provide a direction for the future provision, role, design and management of open space in Monash.

The project brief for Stage 2 identified the following aims for the study:

- Develop a robust open space hierarchy.
- Establish open space provision rates to ensure that the community is provided with quality and accessible open space into the future.
- Engage with the community to understand the existing patterns of use, reasons for visiting open space and suggested improvements that would encourage greater use or access to the open space.
- Analyse the future population change forecast across Monash and identify open space gaps, any areas of under supply and additions or improvements that are required to meet future open space needs of the community, based on the proposed provision rates and the forecast increase in population.

Develop criteria to guide future decision making to ensure that additional open space contributes positively to the network.

Consultants were appointed in April 2016 to undertake Stage 2.

The preparation of the Draft Monash Open Space Strategy included the following stages/documents.

Demand and Consultation Findings

The Demand and Consultation Findings document provides an overview of the demographic profile of Monash and how this is likely to influence the demand for open space. It outlines some high-level projections for participation in activities, and secondary demand information from previous Council reports. This document also summarises the key findings of the first stage of the community engagement program. The engagement program included:

- an online survey of residents
- emails to residents interested in environment issues in Monash
- a call for submissions and comments via Facebook, a project website, Twitter and a LinkedIn page

- telephone interviews with a sample of staff
- a workshop with Council staff
- telephone interviews of a sample of stakeholders: sports clubs, schools, environment, community groups, older adults and community gardens
- community/stakeholders meetings
- Monash young people’s reference group
- Monash seniors forum
- Environment advisory group
- Monash multicultural advisory committee.

Locality Analysis

The locality analysis provides a detailed assessment of open space provision, distribution and quality by suburb and recommends priorities for each. This analysis can produce the basis of a capital works program focusing on open space improvements and expansion.

Discussion/Issues Paper

This document addresses issues arising from the comparison of open space demand and supply, and addressed those identified from the brief. For each issue the directions form the basis of future strategy.

Draft Open Space Strategy

The Draft provides a response to the issues raised in the other documents and provides recommended strategies and actions for Council concerning open space, for the next 10 years.

Consultation on the Draft MOSS was undertaken during September and October 2017; closing on Tuesday 31 October 2017. A summary of the consultation undertaken was reported to the 27 February 2018 Council meeting.

2021 Updates to the Monash Open Space Strategy

In 2021 the MOSS was revised and updated by:

- Updating population forecasts in light of new population forecast provided by the Victorian State Government
- Deleting the original “30m2 per person” metric for determining an appropriate open space provision.
- Deletion of the Appendix 4 SGS contributions report
- Adding the revised open space calculation based on a meeting the service need
- Updating definitions or recommendations in light of the recently [introduction released](#) Metro Melbourne Open Space Strategy, including the deletion of recommendations to investigate shared use of school space.
- Revising in light of the Suburban Rail Loop project.
- Clarifying several area previously identified as “gap areas”
- Correcting several typographical or geographically errors in locational descriptions or grammar
- Extending the time horizon to 2036 to match with the State population forecasts.

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- Clarifying some issues, such as Open Space at Talbot quarry in light of Council positions developed after the adoption of the MOSS.

APPENDIX 2: CORE SERVICE LEVELS

Social / family recreation and local parks

Most open spaces in Monash would be a local park or a social/ family recreation park (SFR). Local parks are generally provided within walking distance of residents to encourage physical activity and social interaction for all in the community.

SFR provide opportunities for social and physical and play activities for people of all age groups and abilities, typically catering for play, picnics, casual ball games, social sports activities, trail activities as well as environmental elements. SFR is a relatively new term that is used in open space planning. However, it essentially means provided a range of quality facilities in a park and ensuring the park is of a sufficient size to be desirable and accessible to as many in the community as possible (see also size and quality).

