



# Open Space Strategy 2014



Part 2 Precinct Analysis and Recommendations

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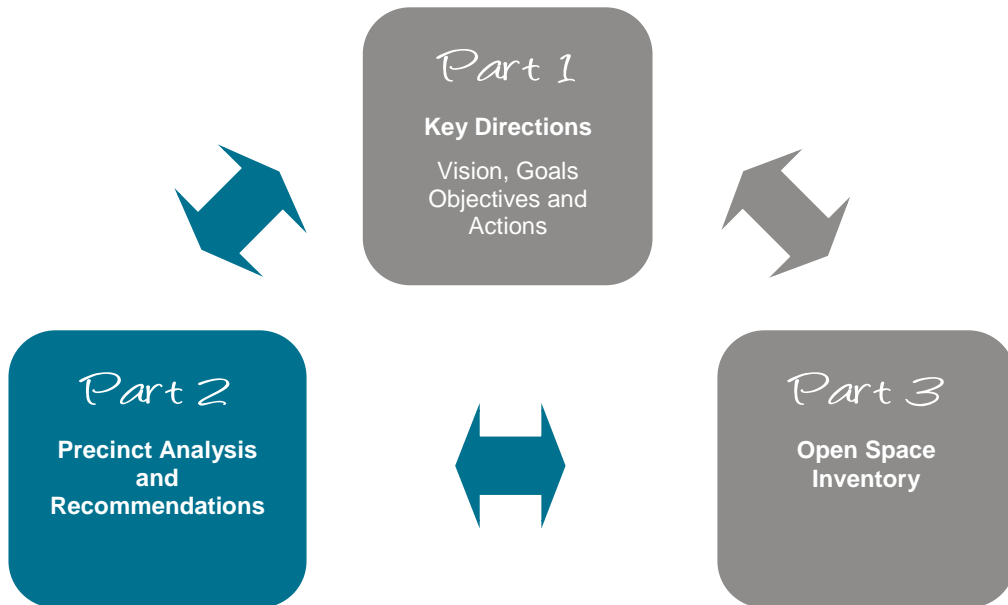
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## Introduction

### Open Space Network Precincts

The Manningham Open Space Strategy 2014 is a ten year plan that sets priorities and guidelines for the protection, development and use of public open space in the municipality. The Strategy comprises three parts which are shown below.



**Figure 1 - Document Structure**

For the purposes of planning for open space into the future, the municipality has been divided into 15 precincts. Part Two of the Strategy provides an analysis and recommendations for each precinct. The precinct boundaries reflect a number of factors which influence the provision, form, visitation and usage of public open space, including

- Demographic analysis and open space implications
- Planning Scheme Zones
- Major barriers to pedestrian movement, such as busy roads and waterways
- Topography
- Walkable catchments
- Suburbs and neighborhood identity

The analysis of each precinct considers:

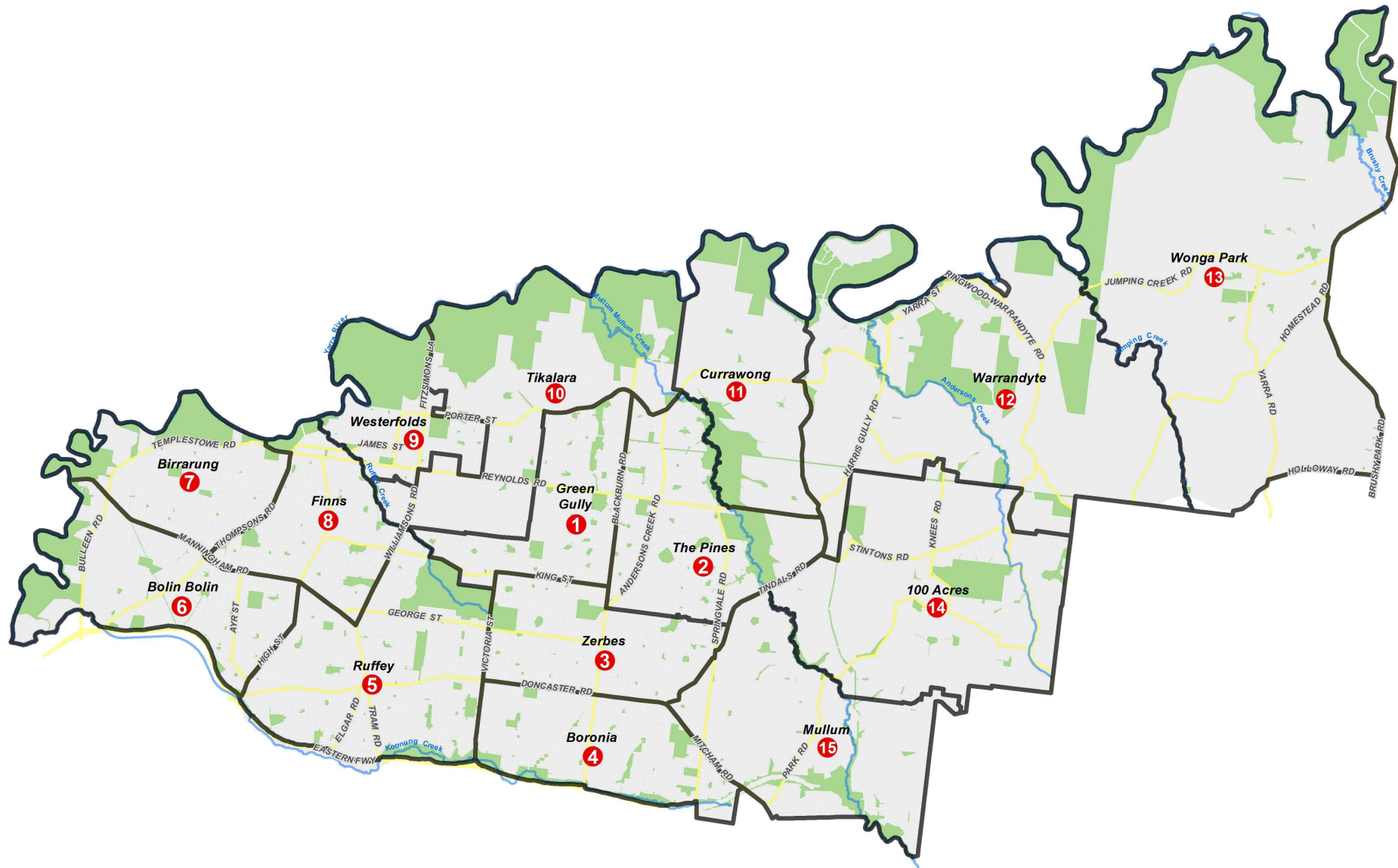
- Demographics
- Existing Open Space Network
- Future open space provision for proposed higher density areas
- Strategic key redevelopment sites, e.g. Eastern Golf Course
- Structure Plans, e.g. Templestowe Village
- Open space land acquisitions: past and future Manningham City Council (MCC) and non MCC
- Manningham's regional path network - pedestrian/cycling paths and links

- 
- Management and upgrade of reserves, including playspaces
  - Identification of biosites within Open Space Network Precincts

New precincts and their boundaries have been defined, replacing those in the *Open Space Strategy* (2004) in order to better reflect the current and future characteristics of the municipality (Refer Map 1).

Although the southern municipal boundary between Doncaster Road and Springvale Road is defined by the Koonung Creek, construction of the Eastern Freeway has created a new physical boundary.

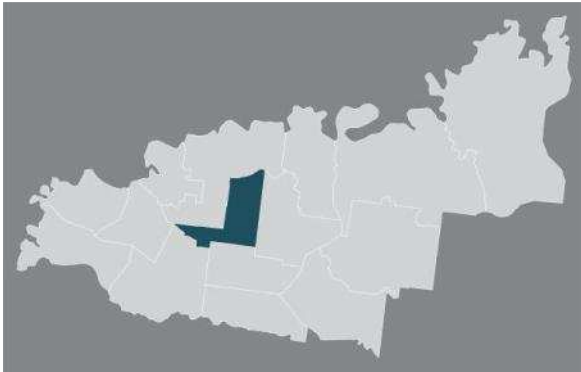
The small areas of VicRoads owned open space south of the freeway (but in Manningham) relate more to Whitehorse City Council's open space, while Whitehorse land north of the freeway is more accessible to Manningham residents. For the purposes of this strategy the small areas of Manningham land west of Springvale Road located south of the freeway are not included within the Manningham Open Space Network. Open space that is owned by Whitehorse but lies north of the Eastern Freeway is included in the Strategy (Eram Park).



Map 1 - Open Space Network

### 1. Green Gully Precinct

#### Precinct Overview

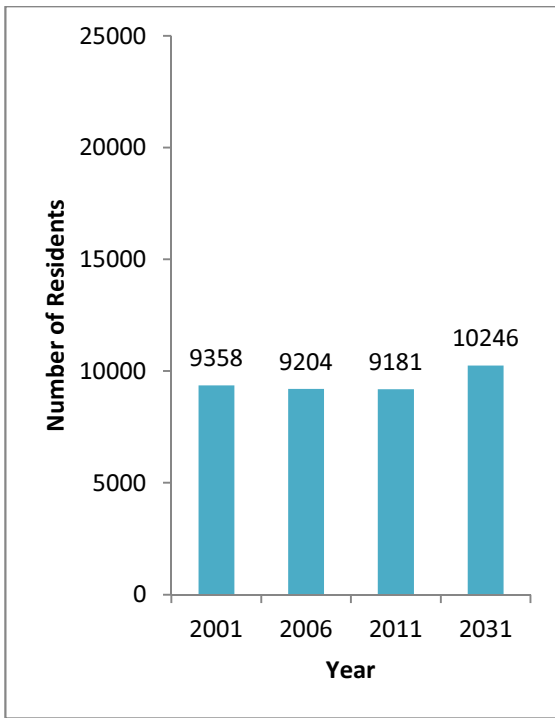


The Green Gully precinct consists of an established suburban area within the suburb of Templestowe. It is characterised by large houses in comparison to their block size and contains the higher density parts of Templestowe, which were mainly settled in the 1970s and 1980s. It is expected that within the timeframe of this strategy, the extent and density of residential areas in this precinct will be subject to minimal change because of environmental qualities or its relatively recent construction, with few opportunities for additional housing. There is only one local activity centre, Mossdale Court, within the precinct and The Pines Major Activity Centre located adjacent to the western boundary. Serpells Primary School and the adjoining St Charles Borromeo Primary School are also located within the precinct.

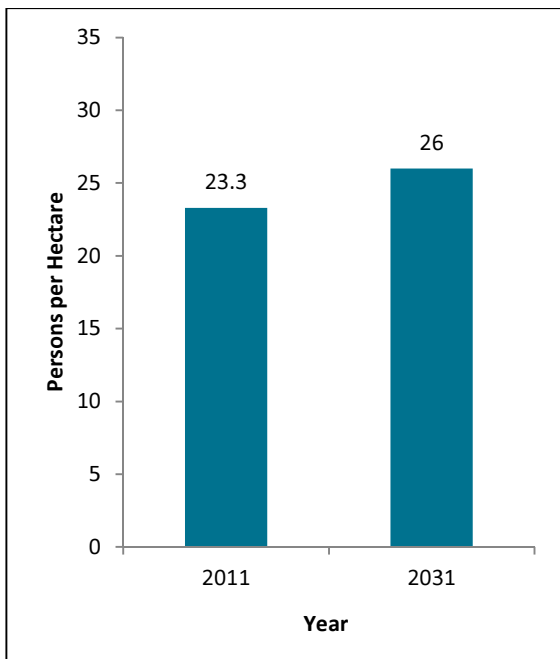
#### Demographic Overview

The demographics of Green Gully is dominated by mature families with a high proportion of 12-17 year olds and children staying at home well into their 20s, and very few 25-34 year olds. As new aged care facilities are built there is likely to be small increases in the future population. The Baby Boomers will be the main influence on this precinct's population with existing residents ageing in family homes.

Open space considerations in Green Gully include the predicted shift in the area from mature families to empty nesters as the Baby Boomers age, the car dependency of the population, as well as the large numbers of overseas-born groups. Currently there is likely to be a need for active open space for teenagers; however this will transform into requirements for an ageing, Baby Boomer dominated population over the next 20 years.



**Graph 1 - Green Gully Precinct Total Population**



**Graph 2 - Green Gully Precinct Population Density**

## Open Space Overview

In terms of open space, this precinct is well provided for with a variety of open space types and character. Green Gully Linear Park is a significant district reserve and habitat corridor within the precinct. It is a popular open space with an extensive path network and is well connected to the surrounding neighbourhood. It provides facilities for informal sport, recreation and play opportunities. The Green Gully Trail has significant potential to improve cycling and pedestrian linkages to the Mullum Mullum and Main Yarra Trails. The western border of the precinct contains a small section of Ruffey Creek Linear Park, providing cycling and pedestrian links to Ruffey Lake Park and the Main Yarra Trail. There are three biosites containing significant vegetation. Sixteen local open space reserves are distributed throughout the precinct which generally provide pedestrian links, play spaces and/or are required for drainage purposes.

The western edge of this precinct is also close to Ruffey Lake Park. While outside the precinct, this is likely to have a significant influence on the public open space use patterns for residents in the vicinity (refer Map 4).

## Open Space: Current and Forecast Projections

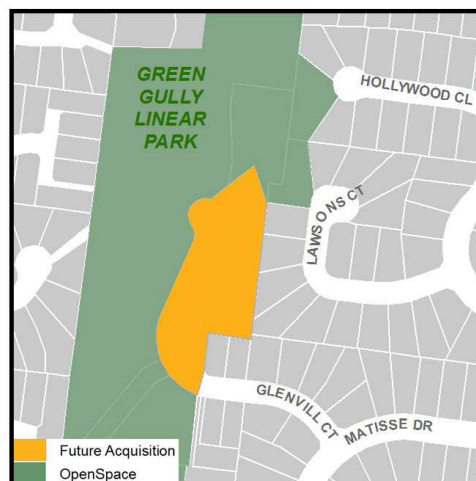
The following table gives an overview of the open space network within the Green Gully precinct, comparing the existing situation with the future forecast population and recommended open space expansion.

Council Open Space	
2011	30.6 ha
2031	31.4 ha
Council Open Space per Resident	
2011	33.3 m <sup>2</sup>
2031	30.6 m <sup>2</sup>
Number of Council Reserves/Parks	
2011	21
2031	21
Total Open Space	
2011	31.4 ha
2031	32.2 ha
Total Open Space per Resident	
2011	34.2 m <sup>2</sup>
2031	31.4 m <sup>2</sup>

**Table 1 - Green Gully Hill Precinct Open Space Current and Forecast Projections**

## Proposed Land Acquisition

The land highlighted in orange below is identified for potential acquisition to facilitate the continuing use of the shared path, mitigate risk of flood damage to property, as well as enhancing Green Gully Linear Park. The extent of further acquisition is subject to further investigation.



*Map 2 - Proposed Land Acquisition Green Gully Precinct (3-7A Glenvill Court)*

## Playspace: Current and Forecast Projections

The following table gives an overview of the number of playspaces within the Green Gully precinct and the number of playspaces per head of population. The data outlines the current situation and the recommended additional playspaces required prior to 2031.

Total No. of Playspaces	
2011	13
2031	14
Residents per Playspace	
2011	706
2031 (13 Playspaces)	788
2031 (14 Playspaces)	732

**Table 2 - Green Gully Precinct Playspace Current and Forecast Projections**

## Proximity to Open Space

The following map provides a gap analysis for Green Gully Precinct showing residential accessibility to good size open space (greater than 2,000m<sup>2</sup>). Very few gaps exist in this precinct, representing good provision and accessibility of public open space.



Map 3 - Residential Proximity to Open Space (Green Gully Precinct)





Map 4 - Green Gully Precinct Orientation Plan

LEGEND			
	Open space	1	Aloha Reserve
	Incremental Residential Change Area	2	Apple Blossom Reserve
	Low Density Residential Area	3	Bebs Reserve
	Activity Centre	4	Bedervale Reserve
	Future Open Space Land Acquisition (Manningham City Council)	5	Birchgrove Reserve
	Extent of Biosite	6	Browning Reserve
	Existing link	7	Falfield Reserve
	Potential future link	8	Fielding Reserve
	School (P=primary S=secondary)	9	Green Gully Linear Pak
	Regional Playground	9a	Jenkins Park
	Proposed traffic lights	9b	Bronte Playspace
	Reserve	10	Hillcroft Reserve
	Reserve with Playground	11	Larnaca Reserve
	Recommendation reference	12	Matisse Reserve
	Area of future open space provision for medium density areas. (The actual location of new open space will be subject to further investigation as future development occurs)	13	Mossdale Reserve
		14	Noral Reserve
		15	Pineview Reserve
		16	Porter Reserve
		17	Ruffey Creek Linear Park
		18	Serpells Community Reserve
		19	Spring Valley Reserve
		20	Tatterson Reserve
		21	The Grange Reserve

## Open Space Recommendations for Green Gully Precinct

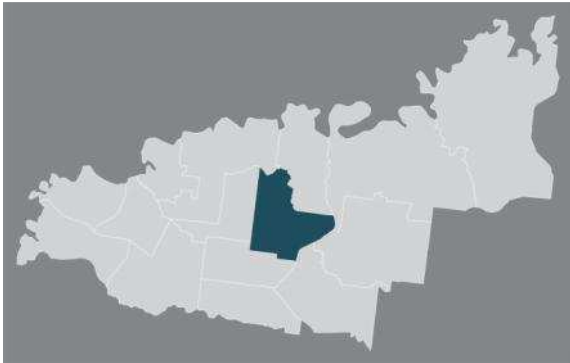
Open Space	Recommendations	Specific Reference <sup>1</sup>
Open space network expansion	<ul style="list-style-type: none"> <li>R1.1 - Commence process to place a public acquisition overlay (PAO) on 3-7A Glenvill Court for development of Green Gully Linear Park (Refer Map 2).</li> </ul>	<i>Green Gully Linear Park Management Plan June 2014</i>
Improved trails/connections	<ul style="list-style-type: none"> <li>R1.2 - Improve pedestrian/cycling trail at the northern end of Green Gully Linear Park to connect with the Mullum Mullum and Main Yarra Trails.</li> </ul>	<i>Green Gully Linear Park Management Plan June 2014</i>
	<ul style="list-style-type: none"> <li>R1.3 - Undertake works to improve public safety along Ruffey Trail including lighting, signage and minor infrastructure along identified sections.</li> </ul>	<i>Ruffey Creek Linear Park Concept Plan 1995</i>
	<ul style="list-style-type: none"> <li>R1.4 - Install lighting under the King Street underpass along the Ruffey Creek Trail.</li> </ul>	<i>Ruffey Creek Linear Park Concept Plan 1995</i>
	<ul style="list-style-type: none"> <li>R1.5 - Upgrade paths within Serpells Community Reserve.</li> </ul>	<i>Serpells Community Reserve Development Plan (future)</i>
	<ul style="list-style-type: none"> <li>R1.6 - Investigate substantial upgrade to Jenkins Park playspace to provide additional opportunities for people of all abilities.</li> </ul>	<i>Green Gully Linear Park Management Plan June 2014</i>
	<ul style="list-style-type: none"> <li>R1.7 - Investigate the provision of fitness equipment at Jenkins Park.</li> </ul>	<i>Green Gully Linear Park Management Plan June 2014</i>
	<ul style="list-style-type: none"> <li>R1.8 - Investigate the development of a local playspace in the southern part of the precinct.</li> </ul>	Playspace Development Program
	Proposed recreation facility	<ul style="list-style-type: none"> <li>R1.9 - Identify Jenkins Park as a potential site for a future recreation facility.</li> </ul>
Natural environment enhancement	<ul style="list-style-type: none"> <li>R1.10 - Protect significant bushland in Green Gully Linear Park and Aloha Reserve.</li> </ul>	<i>Healthy Habitats Bushland Management Strategy 2012</i>

Table 3 - Open Space Recommendations for Green Gully Precinct

<sup>1</sup> All reference documents are Manningham City Council documents unless otherwise specified (refer references for details)

## 2. The Pines Precinct

### Precinct Overview

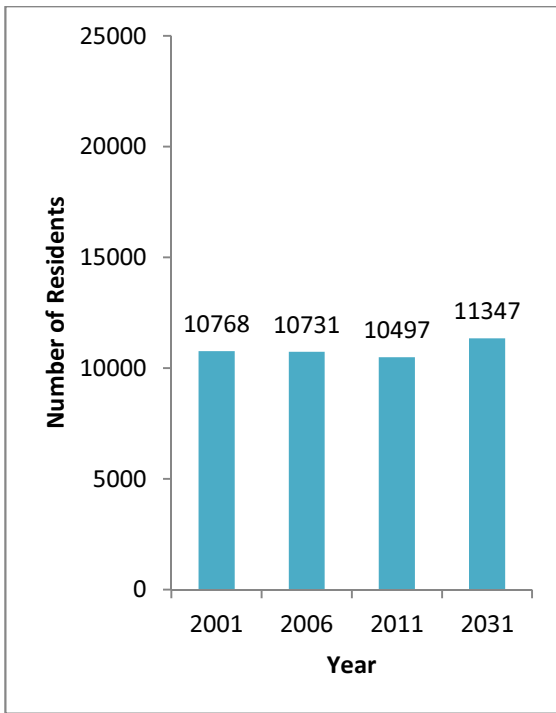


The Pines precinct covers the northern part of the suburb of Doncaster East, plus a small part of Donvale. The precinct includes subdivisions from the 1970s to the present day, with their more curvilinear road patterns and many court-ended streets, and large houses on small blocks with manicured gardens. The precinct is expecting urban regeneration in areas proposed for higher density development - where a substantial level of change is expected within close proximity to The Pines Major Activity Centre. Fielding Way and Fullwood Parade are local activity centres and there are three primary schools and one secondary school located within the precinct.

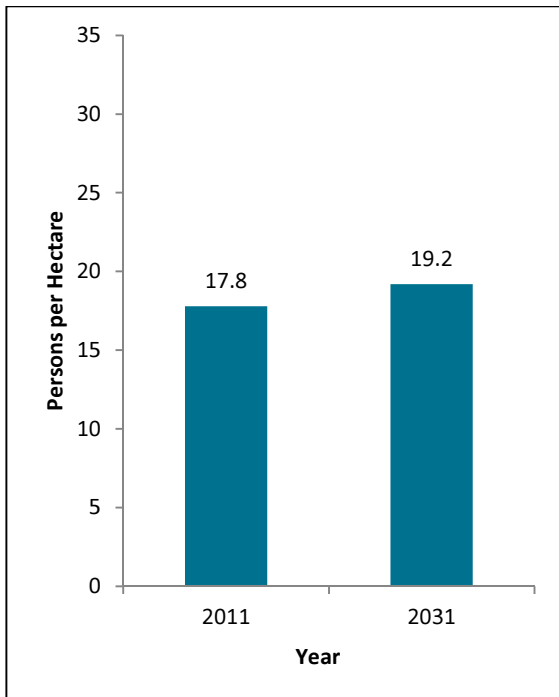
### Demographic Overview

The Pines precinct is a stable family area with relatively low numbers of young children (most likely due to housing affordability), but there are significant numbers of school age children, as well as 18-24 year olds. The main trend is the ageing population with large increases in the over 70s as baby boomers age into this bracket. The precinct has a high rate of home ownership and minimal rental housing, and is mainly car dependant. The moderate to high culturally diverse population is dominated by a large number of Chinese affiliated origin.

Open space considerations in the area are likely to be driven by the dominance of older families with facilities for older children essential, as well as engagement for those over 20 years old. In the future, providing for the older population will become far more important.



**Graph 3 - The Pines Precinct Total Population**



**Graph 4 - The Pines Precinct Population Density**

## Open Space Overview

The Mullum Mullum Linear Park is a significant regional open space, and one of the most popular parks in Manningham, providing natural areas for informal recreation and play opportunities. It is an important habitat corridor connecting to the Yarra River and contains significant vegetation. The Mullum Mullum Trail is part of Manningham's regional path network linking to the Main Yarra Trail in Templestowe, and will connect to the EastLink Trail. The Porter Water Supply Reserve Track provides an east-west informal link from Andersons Creek Road, in the north of the precinct. There are five biosites containing significant vegetation and 20 local parks, most of which provide playspaces and/or pedestrian links to open space within easy walking distance from the surrounding neighbourhood. Milgate Estate, located in the south-western part of the precinct, is well provided with private open space as part of the development. These 12.7 hectares of private open space have not been included in the total open space calculations due to its restricted access.

A large multi use highball facility comprising 5-7 court stadium will be completed at Mullum Mullum Reserve in 2017. It will cater for a range of sports, including basketball, badminton, netball, table tennis, gymnastics, volleyball and futsal (indoor soccer), (refer Map 6).

## Open Space: Current and Forecast Projections

The following table gives an overview of the open space network within The Pines precinct, comparing the existing situation with the future forecast population and recommended open space expansion.

Council Open Space	
2011	86.7 ha
2031	86.7 ha
Council Open Space per Resident	
2011	82.6 m <sup>2</sup>
2031	76.4 m <sup>2</sup>
Number of Council Reserves/Parks	
2011	28
2031	28
Total Open Space	
2011	90.9 ha
2031	90.9 ha
Total Open Space per Resident	
2011	86.6 m <sup>2</sup>
2031	80.1 m <sup>2</sup>

**Table 4 - The Pines Precinct Open Space Current and Forecast Projections**

## Playspace: Current and Forecast Projections

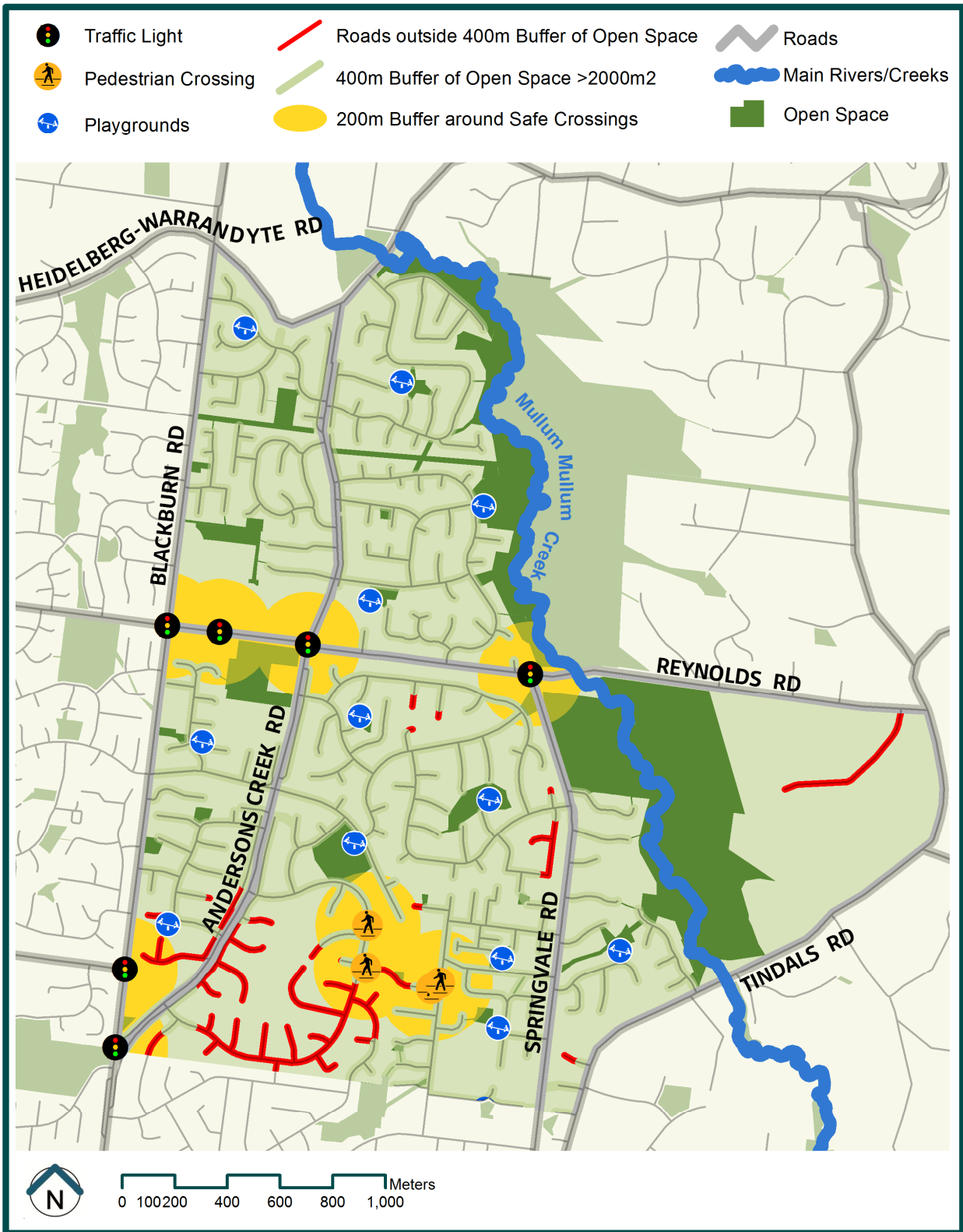
The following table gives an overview of the number of playspaces within The Pines precinct as well as the number of playspaces per head of population. The data outlines the current situation and the recommended additional playspaces required prior to 2031.

Total No. of Playspaces	
2011	13
2031	15
Residents per Playspace	
2011	808
2031 (13 Playspaces)	873
2031 (15 Playspaces)	757

**Table 5 - The Pines Precinct Playspace Current and Forecast Projections**

## Proximity to Open Space

The following map provides a gap analysis for The Pines Precinct showing residential accessibility to good size open space (greater than 2,000m<sup>2</sup>). Note that the area shown as a gap in the south west corner of the Precinct, east of Andersons Creek Road is served by the Milgate Estate private open space.



Map 5 - Residential Proximity to Open Space (The Pines Precinct)



Map 6 - The Pines Precinct Orientation Plan

LEGEND	
	Open space
	Substantial Residential Change Area
	Incremental Residential Change Area
	Low Density Residential Area
	Activity Centre
	Extent of Biosite
	Existing link
	Potential future link
	School (P=primary S=secondary)
	Regional Playground
	Proposed traffic lights
	Reserve
	Reserve with Playground
	Recommendation reference
	Area of future open space provision for medium density areas. (The actual location of new open space will be subject to further investigation as future development occurs)

1	Akoonah Reserve	16	Landscape Reserve
2	Albany Reserve	17	Lyndal Reserve
3	Allara Reserve	18	Miramar Reserve
4	Anderson Park	19	Mullum Mullum Creek Linear Park
5	Applewood Reserve	19a	Buck Flats
6	Bernadette Reserve	20	Mullum Mullum Reserve
7	Brent Reserve	21	Pinehill Reserve
8	Butterfly Reserve	22	Porter Water Supply Reserve
9	Corsican Reserve	23	Prowse Reserve
10	Doncaster East Hall	24	Santa Rosa Reserve
11	Fernlea Reserve	25	Savernake Reserve
12	Fullwood Reserve	26	Schafter Reserve
13	Happy Valley Reserve	27	The Pines Reserve
14	Houndwood Reserve	28	Valepark Reserve
15	Huntingfield Reserve	29	Whistlewood Reserve

## Open Space Recommendations for The Pines Precinct

Open Space	Recommendations	Reference
Improved trails/connections	<ul style="list-style-type: none"> <li>R2.1 - Construct a footbridge to link the southern end of Currawong Bush Park to the west side of Mullum Mullum Creek.</li> </ul>	<i>Mullum Mullum Linear Park Management Plan Stage 1 2011</i>
	<ul style="list-style-type: none"> <li>R2.2 - Investigate feasibility of pedestrian and cycling access along the Porter Water Supply Reserve between Blackburn Road and the Mullum Mullum Trail.</li> </ul>	Melbourne Water
	<ul style="list-style-type: none"> <li>R2.3 - Path upgrades and directional signage to improve pedestrian and cycling connections around The Pines Shopping Centre.</li> </ul>	<i>The Pines Structure Plan 2011</i>
General open space upgrade	<ul style="list-style-type: none"> <li>R2.4 - Upgrade and enlarge Schafer Reserve playspace to cater for the future population around The Pines Activity Centre.</li> </ul>	<i>Schafer Reserve Development Plan (future)</i>
	<ul style="list-style-type: none"> <li>R2.5 - Upgrade Valepark Reserve playspace.</li> </ul>	<i>Valepark Reserve Development Plan</i>
	<ul style="list-style-type: none"> <li>R2.6 - Investigate the opportunity for an outdoor meeting place (Urban Plaza) in The Pines Reserve.</li> </ul>	<i>The Pines Structure Plan 2011</i>
	<ul style="list-style-type: none"> <li>R2.7 - Provide two additional playspaces within the precinct by 2031 to cater for increasing population.</li> </ul>	Playspace Development Program
Proposed recreation facility	<ul style="list-style-type: none"> <li>R2.8 - Provide a 5 court indoor multi use highball facility at the southern end of Mullum Mullum Reserve in the short term (Stage1). A further two court extension is proposed in the long term (Stage 2).</li> </ul>	<i>Highball Infrastructure Plan 2013</i> <i>Mullum Mullum Reserve Management Plan (in progress)</i>
	<ul style="list-style-type: none"> <li>R2.9 - Potential relocation of the Council library to a part of The Pines Reserve adjacent to the Living and Learning Centre.</li> </ul>	<i>The Pines Structure Plan 2011</i>
Natural environment enhancement	<ul style="list-style-type: none"> <li>R2.10 - Protect significant indigenous bushland in Mullum Mullum Creek Linear Park, Currawong section (MMCLP Stage 1), Anderson Park and Prowse Reserve.</li> </ul>	<i>Healthy Habitats Bushland Management Strategy 2012</i>
	<ul style="list-style-type: none"> <li>R2.11 - Undertake works to protect and promote the bushland in Anderson Park considering the potential higher density residential development adjacent to the reserve.</li> </ul>	<i>Healthy Habitats Bushland Management Strategy 2012</i>

Table 6 - Open Space Recommendations for The Pines Precinct



### 3. Zerbes Precinct

#### Precinct Overview

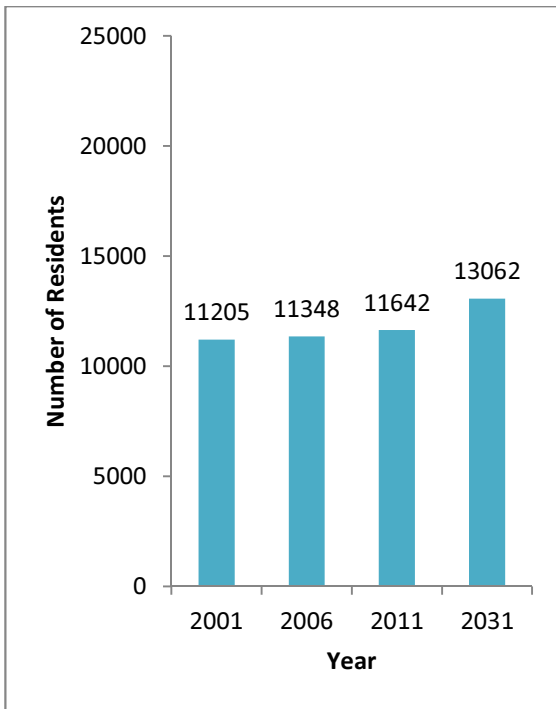


Zerbes precinct covers the southern part of Doncaster East. The area is mainly characterised by the more established areas of Doncaster with a uniform street grid pattern regardless of topography, and a relatively homogenous 1960s building style with older established gardens. The residential area surrounding Schramms Cottage and Rieschiecks Reserve reflects its historic German settlement origins. A substantial level of change is proposed ranging from multi-unit development to three storey apartments in residential areas within close proximity to the Doncaster East Village and Donburn Neighbourhood Activity Centres, and in areas along Doncaster Road and Blackburn Roads near those centres. An incremental level of change is proposed for the remainder of the precinct, including new housing such as dual occupancies. Doncaster Secondary College, as well as Doncaster Gardens and Donburn Primary Schools, are located within the precinct.