| | Local | District | Regional |
|--|---|---|--|
| Distribution and Size | <p>Walking distance of most residents –within 400m of every residential property.</p> <p>Between 0.5ha and 1.0ha depending on land availability and whether the site is co-located with other community facilities. Sites at 0.3ha or higher may be appropriate within a commercial or industrial precinct.</p> <p>Minimum 70m length and width for open spaces 0.5ha or larger.</p> | <p>Approximately one per suburb or around 1km of every residential property.</p> <p>Larger sites generally 1.0ha and above. .</p> <p>Minimum –70m length and width.</p> | <p>No minimum as it assumed only one or two will be provided in Monash that will cater for the entire municipality and beyond.</p> <p><i>E.g. Jells Park.</i></p> |
| Design, quality and facility attributes | <ul style="list-style-type: none"> • Unencumbered land. • Provides a lower level of infrastructure and caters for neighbourhood level activity and local amenity. • Encourage provision of shade and/or mature trees; and may include some structures, seating and paths. • Usually BBQs, toilets or dedicated car parking not provided. • Other facilities that may be provided include playground, kick-about areas, small court | <ul style="list-style-type: none"> • Unencumbered land. • Provide higher level multi-functional parks that are community hubs encouraging longer stays and destination places along trails. • Provide shade and shelter, seating and BBQ/ picnic areas. • May provide toilets and car parking provision. • Provides trail circuits that are connected into the trail network. • Other facilities that may be provided include playground, kick-about areas, small court areas | <ul style="list-style-type: none"> • Largely unencumbered land • Major destination facility, substantive picnic and social gathering or environmental activities. • Accessible and large scale facilities, with high value of attraction that supports visits of longer duration and/or may offer a unique attraction. • Provide shade and shelter, seating and BBQ/ picnic areas. |

| | Local | District | Regional |
|-----------------------------------|---|---|--|
| | <p>areas (i.e. basketball halfcourts), exercise equipment.</p> <ul style="list-style-type: none"> • Encourage accessibility for people with disability, prams and mobility aids. • Incorporate universal and environmentally sustainable design principles. • Provision for vehicle exclusion measures • Promote casual surveillance and active frontages from local houses. • limit the area where private yards and parkland adjoin. | <p>(i.e. basketball halfcourts), low level casual hard courts or sports provision, exercise equipment, skate or BMX, dog off-leash.</p> <ul style="list-style-type: none"> • May provide public art installations. • Encourage accessibility for people with disability, prams and mobility aids. • Lighting considered in parks near activity centres. • Can be co-located with other complimentary facilities such as conservation/ bushland areas, waterways or other encumbered land. • Incorporate universal and environmentally sustainable design principles. • Promote casual surveillance and active frontages from local houses. • limit the area where private yards and parkland adjoin. | <ul style="list-style-type: none"> • Provides adequate toilets and car parking provision to cater for anticipated visitor numbers. • Provides trail circuits that are connected into the trail network. • Other facilities that may be provided include playground, kick-about areas, small court areas (i.e. basketball halfcourts), low level casual hard courts or sports provision, exercise equipment, skate or BMX, dog off-leash. • May provide public art installations. • Accessible to people with disability, prams and mobility aids • Can be co-located with other complimentary facilities such as conservation/ bushland areas, waterways or other encumbered land. • Incorporate universal and environmentally sustainable design principles. • Promote casual surveillance and active frontages from local houses. • limit the area where private yards and parkland adjoin. |
| Mainten- ance criteria | <ul style="list-style-type: none"> • Basic level maintenance to ensure spaces are kept presentable. • Playgrounds to be maintained in accordance with Australian Standards. | <ul style="list-style-type: none"> • To be maintained to a higher standard than local facilities to ensure higher levels of presentation and to reflect the higher use of the facility. • Playgrounds to be maintained in accordance with Australian Standards. • Where appropriate toilet and BBQ cleaning undertaken regularly. • Ancillary infrastructure to be maintained. | <ul style="list-style-type: none"> • Maintained to a high level to reflect the high use high use of the facility and visitor numbers. • Playgrounds to be maintained in accordance with Australian Standards. • Where appropriate toilet and BBQ cleaning undertaken regularly. • Ancillary infrastructure to be maintained. |

Sports open spaces

Areas reserved for organised sporting competitions and sports clubs.

The City of Monash has an *Active Reserves Facility Hierarchy – Policy Document February 2018*, which defines the hierarchy of sports ground standards and levels of infrastructure improvements. These match the categorisations defined in the MOSS; although there is one further classification for ‘Class D - Other’. Class D recognises sports facilities that have a unique set of maintenance and service standards, such as school grounds or the Pony Club and Drummies Bridge Reserve.