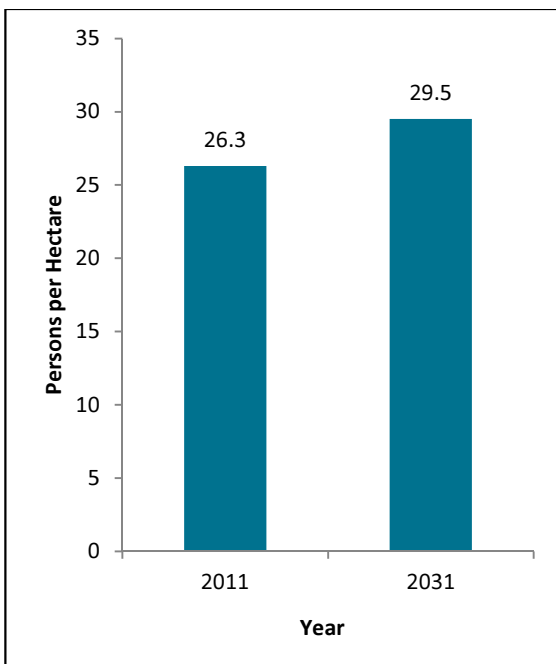
#### Demographic Overview

Zerbes precinct has a stable population which is ageing rapidly and households are becoming smaller. Parts of the precinct are expecting some urban regeneration with areas proposed for high density living that may influence age structures and household types, favouring younger smaller households such as couples without children and lone person households (empty nesters). The precinct is one of the most diverse areas in Manningham with large numbers of people from China and an emerging small group from Korea. Even though the area is car dominant, there is a relatively high level of bus use.

The area is predominantly a home ownership area, but with increases in higher density stock there may be an increase in the proportion of renters and population mobility in the future.



Graph 5 - Zerbes Precinct Total Population



Graph 6 - Zerbes Precinct Population Density

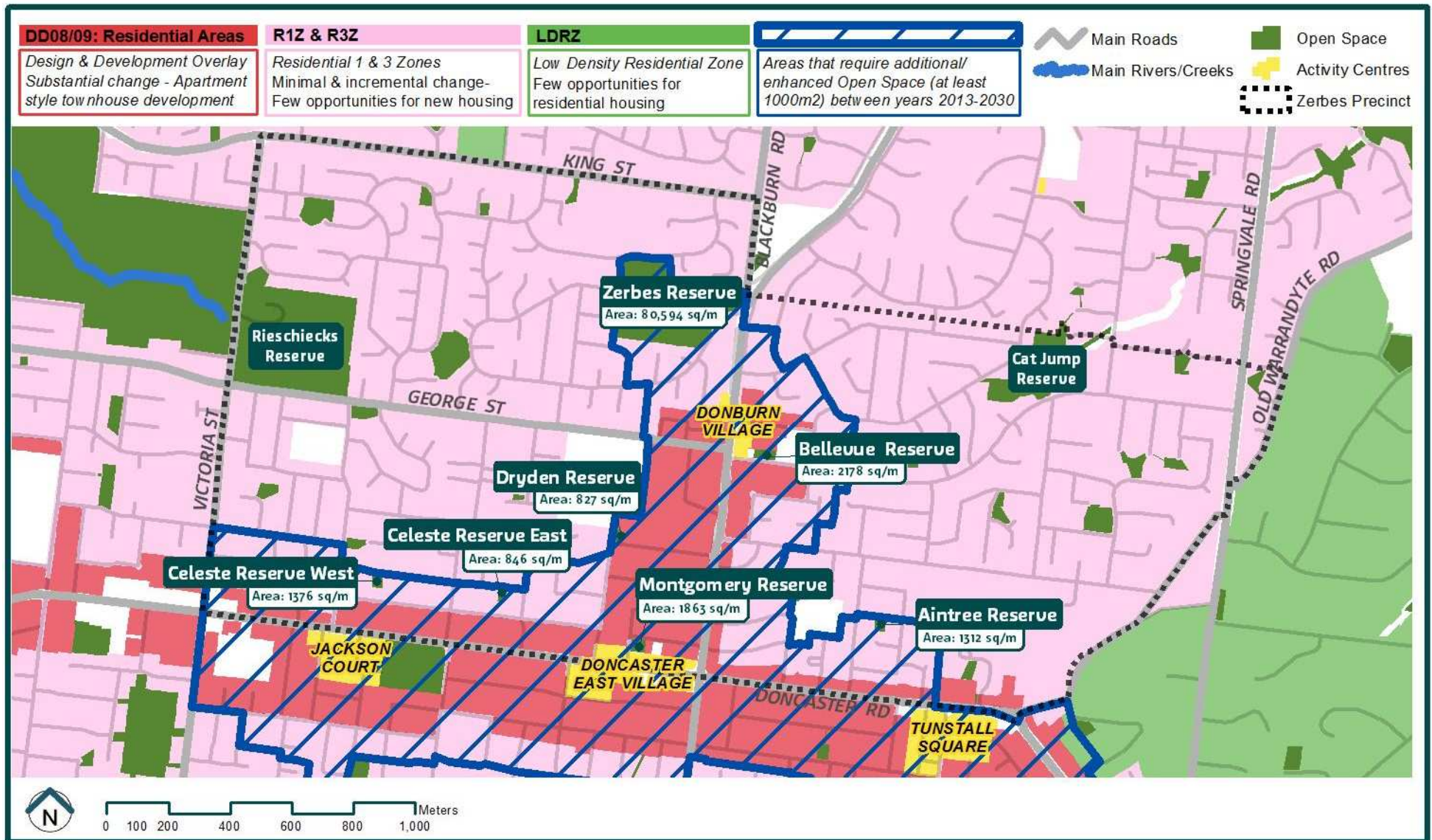
## Open Space Overview

Rieschiecks Reserve is the only regional open space in the precinct. It provides major community, recreation, heritage, and sporting facilities with links to Ruffey Lake Park. The precinct contains two biosites with significant vegetation. District open spaces within the precinct include Cat Jump Park - which has potential to be developed further for local use, and Zerbes Reserve - where the conservation values of the site need to be balanced with sporting and informal recreation facilities. There are 23 local reserves within the precinct with a major gap in most of the southern part where residents are more than 400 metres walking distance from public open space. This is partly due to poor road connections and associated pedestrian access (Refer Maps 8 and 9).

## Future Change in Zerbes Precinct

Zerbes precinct contains both East Doncaster Village and Donburn Neighbourhood Activity Centres, making it a high priority for open space provision to cater for future increase in population associated with higher density living. The preliminary study indicates that there is a deficiency in the area to the north of Doncaster East Village and to the east of Donburn Neighbourhood Activity Centre. The area reserved for public open space within the Montgomery Street Redevelopment site would cater primarily for activity centre visitors/workers, as well as immediate residents. Its limited size and access from nearby streets precludes it from providing adequate recreational opportunities for the growing residential population in this region.

Map 7 shows the area within which approximately 1,000m<sup>2</sup>-2,500m<sup>2</sup> of additional open space is required.



## Open Space: Current and Forecast Projections

The following table gives an overview of the open space network within the Zerbes precinct, comparing the existing situation with the future forecast population and recommended open space expansion.

Council Open Space	
2011	30.97 ha
2031	31.47 ha
Council Open Space per Resident	
2011	26.6 m <sup>2</sup>
2031	24.1 m <sup>2</sup>
Number of Council Reserves/Parks	
2011	27
2031	27
Total Open Space	
2011	31 ha
2031	31.5 ha
Total Open Space per Resident	
2011	26.6 m <sup>2</sup>
2031	24.1 m <sup>2</sup>

**Table 7 - Zerbes Precinct Open Space Current and Forecast Projections**

## Playspace: Current and Forecast Projections

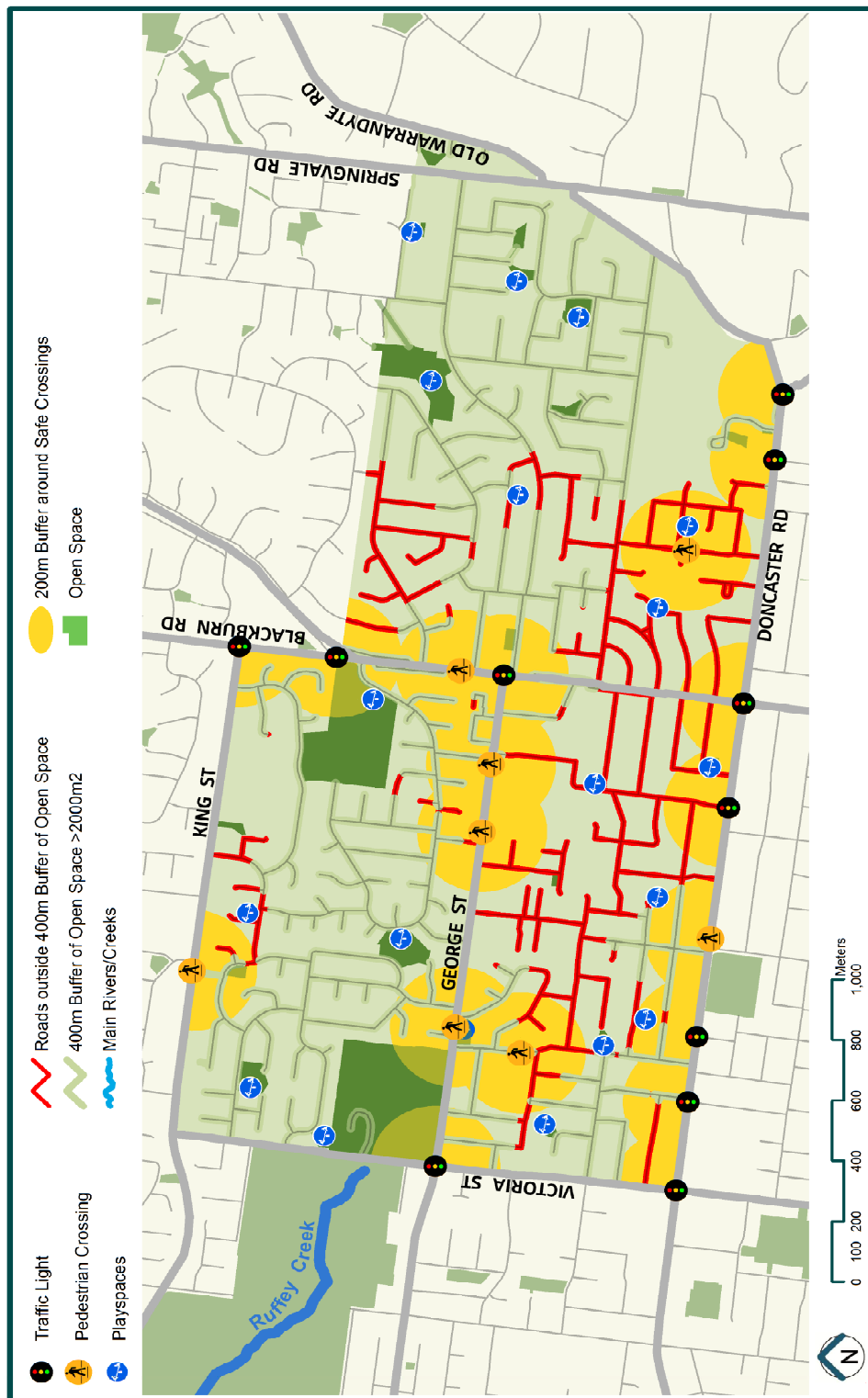
The following table gives an overview of the number of playspaces within the Zerbes precinct as well as the number of playspaces per head of population. The data outlines the current situation and the recommended additional playspaces required prior to 2031.

Total No. of Playspaces	
2011	19
2031	20
Residents per Playspace	
2011	613
2031 (19 Playspaces)	688
2031 (20 Playspaces)	653

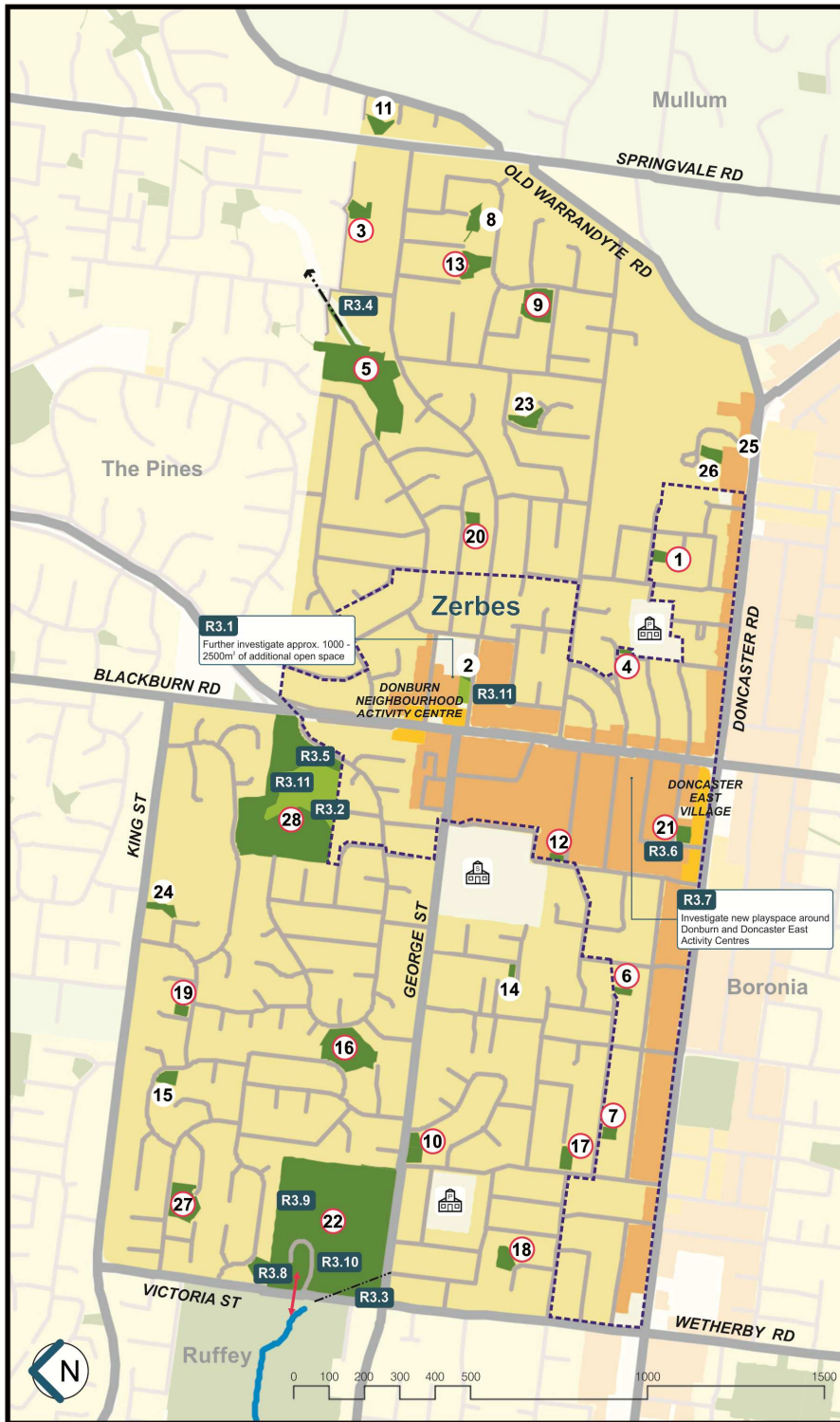
**Table 8 - Zerbes Precinct Playspace Current and Forecast Projection**

## Proximity to Open Space

The following map provides a gap analysis for Zerbes Precinct showing residential accessibility to good size open space (greater than 2,000m<sup>2</sup>). Residents in the southern area of the precinct (east and west of Blackburn Road) do not have ideal access to adequate areas of open space.



Map 8 - Residential Proximity to Open Space (Zerbes Precinct)



**LEGEND**

- Open space
- Substantial Residential Change Area
- Incremental Residential Change Area
- Activity Centre
- Extent of Biosite
- Existing link
- Potential future link
- School (P=primary S=secondary)
- Regional Playground
- Proposed traffic lights
- Reserve
- Reserve with Playground
- Recommendation reference
- Area of future open space provision for medium density areas.  
(The actual location of new open space will be subject to further investigation as future development occurs)

Map 9 - Zerbes Precinct Orientation Plan

- |    |                      |    |                      |    |                        |
|----|----------------------|----|----------------------|----|------------------------|
| 1  | Aintree Reserve      | 11 | Drewe Reserve        | 21 | Montgomery Reserve     |
| 2  | Bellevue Reserve     | 12 | Dryden Reserve       | 22 | Rieschiecks Reserve    |
| 3  | Cameron Reserve      | 13 | Fahey Park           | 23 | Snow Gum Reserve       |
| 4  | Carisbrook Reserve   | 14 | Gainsborough Reserve | 24 | Tolstoy Reserve        |
| 5  | Cat Jump Park        | 15 | Gaudion Reserve      | 25 | Wembley Corner Reserve |
| 6  | Celeste Reserve East | 16 | Hertford Reserve     | 26 | Wembley Reserve        |
| 7  | Celeste Reserve West | 17 | Jocelyn Reserve      | 27 | Woodlea Reserve        |
| 8  | Clarice Reserve      | 18 | Kerry Reserve        | 28 | Zerbes Reserve         |
| 9  | Daniel Reserve       | 19 | Leawarra Reserve     |    |                        |
| 10 | Dehnert Reserve      | 20 | McKenzie Reserve     |    |                        |

### Open Space Recommendations for Zerbes Precinct

Open Space	Recommendations	Reference
Open space expansion	<ul style="list-style-type: none"> <li>R3.1 - Further investigate approximately 1,000m<sup>2</sup>-2,500m<sup>2</sup> of additional open space open to service increasing population around Donburn and Doncaster East Activity Centres (refer Map 7).</li> </ul>	<p><i>Doncaster East Activity Centre Structure Plan 2011</i></p> <p><i>Donburn Activity Centre Structure Plan (future)</i></p> <p><i>Open Space Future Needs Plan (refer Part 1 Objective 1.1.1) (future)</i></p>
Improved trails/connections	<ul style="list-style-type: none"> <li>R3.2 - Construct a path link through Zerbes Reserve to improve access to Donburn Neighbourhood Activity Centre.</li> </ul>	<i>Zerbes Reserve Management Plan 2011</i>
	<ul style="list-style-type: none"> <li>R3.3 - Construct north-south pedestrian link through Rieschiecks Reserve.</li> </ul>	<i>Rieschiecks Reserve Management Plan 2012</i>
	<ul style="list-style-type: none"> <li>R3.4 - Investigate the construction of a pedestrian path from Carbine Street to Catjump Park (Melbourne Water land).</li> </ul>	<i>Bicycle Strategy 2013</i>
General open space upgrade	<ul style="list-style-type: none"> <li>R3.5 - Upgrade Zerbes Reserve Playspace (Zerbes Reserve Management Plan 2011).</li> </ul>	<i>Zerbes Reserve Management Plan 2011</i>
	<ul style="list-style-type: none"> <li>R3.6 - Redevelop Montgomery Reserve with play opportunities, an urban plaza, paths, seating and landscaping as part of the precinct development.</li> </ul>	<i>Doncaster East Activity Centre Structure Plan 2011</i>
	<ul style="list-style-type: none"> <li>R3.7 - Investigate the inclusion of a new playspace within the area around Donburn and Doncaster East Activity Centres (refer <b>Error! Reference source not found.8</b>).</li> </ul>	<p><i>Doncaster East Activity Centre Structure Plan 2011</i></p> <p><i>Donburn Activity Centre Structure Plan (future)</i></p>
Proposed recreation facility	<ul style="list-style-type: none"> <li>R3.8 - Upgrade Schramms Cottage Museum within Rieschiecks Reserve.</li> </ul>	<i>Rieschiecks Reserve Management Plan 2012</i>
	<ul style="list-style-type: none"> <li>R3.9 - Relocate Kevin Heinze Garden Centre to Rieschiecks Reserve if required.</li> </ul>	<i>Rieschiecks Reserve Management Plan 2012</i>
	<ul style="list-style-type: none"> <li>R3.10 - Upgrade and expand the sports pavilion within Rieschiecks Reserve</li> </ul>	<i>Rieschiecks Reserve Management Plan 2012</i>
Natural environment enhancement	<ul style="list-style-type: none"> <li>R3.11 - Protect indigenous bushland in Zerbes and Bellevue Reserves.</li> </ul>	<i>Healthy Habitats Bushland Management Strategy 2012</i>

Table 9 - Open Space Recommendations for Zerbes Precinct

### 4. Boronia Precinct

#### Precinct Overview



Boronia precinct is primarily the suburb of Doncaster East and a small part of Donvale. It is an older, more established area of Manningham with a uniform street grid pattern representative of post war to 1970s subdivision style. The predominant character of the area is a mixture of weatherboard and brick houses, there is also a significant amount of medium density housing, particularly along Doncaster Road, which has been built over the past decade. The precinct contains Tunstall Square, Doncaster East Village and Jackson Court Neighbourhood Activity Centres and Renshaw St/Wetherby Road, Leeds Street, Rosella Street and Paula Court/Tunstall Road Local Activity Centres. Mullum, Beverly Hills and St Peter and St Paul Primary Schools, as well as Heatherwood School (secondary), are located within the precinct.

#### Demographic Overview

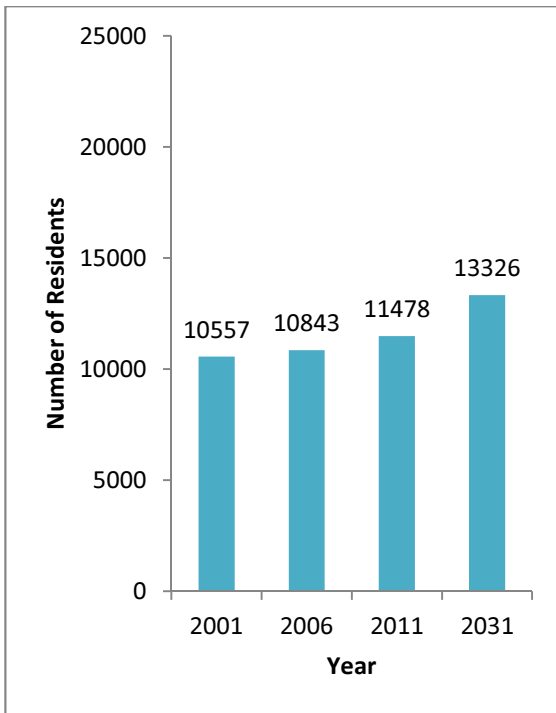
The Boronia precinct is one of the more densely populated precincts in Manningham, which is trending to smaller households with a mix of young and old family types. The main trend is ageing with increases in the over 60s representing the original families in the area whose children have left home. The population has slightly increased over the past five years driven by regeneration and construction of medium density housing, which has attracted a relatively high proportion of younger couples and singles to the area.

A key emerging household type is couples with younger children, regenerating the area as this group moves back in. The population is expected to experience modest growth over the next 20 years with large increases in the over 70s as the baby boomers age.

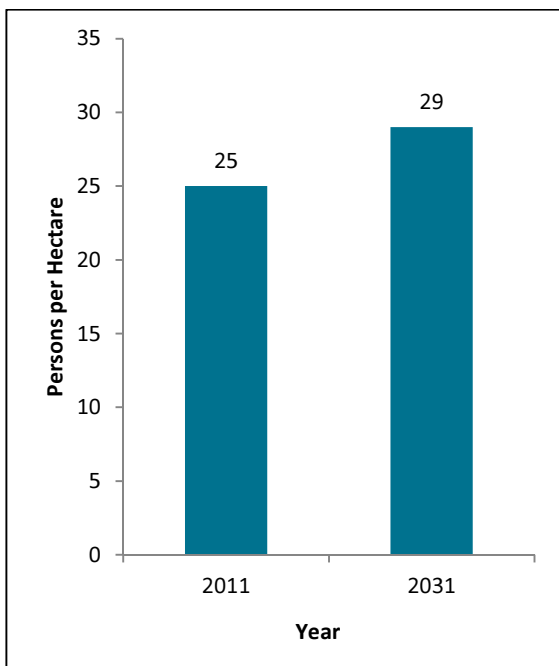
Higher density development will continue to favour younger households, particularly as baby boomers downsize their homes. The increase in density will impact on open space provision as it is likely to increase demand for public open space. With nearly a third of households living in units in 2006, a significant proportion of the population do not have access to private open space.

Open space considerations in the Boronia precinct are likely to be influenced by the regeneration of the population, with an increase in children likely, and young singles and couples moving into the area, primarily into the increasing amount of higher density housing.





**Graph 7 - Boronia Precinct Total Population**



**Graph 8 - Boronia Precinct Population Density**

## Open Space Overview

Koonung Creek Linear Park is a significant habitat corridor and a major focus area of open space on the southern boundary of the precinct. Its dominant feature is the Koonung Trail, which is the main shared path/commuter trail connecting with the Main Yarra Trail linking the CBD and EastLink Trail to Frankston. There is an extensive system of secondary paths linking the Koonung Trail to adjoining residential areas. The trail experiences high levels of use with an average weekday use of 500 and increasing to 1,000 visitors on Sundays. It will continue to be popular for cycling, walking and dog walking as the population is continually encouraged to become more active and use sustainable forms of transport. There are three biosites containing significant vegetation in the precinct. Major sporting and community facilities within the precinct are provided at Boronia Reserve, St Clems Reserve, Doncaster Reserve, Donvale Reserve and Donvale Indoor Sports Centre (DISC). St Clems Reserve has good access to adjoining streets, Tunstall Square and the Ruffey Trail. Both the Tunstall Preschool and Maternal Child Health Centre are also located within the precinct (refer Map 12).

## Future Change in Boronia Precinct

Boronia precinct includes south of Doncaster Road, Jackson Court, East Doncaster and Tunstall Square Neighbourhood Activity Centres, making it a high priority for open space provision to cater for future increase in population associated with higher density living.

Although this precinct includes Doncaster Reserve, the reserve is heavily developed (football oval, basketball stadium, RSL Club and a playground), leaving minimal space for other informal recreation pursuits. The preliminary study indicates that additional passive open would complement that provision.

Map 10 shows the area within which approximately 1,000m<sup>2</sup>-2,500m<sup>2</sup> of additional open space is required.

## Open Space: Current and Forecast Projections

The following table gives an overview of the open space network within the Boronia precinct, comparing the existing situation with the future forecast population and recommended open space expansion.

Council Open Space	
2011	61.2 ha
2031	61.2 ha
Council Open Space per Resident	
2011	53.3 m <sup>2</sup>
2031	45.9 m <sup>2</sup>
Number of Council Reserves/Parks	
2011	29
2031	29
Total Open Space	
2011	71.69 ha
2031	71.69 ha
Total Open Space per Resident	
2011	62.8 m <sup>2</sup>
2031	54.1 m <sup>2</sup>

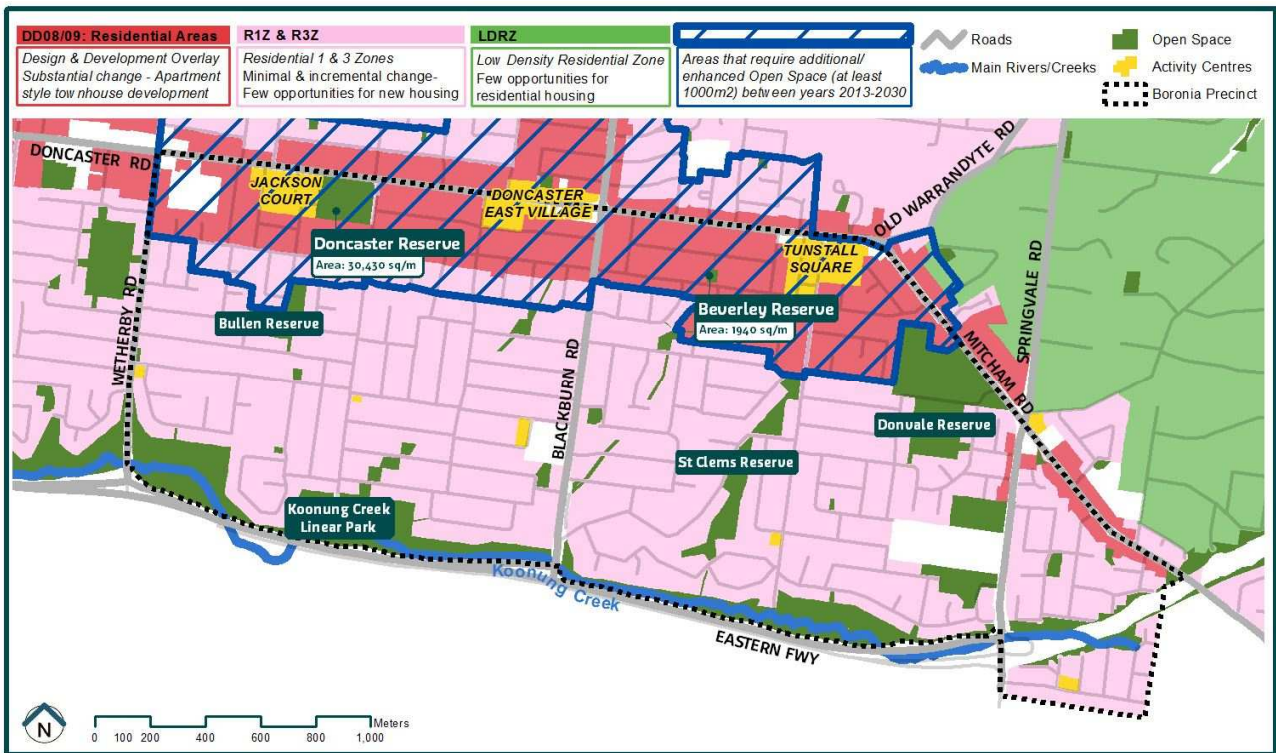
**Table 10 - Boronia Precinct Open Space Current and Forecast Projections**

## Playspace: Current and Forecast Projections

The following table gives an overview of the number of playspaces within the Boronia precinct as well as the number of playspaces per head of population. The data outlines the current situation and the recommended additional playspaces required prior to 2031.

Total No. of Playspaces	
2011	18
2031	19
Residents per Playspace	
2011	638
2031 (18 Playspaces)	740
2031 (19 Playspaces)	701

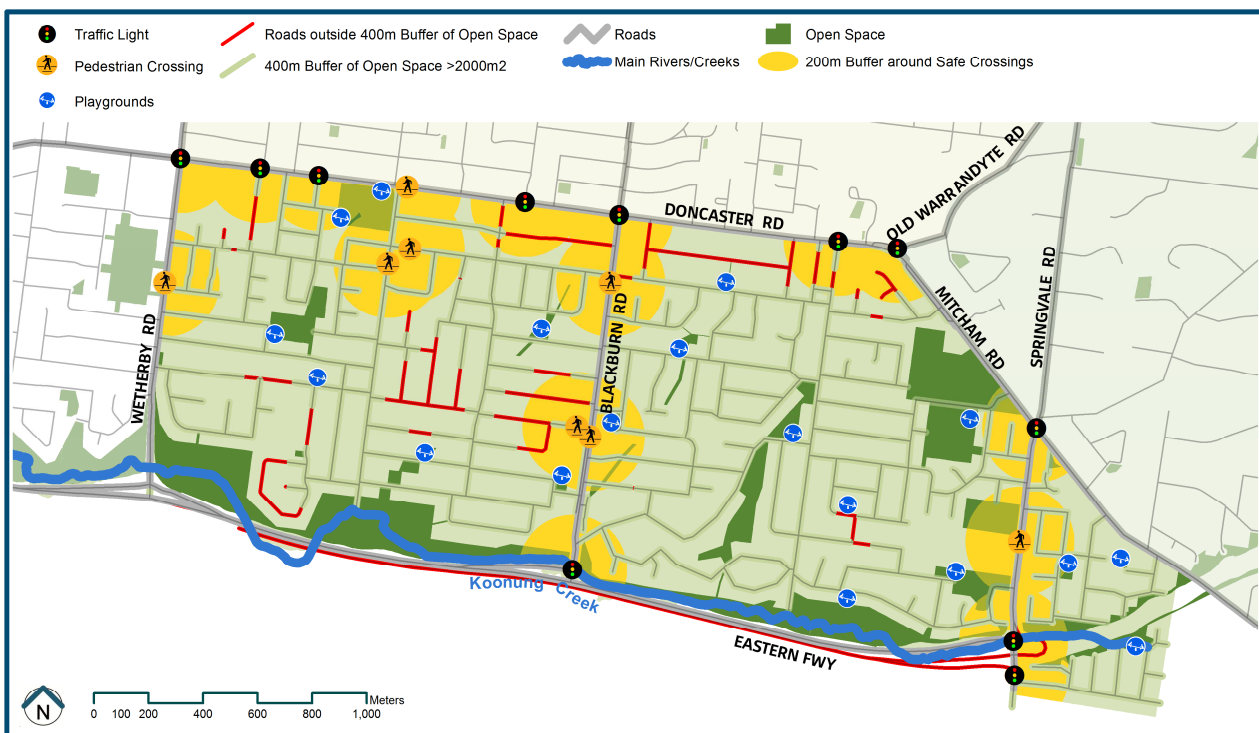
**Table 11 - Boronia Precinct Playspace Current and Forecast Projections**



Map 10 - Additional Open Space Requirements for Boronia Precinct

### Proximity to Open Space

The following map provides a gap analysis for Boronia Precinct showing residential accessibility to good size open space (greater than 2,000m<sup>2</sup>).



Map 11 - Residential Proximity to Open Space (Boronia Precinct)

Map 12 - Boronia Precinct Orientation Plan



**LEGEND**

- Open space
- Substantial Residential Change Area
- Incremental Residential Change Area
- Activity Centre
- Future Open Space Land Acquisition (Manningham City Council)
- Extent of Biosite
- Existing link
- Potential future link
- School (P=primary S=secondary)
- Regional Playground
- Proposed traffic lights
- Reserve
- Reserve with Playground
- Recommendation reference
- Area of future open space provision for medium density areas. (The actual location of new open space will be subject to further investigation as future development occurs)

1	Aranga Reserve	11	Eastern Freeway Linear Park	21	Maxia Reserve
2	Argyle Reserve	12	Gedye Reserve	22	Mitcham Road Bus Stop
3	Astelot Reserve	13	Glenview Reserve	23	Morna South Reserve
4	Baratta Park	14	Greendale Walkway	24	Morna North Reserve
5	Beverley Reserve	15	Greendale Reserve	25	Oxford Reserve
6	Boronia Reserve	16	Kevin Reserve	26	Renshaw Reserve
7	Bullen Reserve	17	Koonung Creek Linear Park	27	Roger Reserve
8	Donvale Indoor Sports Centre (Manningham DISC)	18	Lionel Reserve	28	St Clems Reserve
9	Doncaster Reserve	19	Maggs Reserve North	29	Thea Reserve
10	Donvale Reserve	20	Maggs Reserve South	30	Wetherby Reserve

## Open Space Recommendations for Boronia Precinct

Open Space	Recommendations	Reference
Open space expansion	<ul style="list-style-type: none"> <li>R4.1 - Further investigate approximately 1,000m<sup>2</sup>-2,500m<sup>2</sup> of additional open space open to service increasing population around Doncaster East, Jackson Court and Tunstall Square Activity Centres (Refer Map 10).</li> </ul>	<i>Doncaster East Activity Centre Structure Plan 2011</i> <i>Jackson Court Structure Plan (future)</i> <i>Tunstall Square Structure Plan (future)</i>
Improved trails/connections	<ul style="list-style-type: none"> <li>R4.2 - Upgrade the secondary paths within Koonung Creek Linear Park.</li> </ul>	<i>Koonung Creek Linear Park Management Plan 2011</i>
	<ul style="list-style-type: none"> <li>R4.3 - Upgrade and complete shared path from Koonung Creek Linear Park through St Clems Reserve to Tunstall Square.</li> </ul>	<i>St Clems Reserve Development Plan 2006</i> <i>Bicycle Strategy 2013</i>
General open space upgrade	<ul style="list-style-type: none"> <li>R4.4 - Investigate the development of a new playspace at the southern end of St Clems Reserve.</li> </ul>	Playspace Development Program
	<ul style="list-style-type: none"> <li>R4.5 - Continue to implement recommendations of the Koonung Creek Linear Park Management Plan.</li> </ul>	<i>Koonung Creek Linear Park Management Plan 2011</i>
	<ul style="list-style-type: none"> <li>R4.6 - Investigate the development of an urban plaza at Wetherby Reserve to enhance amenity of Renshaw Street/ Wetherby Road Local Activity Centre.</li> </ul>	Renshaw St /Wetherby Road Local Activity Centre Enhancement Plan (future)
	<ul style="list-style-type: none"> <li>R4.7 - Upgrade Doncaster Reserve including oval and path network improvements and the development of an urban plaza.</li> </ul>	<i>Doncaster Reserve Development Plan 2013</i>
	<ul style="list-style-type: none"> <li>R4.8 - Upgrade to Donvale Reserve main sports pavilion and other reserve improvements including outdoor courts, path network and landscaping.</li> </ul>	<i>Donvale Reserve Management Plan 2013</i>
Proposed recreation facility	<ul style="list-style-type: none"> <li>R4.9 – Expansion of DISC to include a multi-use hall and upgraded facilities.</li> </ul>	<i>Highball Infrastructure Plan 2013</i>
Natural environment enhancement	<ul style="list-style-type: none"> <li>R4.10 - Protect significant indigenous bushland in the Koonung Creek Linear Park and Bullen Reserve.</li> </ul>	<i>Healthy Habitats Bushland Management Strategy 2012</i>
Land management	<ul style="list-style-type: none"> <li>R4.11 - Continue to work with VicRoads for consistent management of VicRoads land within the Koonung Creek Linear Park and Eastern Freeway Open Space.</li> </ul>	VicRoads
	<ul style="list-style-type: none"> <li>R4.12 - Continue to work with Melbourne Water to improve the informal recreation use of Melbourne Water land along the Koonung Creek Linear Park.</li> </ul>	Melbourne Water

Table 12 - Open Space Recommendations for Boronia Precinct

### 5. Ruffey Precinct

#### Precinct Overview



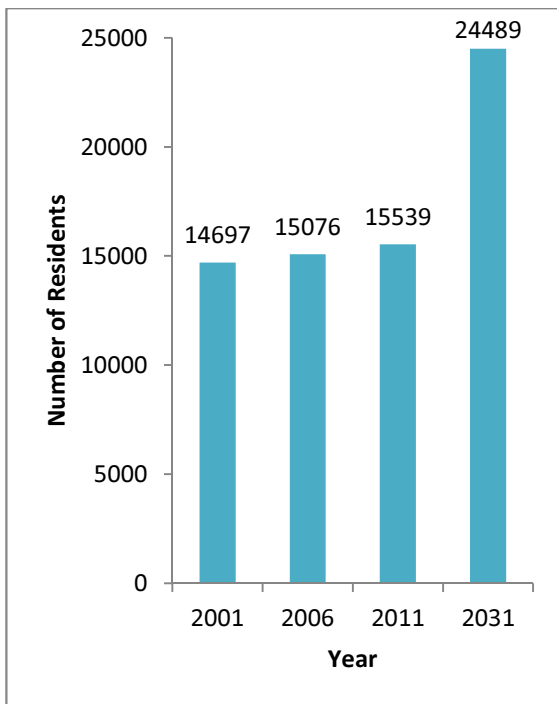
The Ruffey precinct covers the majority of the suburb of Doncaster. Dwelling stock consists primarily of established areas in Doncaster with separate houses. In recent years the area has experienced substantial increase in residential densities reflecting the growth of Doncaster Hill. Manningham’s housing stock is projected to increase by an additional 9,200 dwellings by 2030. Two thirds of anticipated development is expected to occur around Doncaster Hill and in residential areas covered by the Design and Development Overlay Schedule 8 (DDO8), such as those along Doncaster Road. It is anticipated that a further 800 dwellings will be accommodated on the Eastern Golf Course redevelopment site. Local activity centres include Doncaster Road, Bond Street, Katrina Street and Stutt Avenue. Doncaster Primary School and Doncaster Secondary School are also located within the precinct.

#### Demographic Overview

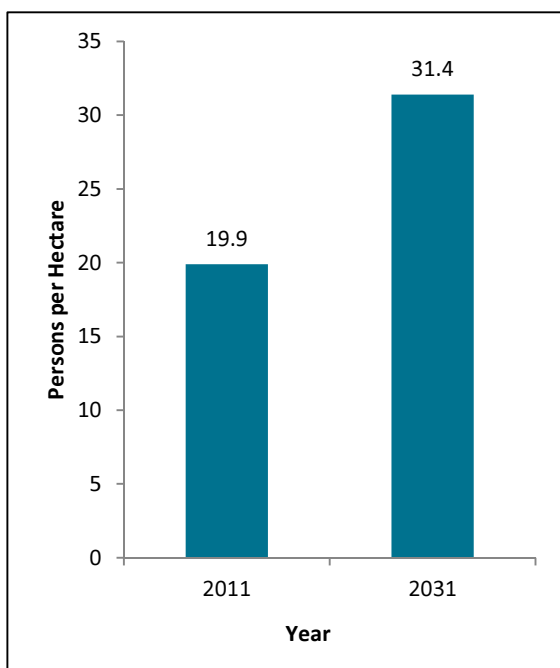
The Ruffey precinct is the most densely populated precinct in Manningham and this is increasing, mainly driven by the high density development of Doncaster Hill. The precinct has a fairly elderly population with increases dominated by the over 70s, except in Doncaster Hill which has a younger population. The precinct mainly consists of small households and generally has low numbers of children and families. It is expected the area will continue to be dominated by smaller households, which are more likely to be young couples and singles without children. The anticipated significant increase in population is likely to have an effect on the age structure of the area. Increases among the elderly in the established areas will be offset by large increases in young adults in their 20s and 30s. It is likely that this is one of the few areas in the City of Manningham which will grow younger over time. The cultural diversity of the area is increasing rapidly.

The increase in higher density development is likely to influence open space demand, as most of these developments have far more persons per hectare than the existing housing stock. Strategic placement of open space accessible to these developments will be a key focus. More active spaces preferred by young adults should be considered.

Open space considerations are likely to be impacted by the changing age structure of the population from an elderly population living in family homes and retirement villages, to an increasing younger population centred on Doncaster Hill.



**Graph 9 - Ruffey Precinct Total Population**



**Graph 10 - Ruffey Precinct Population Density**

## Open Space Overview

Ruffey Lake Park and Koonung Creek Linear Park are popular and significant regional open space areas within the precinct and are well connected to Manningham regional path network, including the Ruffey and Koonung Trails.

Demand for unstructured recreation activities and informal use from the forecasted

additional population in Doncaster Hill will continue to be accommodated in key nearby existing open spaces, providing a variety of natural settings and parkland for informal and recreation, including play opportunities walking trails and BBQ facilities. There are two biosites containing significant vegetation in the precinct.

Significant future open space will be provided in the precinct. A minimum area of 20 per cent (9.4 hectares) of the Eastern Golf Course key redevelopment site is designated for public open space to ensure retention of significant vegetation, cultural values and the protection of faunal corridors. In addition, an open space network will be established that provides formal and informal recreation opportunities to meet the needs of approximately 2,500 new residents supported by an integrated pedestrian and cycling network. The distribution of the open space will be integrated with the surrounding residential area and existing open space, including Lawford, Studley, Burgundy and Somerville Reserves. Connectivity for the Doncaster Hill and Eastern Golf Course Development is important, with proposed pedestrian and cycling linkages to the surrounding street and open space network.

MC<sup>2</sup> community hub incorporates a large civic plaza, providing a space for community events.

Schramms Reserve, a district reserve provides two sporting ovals, a recently refurbished playspace and contains the Doncaster Bowling Club, as well as treed open space for unstructured recreation activities. Located adjacent to the Municipal Offices, it often plays a supporting role to the civic function and has been identified as an open space focus for the Doncaster Hill community. Council's lease at the Wetherby PowerNet Site may expire in 2017: subject to funding the Kevin Heinze Garden Centre is proposed to be relocated to Rieschiecks Reserve (Refer Map 16).

## Open Space: Current and Forecast Projections

The following table gives an overview of the open space network within the Ruffey precinct, comparing the existing situation with

the future forecast population and recommended open space expansion.

Council Open Space	
2011	106.4 ha
2031	116.2 ha
Council Open Space per Resident	
2011	68.5 m <sup>2</sup>
2031	47.3 m <sup>2</sup>
Number of Council Reserves/Parks	
2011	30
2031	32
Total Open Space	
2011	115.34 ha
2031	125.1 ha
Total Open Space per Resident	
2011	77.7 m <sup>2</sup>
2031	53.3 m <sup>2</sup>

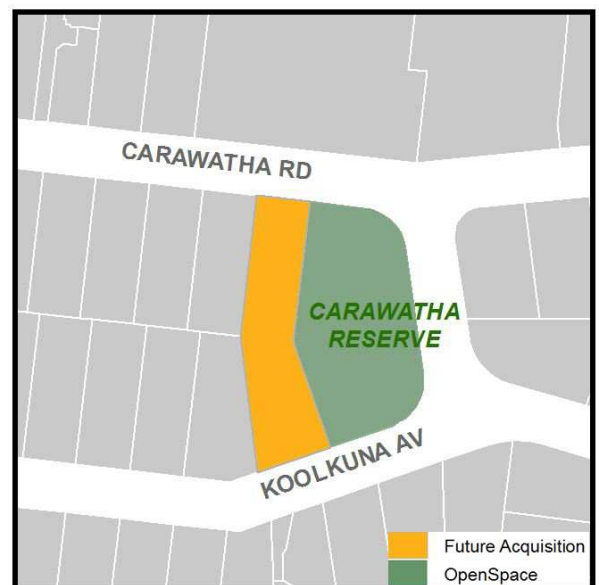
**Table 13 - Ruffey Precinct Open Space Current and Forecast Projections**

## Proposed Land Acquisition

The land highlighted in orange on the maps below have a Public Acquisition Overlay on them to extend the existing parks in the future.



*Map 13 - Proposed Land Acquisition Ruffey Precinct (Hepburn Road)*



*Map 14 - Proposed Land Acquisition Ruffey Precinct (Carawatha Reserve)*



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## Playspace: Current and Forecast Projections

The following table gives an overview of the number of playspaces within the Ruffey precinct as well as the number of playspaces per head of population. The data outlines the current situation and the recommended additional playspaces required prior to 2031.

Total No. of Playspaces	
2011	25
2031	32
Residents per Playspace	
2011	622
2031 (25 Playspaces)	980
2031 (32 Playspaces)	765

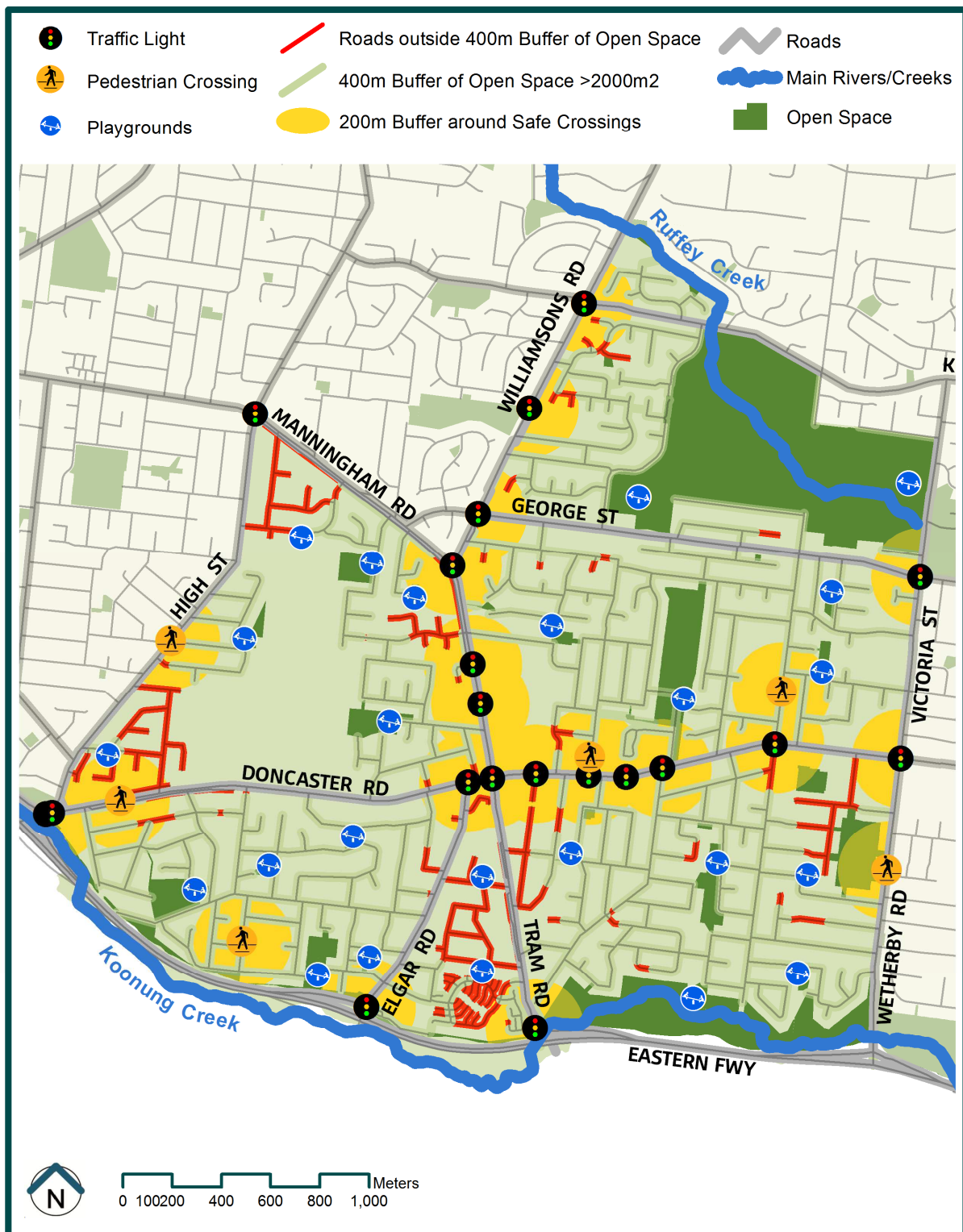
**Table 14 - Ruffey Precinct Playspace Current and Forecast Projections**

\*Includes 2 regional playspaces at Ruffey Lake Park

\*\*Future playspaces include Hepburn Reserve playspace, Church North playspace in Ruffey Lake Park and 3 new playspaces within Eastern Golf Course residential development

## Proximity to Open Space

The following map provides a gap analysis for Ruffey Precinct showing residential accessibility to good size open space (greater than 2,000m<sup>2</sup>).



Map 15 - Residential Proximity to Open Space (Ruffey Precinct)



Map 16 - Ruffey Precinct Orientation Plan

LEGEND	
	Open space
	Substantial Residential Change Area
	Incremental Residential Change Area
	Activity Centre
	Extent of Biosite
	Existing link
	Potential future link
	School (P=primary S=secondary)
	Regional Playground
	Proposed traffic lights
	Reserve
	Reserve with Playground
	Recommendation reference
	Area of future open space provision for medium density areas. (The actual location of new open space will be subject to further investigation as future development occurs)

1	Acheron Reserve	16	Lawford Reserve
2	Brendan Reserve	17	Marshall Reserve
3	Burgundy Reserve	18	Murillo Reserve
4	Carawatha Reserve	19	Roseland Reserve
5	Cockaigne Reserve	20	Ruffey Lake Park
6	Coolibah Reserve	21	Schramms Reserve
7	Davis Reserve	22	Sharon Reserve
8	Doncaster Tennis Club	23	Somerville Reserve
9	Eildon Reserve	24	Studley Reserve
10	Grover Reserve	25	Stutt Reserve
11	Hampshire Reserve	26	Walker Reserve
12	Hanke Reserve	27	Wetherby Reserve (Powernet Site)
13	Hepburn Reserve	28	Wetherby Retarding Basin
14	JW Thomson Reserve	29	Wilson's Reserve
15	Koonung Creek Linear Park	30	Winbrook Reserve

## Open Space Recommendations for the Ruffey Precinct

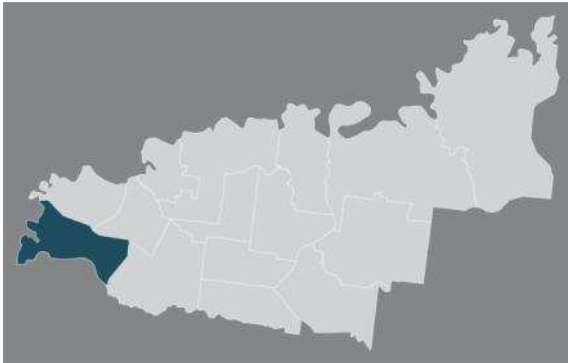
Open Space	Recommendations	Reference
Open space expansion	<ul style="list-style-type: none"> <li>R5.1 - Complete land purchases to create the new Hepburn Reserve.</li> </ul>	<i>Doncaster Hill Strategy 2004</i>
	<ul style="list-style-type: none"> <li>R5.2 - Complete the land purchase for the expansion of Carawatha Reserve and stage 2 development including earthworks and landscaping.</li> </ul>	<i>Carawatha Reserve Development Plan 2007</i>
	<ul style="list-style-type: none"> <li>R5.3 - Acquire and develop a minimum area of 20 per cent (approximately 9.5 hectares) of the Eastern Golf Course key development site for informal and formal recreation (including 3 playspaces) while maintaining the high biodiversity values.</li> </ul>	<i>Planning Scheme Amendment C101 and associated Development Plan</i>
	<ul style="list-style-type: none"> <li>R5.4 - Enhance existing open space in close proximity to the Eastern Golf Course strategic redevelopment site to cater to the future population.</li> </ul>	<i>Planning Scheme Amendment C101 and associated Development Plan</i>
Improved trails/connections	<ul style="list-style-type: none"> <li>R5.5 - Connect Ruffey Trail to Doncaster Hill via Ruffey Lake Park.</li> </ul>	<i>Doncaster Hill Pedestrian and Cycling Plan 2010</i>
	<ul style="list-style-type: none"> <li>R5.6 - Upgrade secondary paths on the north side of the freeway within Koonung Creek Linear Park.</li> </ul>	<i>Koonung Creek Linear Park Management Plan 2011</i>
	<ul style="list-style-type: none"> <li>R5.7 - Support implementation of Doncaster Hill Pedestrian and Cycling Plan.</li> </ul>	<i>Doncaster Hill Pedestrian and Cycling Plan 2010</i>
General open space upgrade	<ul style="list-style-type: none"> <li>R5.8 - Complete implementation of Ruffey Lake Park Management Plan in including a new playspace at Church Road carpark.</li> </ul>	<i>Ruffey Lake Park Management Plan 2005</i>
	<ul style="list-style-type: none"> <li>R5.9 - Complete stage 2 development works at JW Thomson Reserve.</li> </ul>	<i>JW Thomson (Saxon) Reserve Development Plan 2008</i>
	<ul style="list-style-type: none"> <li>R5.10 - Prepare and implement development plan for Lawford Reserve.</li> </ul>	<i>Lawford Reserve Development Plan (future)</i>
	<ul style="list-style-type: none"> <li>R5.11 - Prepare and implement development plan for Hepburn Reserve.</li> </ul>	<i>Hepburn Reserve Development Plan (future)</i>
	<ul style="list-style-type: none"> <li>R5.12 - Provide seven additional playspaces within the precinct by 2031 including Hepburn Reserve playspace, Church North playspace in Ruffey Lake Park and three new playspaces within Eastern Golf Course residential development</li> </ul>	<i>Planning Scheme Amendment C101 and associated Development Plan</i> Playspace Development Program

Open Space	Recommendations	Reference
Proposed recreation facility	<ul style="list-style-type: none"> <li>R5.13 - Investigate the provision of a community gardens within the Koonung Creek Linear Park.</li> </ul>	<i>Community Gardens Plan (future)</i>
	<ul style="list-style-type: none"> <li>R5.14 - Review future use of Wetherby Reserve (SP Ausnet site) following the relocation Kevin Heinze Garden Centre to Rieschiecks Reserve (Lease on current site expires 2017).</li> </ul>	<i>Rieschiecks Reserve Management Plan 2012</i>
Natural environment enhancement	<ul style="list-style-type: none"> <li>R5.15 - Protect significant indigenous bushland in Ruffy Lake Park and Koonung Creek Linear Park.</li> </ul>	<i>Healthy Habitats Bushland Management Strategy 2012</i>
Land management	<ul style="list-style-type: none"> <li>R5.16 - Continue to work with Melbourne Water on improvements to the informal recreation use of Melbourne Water owned land along Koonung Creek Linear Park.</li> </ul>	<i>Koonung Creek Linear Park Management Plan 2011</i>

**Table 15 - Open Space Recommendations for Ruffey Precinct**

## 6. Bolin Bolin Precinct

### Precinct Overview

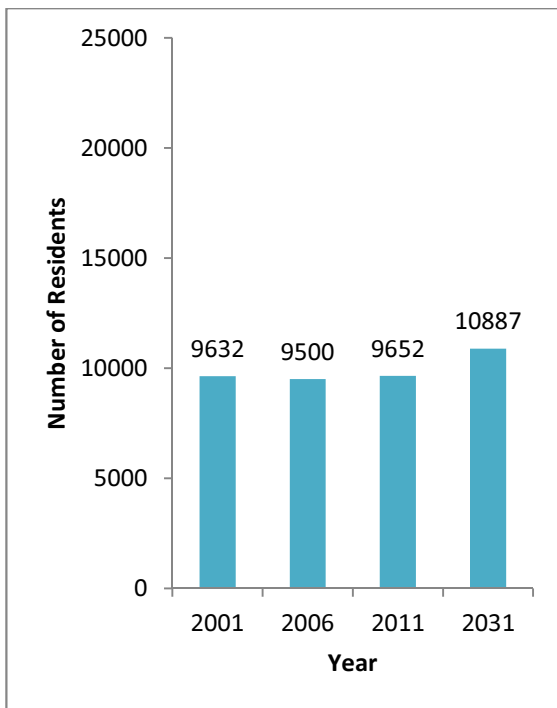


The Bolin Bolin precinct is located on the western edge of Manningham and covers parts of Bulleen and Doncaster. Most of the precinct comprises the older more established areas of Bulleen and Doncaster with separate houses and established gardens, reflecting the older population of original residents living in family homes. Housing in the western part of the precinct generally comprises 1960s/1970s brick single and double storey dwellings. The precinct has experienced an increase in medium density housing over the past decade. A substantial level of change to higher density living is also expected in residential areas along Manningham and Thompsons Roads. Local activity centres within the precinct include Bulleen Road, Lillian Street, Village Avenue, Thompsons Heights and two centres located on Ary Street. St Clements Primary School and Trinity Grammar are located within the precinct.

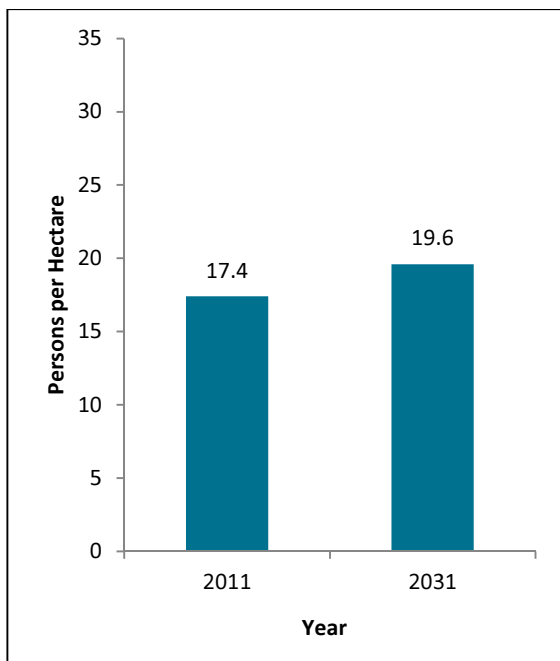
### Demographic Overview

The precinct has had a slightly declining and ageing population with a small increase in population expected over the next 20 years. The over 70s age group is particularly dominant, perhaps due to substantial retirement village accommodation in the area. There are also more 25-34 year olds and more young children in Bolin Bolin than the Manningham average which may indicate some regeneration of the area. Significant growth in the number of people in their 20s is expected in Bulleen, with an increase in higher density properties and the attractiveness of being in close proximity to Melbourne and the Heidelberg train line on the northern side of the Yarra River. There is an increasing trend to smaller households, with over half comprising lone person and couples without children. The precinct has a very large but declining Italian and Greek community with an emerging Chinese affiliated community.

Open space considerations in Bolin Bolin are likely to be affected by the much higher levels of older population, including those with regularly visiting grandchildren, but also a small but increasing number of young parents with young children.



**Graph 11 - Bolin Bolin Precinct Total Population**



**Graph 12 - Bolin Bolin Precinct Population Density**

## Open Space Overview

Bulleen Park, a significant regional reserve adjoining the Yarra River, is located on the boundary of the Yarra Valley Parklands. It caters for local recreation, group recreation activities and organised sports, including football, soccer, cricket, archery and aero modellers. Informal recreation opportunities include play opportunities, walking trails, picnic and BBQ facilities.

The Bolin Bolin Cultural Heritage Trail links Bulleen Reserve to Banksia Park, traversing areas of cultural and environmental significance located in the Bolin Bolin Cultural Heritage Precinct. There is one section of the trail yet to be finalised at the former Bulleen Drive-In site. The eventual sale and transfer of part of that site affected by a Public Acquisition Overlay will ensure completion of the trail (Refer Map 17). The adjacent Greenaway Reserve will be critical to providing access from Bulleen Road to the Yarra River in any future development of this area. Pedestrian access to open space along Bulleen Road to open space on west side from residential areas on the east is very poor, with no safe crossing points.

The Koonung Creek Linear Park is a major feature of the precinct providing a mixture of natural settings, indigenous bushland and open parkland with sporting grounds, playspaces and areas used for informal recreation. The precinct is well connected to the linear park via several existing links from the adjoining residential areas, including the Yarralean Pipe Track and Harold Link. There is potential to extend the link path from the Linear Park to Bulleen Park via Bulleen Road. With the exception of a few small pockets and one large pocket in the north west corner, most of the residential areas within the precinct have good street connectivity and accessibility to open space.

There is one biosite containing significant vegetation in the precinct and five district reserves which provide sporting and community facilities, playspaces and/or pedestrian links. There are 18 local reserves within the precinct. Over the years there has been a loss of useable open space for drainage purposes in parts such as Anthony and Lindsay Reserves (Refer Map 19).

## Open Space: Current and Forecast Projections

The following table gives an overview of the open space network within the Bolin Bolin precinct, comparing the existing situation with the future forecast population and recommended open space expansion.