- Class A – Regional/ Municipal Facilities
- Class B – District Facilities
- Class C – Local Facilities
- Class D – Other

| | Local | District | Regional |
|--|--|---|---|
| Distribution and Size | <p>Approximately one in each suburb and within 1km of every residential property</p> <p>Generally, one sports ground (i.e. oval, pitch) or less and a lower grade sport such as junior training and competition, local level senior training/ competition or as overflow. May not meet standards for ground size for senior level competition.</p> <p><i>Example: D.W.Nicoll Reserve, Oakleigh</i></p> | <p>Approximately one in each suburb and within 1km of every residential property</p> <p>Minimum size can provide for two senior playing fields AFL / cricket / netball, or three field sports such as soccer, or 4-6 tennis courts. ,</p> <p><i>Example: Warrawee Park, Oakleigh, Mt Waverley Reserve</i></p> | <p>Not subject to distance thresholds.</p> <p>Ideally minimum 12ha if mainstream sports such as football/ cricket / netball/ soccer etc. Standard of competition ie regional, state or higher.</p> <p><i>Example: Central Reserve</i></p> |
| Design, quality and facility attributes | <ul style="list-style-type: none"> • Unencumbered land. • May provide some elements of free access facilities i.e. practice cricket nets- free access hard court, playing field with goal posts. • May provide code compliant sports lights, irrigation and drainage. • Sports pavilions provide basic level multi-gender change rooms and amenities with limited or no social room facilities. Indicative 350m² footprint. • May be provided in a local school. • Co-location with other community facilities or an SFR encouraged. • Landscaping, seating, shade opportunities and mature trees to be provided. • Accessible via the local path network. • Incorporate universal and environmentally sustainable design principles. • Promote casual surveillance and active frontages from local houses. | <ul style="list-style-type: none"> • Unencumbered land. • Provide support facilities, training facilities and car parking either on-site and/or on the perimeter of the reserve. • Code compliant sports lights, irrigation and drainage. • Buffer may be required to separate facility from adjacent housing, creek corridor, school, and overhead transmission lines. • Sports pavilions suitable for senior level competition and may cater for multiple seasonal use. Facilities include multi-gender change room, amenities, basic kitchen/kiosk and separate provision of social space. Indicative 500m². • Provide Access to playing fields, practice facilities or courts by community for non-club use. • Provide space for park perimeter trail that is accessible via the local path network. • Seating, shade and mature trees to be provided. | <ul style="list-style-type: none"> • Unencumbered land. • Provide buffer separation from adjacent housing. • Generally, co-located with either a major sporting or cultural complex, or unique or significant landscape feature. • Provide support facilities, training facilities and on-site car parking. • Sports pavilions suitable for regional level competition to cater for a seasonal users and provide for public hiring/ community meeting space. May include undercover seating. Indicative 600m² footprint. Provide multi-gender change rooms. • Facilities for night competition and a high level of lux. • Provide park perimeter trail that is accessible via the local path network • Seating, shade and mature trees to be provided. • Likely to form part of a community hub or sporting precinct. |

| | Local | District | Regional |
|-----------------------------|--|--|--|
| | | <ul style="list-style-type: none"> • Fencing avoided in some instances to increase flexibility of the site (where no conflicts with sporting requirements) • Co-location with other community facilities or an SFR encouraged with public access to toilets considered. • Provide high quality design and landscaping that enhances spectator enjoyment and viewing opportunities. • Incorporate universal and environmentally sustainable design principles. • Promote casual surveillance and active frontages from local houses. | <ul style="list-style-type: none"> • Fencing provided where it is a requirement of the sport to accommodate higher level competitions. • Co-location with other community facilities or an SFR encouraged with public access to toilets considered. • Provide high quality design and landscaping that enhances spectator enjoyment and viewing opportunities. • Incorporate universal and environmentally sustainable design principles. • Promote casual surveillance and active frontages from local houses. |
| Maintenance criteria | <p>Mowing Category 2 (generally one mow per week)</p> <p>A cultural program dictated by budget parameters including an annual fertiliser program, renovation practices, a pesticide program and regular inspections.</p> | <p>Mowing category 2 location (generally one mow per week unless turf wicket).</p> <p>Turf wicket ovals receive 2 mows per week when required to allow faster ball roll through the outfield.</p> <p>A cultural program dictated by budget parameters and routine inspections including an annual fertiliser program, renovation practices, a pesticide program including preventative applications and regular inspections.</p> | <p>Mowing category 1 location (provision for 2 mows if required, dependent on growth levels)</p> <p>Warm season grass priority.</p> <p>A cultural program including an annual fertiliser program, renovation practices, a pesticide program including preventative applications and regular inspections.</p> |