Council Open Space	
2011	20.5 ha
2031	20.5 ha
Council Open Space per Resident	
2011	21.2 m <sup>2</sup>
2031	18.8 m <sup>2</sup>
Number of Council Reserves/Parks	
2011	28
2031	28
Total Open Space	
2011	78.2 ha
2031	79.1 ha
Total Open Space per Resident	
2011	75.4 m <sup>2</sup>
2031	72.6 m <sup>2</sup>

**Table 16 - Bolin Bolin Precinct Open Space Current and Forecast Projections**

## Proposed Land Acquisition

The parcel of land highlighted in orange in the map below has a Public Acquisition Overlay placed on it by the Department of Environment and Primary Industries (DEPI) to connect the Yarra Valley Parklands in the future.



*Map 17 - Proposed Land Acquisition Bulleen Drive-In Site (DEPI) Bolin Bolin Precinct*

## Playspace: Current and Forecast Projections

The following table gives an overview of the number of playspaces within the Bolin Bolin precinct as well as a number of playspaces per head of population. The data outlines the current situation and the recommended additional playspaces required by 2031.

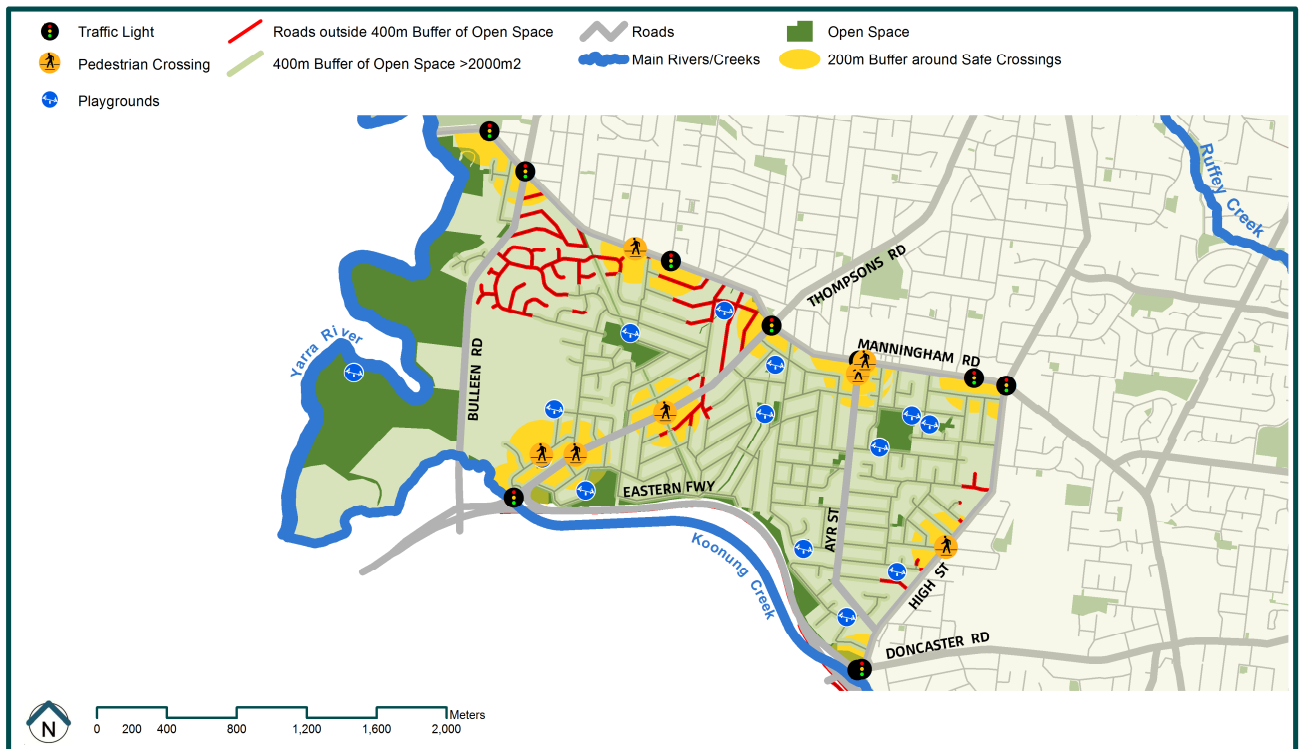
Total No. of Playspaces	
2011	14
2031	15
Residents per Playspace	
2011	689
2031 (14 Playspaces)	778
2031 (15 Playspaces)	726

**Table 17 - Bolin Bolin Precinct Playspace Current and Forecast Projections**



## Proximity to Open Space

The following map provides a gap analysis for Bolin Bolin Precinct showing residential accessibility to good size open space (greater than 2,000m<sup>2</sup>). Residents east of Bulleen Road (Manningham Road proximity) do not have ideal access to larger areas of open space.



Map 18 - Residential Proximity to Open Space (Bolin Bolin Precinct)



Map 19 - Bolin Bolin Precinct Orientation Plan

LEGEND	
	Open space
	Substantial Residential Change Area
	Incremental Residential Change Area
	Activity Centre
	Extent of Biosite
	Existing link
	Potential future link
	School (P=primary S=secondary)
	Regional Playground
	Proposed traffic lights
	Reserve
	Reserve with Playground
	Recommendation reference
	Area of future open space provision for medium density areas. (The actual location of new open space will be subject to further investigation as future development occurs)

1	Anthony Reserve	16	Lindsay Reserve
2	Balwyn Link	17	Morris Williams Reserve
3	Buckingham Reserve	18	Park Reserve
4	Bulleen Park	19	Parkview Reserve
5	Glenda Reserve	20	Riverview Reserve
6	Greenaway Reserve	21	Yarra Valley Parklands
7	Harold Link	21a	Bolin Bolin Billabong
8	Harold Reserve	22	Sandra Reserve
9	Kathleen Reserve	23	Stanley Reserve
10	Kim Reserve	24	Timber Reserve
11	Kingsnorth Reserve	25	Vista Reserve
12	Koonung Creek Linear Park	26	Westwood Reserve
13	Koonung Reserve	27	Willow Reserve North
14	Lillian Reserve	28	Willow Reserve South
15	Lincoln Reserve	29	Yarraleen Walkway

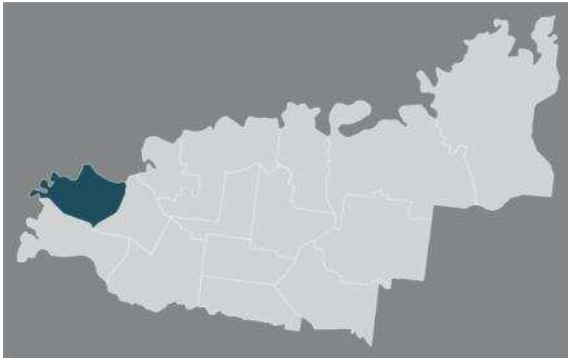
## Open Space Recommendations for Bolin Bolin Precinct

Open Space	Recommendations	Reference
Open space expansion	<ul style="list-style-type: none"> <li>R6.1 - Support proposed land acquisition of the former Bulleen Drive site to be integrated into the Yarra Valley Parklands. (Refer 17).</li> </ul>	DEPI (Parks Victoria)
Improved trails /connections	<ul style="list-style-type: none"> <li>R6.2 - Complete the Bolin Bolin Cultural Heritage Trail.</li> </ul>	Parks Victoria
	<ul style="list-style-type: none"> <li>R6.3 - Improve the connection of the Koonung Trail to shared paths north of the freeway within Yarra Valley Parklands.</li> </ul>	Bulleen Park Management Plan Review (future)
	<ul style="list-style-type: none"> <li>R6.4 - Investigate improving Harold Link to enable pedestrian access between Harold Reserve and Koonung Creek Linear Park.</li> </ul>	<i>Harold Reserve Development Plan 2010</i> <i>Draft Manningham Bicycle Strategy 2013</i>
	<ul style="list-style-type: none"> <li>R6.5 - Continue to upgrade the secondary shared paths along the Koonung Creek.</li> </ul>	<i>Koonung Creek Linear Park Management Plan 2011</i>
General open space upgrade	<ul style="list-style-type: none"> <li>R6.6 - Upgrade local open spaces which have a predominant drainage function, such as Anthony and Lindsay Reserves, to improve informal recreation opportunities.</li> </ul>	Specific Reserve Development Plans (future)
	<ul style="list-style-type: none"> <li>R6.7 - Consider future development of Greenaway Reserve in association with any future development of the adjacent former Bulleen Drive-In site.</li> </ul>	<i>Greenaway Reserve Development Plan (future)</i>
	<ul style="list-style-type: none"> <li>R6.8 - Investigate the upgrade of nearby reserves in this precinct to address the open space gap.</li> </ul>	Specific Reserve Development Plans (future)
	<ul style="list-style-type: none"> <li>R6.9 - Investigate the inclusion of a new playspace within the precinct by 2031 to cater for the projected increase in population.</li> </ul>	Playspace Development Program
Proposed recreation facility	<ul style="list-style-type: none"> <li>R6.10 - Investigate the provision of a small community garden within this precinct.</li> </ul>	Community Garden Plan (future)
Natural environment enhancement	<ul style="list-style-type: none"> <li>R6.11 - Protect significant indigenous bushland in Bulleen Park.</li> </ul>	Healthy Habitats Bushland Management Strategy 2012
	<ul style="list-style-type: none"> <li>R6.12 - Protect, maintain and enhance Bolin Bolin Billabong area to maximise environmental values and informal recreation opportunities.</li> </ul>	Parks Victoria
Land management	<ul style="list-style-type: none"> <li>R6.13 - Consolidate land titles for Koonung Reserve.</li> </ul>	Council

Table 18 - Open Space Recommendations for Bolin Bolin Precinct

## 7. Birrarung Precinct

### Precinct Overview

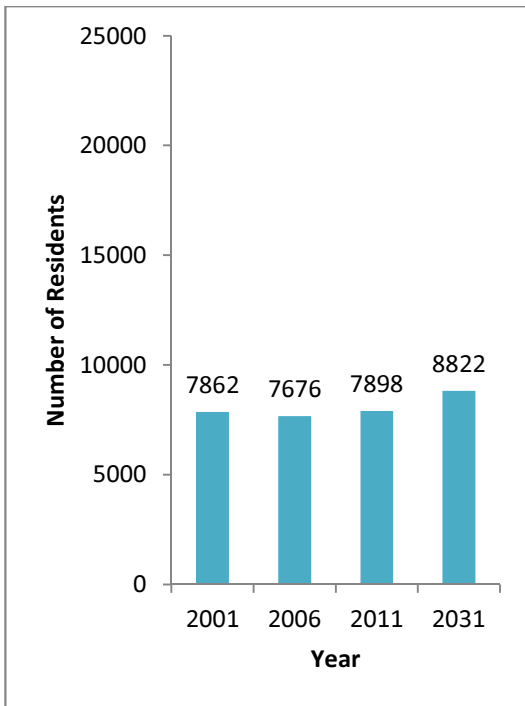


Birrarung precinct includes parts of the suburbs of Bulleen and Templestowe Lower. While there are significant area of public open space along the Yarra River, a large portion of the precinct is characterised by an established urban character, reflecting the development of the area mainly from the immediate post-war period of Melbourne's expansion. The precinct contains Bulleen Plaza, which is a Neighbourhood Activity Centre, and Chatsworth, Quadrant, Morang Avenue and Gertrude Street Local Activity Centres. Bulleen Heights Primary School and Templestowe Valley Primary School are located within the precinct. The higher density residential area around Bulleen Plaza places greater pressure on existing local parks in close proximity to the Plaza.

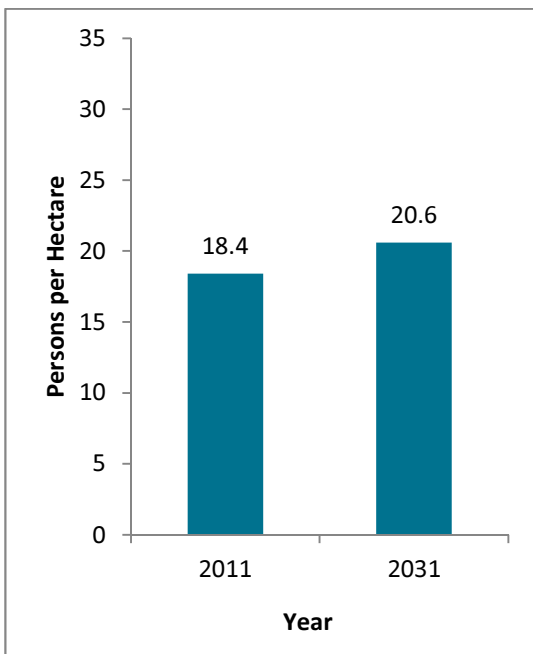
### Demographic Overview

Birrarung precinct is an elderly community with a quarter of the population over 60 plus years. It has experienced a slightly declining population, with a modest increase projected over the next 20 years. More than half of all the households are one or two person households. Young families with children are present in significant numbers which indicates that some regeneration has occurred within the area. Bulleen is likely to draw significant increases among people in their 20s attracted to the anticipated increase in rental properties as some areas redevelop to higher density. Whereas Lower Templestowe is likely to continue to attract established families, and lose young people.

The higher levels of an older population, and the small but increasing number of parents with young children, are important considerations for open space planning in the Birrarung precinct. Most residents have lived in the area for some time. The predominant cultural groups of Greeks and Italians are important consideration for open space planning in the precinct, but there are some emerging groups, particularly residents of Chinese origin.



Graph 13 - Birrarung Precinct Total Population



Graph 14 - Birrarung Precinct Population Density

## Open Space Overview

The precinct is dominated by large areas of open space along the Yarra River corridor. These are valuable biodiversity assets, providing ecosystem services and landscape amenity, as well as a diverse range of recreation opportunities in a natural setting, including cycling/walking, picnics, events and festivals. The Yarra Valley Parklands contain some of the most highly visited open space areas in metropolitan Melbourne, attracting over one million visits per year, and includes Banksia and Birrarung Parks. Heide Museum of Modern Art is located within the broader parklands and is a major cultural attraction catering to international, national and Victorian visitors, as well as the local community. Council has leased a section of Banksia Park to allow for the construction of 'Helmet', the Bulleen gateway public art sculpture.

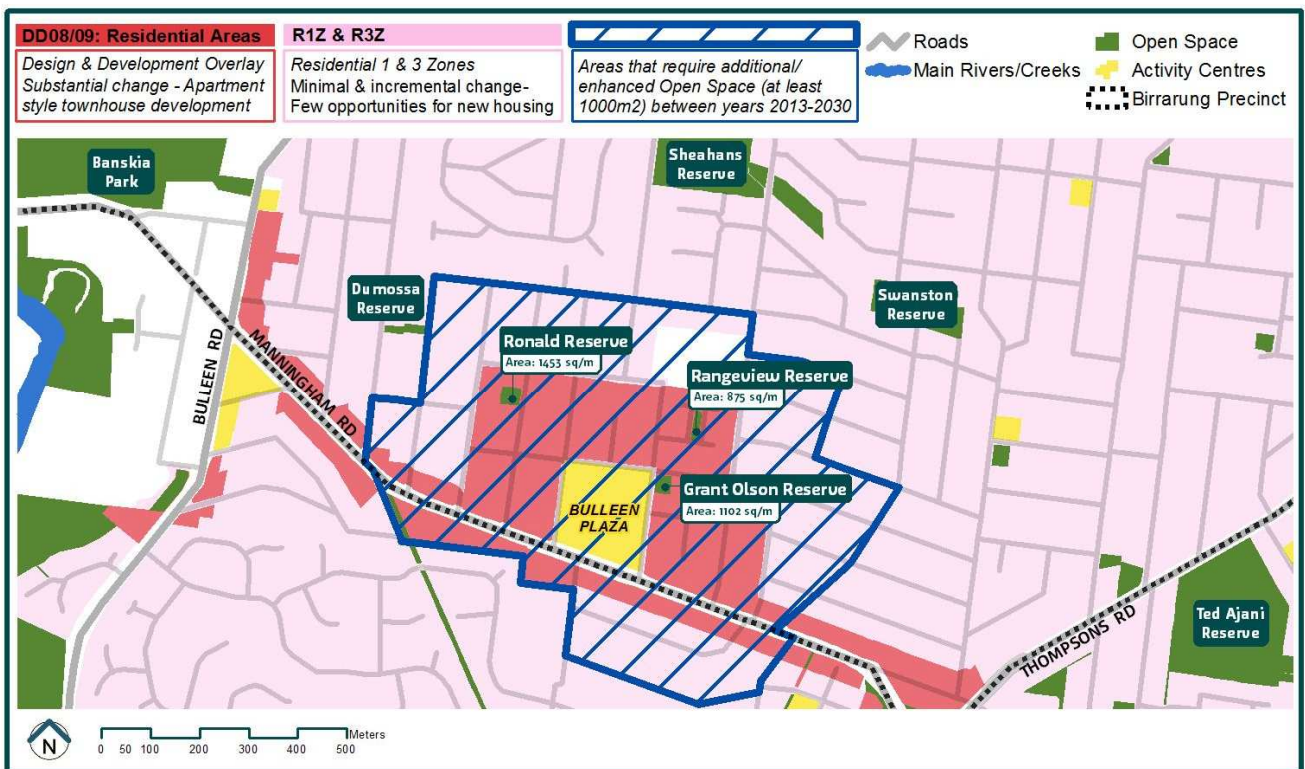
Other commercial open space uses within the river corridor include the Yarra Valley Country Club and Bulleen Golf Range. Open space in the precinct will continue to be managed and recognised for its social, environmental and economic benefits for the local and wider community. A pedestrian refuge was constructed at Airds Road providing a safe road crossing to the Yarra Valley Parklands. However, the gap analysis as shown on Map 23 indicates that the provision of additional safe pedestrian links, road crossings, particularly on Templestowe Road, and an east west shared path link will be needed to improve access to the Yarra Valley Parklands. There is one biosite containing significant vegetation in the precinct. Ten local open space reserves are distributed throughout the precinct, predominantly providing playspaces and pedestrian links. However there are significant gaps in the open space provision and access, which typically reflect drainage infrastructure and flooding issues rather than open space needs.

There is potential to create a linear park and address flooding issues with three interlinked reserves to include Sheahans, Pleasant and Morang Reserves, and extending south to Swanston Reserve. Future expansion of the Sheahans Road Basketball Stadium is recommended in the long term (refer Map 23).

## Future Change in Birrarung Precinct

The Birrarung precinct includes Bulleen Plaza Neighbourhood Activity Centre. The preliminary study indicates that existing open space may not cater adequately for future population growth associated with higher density living. The existing reserves in this area are relatively small and recreation opportunities are limited.

Map 20 shows the area within which approximately 1,000m<sup>2</sup> – 2,500m<sup>2</sup> of additional open space is required.



Map 20 - Additional Open Space Requirements Birrarung Precinct

## Open Space: Current and Forecast Projections

The following table gives an overview of the open space network within the Birrarung precinct, comparing the existing situation with the future forecast population and recommended open space expansion.

Council Open Space	
2011	10.13 ha
2031	10.43 ha
Council Open Space per Resident	
2011	12.8 m <sup>2</sup>
2031	11.8 m <sup>2</sup>
Number of Council Reserves/Parks	
2011	16
2031	17
Total Open Space	
2011	98.68 ha
2031	111.05 ha
Total Open Space per Resident	
2011	124.9 m <sup>2</sup>
2031	125.9 m <sup>2</sup>

**Table 19 - Birrarung Precinct Open Space Current and Forecast Projections**

## Proposed Land Acquisition

The parcels of land highlighted in orange in the map below have a Public Acquisition Overlay placed on them by the Department of Environment and Primary Industries (DEPI) to connect the Yarra Valley Parklands in the future.



*Map 21 – Land Identified for Acquisition within Birrarung Precinct (DEPI)*

## Playspace: Current and Forecast Projections

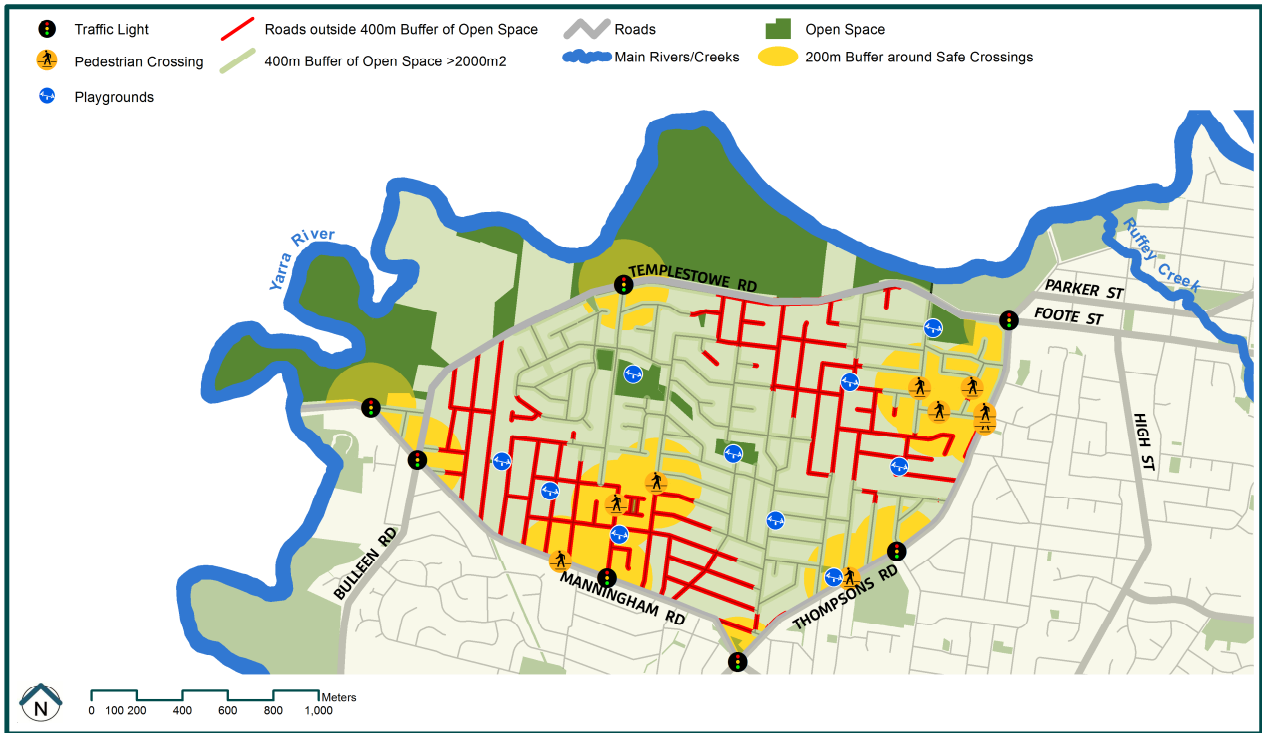
The following table gives an overview of the number of playspaces within the Birrarung precinct as well as the number of playspaces per head of population. The data outlines the current situation and the recommended additional playspaces required prior to 2031.

Total No. of Playspaces	
2011	12
2031	13
Residents per Playspace	
2011	658
2031 (12 Playspaces)	735
2031 (13 Playspaces)	679

**Table 20 - Birrarung Precinct Playspace Current and Forecast Projections**

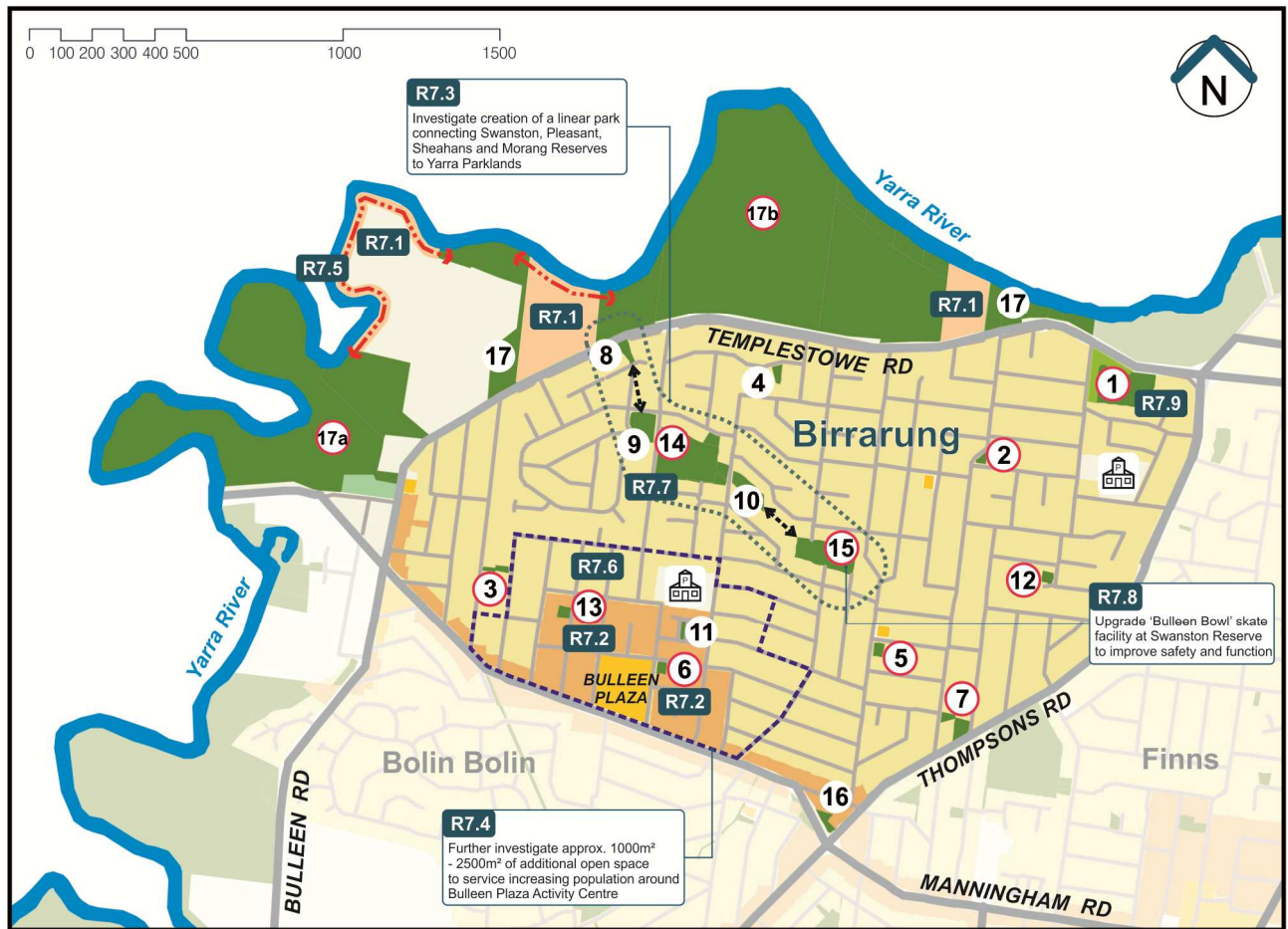
## Proximity to Open Space

The following map provides a gap analysis for Birrarung Precinct showing residential accessibility to good size open space (greater than 2,000m<sup>2</sup>). Residents in the vicinity of Bulleen Plaza, Manningham Road and north east of Sheahans and Swanston Reserves do not have ideal access to larger areas of open space. While the Yarra Valley Parklands represent large areas of public open space, their accessibility for pedestrians is poor.



Map 22 - Residential Proximity to Open Space (Birrarung)





Map 23 - Birrarung Precinct Orientation Plan

**LEGEND**

- Open space
- Substantial Residential Change Area
- Incremental Residential Change Area
- Activity Centre
- Extent of Biosite
- Existing link
- Potential future link
- School (P=primary S=secondary)
- Regional Playground
- Proposed traffic lights
- 17 Reserve
- 14 Reserve with Playground
- R7.1 Recommendation reference
- Area of future open space provision for medium density areas.  
(The actual location of new open space will be subject to further investigation as future development occurs)

- 1 Bimbadeen Reserve
- 2 Corroboree Reserve
- 3 Dumossa Reserve
- 4 Eric Reserve
- 5 Gertrude Reserve
- 6 Grant Olson Reserve
- 7 Hodgson Reserve
- 8 Kimberley Reserve
- 9 Morang Reserve
- 10 Pleasant Reserve
- 11 Range View Reserve
- 12 Richard Reserve
- 13 Ronald Reserve
- 14 Sheahans Reserve
- 15 Swanston Reserve
- 16 Thompsons Reserve
- 17 Yarra Valley Parklands
- 17a Banksia Park
- 17b Birrarung Park

## Open Space Recommendations for Birrarung Precinct

Open Space	Recommendations	Reference
Open space expansion	<ul style="list-style-type: none"> <li>R7.1 - Support future acquisition of land for Yarra Valley Parklands (Refer Map 21).</li> </ul>	DEPI (Parks Victoria)
	<ul style="list-style-type: none"> <li>R7.2 - Investigate the potential expansion of Ronald Reserve and Grant Olson Reserve should an opportunity arise.</li> </ul>	<i>Bulleen Plaza Structure Plan</i> (future)
	<ul style="list-style-type: none"> <li>R7.3 - Investigate creation of a linear park connecting Swanston, Pleasant, Sheahans and Morang Reserves to Yarra Valley Parklands along the existing drainage line (long term).</li> </ul>	Specific Development Plans (future)
	<ul style="list-style-type: none"> <li>R7.4 - Further investigate approximately 1,000m<sup>2</sup>-2,500m<sup>2</sup> of additional open space to service increasing population around Bulleen Plaza Activity Centres (Refer Map 20).</li> </ul>	<i>Bulleen Plaza Structure Plan</i> (future)
Improved trails /connections	<ul style="list-style-type: none"> <li>R7.5 - Support Parks Victoria to construct an east-west shared path link along the Yarra Valley Parklands.</li> </ul>	<i>Yarra Valley Parklands Management Plan 2008</i> (Parks Victoria)
General open space upgrade	<ul style="list-style-type: none"> <li>R7.6 - Investigate the inclusion of a new playspace within the precinct by 2031 to cater for the projected increase in population.</li> </ul>	Playspace Development Program
Proposed recreation facility	<ul style="list-style-type: none"> <li>R7.7 - Undertake expansion of Sheahans Reserve stadium in the long term.</li> </ul>	<i>Highball Infrastructure Plan 2013</i>
	<ul style="list-style-type: none"> <li>R7.8 - Upgrade 'Bulleen Bowl' at Swanston Reserve to improve safety and function.</li> </ul>	Bulleen Bowl Concept Plan 2013
Natural environment enhancement	<ul style="list-style-type: none"> <li>R7.9 - Protect significant indigenous bushland in Bimbadeen Reserve.</li> </ul>	<i>Healthy Habitats Bushland Management Strategy 2012</i>

Table 21 - Open Space Recommendations for Birrarung Precinct

## 8. Finns Precinct

### Precinct Overview

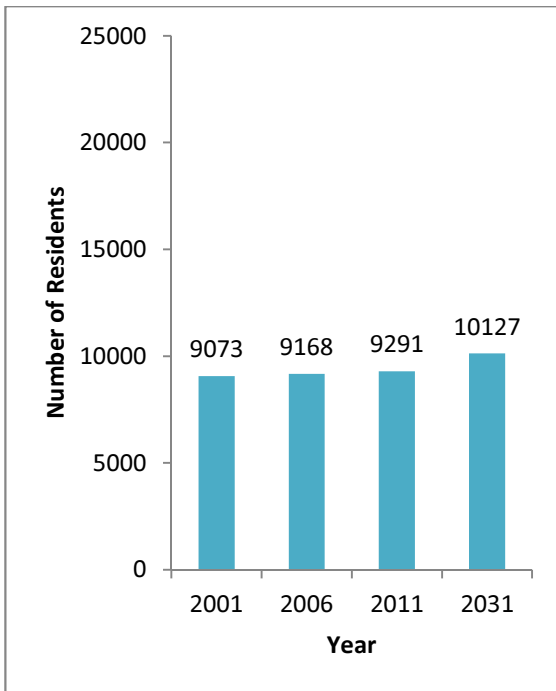


Finns precinct covers the eastern part of the suburb of Lower Templestowe. It comprises a mixture of separate single and double storey brick dwellings and is representative of subdivisional areas of the 1970s to the present day. More recently, there has been an increase in medium density residential development due to unit and retirement village development. Macedon Square Neighbourhood Activity Centre forms a strong focus in the precinct, with local activity centres, Horsfall Street and Feathertop Avenue having a small business focus. Manningham Park, St Kevin's and Templestowe Heights Primary Schools and Templestowe College are also located within the precinct.

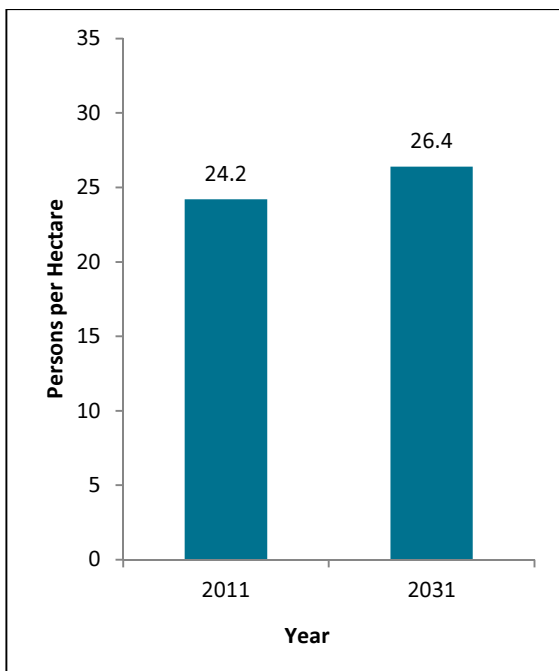
### Demographic Overview

Finns precinct has a stable population with no major increase expected over the next 20 years. The precinct comprises an elderly population with some mature families but mainly empty nesters. The biggest change in the precinct over the past five years has been the increase in the over 60s. By 2031 it is anticipated that 34.8 per cent of the population will be aged 60 plus years, the highest proportion of older residents of any suburb in Manningham. A high proportion of frail aged 85 years and over live in the area, reflective of the number of aged care facilities. There is little evidence of urban regeneration occurring within the precinct. Cultural diversity within the precinct comprises older migrant groups such as Italians and Greeks, with emerging Chinese origin migrants.

Open space considerations in the precinct are likely to be driven by the dominance of the 60 plus age group. The hilly terrain of the area will also impact on the use of open space by elderly residents. Any additional and/or upgrade of open space requirements should be concentrated in residential areas in close proximity to Macedon Square Activity Centre which is designated for higher density living.



**Graph 15 - Finns Precinct Total Population**



**Graph 16 - Finns Precinct Population Density**

## Open Space Overview

Ruffey Creek Linear Park forms the north eastern boundary of the precinct. It is an important habitat corridor containing significant vegetation and features the Ruffey Trail, which is part of Manningham’s regional cycling and walking trail network connecting Ruffey Lake Park in Doncaster to Finns Reserve and the Main Yarra Trail in Lower Templestowe. There is a gap in the trail and the proposed land acquisition for open space along the Ruffey Creek will complete the Ruffey Trail. There are four biosites containing significant vegetation in the precinct.

The section of Finns Reserve within this precinct contains the regional all abilities playspace, Wombat Bend, and forms strategic links to the Main Yarra Trail, Ruffey Trail, Bimbadeen Reserve and Templestowe Village Activity Centre. Aquarena is an aquatic and leisure centre which receives approximately one million visitors per year. A substantial staged refurbishment of that facility was completed in 2012, with further improvements planned into 2015. It is the only public swimming pool in the municipality and is accessible by the bus network and a pedestrian/bicycle link connecting to Ruffey Trail. Ted Adjani is a major sporting reserve, which has recently undergone a major upgrade. An additional 15 local reserves are scattered throughout the precinct.

Two parcels of land in this precinct have been identified as a future strategic land purchases. The western portion of 104-108 Parker Street has been identified to allow the final section of the Ruffey Trail to be constructed between Foote Street and Parker Street (Refer Map 25). A small parcel between Ironbark Reserve and Gambier Avenue has also been identified for acquisition to allow the path through the reserve to connect with Gambier Avenue (Refer Map 26). It is recommended that either a negotiated acquisition overlay or statutory process to apply a Public Acquisition Overlay in the Manningham Planning Scheme over these portions of land is commenced.

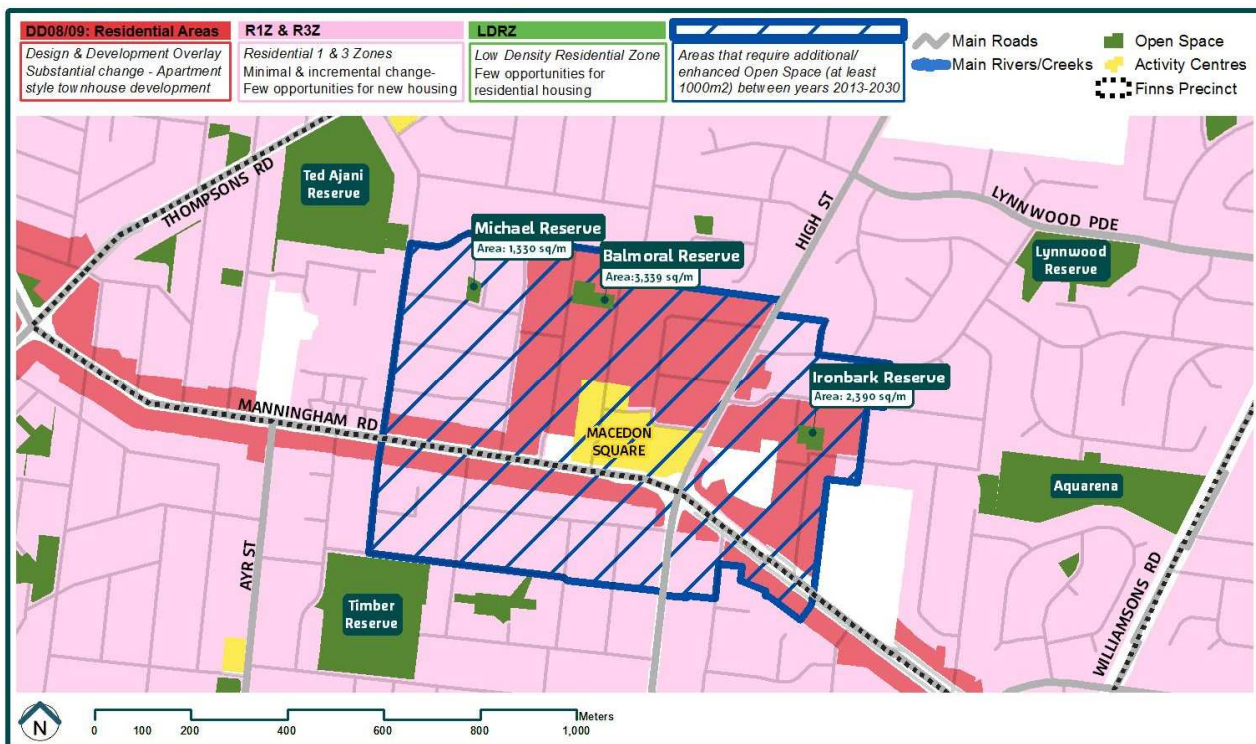
Ted Adjani Reserve is the only sporting reserve within the precinct. The 2009 Management Plan directed the creation of an

integrated community hub with an improved Adjani Centre, a new scout Hall, an expanded neighbourhood house, a new Onemda facility, an upgraded community hall and an expanded sports pavilion.

### Future Change in Finns Precinct

Finns precinct includes Macedon Square Neighbourhood Activity Centre. Within the 400 metre buffer zone of the activity centre to the west of High Street, Balmoral Reserve is the largest area of open space and although the total area is over 3,000m<sup>2</sup> (3,400m<sup>2</sup>), nearly half of this space is occupied by Stride Early Intervention Centre and Kindergarten. The remainder of open space is 2,000m<sup>2</sup> in size. This reserve may not cater adequately for the recreation needs of future residents and this area requires further investigation.

Map 24 shows the area within which approximately 1,000m<sup>2</sup> – 2,500m<sup>2</sup> of additional open space is required around Macedon Square Activity Centre.



Map 24 - Additional Open Space Requirements Finns Precinct

## Open Space: Current and Forecast Projections

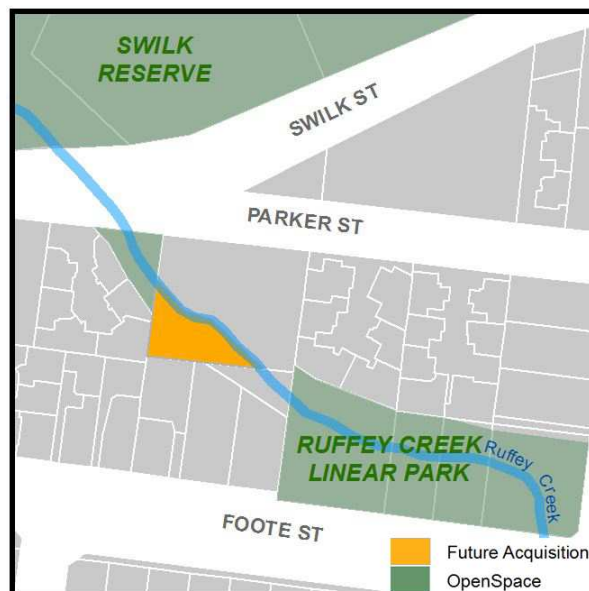
The following table gives an overview of the open space network within the Finns precinct, comparing the existing situation with the future forecast population and recommended open space expansion.

Council Open Space	
2011	9.98 ha
2031	10.3 ha
Council Open Space per Resident	
2011	10.7 m <sup>2</sup>
2031	10.2 m <sup>2</sup>
Number of Council Reserves/Parks	
2011	20
2031	20
Total Open Space	
2011	13.22 ha
2031	13.54 ha
Total Open Space per Resident	
2011	14.2 m <sup>2</sup>
2031	13.4 m <sup>2</sup>

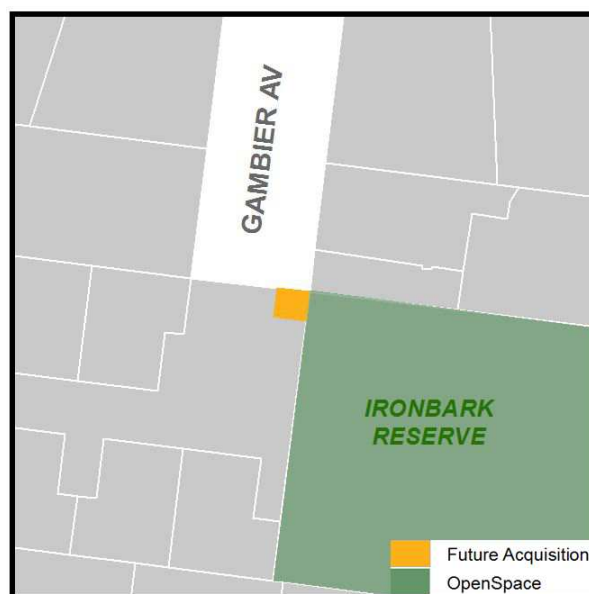
**Table 22 - Finns Precinct Open Space Current and Forecast Projections**

## Proposed Land Acquisition

The parcels of land highlighted in orange in the maps below are identified for future acquisition for improved access along Ruffey Creek Linear Park and to allow pedestrian access to Ironbark Reserve via Gambier Avenue.



*Map 25 - Proposed Land Acquisition Finns Precinct (Parker Street)*



*Map 26 - Proposed Land Acquisition Finns Precinct (Ironbark Reserve)*

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## Playspace: Current and Forecast Projections

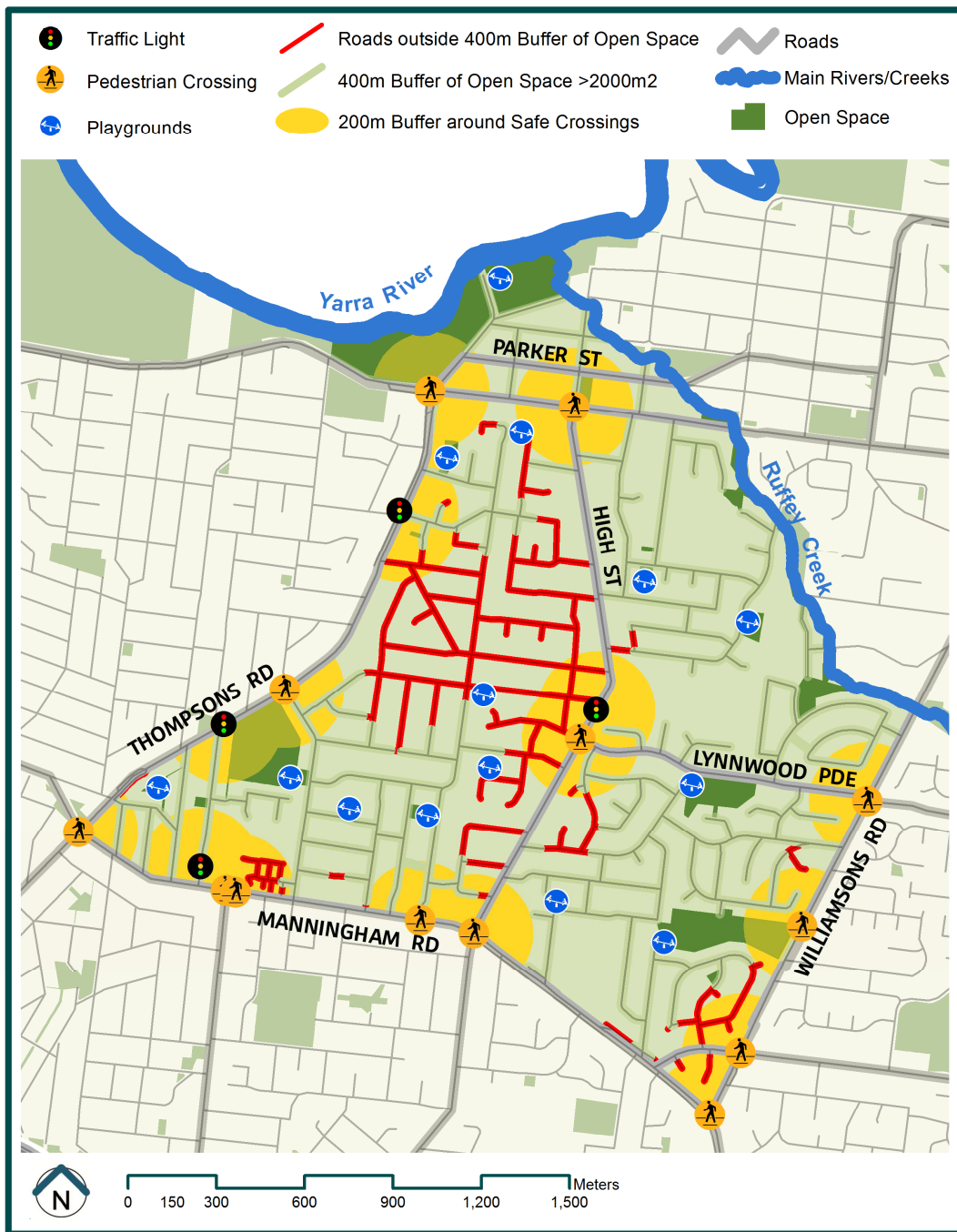
The following table gives an overview of the number of playspaces within the Finns precinct as well as the number of playspaces per head of population. The data outlines the current situation and the recommended additional playspaces required prior to 2031.

Total No. of Playspaces	
2011	14
2031	15
Residents per Playspace	
2011	664
2031 (14 Playspaces)	723
2031 (15 Playspaces)	675

**Table 23 - Finns Precinct Playspace Current and Forecast Projections**

## Proximity to Open Space

The following map provides a gap analysis for Finns Precinct showing residential accessibility to good size open space (greater than 2,000m<sup>2</sup>). Residents living between Thompsons Road and High Street do not have ideal access to larger areas of open space.


















Map 27 - Residential Proximity to Open Space (Finns)





Map 28 - Finns Precinct Orientation Plan

LEGEND			
	Open space	1	Andromeda Reserve
	Substantial Residential Change Area	2	Aquarena Aquatic and Leisure Centre
	Incremental Residential Change Area	3	Balmoral reserve
	Low Density Residential Area	4	Crawford Reserve
	Activity Centre	5	Dellfield Reserve
	Extent of Biosite	6	Finns Reserve
	Existing link	7	Heath Reserve
	Potential future link	8	Ironbark Reserve
	School (P=primary S=secondary)	9	Lynnwood Reserve
	Regional Playground	10	Marcus Reserve
	Proposed traffic lights	11	Mayfair Reserve
	Reserve	12	Merri Reserve
	Reserve with Playground	13	Michael Reserve
	Recommendation reference	14	Paterson Reserve
	Area of future open space provision for medium density areas. (The actual location of new open space will be subject to further investigation as future development occurs)	15	Ranleigh Reserve
		16	Ruffey Creek Linear Park
		17	Sinclair Reserve
		18	Tasker Reserve
		19	Ted Ajani Reserve
		20	Templestowe Memorial Reserve

## Open Space Recommendations for Finns Precinct

Open Space	Recommendations	Reference
Open space expansion	<ul style="list-style-type: none"> <li>R8.1 - Acquire 700m<sup>2</sup> of 104 Parker Street to complete Ruffey Trail link between Parker and Foote Streets (Refer Map 25).</li> </ul>	Open Space Future Needs Plan (refer Part 1 Objective 1.1.1) (future)
	<ul style="list-style-type: none"> <li>R8.2 - Acquire approximately 10m<sup>2</sup> of Gambier Avenue to formalise the pedestrian link from Gambier Avenue into Ironbark Reserve (Refer Map 26).</li> </ul>	Open Space Future Needs Plan (refer Part 1 Objective 1.1.1) (future)
	<ul style="list-style-type: none"> <li>R8.3 - Investigate new/extended park of approximately 1,000m<sup>2</sup> – 2,500m<sup>2</sup> within vicinity of Macedon Square Activity Centre (Refer Map 24).</li> </ul>	<i>Macedon Square Structure Plan</i> (future) Open Space Future Needs Plan (refer Part 1 Objective 1.1.1) (future)
Improved trails /connections	<ul style="list-style-type: none"> <li>R8.4 - Complete implementation of path upgrades in Finns Reserve including footbridge over gully near Templestowe Road.</li> </ul>	<i>Finns Reserve Management Plan 2006</i>
General open space upgrade	<ul style="list-style-type: none"> <li>R8.5 - Upgrade Dellfield Reserve following removal of the old Scout Hall.</li> </ul>	<i>Dellfield Reserve Development Plan 2014</i>
	<ul style="list-style-type: none"> <li>R8.6 – Playspace upgrade including exercise options for older adults at Ted Ajani Reserve.</li> </ul>	<i>Ted Ajani Reserve Management Plan 2009</i>
	<ul style="list-style-type: none"> <li>R8.7 - Investigate the inclusion of a new playspace within the precinct by 2031 to cater for the projected increase in population.</li> </ul>	Playspace Development Program
Proposed recreation facility	<ul style="list-style-type: none"> <li>R8.8 - Complete implementation of the Master Plan for Aquarena Aquatic and Leisure Centre.</li> </ul>	<i>Aquarena Master Plan 2006</i>
	<ul style="list-style-type: none"> <li>R8.9 - Investigate the provision of a small community garden within Finns precinct.</li> </ul>	<i>Community Garden Plan</i> (future)
Natural environment enhancement	<ul style="list-style-type: none"> <li>R8.10 - Protect significant indigenous bushland in Finns and Lynwood Reserves and Ruffey Creek Linear Park.</li> </ul>	<i>Healthy Habitats Bushland Management Strategy 2012</i>

Table 24 - Open Space Recommendations for Finns Precinct

### 9. Westerfolds Precinct

#### Precinct Overview

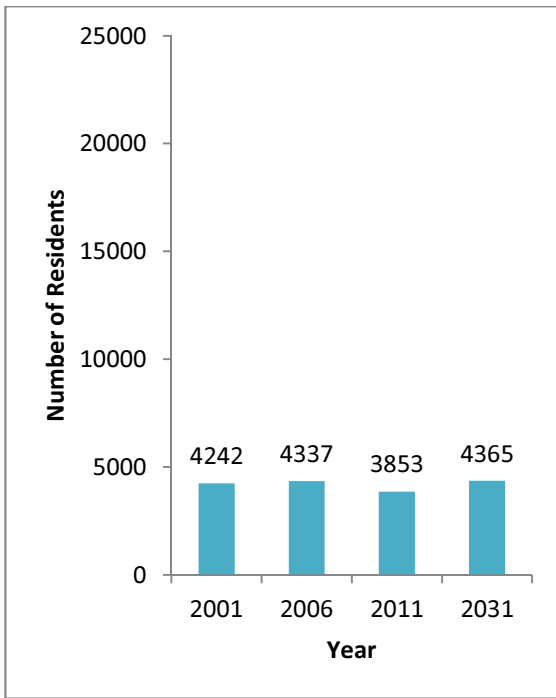


The Westerfolds precinct includes the western part of the suburb of Templestowe. The predominant characteristics of the precinct are represented in areas that were developed between the 1950s and 1960s, with some development occurring around the 1970s. The housing stock mainly consists of one dwelling and a garage and/or carport amidst substantial garden and/or lawn areas at the front and rear. The precinct contains Templestowe Village Neighbourhood Activity Centre and the Templestowe Park Primary School.

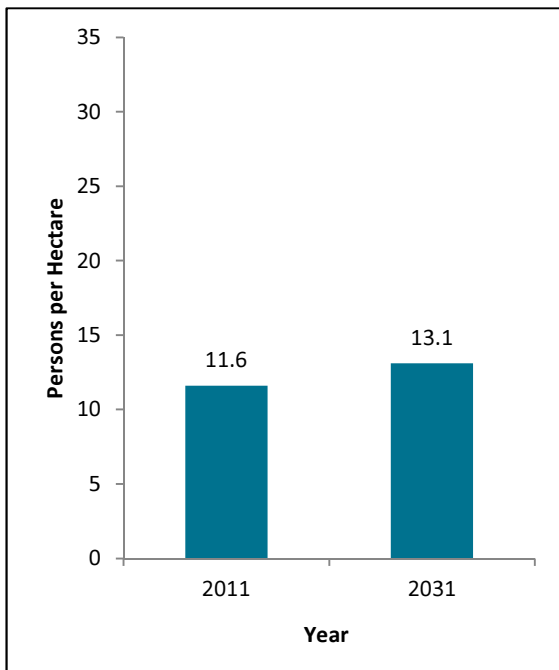
#### Demographic Overview

The population living within the precinct is ageing with most of the population increase confined to the over 60s. Households are becoming smaller with an increase in lone person households. The precinct contains quite a high proportion of medium density housing favoured by smaller households and young adults attracted by medium density rental housing. A modest population increase is expected over the next 20 years with some urban infill.

Open space considerations within the precinct are likely be dominated by the proximity of Westerfolds Park. Local considerations are the sizeable ageing population and providing access to and/or additional local open spaces in residential areas within close proximity to Templestowe Village, where some change to higher density living is anticipated.



Graph 17 - Westerfolds Precinct Total Population



Graph 18 - Westerfolds Precinct Population Density

## Open Space Overview

The dominant regional open spaces in this precinct include Westerfolds Park within the Yarra Valley Parklands, Ruffey Creek Linear Park and Manningham Templestowe Leisure Centre. Westerfolds Park forms nearly half of the precinct's land area and has an extensive path network including the Main Yarra Trail. It is highly valued by the local and wider community as a habitat corridor and is popular for cycling/walking, informal recreation and picnics. Part of Finns Reserve is situated within the broader Yarra Valley Parklands and provides strategic trail links to the Main Yarra Trail, Ruffey Trail, Bimbadeen Reserve, and Templestowe Village. There are two biosites containing significant vegetation in the precinct.

A major feature of the Ruffey Creek Linear Park is the Ruffey Trail which is part of a regional cycling and walking trail network within Manningham. The trail extends from Ruffey Lake Park in Doncaster downstream to the confluence with the Yarra River in Templestowe Lower. There is a gap in the Trail and the proposed open space future land acquisition along Ruffey Creek will complete the Trail.

Manningham Templestowe Leisure Centre (MTLC) is a regional community based facility with eight netball courts and a two court indoor stadium. Swilk and Templestowe Reserves provide local sporting and community facilities. The *Templestowe Village Structure Plan 2012* identified opportunities for additional playspaces and an urban plaza on the MTLC site.

At eight hectares Templestowe Reserve is the largest Council Reserve in the precinct and provides a range of sporting and informal recreation opportunities.

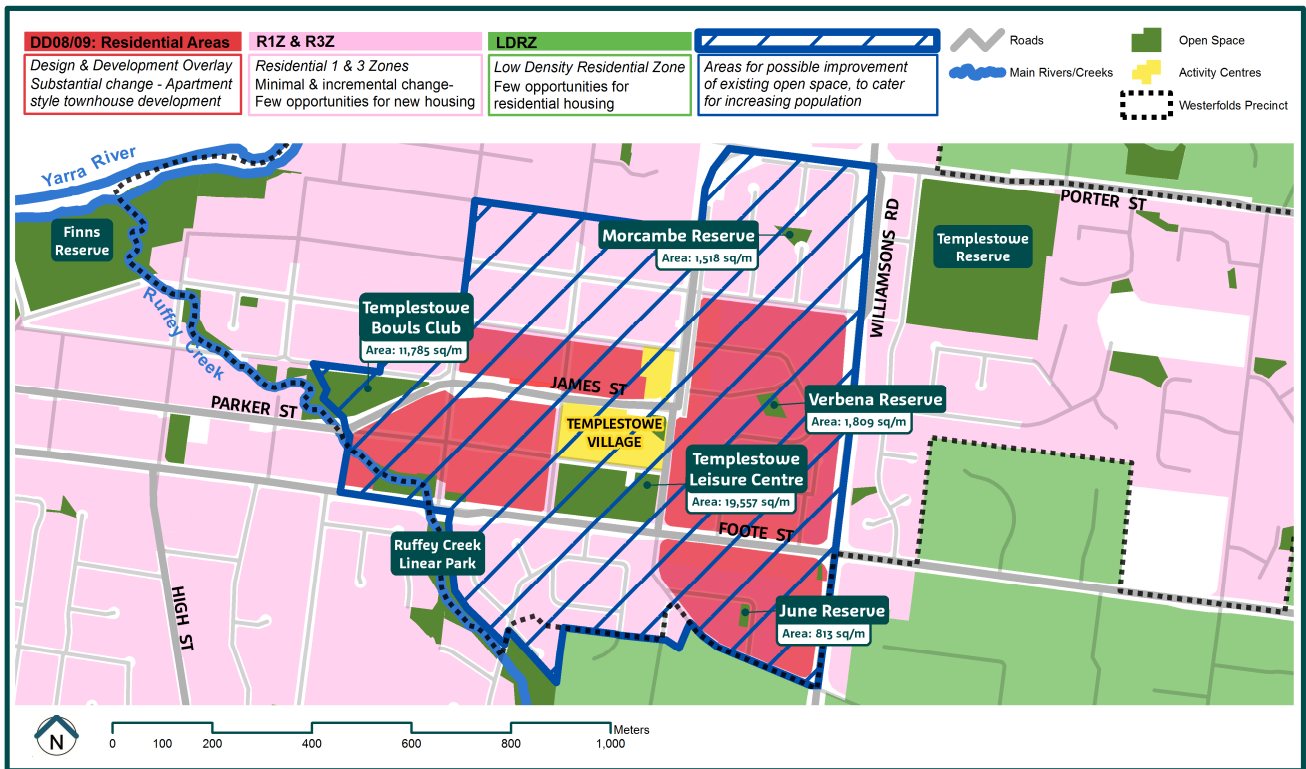
There are fourteen local reserves distributed throughout the precinct which provide a drainage function, pedestrian link, local facilities and/or informal play opportunities for the local community, though a number are less than 2000m<sup>2</sup> in size (refer Maps 31 and 32).

## Future Change in Westerfolds Precinct

Westerfolds precinct includes Templestowe Village Neighbourhood Activity Centre and although it is close to the large tracts of open space along the Yarra Valley Parklands, some residential properties have limited pedestrian access to open space within 400 metres.

Swilk Reserve sits within the area of interest and houses a bowls club and a preschool, leaving limited space for other recreation activities. A small playspace is recommended for this reserve as identified in the Templestowe Village Structure Plan 2013.

Map 29 shows the area where consideration should be given to the improvement of existing open spaces to cater for increasing population.



Map 29 - Open Space Improvement Requirements Westerfolds Precinct

## Open Space: Current and Forecast Projections

The following table gives an overview of the open space network within the Westerfolds precinct, comparing the existing situation with the future forecast population and recommended open space expansion.

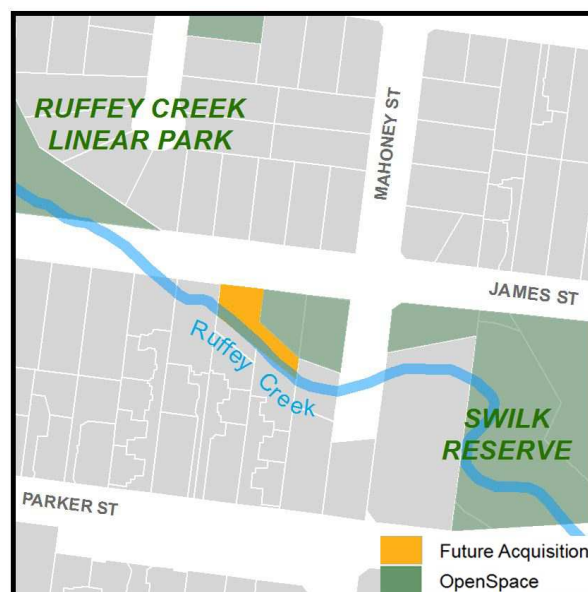
Council Open Space	
2011	5.02 ha
2031	5.29 ha
Council Open Space per Resident	
2011	13.0 m <sup>2</sup>
2031	12.1 m <sup>2</sup>
Number of Council Reserves/Parks	
2011	19
2031	19
Total Open Space	
2011	133.32 ha
2031	133.59 ha
Total Open Space per Resident	
2011	346.0 m <sup>2</sup>
2031	306.1 m <sup>2</sup>

**Table 25 - Westerfolds Precinct Open Space Current and Forecast Projections**

### Proposed Land Acquisition

The parcel of land highlighted in orange on the map below is identified for future

acquisition to improve access along Ruffey Creek Linear Park.



*Map 30 - Proposed Land Acquisition James Street*

## Playspace: Current and Forecast Projections

The following table gives an overview of the number of playspaces within the Westerfolds precinct as well as the number of playspaces per head of population. The data outlines the current situation and the recommended additional playspaces required prior to 2031.

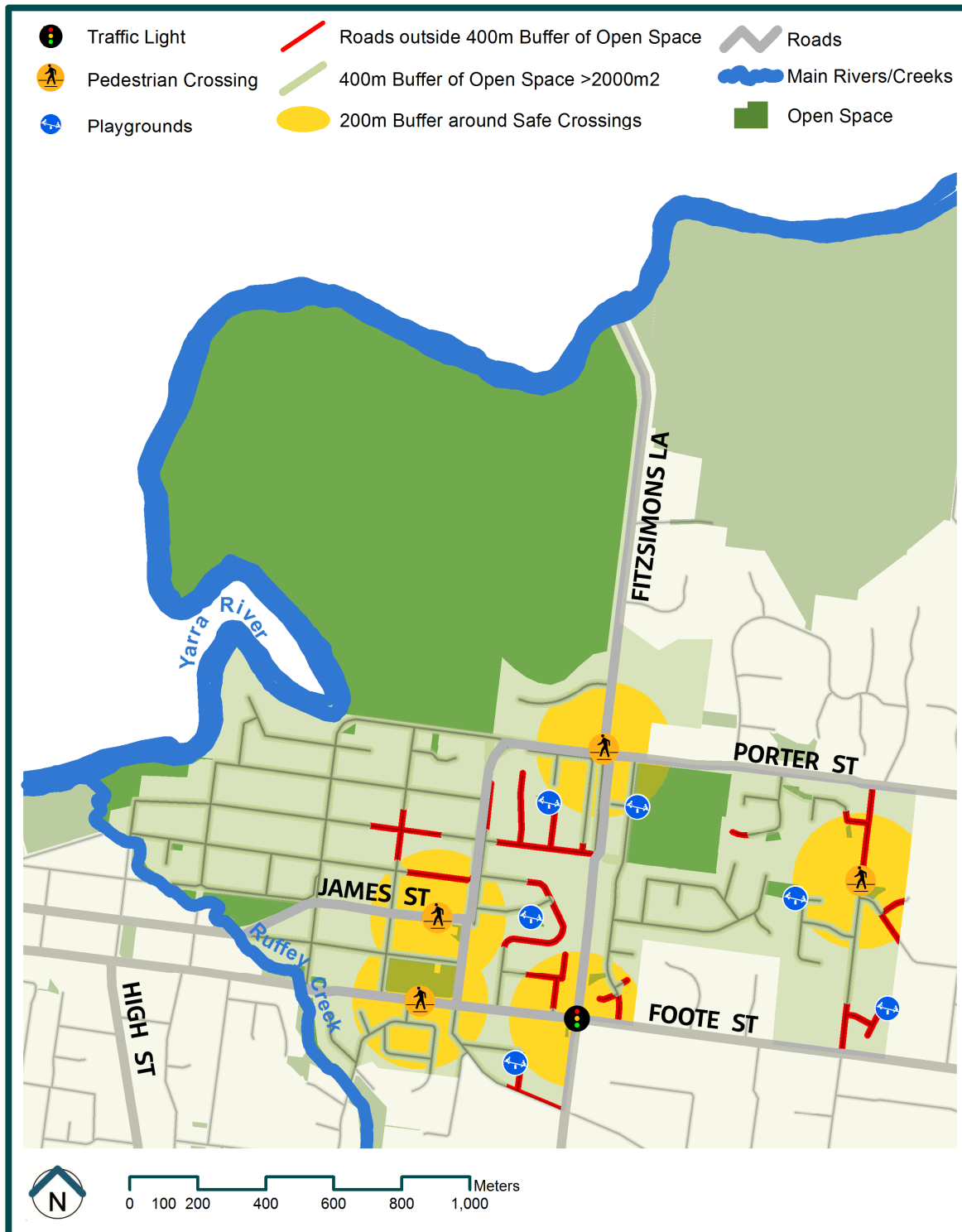
Total No. of Playspaces	
2011	7
2031	9
Residents per Playspace	
2011	550
2031 (Existing)	624
2031 (Forecast)	485

**Table 26 - Westerfolds Precinct Playspace Current and Forecast Projections**

\*Proposed playspaces for Swilk Reserve and at Manningham Templestowe Leisure Centre or within new open space acquired in Templestowe Village Activity Centre vicinity

## Proximity to Open Space

The following map provides a gap analysis for Westerfolds Precinct showing residential accessibility to good size open space (greater than 2,000m<sup>2</sup>).