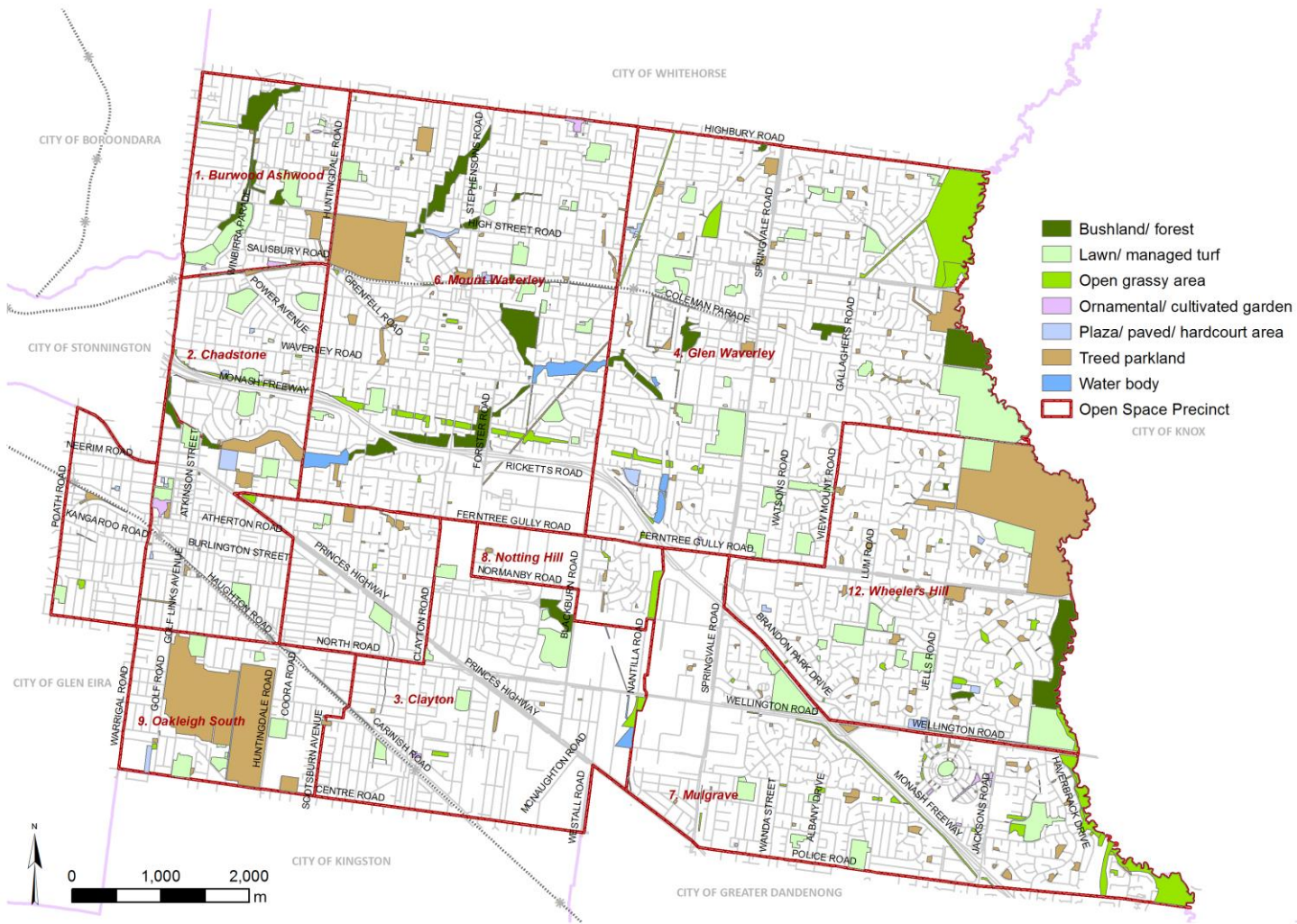
Off-road trail/ accessway

Off road, shared paths suitable for walking, cycling and other activities such as skating other non-motorised wheeled toys/ recreation vehicles and wheelchairs. These do not include on-road bicycle lanes or footpaths for pedestrian use only; although on-road bicycle lanes are considered as part of broader cycle network planning.