Map 31 - Residential Proximity to Open Space (Westerfolds Precinct)



Map 32 - Westerfolds Precinct Orientation Plan

LEGEND	
	Open space
	Substantial Residential Change Area
	Incremental Residential Change Area
	Low Density Residential Area
	Activity Centre
	Extent of Biosite
	Existing link
	Potential future link
	School (P=primary S=secondary)
	Regional Playground
	Proposed traffic lights
	Reserve
	Reserve with Playground
	Recommendation reference
	Area of future open space provision for medium density areas. (The actual location of new open space will be subject to further investigation as future development occurs)
<b>1</b>	Carlton Reserve
<b>2</b>	Carlton Walkway
<b>3</b>	Finns Reserve
<b>4</b>	Fulview Reserve
<b>5</b>	Hawtin Reserve
<b>6</b>	June Reserve
<b>7</b>	Kenman Reserve
<b>8</b>	Mandella Reserve
<b>9</b>	McLachlan Reserve
<b>10</b>	Merna Reserve
<b>11</b>	Morecambe Reserve
<b>12</b>	Niland Reserve
<b>13</b>	Ruffey Creek Linear Park
<b>14</b>	Swilk Reserve
<b>15</b>	Templestowe Leisure Centre
<b>16</b>	Templestowe Reserve
<b>17</b>	Verbena Reserve
<b>18</b>	Wallmah Reserve
<b>19</b>	Yarra Valley Parklands
<b>19a</b>	Westerfolds Park (Yarra Valley Parklands)



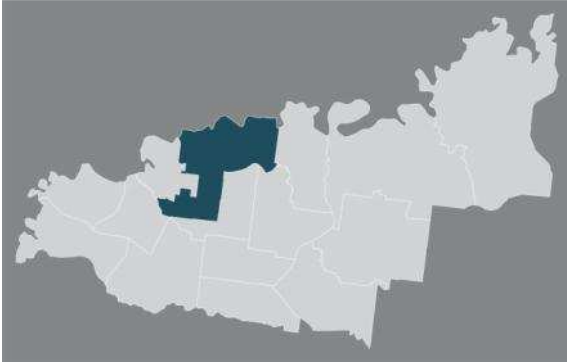
## Open Space Recommendations for Westerfolds Precinct

Open Space	Recommendations	Reference
Open space expansion	<ul style="list-style-type: none"> <li>R9.1 - Acquire part of 42 James Street and integrate into Ruffey Creek Linear Park (Refer Map 30).</li> </ul>	<i>Ruffey Creek Linear Park Concept Plan 1995</i>
Improved trails /connections	<ul style="list-style-type: none"> <li>R9.2 - Complete Ruffey Creek Trail.</li> </ul>	<i>Ruffey Creek Linear Park Concept Plan 1995</i>
General open space upgrade	<ul style="list-style-type: none"> <li>R9.3 - Provide a small playspace at Swilk Reserve.</li> </ul>	<i>Templestowe Structure Plan 2013</i> Playspace Development Program
	<ul style="list-style-type: none"> <li>R9.4 - Provide an urban plaza as part of future redevelopment of Manningham Templestowe Leisure Centre, including a small playspace and exercise equipment.</li> </ul>	<i>Templestowe Structure Plan 2013</i>
	<ul style="list-style-type: none"> <li>R9.5 - Consideration should be given to the improvement of existing open spaces near Templestowe Village Activity Centre to cater for increasing population.</li> </ul>	<i>Templestowe Structure Plan 2013</i>
Proposed recreation facility	<ul style="list-style-type: none"> <li>R9.6 - Expand the existing 2 court stadium to 4 courts at the Manningham Templestowe Leisure Centre with a consequent reduction in the number of outdoor courts in the long term.</li> </ul>	<i>Highball Infrastructure Plan 2013</i>
Natural environment enhancement	<ul style="list-style-type: none"> <li>R9.7 - Protect significant indigenous bushland in Finns Reserve and Ruffey Creek Linear Park.</li> </ul>	<i>Healthy Habitats Bushland Management Strategy 2012</i>

Table 27 - Open Space Recommendations for Westerfolds Precinct

## 10. Tikalara Precinct

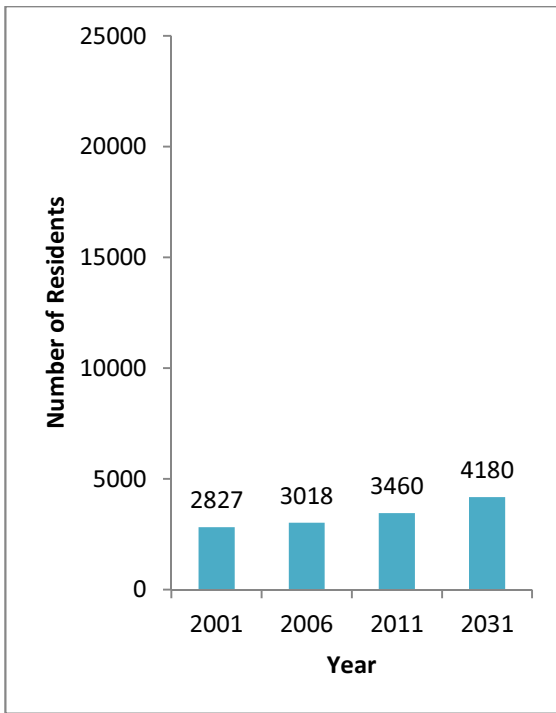
### Precinct Overview



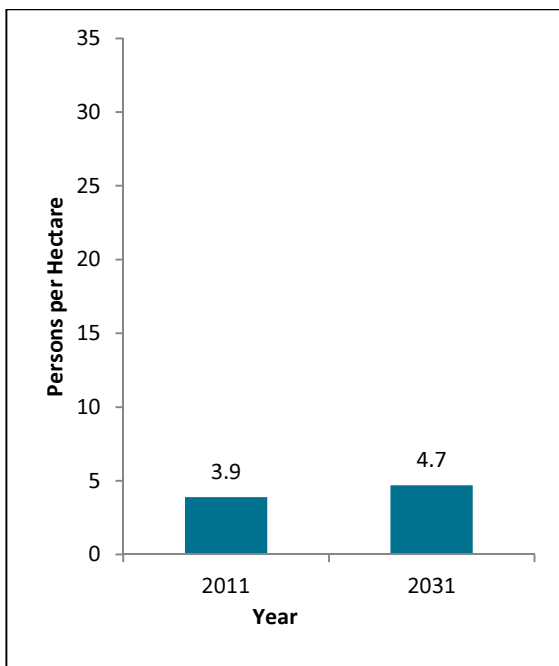
The Tikalara precinct covers the eastern part of the suburb of Templestowe Lower. The northern part of the precinct is in the Green Wedge and contains heavily treed rural residential areas with significant environmental qualities. Other areas of the precinct comprise low density residential zones accommodating large houses on large blocks and non residential zones with agreements/overlays restricting development, because of the environmental qualities of the area. There are very few opportunities for additional housing in the precinct, except for three small pockets where incremental change in residential density is expected and medium density living is confined to retirement villages. Newmans Road Local Activity Centre is located within the precinct.

### Demographic Overview

The Tikalara precinct contains the lowest population of the 15 open space precincts in Manningham. The population is dominated by older families with children in their teens and early 20s staying at home. The precinct is expecting one of the largest increases in aged population with the relatively high cost of housing limiting younger families moving in. The area is highly car dependant and has very little rental housing. Open space considerations in the area are likely to be driven by the dominance of older families, with facilities for teenage children essential, and engagement of those over 20 as well. In the future the older population will become far more important. As it is a low density area most people are likely to drive to open space.



**Graph 19 - Tikalara Precinct Total Population**



**Graph 20 - Tikalara Precinct Population Density**

## Open Space Overview

The precinct is dominated by the Yarra Valley Parklands which consist of significant large tracts of open space along the Yarra River on the northern boundary of the precinct. The parklands comprise Candlebark Park, Pettys Orchard and Tikalara Park and provide a range of nature based recreational activities in a variety of landscape settings, and are managed as a valuable biodiversity and habitat corridor which links Mullum Mullum Linear Park. The Main Yarra Trail connects to the Mullum Mullum Trail at the confluence of the Yarra River and Mullum Mullum Creek in Templestowe and extends upstream along the creek to Park Road in Donvale. Tikalara Park is recognised for its environmental and cultural values and offers significant opportunities for the development of multi-purpose sporting facilities. There are five biosites containing significant vegetation in the precinct.

Ruffey Creek Linear Park is located on the southwest boundary of the precinct with the Ruffey Trail extending north to the Main Yarra Trail in Lower Templestowe and south to Ruffey Lake Park in Doncaster. Pettys Reserve and Deep Creek Reserve are important sporting reserves and there are seven local reserves generally located in the middle of the precinct.

There are several gaps in the precinct where open space is not within an easy walking distance from peoples' homes. However, given the extent of private open space, priorities in this precinct may more appropriately relate to opportunities to socialise and connect rather than the ability to walk less than 400 metres to an open space.

A small parcel of land has been identified to be acquired in this precinct to allow pedestrian access to Tuscany Reserve on Council owned land. Currently access relies on a small area of privately owned land connecting Tuscany Rise with Tuscany Reserve (Refer Map 33). It is recommended to either negotiate to purchase the small area of land or that the statutory process to apply a Public Acquisition Overlay in the Manningham Planning Scheme over this portion of land is commenced (refer Map 35).

## Open Space: Current and Forecast Projections

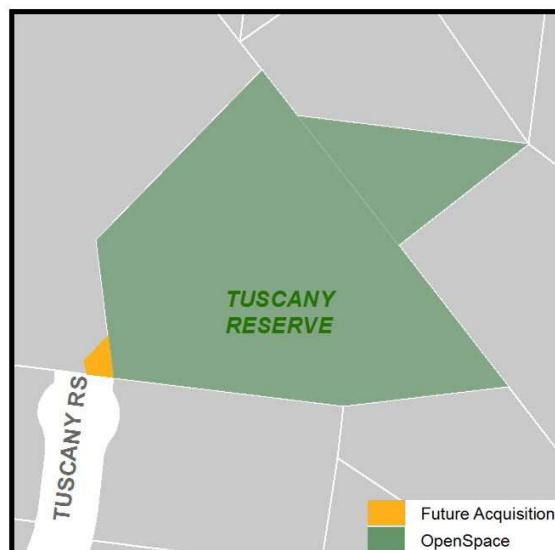
The following table gives an overview of the open space network within the Tikalara precinct, comparing the existing situation with the future forecast population and recommended open space expansion.

Council Open Space	
2011	50.6 ha
2031	50.6 ha
Council Open Space per Resident	
2011	146.3 m <sup>2</sup>
2031	121.1 m <sup>2</sup>
Number of Council Reserves/Parks	
2011	12
2031	12
Total Open Space	
2011	325.3 ha
2031	339.1 ha
Total Open Space per Resident	
2011	940.3 m <sup>2</sup>
2031	811.3 m <sup>2</sup>

**Table 28 - Tikalara Precinct Open Space Current and Forecast Projections**

## Proposed Land Acquisition

The parcel of land highlighted in orange in the map below has been identified for future acquisition to improve access to Tuscany Reserve.



*Map 33 - Proposed Land Acquisition Tikalara Precinct (Tuscany Reserve)*

## Playspace: Current and Forecast Projections

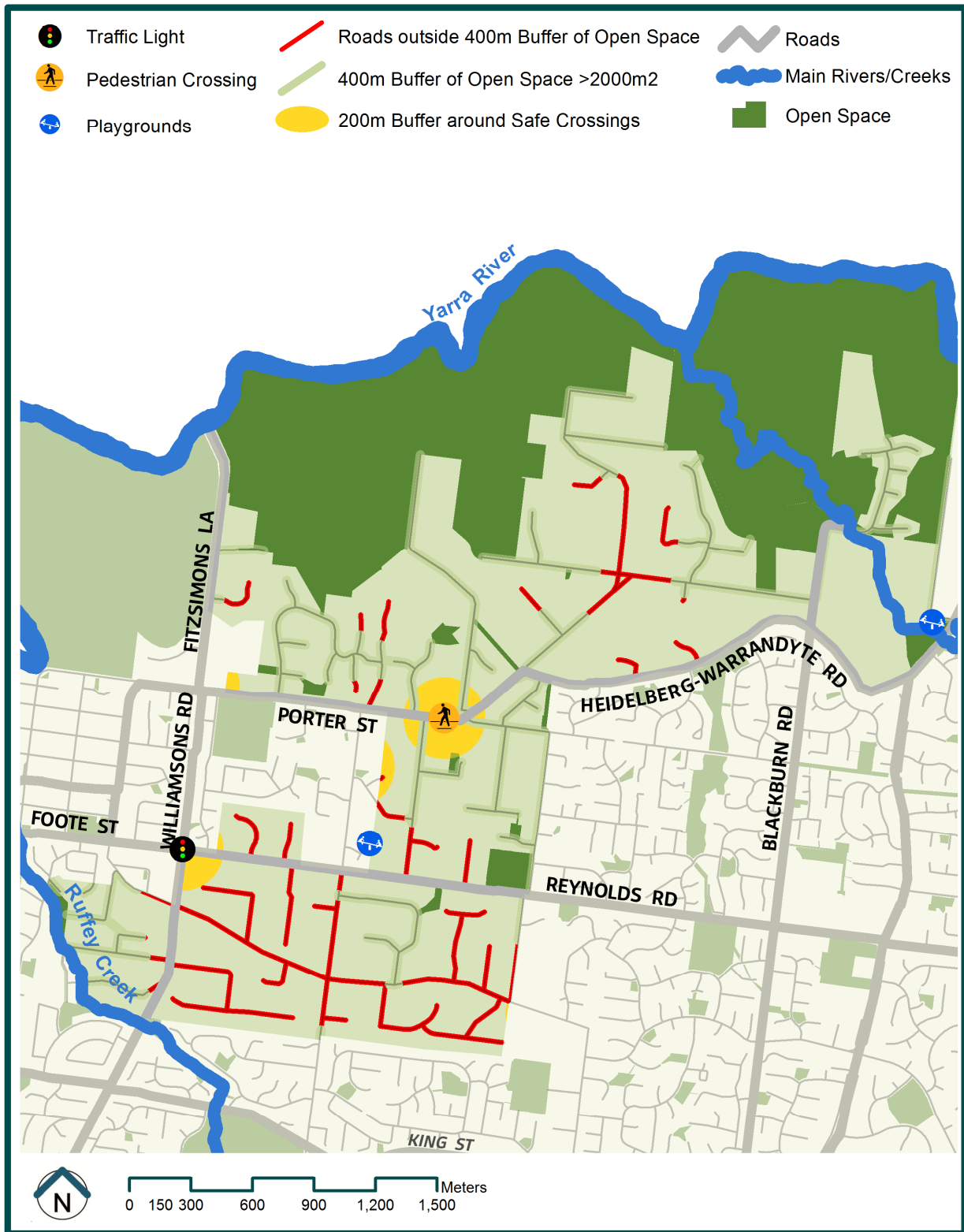
The following table gives an overview of the number of playspaces within the Tikalara precinct as well as the number of playspaces per head of population. The data outlines the current situation and the recommended additional playspaces required prior to 2031.

Total No. of Playspaces	
2011	1
2031	1
Residents per Playspace	
2011	3,460
2031 (Existing)	4,180
2031 (Forecast)	4,180

**Table 29 - Tikalara Precinct Playspace Current and Forecast Projections**

## Proximity to Open Space

The following map provides a gap analysis for Tikalara Precinct showing residential accessibility to good size open space (greater than 2,000m<sup>2</sup>).



Map 34 - Residential Proximity to Open Space (Tikalara Precinct)



Map 35 - Takalara Precinct Orientation Plan

LEGEND	
	Open space
	Substantial Residential Change Area
	Incremental Residential Change Area
	Low Density Residential Area
	Rural Conservation Area
	Activity Centre
	Future Open Space Land Acquisition (Manningham City Council)
	Extent of Biosite
	Existing link
	Potential future link
	School (P=primary S=secondary)
	Regional Playground
	Proposed traffic lights
	Reserve
	Reserve with Playground
	Recommendation reference
	Area of future open space provision for medium density areas. (The actual location of new open space will be subject to further investigation as future development occurs)

**Legend - Tikalara**

1	Deep Creek Reserve
2	Edwin Reserve
3	Fitzsimons Reserve
4	Hermann Reserve
5	Mullum Mullum Linear Park
6	Newmans Water Supply Reserve
7	Pettys Reserve
8	Princely Reserve
9	Ruffey Creek Linear Park
10	Sarah Reserve
11	Tiffany Reserve
12	Tikalara Park
12a	Tikalara Sporting Precinct
13	Tuscany Reserve
14	Websters Reserve
15	Yarra Valley
15a	ParklandsCandlebark Park
15b	Pettys Orchard

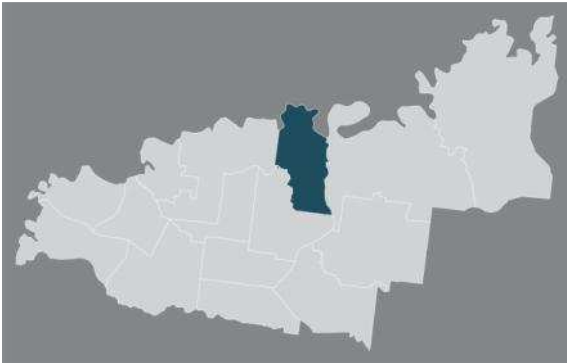
## Open Space Recommendations for Tikalara Precinct

Open Space	Recommendations	Reference
Open space expansion	<ul style="list-style-type: none"> <li>R10.1 - Commence process to acquire part of the property on the northwest boundary of Tuscany Reserve to formalise access into Tuscany Reserve (Refer Map 33).</li> </ul>	Open Space Future Needs Plan (refer Part 1 Objective 1.1.1) (future)
Improved trails /connections	<ul style="list-style-type: none"> <li>R10.2 - Improve the connection between Green Gully Trail to the Mullum Mullum and Main Yarra Trails.</li> </ul>	<i>Green Gully Linear Park Management Plan</i> (under development)
General open space upgrade	<ul style="list-style-type: none"> <li>R10.3 - Investigate the development of a canoe facility at Fitzsimons Reserve.</li> </ul>	<i>Fitzsimons Reserve Development Plan</i> (future)
Proposed recreation facility	<ul style="list-style-type: none"> <li>R10.4 - Undertake Stage 2 of Pettys Reserve development, including synthetic soccer pitches, pavilion, lights, car parking and Reynolds Road entrance.</li> </ul>	<i>Petty's Reserve Development Plan 2011</i>
	<ul style="list-style-type: none"> <li>R10.5 - Undertake the development of the Tikalara Sporting Precinct as multi-use playing fields, pavilion and car parking.</li> </ul>	<i>Tikalara Sports Precinct Development Plan 2010</i>
Natural environment enhancement	<ul style="list-style-type: none"> <li>R10.6 - Protect significant indigenous bushland in Mullum Mullum Creek Linear Park and Tuscany, Hermann, Edwin and Fitzsimons Reserves.</li> </ul>	<i>Healthy Habitats Bushland Management Strategy 2012</i>

Table 30 - Open Space Recommendations for Tikalara Precinct

## 11. Currawong Precinct

### Precinct Overview



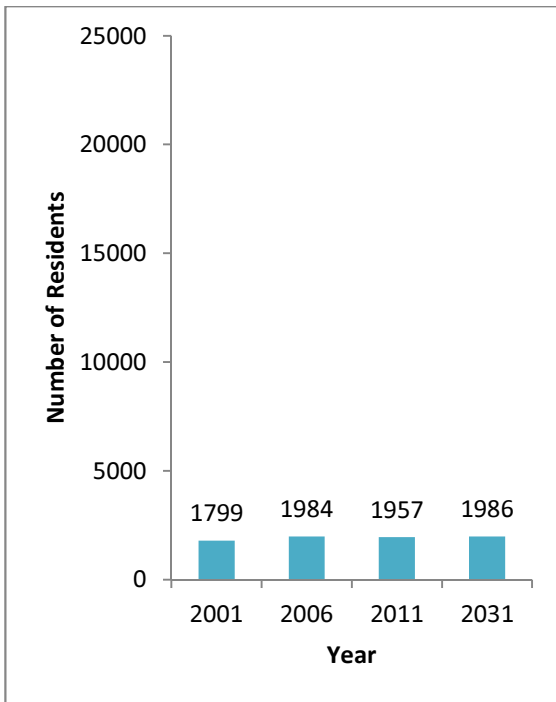
The Currawong precinct lies in the eastern part of Manningham and includes the western part of the suburb of Warrandyte, which is typified by low density rural residential housing. The northern part of the precinct and areas along the Mullum Mullum Creek are in the Green Wedge, which comprises open space of State conservation significance, as well as rural residential areas often heavily treed with significant environmental qualities. Other areas of the precinct are covered by low density residential zones comprising large houses on large blocks and non residential zones with agreements/overlays restricting development, because of the environmental qualities of the area. There are very few opportunities for additional housing in the precinct, with no medium density housing in the precinct. Warrandyte High School is located in the precinct.

### Demographic Overview

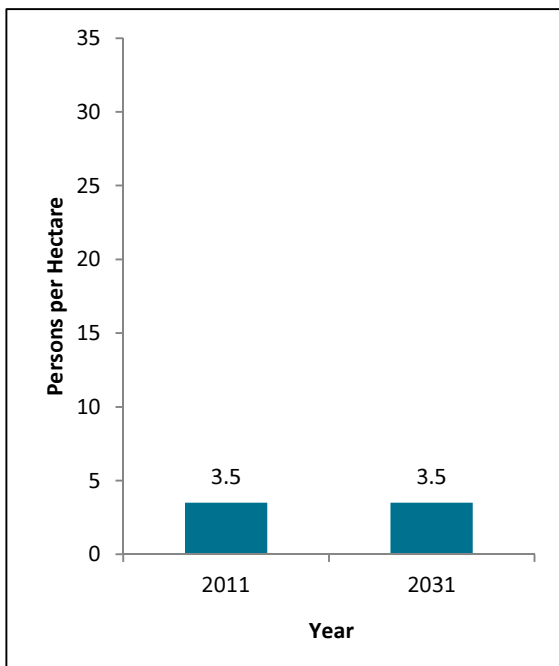
The Currawong precinct is a semi-rural lifestyle area similar to that of the 100 Acres and Wonga Park precincts. Even though the area has increased in population since 2001, a stable population is expected for the next 20 years. The area attracts mature families with school age children and older children. The hilly terrain and housing style makes it difficult for older couples and singles to stay in the area. The area is highly car dependant. There is a large Italian and Greek community, with emerging smaller groups including the Chinese origin community.

Open space considerations in Currawong are likely to be driven by the needs of mature families with teenagers, but also the sparse nature of settlement and hilly terrain which requires a car to get to most places.





Graph 21 - Currawong Precinct Total Population



Graph 22 - Currawong Precinct Population Density

## Open Space Overview

The precinct contains substantial parkland, including bushland reserves. There are five biosites in the precinct which contain significant vegetation. The northern part of the precinct comprises large tracts of open space along the Yarra River consisting of the Yarra Valley Parklands, including Longridge Park and a small section of the Warrandyte State Park. Mullum Mullum Creek Linear Park is located on the south-western boundary of the precinct and is a significant regional open space containing a biosite with vegetation of State conservation significance. Currawong Bush Park contains a biosite and is a key feature of the Linear Park. It is primarily managed for the protection of significant indigenous flora and fauna and heritage values with low impact recreational opportunities and recreation facilities, including a low key conference facilities and an 'Environment Centre'. Equestrian trails and facilities are catered for south of Reynolds Road in the Mullum Mullum Creek Linear Park and the hillsides contain State significant vegetation. The Porter Water Supply Reserve is a potential strategic east-west link through Manningham, but the feasibility of providing a continuous link will need to be carefully assessed due to land access and physical constraints. There are four local open space areas within the precinct.

There are significant gaps in the precinct where open space is not within an easy walking distance from peoples' homes due to low density development and a poor road network. However with the extent of private open space, priorities in these areas may more appropriately relate to opportunities to socialise and connect rather than the ability to walk less than 400 metres to an open space (refer Map 37).

## Open Space: Current and Forecast Projections

The following table gives an overview of the open space network within the Currawong precinct, comparing the existing situation with the future forecast population and recommended open space expansion.

Council Open Space	
2011	63.1 ha
2031	63.14 ha
Council Open Space per Resident	
2011	322.6 m <sup>2</sup>
2031	317.9 m <sup>2</sup>
Number of Council Reserves/Parks	
2011	5
2031	5
Total Open Space	
2011	131.92 ha
2031	167.83 ha
Total Open Space per Resident	
2011	674.1 m <sup>2</sup>
2031	845.1 m <sup>2</sup>

**Table 31 - Currawong Precinct Open Space Current and Forecast Projections**

## Playspace: Current and Forecast Projections

Given the low density nature of the precinct and the lack of a suitable site within the open space it is not proposed to provide a traditional playspace within the Currawong precinct. However the Mullum Mullum Creek Linear Plan (Currawong) Management Plan proposed the establishment of natural playspace within Currawong Bush Park.

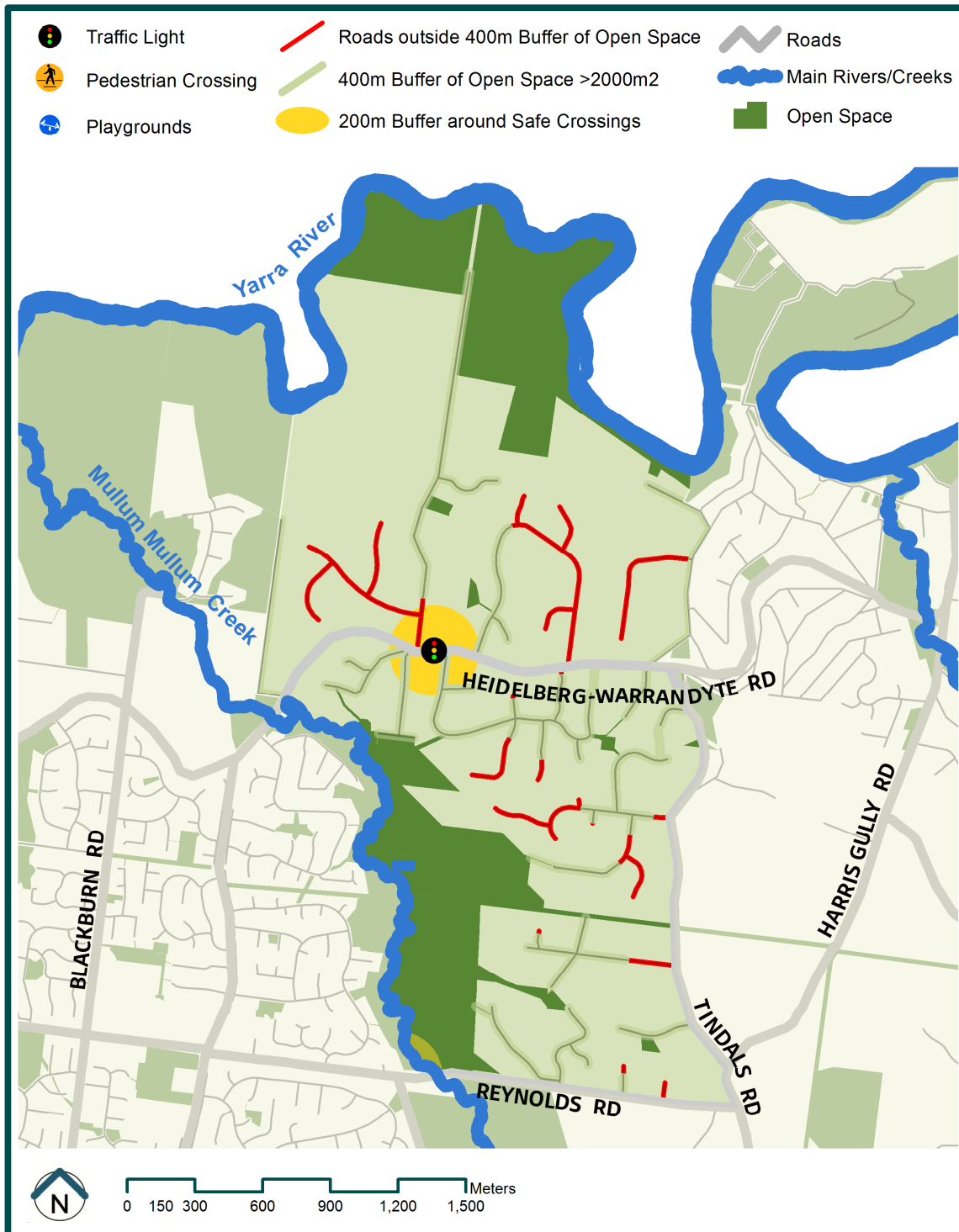
The following table gives an overview of the number of playspaces within the Currawong precinct.

Total No. of Playspaces	
2011	0
2031	0
Residents per Playspace	
2011	Not Applicable
2031 (Existing)	Not Applicable
2031 (Forecast)	Not Applicable

**Table 32 - Currawong Precinct Playspace Current and Forecast Projections**

## Proximity to Open Space

The following map provides a gap analysis for Currawong Precinct showing residential accessibility to good size open space (greater than 2,000m<sup>2</sup>).



Map 36 - Residential Proximity to Open Space (Currawong Precinct)



Map 37 – Currawong Precinct Orientation Plan

- 1 Alexander Reserve
- 2 Clematis Reserve
- 3 Kyrenia Reserve
- 4 Mullum Mullum Linear Park
- 4a Currawong Bush Park
- 5 Oakland Reserve
- 6 Porter Water Supply Reserve
- 7 Yarra Valley Parklands
- 7a Longridge Park

**LEGEND**

- Open space
- Substantial Residential Change Area
- Incremental Residential Change Area
- Low Density Residential Area
- Rural Conservation Area
- Future Open Space Land Acquisition (Manningham City Council)
- Extent of Biosite
- Existing link
- Potential future link
- School (P=primary S=secondary)
- Regional Playground
- Proposed traffic lights
- Reserve
- Recommendation reference
- Area of future open space provision for medium density areas. (The actual location of new open space will be subject to further investigation as future development occurs)

## Open Space Recommendations for Currawong Precinct

Open Space	Recommendations	Reference
Open space expansion	<ul style="list-style-type: none"> <li>R11.1 - Support DEPI (Parks Victoria) acquiring additional land along the Yarra River (Warrandyte State Park) covered by a Public Acquisition Overlay.</li> </ul>	Open Space Future Needs Plan (refer Part 1 Objective 1.1.1) (future)
Improved trails /connections	<ul style="list-style-type: none"> <li>R11.2 – Construct a pedestrian trail to link the northern section of Currawong Bush Park with the west side of the Mullum Mullum Creek via Bellbird Place.</li> </ul>	<i>Mullum Mullum Linear Park (Currawong Stretch) Management Plan 2011</i>
	<ul style="list-style-type: none"> <li>R11.3 - Upgrade the secondary path in the Currawong Bush Park including a footbridge over the Mullum Mullum Creek near Reynolds Road and a path connection to Heidelberg-Warrandyte Road.</li> </ul>	<i>Mullum Mullum Linear Park (Currawong Stretch) Management Plan 2011</i>
	<ul style="list-style-type: none"> <li>R11.4 – Support the extension of the Main Yarra Trail to Warrandyte township</li> </ul>	<i>Linking People and Places 2002 (Parks Victoria)</i>
General open space upgrade	<ul style="list-style-type: none"> <li>R11.5 - Construct a natural playspace within Currawong Bush Park.</li> </ul>	<i>Mullum Mullum Linear Park (Currawong Stretch) Management Plan 2011</i>
	<ul style="list-style-type: none"> <li>R11.6 – Upgrade picnic, environmental education and walking facilities within Currawong Bush Park.</li> </ul>	<i>Mullum Mullum Linear Park (Currawong Stretch) Management Plan 2011</i>
Natural environment enhancement	<ul style="list-style-type: none"> <li>R11.7 – Protect significant indigenous bushland in Mullum Mullum Creek Linear Park, Alexander and Oakland Reserves.</li> </ul>	<i>Healthy Habitats Bushland Management Strategy 2012</i>
Land Management	<ul style="list-style-type: none"> <li>R11.8 – Undertake road closures and formalise Council management of Crown land as recommended in the Tindals Wildflower Reserve Management Plan.</li> </ul>	<i>Tindal Wildflower Reserve Management Plan 2011</i>

Table 33 - Open Space Recommendations for Currawong Precinct

## 12. Warrandyte Precinct

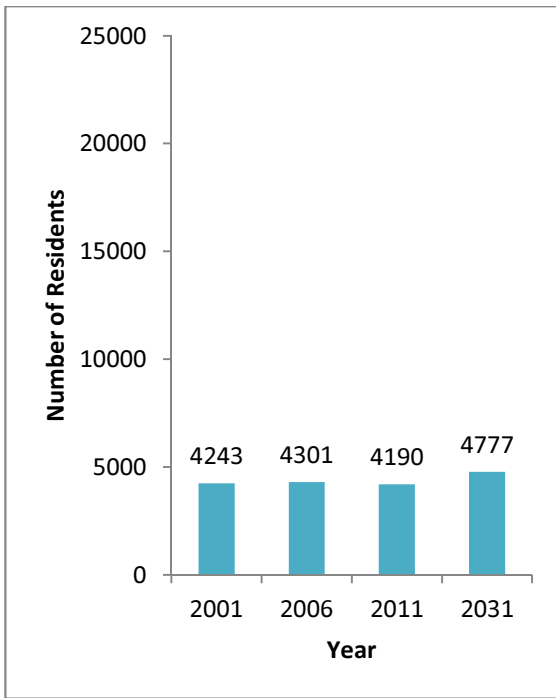
### Precinct Overview



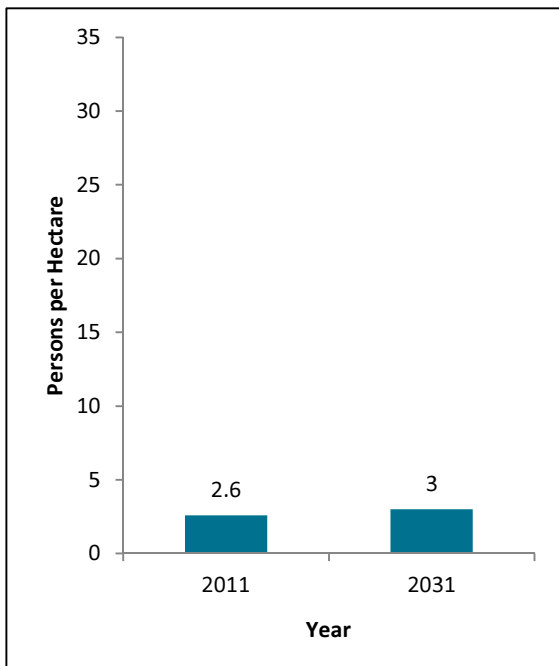
The Warrandyte precinct lies in the eastern part of Manningham and includes the eastern part of the suburbs of Warrandyte and Warrandyte South. It comprises residential areas in bush settings which surround the Warrandyte Township and are subject to minimal change, because of the environmental qualities, with few opportunities for additional housing. The remainder of the precinct is located in the Green Wedge, which is rural residential in character and is heavily treed with significant environmental qualities. Warrandyte Village and Warrandyte Goldfields Neighbourhood Activity Centres are located within the precinct as well as Andersons Creek and Warrandyte Primary Schools.

### Demographic Overview

The Warrandyte precinct mainly comprises large households of five or more people with mature families and older children. While the area is expecting an increase in the older population, the area will continue to attract mature families seeking a rural residential lifestyle because of the unique character of Warrandyte with substantial open space, including bushland. Open space considerations are likely to be driven by the needs of mature families with teenage children, but due to the sparse nature of the settlement and hilly terrain a car will be required to get to most places.



Graph 23 - Warrandyte Precinct Total Population



Graph 24 - Warrandyte Precinct Population Density

## Open Space Overview

The precinct has substantial open space, including bushland, which contributes to the unique character of Warrandyte. There are 16 biosites within the precinct which contain significant vegetation. Warrandyte River Reserve Park is one of the most heavily used open space areas within Manningham and is recognised for its environmental and heritage values. The historic township is a major tourist attraction within metropolitan Melbourne and is a unique attraction for residents, with a combination of a bushland setting, accessible river with many vantage points and various historic focal points. The river reserve contains a biosite of National significance, and is used for the Warrandyte Community Market held the first Saturday of the month and the Warrandyte Festival held annually in March. It provides an east-west link to the Warrandyte State Park, which comprises significant open space within the precinct for informal recreation and nature conservation and includes Pound Bend, Whipstick Gully, Fourth Hill, Scotchman Hill, The Island, Black Flat and The Common. Future open space land acquisitions to the State Park include an area at Pound Bend and a section extending north along the Yarra River near Tills Drive, Warrandyte. Tindals Wildflower Reserve is a small but significant remnant bushland area, containing a biosite of State significance with its orchid populations the most noted feature.

With the extent of private open space, priorities in this precinct may more appropriately relate to opportunities to socialise and connect rather than the ability to walk less than 400 metres to an open space, and the extension of the Main Yarra Trail to Warrandyte township (refer Map 39).

## Open Space: Current and Forecast Projections

The following table gives an overview of the open space network within the Warrandyte precinct, comparing the existing situation with the future forecast population and recommended open space expansion.

Council Open Space	
2011	28.7 ha
2031	28.7 ha
Council Open Space per Resident	
2011	68.5 m <sup>2</sup>
2031	60.1 m <sup>2</sup>
Number of Council Reserves/Parks	
2011	14
2031	14
Total Open Space	
2011	330.8 ha
2031	354.6 ha
Total Open Space per Resident	
2011	789.4 m <sup>2</sup>
2031	742.3 m <sup>2</sup>

**Table 34 - Warrandyte Precinct Open Space Current and Forecast Projections**

## Playspace: Current and Forecast Projections

The following table gives an overview of the number of playspaces within the Warrandyte precinct as well as the number of playspaces per head of population. The data outlines the current situation and the recommended additional playspaces required prior to 2031

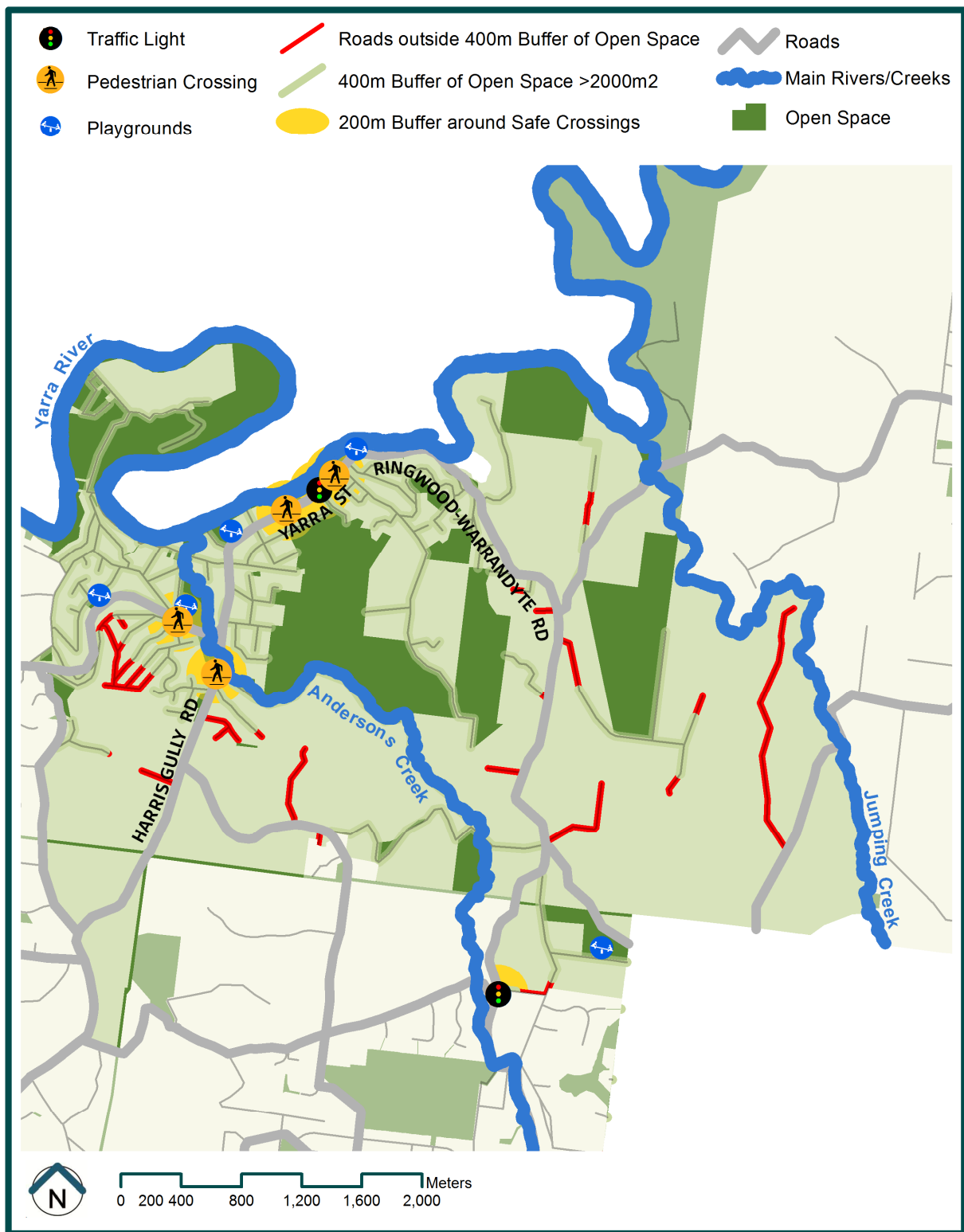
Total No. of Playspaces	
2011	5
2031	5
Residents per Playspace	
2011	838
2031 (Existing)	955
2031 (Forecast)	955

**Table 35 - Warrandyte Precinct Playspace Current and Forecast Projections**

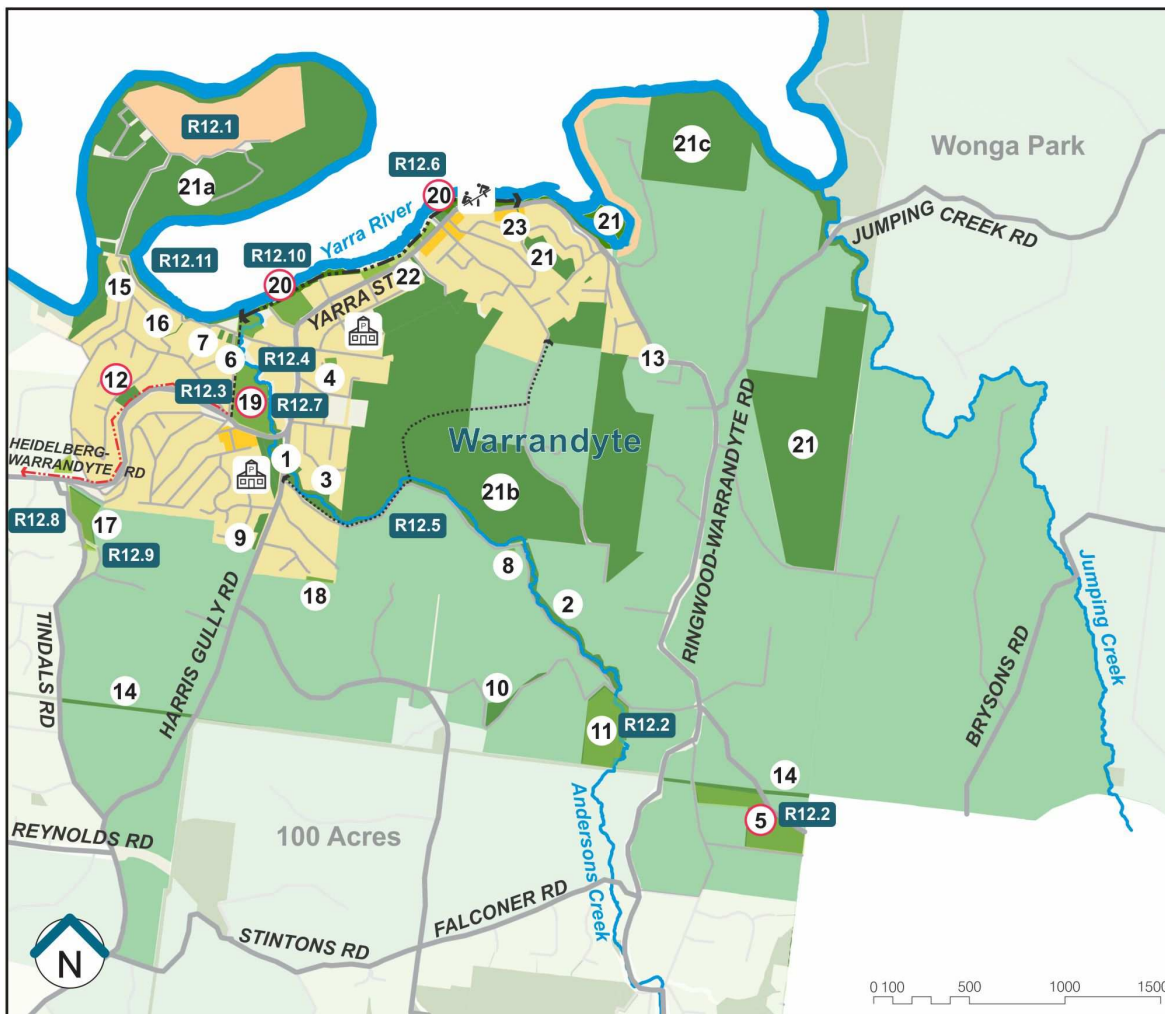


## Proximity to Open Space

The following map provides a gap analysis for Warrandyte Precinct showing residential accessibility to good size open space (greater than 2,000m<sup>2</sup>).



Map 38 - Residential Proximity to Open Space (Warrandyte Precinct)



Map 39 – Warrandyte Precinct Orientation Plan

LEGEND	
	Open space
	Substantial Residential Change Area
	Incremental Residential Change Area
	Rural Conservation Area
	Activity Centre
	Future Open Space Land Acquisition (Manningham City Council)
	Extent of Biosite
	Existing link
	Potential future link
	School (P=primary S=secondary)
	Regional Playground
	Proposed traffic lights
	Reserve
	Reserve with Playground
	Recommendation reference
	Area of future open space provision for medium density areas. (The actual location of new open space will be subject to further investigation as future development occurs)
<b>1</b>	Andersons Creek North Reserve
<b>2</b>	Andersons Creek Reserve
<b>3</b>	Betton Reserve
<b>4</b>	Brackenbury Reserve
<b>5</b>	Colman Park
<b>6</b>	Everard Reserve East
<b>7</b>	Everard Reserve West
<b>8</b>	Gold Memorial Reserve
<b>9</b>	Harris Gully Reserve
<b>10</b>	Husseys Bend
<b>11</b>	Husseys Reserve
<b>12</b>	Lynette Reserve
<b>13</b>	Pigtail Reserve
<b>14</b>	Porter Water Supply Reserve
<b>15</b>	Pound Reserve
<b>16</b>	Third Reserve
<b>17</b>	Tindals Wildflower Reserve
<b>18</b>	Valley Reserve
<b>19</b>	Warrandyte Reserve
<b>20</b>	Warrandyte River Reserve
<b>21</b>	Warrandyte State Park
<b>21a</b>	Pound Bend
<b>21b</b>	Fourth Hill
<b>21c</b>	Black Flat
<b>22</b>	Whipstick Gully Reserve
<b>23</b>	Yarra East Square

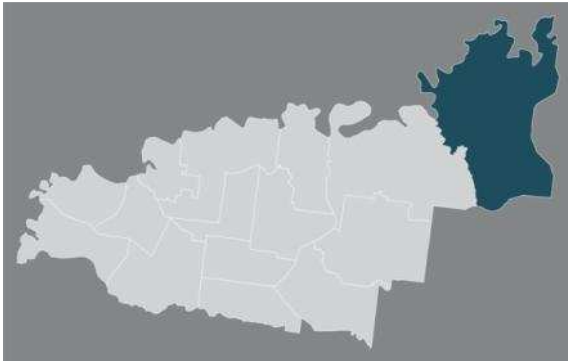
## Open Space Recommendations for Warrandyte Precinct

Open Space	Recommendations	Reference
Open space expansion	<ul style="list-style-type: none"> <li>R12.1 - Support Department of Environment &amp; Primary Industries (DEPI) (Parks Victoria) acquiring land along the Yarra River (Warrandyte State Park) covered by Public Acquisition Overlay.</li> </ul>	Open Space Future Needs Plan (refer Part 1 Objective 1.1.1) (future)
Improved trails /connections	<ul style="list-style-type: none"> <li>R12.2 - Investigate improved horse trail connections to Hussey Reserve and Coleman Park equestrian facilities.</li> </ul>	<i>Manningham Horse Riding Strategy 2002</i>
	<ul style="list-style-type: none"> <li>R12.3 - Construct shared path adjacent to Taroona Avenue as recommended in Warrandyte Reserve Management Plan.</li> </ul>	<i>Warrandyte Reserve Management Plan 2009</i>
	<ul style="list-style-type: none"> <li>R12.4 - Investigate, with DEPI and Parks Victoria, the connection of the Main Yarra Trail to Warrandyte Township.</li> </ul>	<i>Linking People and spaces 2002 (Parks Victoria)</i>
	<ul style="list-style-type: none"> <li>R12.5 – Develop an alternative horse trail to Warrandyte River Reserve via Warrandyte State Park and Gold Memorial Road.</li> </ul>	<i>Warrandyte River Reserve Management Plan 2005</i>
General open space upgrade	<ul style="list-style-type: none"> <li>R12.6 - Investigate the provision of public toilets near Federation Playspace.</li> </ul>	<i>Warrandyte River Reserve Management Plan 2005</i> <i>Yarra Street Urban Design Framework 2005</i>
Proposed recreation facility	<ul style="list-style-type: none"> <li>R12.7 - Complete pavilion upgrade at Warrandyte Reserve in the short term.</li> </ul>	<i>Warrandyte Reserve Management Plan 2009</i>
Natural environment enhancement	<ul style="list-style-type: none"> <li>R12.8 - Protect significant indigenous bushland in Coleman Park, Husseys, Gold Memorial, Harris Gully, Warrandyte, Valley, Brackenbury, Stiggant, Tindals Wildflower, Pound, Lynette, Pigtail, Third, and Hussey Bend Reserves and the Warrandyte River Reserve Land.</li> </ul>	<i>Healthy Habitats Bushland Management Strategy 2012</i>
Land management	<ul style="list-style-type: none"> <li>R12.9 - Undertake Government Road closures and formalise Council management of Crown Land as recommended in the Tindals Wildflower Reserve Management Plan).</li> </ul>	<i>Tindals Wildflower Reserve Management Plan 2012</i>
	<ul style="list-style-type: none"> <li>R12.10 - Negotiate the Warrandyte Market Agreement to protect the sensitive river environment</li> </ul>	<i>Warrandyte River Reserve Management Plan 2005</i>
	<ul style="list-style-type: none"> <li>R12.11 – Investigate Council becoming Committee of Management for the unreserved Crown Land at the intersection of Pound Road and Everard Drive (Pound Reserve).</li> </ul>	

Table 36 - Open Space Recommendations for Warrandyte Precinct

### 13. Wonga Park Precinct

#### Precinct Overview



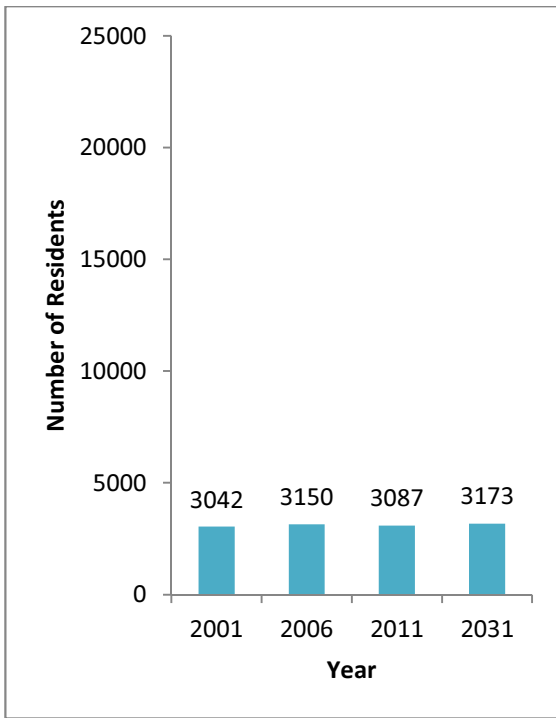
The Wonga Park precinct is located at the easternmost edge of Manningham on the boundary with the Shire of Yarra Ranges and includes the entire suburb of Wonga Park. A substantial part of the precinct is located in the Green Wedge. It ranges from rural to rural residential in character typified by very attractive landscapes of undulating topography with medium to full indigenous tree cover with strong environmental qualities. The Wonga Park Primary School and the Yarra Road, Launders Avenue and Jumping Creek Road Local Activity Centres are located in the precinct. The low density residential areas surrounding Jumping Creek Road and Launders Avenue Local Activity Centres are characterised by subdivisions of 0.4 ha to 2 ha interspersed with larger subdivisions of 4-8 ha. There are very few opportunities for additional housing in the precinct.

Wonga Park precinct also includes a small residential precinct west of Brushy Park Road and north of Holloway road. This area is closely aligned with the residential areas in Croydon North and Chirnside Park.

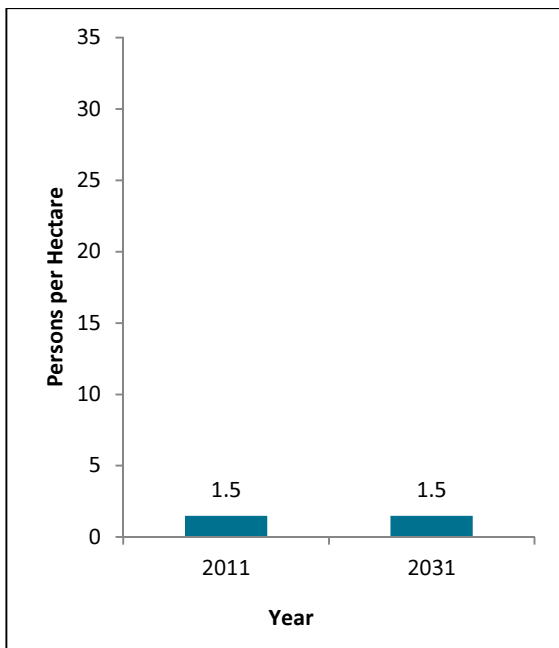
#### Demographic Overview

The Wonga Park precinct is typical of a semi-rural lifestyle, attracting mature families with school age children, as children in their late teens/early 20s move to more urban locations. The main trend is ageing in place, with some downsizing to alternative accommodation due to housing and land cost and maintenance issues associated with large house and blocks of land. Wonga Park has a stable population and is expected to have the lowest growth of any suburb in Manningham in the future. It is expected to retain a family profile with parents in their 40s and school age children.

Open space considerations in Wonga Park are likely to be driven by the needs of mature families with teenagers and is a heavily car dependant area with the sparse nature of settlement.



**Graph 25 - Wonga Park Precinct Total Population**



**Graph 26 - Wonga Park Precinct Population Density**

## Open Space Overview

The precinct contains the Warrandyte State Park which comprises large tracts of open space along the Yarra River corridor on the precinct's northern boundary. The Park provides valuable biodiversity assets and landscape amenity, as well opportunities for low key outdoor recreational activities, including canoeing, bush walking and picnicking. There are ten biosites containing significant vegetation within the precinct. Wittons Reserve contains a biosite of National significance and is a large and popular area of open space with river frontage and functions as part of the adjacent Warrandyte State Park. Wonga Park Reserve is a district reserve which contains a biosite of State significance and is an important community resource, with sporting and play facilities for the local community. There are 16 local open space reserves, mostly concentrated in the low density residential areas of the precinct.

Penderel Reserve is a relatively large reserve in this precinct that contains a biosite of national significance and a small creek. Adjacent land (northern portions of 14 and 20 Jumping Creek Road) has been identified as a future strategic land purchase to enrich the environmental qualities of the Reserve and improve access between Bessa Court and Penderel Way. It is recommended that Council, through negotiation, seek to acquire if a future opportunity arises.

Council has commenced the process to acquire part of 51 Reserve Road (Refer Map 40) from Melbourne Water.

With the extent of private open space, priorities in this precinct may more appropriately relate to opportunities to socialise and connect, rather than the ability to walk less than 400 metres to an open space (refer Map 42).

## Open Space: Current and Forecast Projections

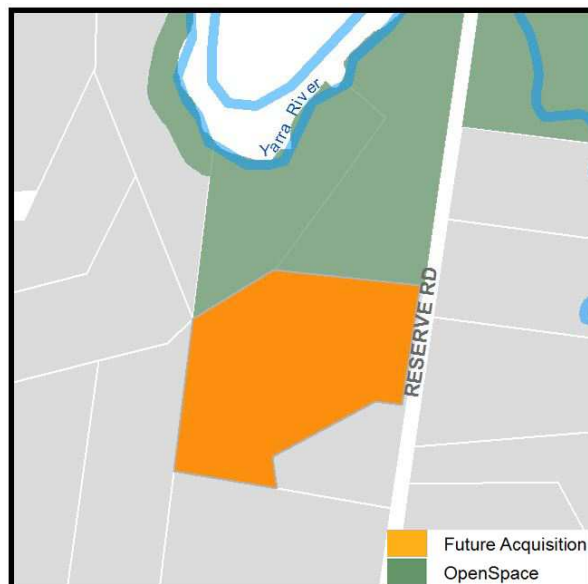
The following table gives an overview of the open space network within the Wonga Park precinct, comparing the existing situation with the future forecast population and recommended open space expansion.

Council Open Space	
2011	19.5 ha
2031	24.1 ha
Council Open Space per Resident	
2011	63.3 m <sup>2</sup>
2031	76.1 m <sup>2</sup>
Number of Council Reserves/Parks	
2011	19
2031	19
Total Open Space	
2011	351.41 ha
2031	354.61 ha
Total Open Space per Resident	
2011	1,138.4 m <sup>2</sup>
2031	1,109.4 m <sup>2</sup>

**Table 37 - Wonga Park Precinct Open Space Current and Forecast Projections**

## Proposed Land Acquisition

The parcel of land highlighted in orange in the map below has been identified for future acquisition to improve biodiversity and pedestrian access through the open space.



*Map 40 - Future Land Acquisition Wonga Park Precinct (51 Reserve Road)*

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## Playspace: Current and Forecast Projections

The following table gives an overview of the number of playspaces within the Wonga Park precinct as well as the number of playspaces per head of population. The data outlines the current situation and the recommended additional playspaces required prior to 2031.

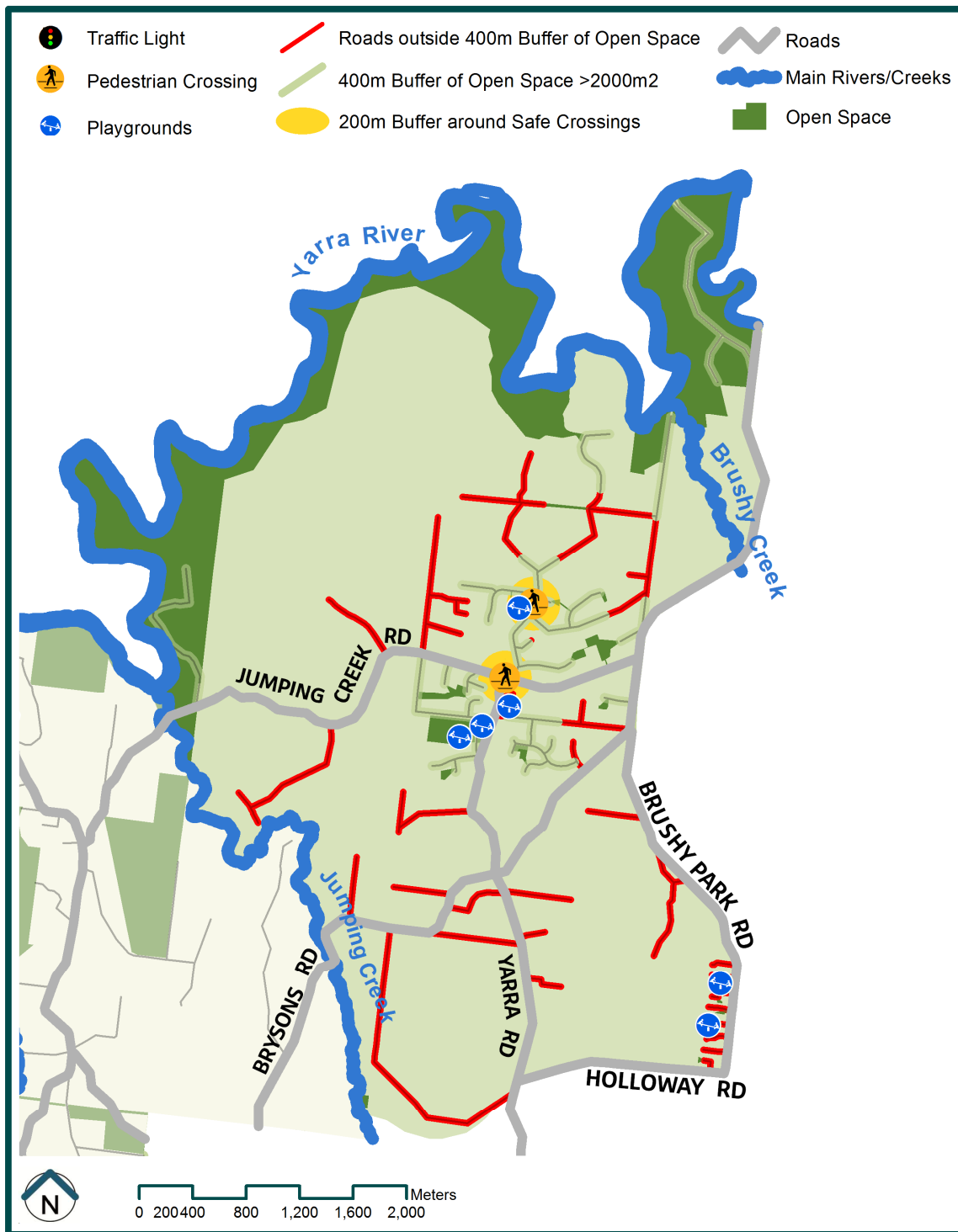
It is proposed to remove the small playspace at St Denys Reserve when it is due to be replaced due to the two nearby playspaces at Wonga Park Reserve.

Total No. of Playspaces	
2011	7
2031	6
Residents per Playspace	
2011	441
2031 (7 Playspaces)	453
2031 (6 Playspacest)	529

**Table 38 - Wonga Park Precinct Playspace Current and Forecast Projections**

## Proximity to Open Space

The following map provides a gap analysis for Wonga Park Precinct showing residential accessibility to good size open space (greater than 2,000m<sup>2</sup>).