| | Local | District | Regional |
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| Distribution and Size | <p>Circuit trails provided in a suburb or neighbourhood for fitness walking and jogging / dog walking through residential areas.</p> <p>No specific minimum distribution, but the trail(s) should provide connectivity to local community facilities and schools, local shops and open space.</p> <p>Provide connections to district and regional trails and perimeter trails around open space areas.</p> | <p>Longer, destination trails that provide for both fitness and commuter needs that connect adjoining neighbourhoods or suburbs and potentially public transport hubs.</p> <p>No specific minimum distribution, but the trail should connect to key destinations including district or regional level open space, other district or regional trails, activity centres and major community facilities.</p> | <p>Flagship trails that connect suburbs and other municipalities and are provided in association with regional corridors that target visitors and tourism.</p> <p>Trails often provided along major easements for rail, waterways and through regional park land.</p> |
| Design quality and attributes | <ul style="list-style-type: none"> • Construct as minimum 2.5m width shared path in road verges, or as a perimeter path around large open spaces (i.e. greater than 1ha) with a path buffer on either side of the path. • May use a combination of encumbered and unencumbered land, for example along a waterway corridor. • Trails to be above 1 in 10 year ARF flood level. • Locate away from centre of bushland sites and sensitive riparian areas / creek banks. • In a sensitive bushland setting it may be appropriate to consider a non-sealed or natural walking surface (i.e. granitic sand) • Seating encouraged every 400m with 1m clearance from path. | <ul style="list-style-type: none"> • Construct as minimum 2.5m width shared path in road verges, or as a perimeter path around large open spaces (i.e. greater than 1ha) with a path buffer on either side of the path. • May use a combination of encumbered and unencumbered land, for example along a waterway corridor. • Trails to be above 1 in 10 year ARF flood level. • Locate away from centre of bushland sites and sensitive riparian areas / creek banks. • In a sensitive bushland setting it may be appropriate to consider a non-sealed or natural walking surface (i.e. granitic sand) • Seating provided every 400m with 1m clearance from path. • Encourage destination nodes (which may be Sport or SFR) along the trail that provide one | <ul style="list-style-type: none"> • Construct as minimum 3m wide shared path that may provide boardwalks and bridges in appropriate locations and have a path buffer on either side of the path. • May use a combination of encumbered and unencumbered land, for example along a waterway corridor. • Trails to be above 1 in 10 year ARF flood level. • Locate away from centre of bushland sites and sensitive riparian areas / creek banks. • In a sensitive bushland setting it may be appropriate to consider a non-sealed or natural walking surface (i.e. granitic sand) • Regional trails to provide trail heads or destination nodes at high access area with parking, toilets, drinking water seating and shelter. |

| | Local | District | Regional |
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| | <ul style="list-style-type: none"> • Ensure accessibility and gradients suitable for people with disability, prams and mobility aids. • Accessways a minimum 10m width. • Landscape treatments and vegetation provided to enhance trail amenity and provide shade. • Consider the impact of vehicles interacting with shared path users by avoiding driveways crossing over shared path and requiring setbacks from paths to residential boundaries. | <ul style="list-style-type: none"> • or more of seating, drinking fountains, viewing platforms and toilets. • Ensure accessibility and gradients suitable for people with disability, prams and mobility aids. • Accessways a minimum 10m width. • Landscape treatments and vegetation provided to enhance trail amenity and provide shade • May provide wayfinding or interpretive signage. • Clear wayfinding signage should be provided in areas where there are currently gaps in provision or on-road connections. • Trail heads or high access areas along the trail may provide car parking. | <ul style="list-style-type: none"> • Encourage destination nodes (which may be Sport or SFR) at intervals along the trail that provide one or more of seating, drinking fountains, viewing platforms, toilets and car parking. • Seating provided every 400m with 1m clearance from path. • Ensure accessibility and gradients suitable for people with disability, prams and mobility aids. • Accessways a minimum 10m width. • Landscape treatments and vegetation provided to enhance trail amenity and provide shade • Wayfinding signage provided. • Car parking provided at high access points. • Accessways a minimum 10m width. • Consider installing public art and interpretation signage to enhance the trial experience. |
| Mainten- ance | <ul style="list-style-type: none"> • Basic level maintenance to occur to ensure trail surrounds are kept presentable. • Trails to be maintained to ensure a safe and useable surface. | <ul style="list-style-type: none"> • Basic level maintenance to occur to ensure trail surrounds are kept presentable. • Trails to be maintained to ensure a safe and useable surface. • Ancillary infrastructure to be maintained to ensure they remain usable. • Where appropriate signage to be maintained to ensure legibility. | <ul style="list-style-type: none"> • Basic level maintenance to occur to ensure trail surrounds are kept presentable. • Trails to be maintained to ensure a safe and useable surface. • Ancillary infrastructure to be maintained to ensure they remain usable. • Wayfinding signage to be maintained to ensure legibility. |

APPENDIX 3: MAP – OPEN SPACE LANDSCAPE SETTING



- Bushland/ forest
- Lawn/ managed turf
- Open grassy area
- Ornamental/ cultivated garden
- Plaza/ paved/ hardcourt area
- Treed parkland
- Water body
- Open Space Precinct



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