Map 41 - Residential Proximity to Open Space (Wonga Park Precinct)





Map 42 - Wonga Park Orientation Plan

1	Aird Reserve	11	Penderel Reserve
2	Arthur John Upton Reserve	12	Rowland Reserve
3	Barooga Reserve	13	St Denys Reserve
4	Blackwood Reserve	14	Styles Reserve
5	Dudley Reserve	15	Teena Reserve
6	Gatters Reserve	16	Ward Reserve
7	Joroma Reserve	17	Warrandyte State Park
8	Kerry Anne North Reserve	17a	Jumping Creek
9	Kerry Anne South Reserve	17b	Mount Lofty
10	Launders Reserve	18	Wittons Reserve
		19	Wonga Park Reserve

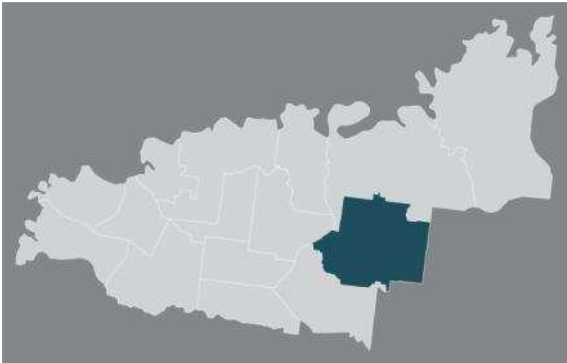
## Open Space Recommendations for Wonga Park Precinct

Open Space	Recommendations	Reference
Open space expansion	<ul style="list-style-type: none"> <li>R13.1 - Acquire part of 51 Reserve Road as an extension of Wittons Reserve (refer Map 40).</li> </ul>	Open Space Future Needs Plan (refer Part 1 Objective 1.1.1) (future)
General open space upgrade	<ul style="list-style-type: none"> <li>R13.2 - Remove St Denys Reserve play equipment when it reaches the end of its life in conjunction with general reserve upgrade.</li> </ul>	Playspace Development Program
Natural environment enhancement	<ul style="list-style-type: none"> <li>R13.3 - Protect significant indigenous bushland in Arthur John Upton, Barooga, Blackwood, Penderel, Wittons, Wonga Park, Teena, Joroma and Kerry Anne North and South reserves.</li> </ul>	<i>Healthy Habitats Bushland Management Strategy 2012</i>

Table 39 - Open Space Recommendations for Wonga Park Precinct

### 14. 100 Acres Precinct

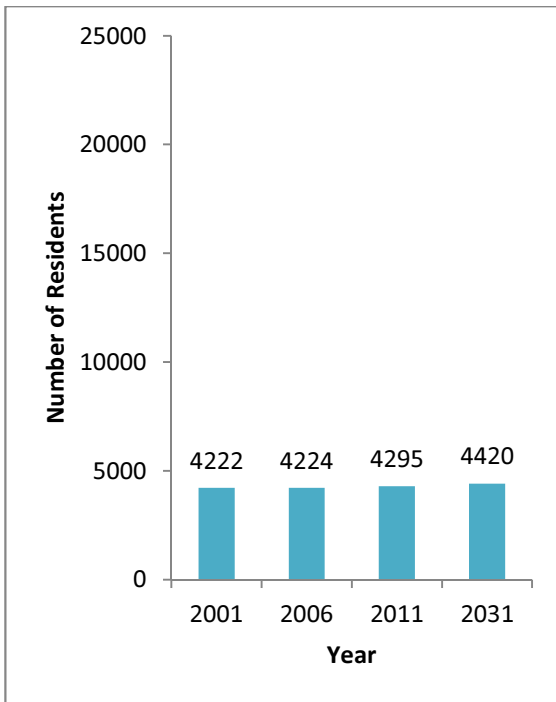
#### Precinct Overview



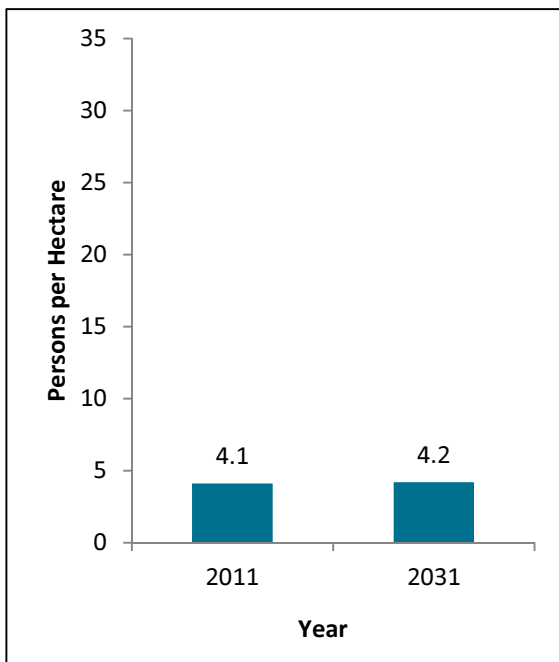
The 100 Acres precinct lies in the eastern part of Manningham and includes most of the suburb of Park Orchards, and a small part of Ringwood North. The northern part of the precinct is located in the Green Wedge which is primarily rural residential in character, heavily treed and with significant environmental qualities. Other parts of the precinct consist of low density residential areas comprising established houses within park-like attractive environments with groves of large trees, including indigenous native and pines interspersed with deciduous trees. There are few opportunities for additional housing, with no medium density housing in the precinct. Park Orchards Neighbourhood Activity Centre, St Anne’s Catholic Primary School and Park Orchards Primary School are all located within the precinct.

#### Demographic Overview

The 100 Acres precinct has a small but very stable population, typical of a semi-rural lifestyle area attracting mature families with school age children, where children in their early 20s move out to more urban locations. The main trend of the precinct is ageing in place, with older couples without children expected to downsize from the area in the future, due to the hilly terrain and the maintenance and cost issues associated with large houses and blocks of land. The ageing population is unlikely to affect Park Orchards in the future due to the housing type in the area and the attraction of families. Open space considerations are likely to be driven by the needs of mature families with teenagers, but also the sparse nature of the settlement requiring a car to get to most places.



**Graph 27 - 100 Acres Precinct Total Population**



**Graph 28 - 100 Acres Precinct Population Density**

## Open Space Overview

The 100 Acres precinct contains significant regional open space areas which provide habitat corridors and opportunities for nature based recreation in natural settings and are highly valued by the local and wider community. There are 13 biosites containing significant vegetation within the precinct. The 100 Acres Reserve is located within the Andersons Creek Valley and contains vegetation of State conservation significance that is rarely rivalled in the Melbourne region, even in National Parks. It has an extensive path network, including a horse trail on the perimeter path of the reserve. A future pedestrian path link will connect 100 Acres to Yanggai Barring Linear Park and to open space linkages along the Andersons Creek to Quamby Reserve in Ringwood, enabling residents from Warrandyte South, Warranwood and Ringwood North in the City of Maroondah to gain access to 100 Acres. The Mullum Mullum Trail is a major feature of the Mullum Mullum Creek Linear Park which forms the southwest boundary of the precinct. Improved access to the trail from surrounding neighbourhoods, such as along Park Road, will be a significant benefit to the local community. The precinct contains five district reserves which have a conservation and/or sporting focus and there are 12 local reserves, most of which are located in the south eastern part of the precinct, including the recently acquired Goldschlager Reserve.

With the extent of private open space, priorities in this precinct may more appropriately relate to opportunities to socialise and connect, rather than the ability to walk less than 400 metres to an open space (refer Maps 45 and 46).

## Open Space: Current and Forecast Projections

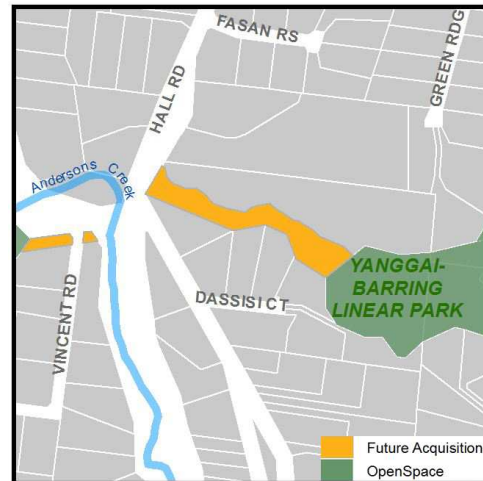
The following table gives an overview of the open space network within the 100 Acres precinct, comparing the existing situation with the future forecast population and recommended open space expansion.

Council Open Space	
2011	78.5 ha
2031	81.6 ha
Council Open Space per Resident	
2011	182.7 m <sup>2</sup>
2031	184.6 m <sup>2</sup>
Number of Council Reserves/Parks	
2011	19
2031	20
Total Open Space	
2011	87.2 ha
2031	90.4 ha
Total Open Space per Resident	
2011	203.1 m <sup>2</sup>
2031	204.5 m <sup>2</sup>

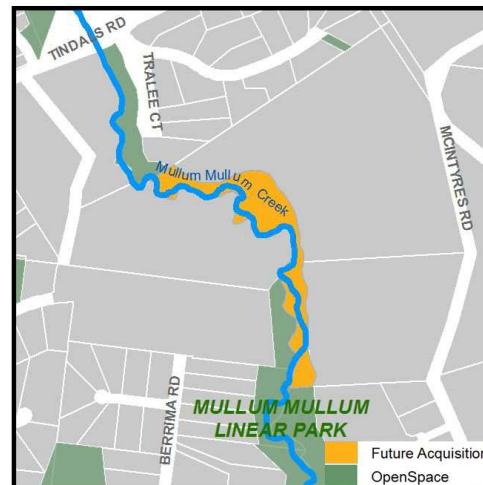
**Table 40 - 100 Acres Precinct Open Space Current and Forecast Projections**

## Proposed Land Acquisition

The parcels of land highlighted in orange in the maps below will be acquired to improve access along our linear parks and to protect environmental values. A Public Acquisition Overlay has been placed on the Hall Road and Mullum Mullum Creek properties.



*Map 43 - Proposed Land Acquisition 100 Acres Precinct (Hall Road)*



*Map 44 - Proposed Land Acquisition 100 Acres Precinct - Mullum Mullum Creek*

## Playspace: Current and Forecast Projections

The following table gives an overview of the number of playspaces within the 100 Acres precinct as well as the number of playspaces per head of population. The data outlines the current situation and the recommended additional playspaces required prior to 2031.

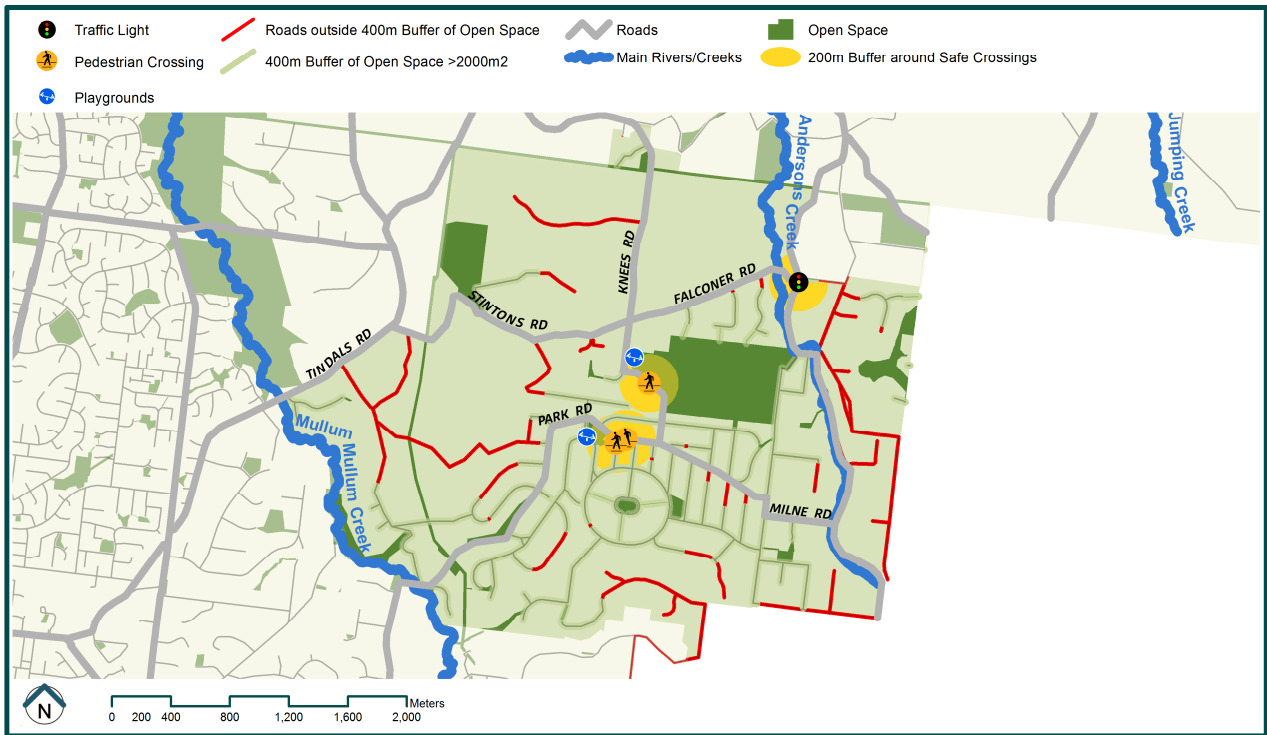
Total No. of Playspaces	
2011	2
2031	2
Residents per Playspace	

Total No. of Playspaces	
2011	2,148
2031 (Existing)	2,210
2031 (Forecast)	2,210

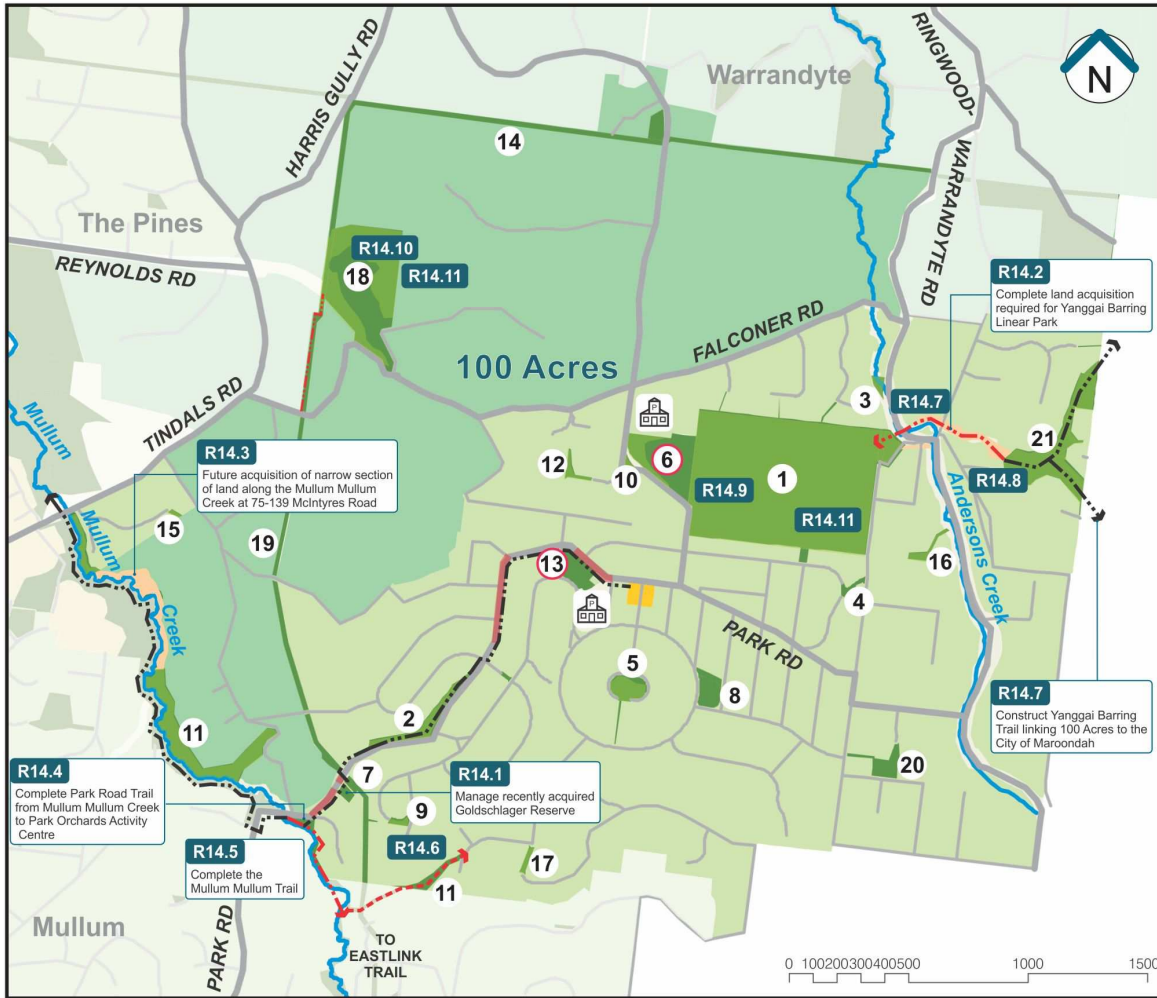
**Table 41 - 100 Acres Precinct Playspace Current and Forecast Projections**

## Proximity to Open Space

The following map provides a gap analysis for 100 Acres Precinct showing residential accessibility to good size open space (greater than 2,000m<sup>2</sup>).



Map 45 - Residential Proximity to Open Space (100 Acres Precinct)



Map 46 - 100 Acres Orientation Plan

**LEGEND**

- Open space
- Substantial Residential Change Area
- Incremental Residential Change Area
- Low Density Residential Area
- Rural Conservation Area
- Activity Centre
- Future Open Space Land Acquisition (Manningham City Council)
- Extent of Biosite
- Existing link
- Potential future link
- School (P=primary S=secondary)
- Regional Playground
- Proposed traffic lights
- Reserve
- Reserve with Playground
- Recommendation reference
- Area of future open space provision for medium density areas. (The actual location of new open space will be subject to further investigation as future development occurs)

- 1 100 Acres Reserve
- 2 Alan Morton Reserve
- 3 Andersons Creek South Reserve
- 4 Craithie Reserve
- 5 Dirlton Reserve
- 6 Domeney Reserve
- 7 Goldschlager Reserve
- 8 Iona Reserve
- 9 Jura Reserve
- 10 Knees Patch
- 11 Mullum Mullum Creek Linear Park
- 12 Orchid Reserve
- 13 Park Orchards Reserve
- 14 Porter Water Supply Reserve
- 15 Raymond Elliot Reserve
- 16 Ringwood Warrandyte Reserve
- 17 Smedley Reserve
- 18 Stintons Reserve
- 19 Stintons Water Supply Reserve
- 20 Wilkinson Reserve
- 21 Yanggai Barring Linear Park



## Open Space Recommendations for 100 Acres Precinct

Open Space	Recommendations	Reference
Open space expansion	<ul style="list-style-type: none"> <li>R14.1 - Manage recently acquired land, Goldschlager Reserve (408 Park Road - adjacent to pipe track) as a reserve for biodiversity and public access.</li> </ul>	<i>Goldschlager Reserve Development Plan (future)</i>
	<ul style="list-style-type: none"> <li>R14.2 - Complete land acquisition required for Yanggai Barring Linear Park by acquisition of portion of 115 Hall Road covered by Public Acquisition Overlay. (Refer Map 43).</li> </ul>	<i>Yanggai Barring Linear Park Management Plan 2011</i>
	<ul style="list-style-type: none"> <li>R14.3 – Future acquisition of a narrow section of land along the Mullum Mullum Creek at 75-139 McIntyres Road (Refer Map 44) and integrate into the Mullum Mullum Creek Linear Park.</li> </ul>	<i>Mullum Mullum Creek Linear Park Management Plan (Stages 3 &amp; 4)</i>
Improved trails /connections	<ul style="list-style-type: none"> <li>R14.4 - Complete the Park Road Trail extending from Mullum Mullum Creek to Park Orchards Activity Centre partly via Alan Morton Reserve.</li> </ul>	<i>Draft Manningham Bicycle Strategy 2013</i>
	<ul style="list-style-type: none"> <li>R14.5 - Complete the Mullum Mullum Trail.</li> </ul>	<i>Mullum Mullum Creek Linear Park Management Plan (Stages 3 &amp; 4)</i>
	<ul style="list-style-type: none"> <li>R14.6 - Undertake Alder Court link on completion of the Mullum Mullum Trail.</li> </ul>	<i>Mullum Mullum Creek Linear Park Management Plan (Stage 3) 2008</i>
	<ul style="list-style-type: none"> <li>R14.7 - Construct Yanggai Barring Trail linking 100 Acres Reserve to the City of Maroondah.</li> </ul>	<i>Yanggai Barring Linear Park Management Plan 2011</i>
General open space upgrade	<ul style="list-style-type: none"> <li>R14.8 - Develop Yanggai Barring Linear Park on completion of land acquisition.</li> </ul>	<i>Yanggai Barring Linear Park Management Plan 2011</i>
	<ul style="list-style-type: none"> <li>R14.9 - Re-commission the disused public toilets in Domeney Reserve as a single toilet to service visitors to 100 Acres Reserve.</li> </ul>	<i>100 Acres Management Plan 2010</i>
Proposed recreation facility	<ul style="list-style-type: none"> <li>R14.10 - Upgrade Stintons Reserve oval.</li> </ul>	Capital Works Program
Natural environment enhancement	<ul style="list-style-type: none"> <li>R14.11 - Protect significant indigenous bushland in 100 Acres, Orchid, Stintons, Domeney, Raymond Elliot, Alan Morton, Dirlton and Jura Reserves, Yanggai Barring Linear Park, Knees Patch, Ringwood-Warrandyte Reserves north and south and Mullum Mullum Creek Linear Park.</li> </ul>	<i>Healthy Habitats Bushland Management Strategy 2012</i>

Table 42 - Open Space Recommendations for 100 Acres Precinct

## 15. Mullum Precinct

### Precinct Overview



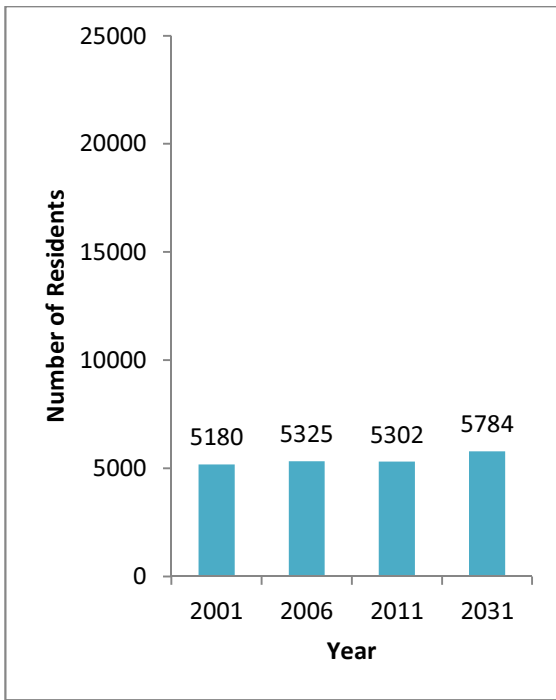
The Mullum precinct covers part of the suburb of Donvale which comprises predominantly low density residential areas with few opportunities for additional housing. The precinct is characterised by spacious and attractive residential areas providing a buffer between the urban areas of the municipality and the Green Wedge. It comprises large lot subdivisions with generally larger houses. It also has a strong vegetative cover, including well established gardens, remnant pine trees and pockets of indigenous vegetation. Pockets of residential areas along Mitcham Road on the southwest boundary of the precinct have been zoned for 'apartment style' high density development.

The Hillcrest residential area south of Eastlink is a well treed area and connected to Mullum Mullum Park.

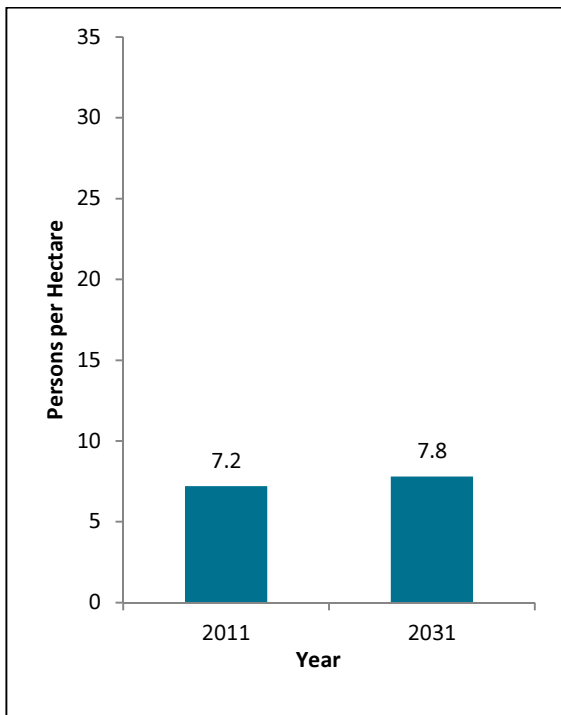
The western tip of the Tunstall Square Neighbourhood Activity Centre and the Mitcham Road Local Activity Centre are located within the precinct and Whitefriars College is the only school in the precinct.

### Demographic Overview

The Mullum precinct mainly comprises family groups, such as couples with children under 15. It represents an area nearing the end of its first family life cycle with children leaving home and increasing numbers of empty nesters and older lone persons. As the population ages, the impacts on the demand for open space will focus mainly on requirements for an elderly population. Due to the hilly nature, with the exception of Hillcrest, and dispersed street pattern of the area it is likely that most people would drive to open space rather than walk.



**Graph 29 - Mullum Precinct Total Population**



**Graph 30 - Mullum Precinct Population Density**

## Open Space Overview

The precinct contains significant regional open space corridors providing natural spaces for leisure and informal recreation highly valued by the local and wider community. Mullum Mullum Creek Linear Park forms a significant habitat corridor, which contains vegetation of State conservation significance and dissects and links through the residential areas of the precinct and joins the Mullum Mullum Park at the southern end of the precinct. There are six biosites containing significant vegetation in the precinct.

The section of the Mullum Mullum Trail from Park Road to Mullum Mullum Park is the last part to be constructed and will be completed in 2016/17, subject to funding. It is an important strategic link in Manningham's regional path network, connecting the Main Yarra and Koonung Trails which extend west to the city and the EastLink Trail east to Seaford. There are 12 local reserves which are not spread evenly throughout the precinct. Almost half of the residents live more than 400 metres walking distance from open space over 2,000 square metres in area (refer Map 48).

As part of the Mathews subdivision on Old Warrandyte Road, an additional nine hectares of informal open space will be added to the Mullum Mullum Creek Linear Park (refer Map 49).

## Open Space: Current and Forecast Projections

The following table gives an overview of the open space network within the Mullum precinct, comparing the existing situation with the future forecast population and recommended open space expansion.

Council Open Space	
2011	20.5 ha
2031	29.9 ha
Council Open Space per Resident	
2011	38.6 m <sup>2</sup>
2031	51.9 m <sup>2</sup>
Number of Council Reserves/Parks	
2011	14
2031	15
Total Open Space	
2011	65 ha
2031	74.4 ha
Total Open Space per Resident	
2011	122.6 m <sup>2</sup>
2031	128.9 m <sup>2</sup>

**Table 43 - Mullum Precinct Open Space Current and Forecast Projections**

## Proposed Land Acquisition

The parcel of land highlighted in orange in the map below has been reserved as open space as part of the former LaManna Nursery site, Mulsanne Way subdivision.



*Map 47 - Proposed Land Acquisition Mullum Precinct (Mulsanne Way)*

## Playspace: Current and Forecast Projections

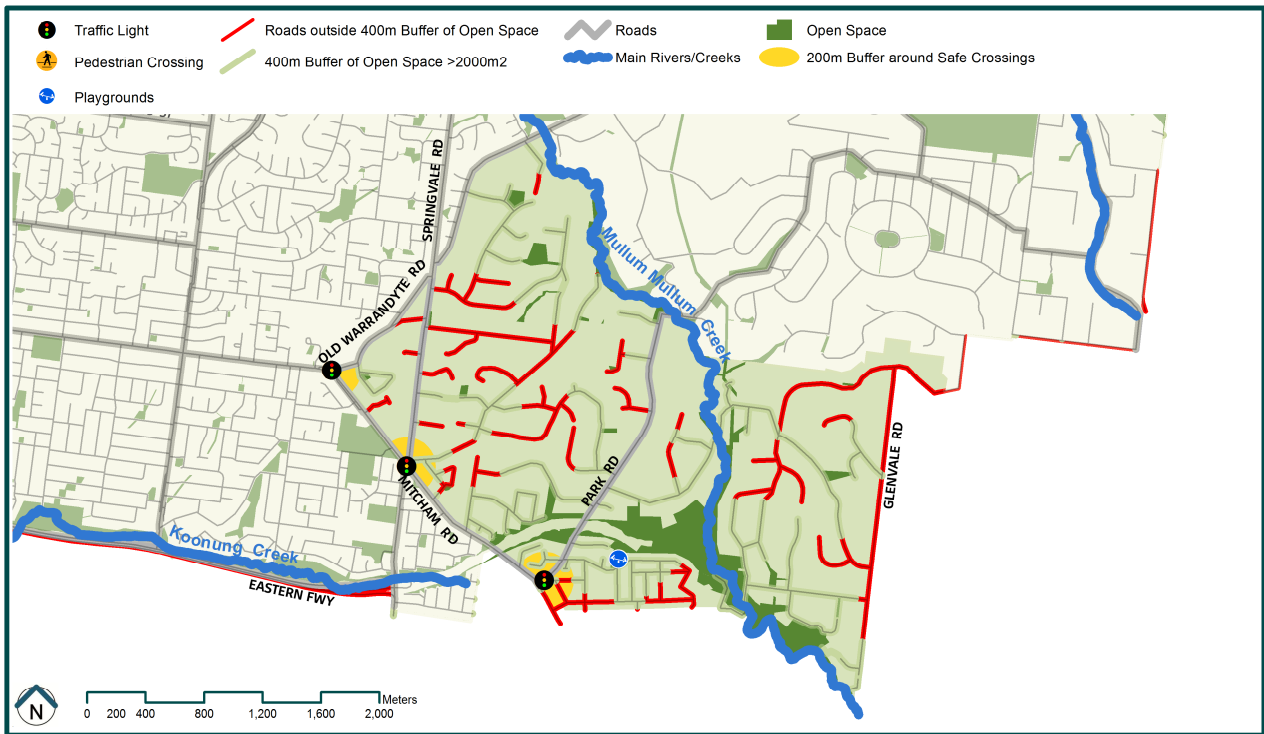
The following table gives an overview of the number of playspaces within the Mullum precinct as well as the number of playspaces per head of population. The data outlines the current situation and the recommended additional playspaces required prior to 2031

Total No. of Playspaces	
2011	1
2031	2
Residents per Playspace	
2011	5,302
2031 (Existing)	5,784
2031 (Forecast)	2,892

**Table 44 - Mullum Precinct Playspace Current and Forecast Projections**

## Proximity to Open Space

The following map provides a gap analysis for Mullum Precinct showing residential accessibility to good size open space (greater than 2,000m<sup>2</sup>).



Map 48 - Residential Proximity to Open Space (Mullum Precinct)



Map 49 – Mullum Reserve Orientation Plan

**LEGEND**

- Open space
- Substantial Residential Change Area
- Incremental Residential Change Area
- Low Density Residential Area
- Activity Centre
- Future Open Space Land Acquisition (Manningham City Council)
- Extent of Biosite
- Existing link
- Potential future link
- School (P=primary S=secondary)
- Regional Playground
- Proposed traffic lights
- Reserve
- Reserve with Playground
- Recommendation reference
- Area of future open space provision for medium density areas. (The actual location of new open space will be subject to further investigation as future development occurs)

- 1 Chaim Reserve
- 2 Deontra Reserve
- 3 Eastern Freeway Linear Park
- 4 Edward Reserve
- 5 Flora Reserve
- 6 Garden Reserve
- 7 Hillcrest Reserve
- 8 Hollygreen Reserve
- 9 Larne Reserve
- 10 Lookover Reserve
- 11 McGowans Reserve
- 12 Mullum Mullum Creek Linear Park
- 13 Mullum Mullum Park
- 14 Mulsanne Reserve
- 15 Murndal Reserve
- 16 Oban Reserve
- 17 One Tree Hill Reserve
- 18 Pine Reserve
- 19 Stintons Water Supply Reserve
- 20 Woolerton Reserve

## Open Space Recommendations for Mullum Precinct

Open Space	Recommendations	Reference
Open space expansion	<ul style="list-style-type: none"> <li>R15.1 - Transfer approximately 8.4 hectares of new open space to Council as part of the Mathews subdivision and integrate into the Mullum Mullum Creek Linear Park.</li> </ul>	<i>Mullum Mullum Creek Linear Park Stage 4 Management Plan 2003</i>
Improved trails /connections	<ul style="list-style-type: none"> <li>R15.2 - Complete the Mullum Mullum Trail.</li> </ul>	<i>Mullum Mullum Creek Linear Park Management Plan (Stage 3 2008 &amp; Stage 4 2003)</i>
	<ul style="list-style-type: none"> <li>R15.3 - Undertake Alder Court link on completion of connecting Mullum Mullum Trail.</li> </ul>	<i>Mullum Mullum Creek Linear Park Stage 3 Management Plan 2003</i>
	<ul style="list-style-type: none"> <li>R15.4 - Investigate construction of a walking path through Chaim Reserve to Craig Rd.</li> </ul>	<i>Chain Reserve Development Plan (future)</i>
	<ul style="list-style-type: none"> <li>R15.5 - Investigate pedestrian link through Lookover Reserve.</li> </ul>	<i>Lookover Reserve Development Plan (future)</i>
General open space upgrade	<ul style="list-style-type: none"> <li>R15.6 – Complete acquisition of Mulsanne Reserve. Protect, and replace where necessary, the pine trees, and provide paths, seating and fencing (Refer Map 47).</li> </ul>	<i>Mulsanne Reserve Development Plan (future)</i>
	<ul style="list-style-type: none"> <li>R15.7 - Develop the new open space as part of the Mathews subdivision and integrate into the Mullum Mullum Creek Linear Park.</li> </ul>	<i>Mullum Mullum Creek Linear Park Stage 4 Management Plan 2003</i>
	<ul style="list-style-type: none"> <li>R15.8 - Support the development of the Mullum Mullum Park BMX facility by Parks Victoria.</li> </ul>	<i>Mullum Mullum Park Strategic Management Plan 2012</i>
Recreation facility	<ul style="list-style-type: none"> <li>R15.9 - Return Hillcrest tennis court within Hillcrest Reserve to community use.</li> </ul>	<i>Hillcrest Reserve Development Plan (future)</i>
Natural environment enhancement	<ul style="list-style-type: none"> <li>R15.10 - Protect significant indigenous bushland in Mullum Mullum Creek Linear Park, One Tree Hill, McGowans, Larne and Woolerton Reserves.</li> </ul>	<i>Healthy Habitats Bushland Management Strategy 2012</i>

Table 45 - Open Space Recommendations for Mullum Precinct

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