

# Assessment of off-site impacts on open space as a result of the Moonee Valley Racecourse Redevelopment



## Prepared by

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# Executive summary

## Scope of the assessment

This report assesses the impacts of the proposed Moonee Valley Racecourse Redevelopment on the off-site open space in Moonee Valley. The authors of this report prepared the Moonee Valley Open Space Strategy in 2009, assessing the open space needs of the entire municipality, including consideration of the forecast future growth planned at that time. During the course of the preparation of the Open Space Strategy the plans for proposed redevelopment at the Moonee Valley Racecourse foreshadowed minor development. The Strategy did make reference to the size of this site within the suburb of Moonee Ponds and the need to review the future open space needs should there be a change of land use at the Racecourse site.

The scope of this report is to assess impacts of the proposed Moonee Valley Racecourse Redevelopment proposal on the existing open space within its catchment. The project team has relied on the advice of Council's Leisure and Open Space Planning department regarding the impacts of organised sporting needs and whether these can be adequately accommodated within the existing open space network.

## Summary of the impacts

The Moonee Valley Racecourse Redevelopment proposal (October 2011) is based on a future residential population of up to 6,000 on the site, which is almost half the existing estimated population of Moonee Ponds (13,571). This increase will be concentrated into a specific area and the impacts will primarily be east of Pascoe Vale Road. Currently there is 25sqm of open space per person in Moonee Ponds. If no additional open space is added to the network the open space available per person will decrease to 17.5sqm per person with 6,000 additional residents. In order to retain a similar amount of open space per head of population in Moonee Ponds the Racecourse Redevelopment Proposal will need to add an additional 15 hectares of open space. The current proposal allows for provision of a maximum of 0.49 hectares of open space on-site, and if this proceeds, the existing population of Moonee Ponds will experience a reduction in access to and quality of the existing open space system by higher levels of use and increased demand on facilities including sports facilities that are already at capacity. The likely demands on open space is further emphasised by proposed dwelling types which range from medium to high density dwellings with limited or no private open space resulting in an increased reliance on the public open space meeting all the outdoor leisure and recreation needs of the future population.

## Conclusions

The conclusions of the assessment are:

- The Moonee Valley Racecourse Redevelopment proposal in its current form with an additional 6,000 residents accommodated in medium to high density dwellings and a maximum of 0.46 hectares (4,600sqm) of open space provided on-site does not meet

current best practice regarding open space provision for the forecast population. This results in 0.76sqm of open space per person being provided, whereas current standards range between 20sqm to 24sqm per person.

- Of the 4,900sqm of open space proposed in the Draft Moonee Valley Racecourse Master Plan, only one of the open spaces appears to potentially meet the criteria for open space included in the Moonee Valley Open Space Strategy. The other proposed open spaces appear to have issues associated with public accessibility and sunlight access and may not meet the criteria for public open space.
- The Moonee Valley Racecourse is proposing that its 6,000 new residents will rely on using the surrounding open space for their passive and sporting needs. However these needs cannot be accommodated in the existing open space network without significant change and impact on the amenity of the existing residential communities surrounding them. This includes loss of informal recreational use and access to natural turf fields, increased noise, light spill, traffic movement, etc to accommodate additional match play and training facilities.

## **Recommendation**

To address the open space needs of the future population in the Draft Racecourse Redevelopment Proposal it is recommended that:

- The proposal will need to provide for Municipal, Neighbourhood and Local open space on-site to cater for the increased population at the site. The final configuration of the open space will need to meet the criteria in Table 4-4 of the Open Space Strategy including protection of mature canopy trees, heritage values, adequate sunlight access, passive surveillance and accessibility to the surrounding neighbourhood as well as to the proposed population at the redevelopment.

# 1. Introduction

## 1.1 Project scope

The Moonee Valley City Council requested the consultant team to review the proposed Moonee Valley Racecourse Master Plan and provide details of any infrastructure impacts and/or upgrades on Council's existing reserves and open space areas as a result of the proposal.

## 1.2 Background

Council has an adopted Open Space Strategy (2009), which was prepared for the whole municipality. The Strategy includes an open space contribution framework including a minimum contribution rate of 5 per cent on larger redevelopment sites such as the Moonee Valley Racecourse. The option of levying a contribution of greater than 5 per cent applies to land only.

The proposed redevelopment of the Moonee Valley Racecourse was not forecast to occur within the timeframe of the Strategy. Being a large land area located in an existing urban area, the Strategy did make some specific recommendations for this site.

This assessment of the off-site impacts on open space of the proposed redevelopment of the Moonee Valley Racecourse is based on the adopted Moonee Valley Open Space Strategy (2009).

## 2. Background information

### 2.1 Relevant Council reports, plans and strategies

#### 2.1.1 Moonee Valley Planning Scheme

##### State policy

The State Planning Policy Framework (at clause 11.03) sets out expectations for planning and delivery of open space. The overall objective is to “create a diverse and integrated network of public open space commensurate with the needs of the community.” Open space is to provide for nature conservation, recreation and play, formal and informal sport, social interaction and peace and solitude. Parks and reserves are to be linked with each other and to community focal points such as activity centres and public facilities with walking and cycling trails. Open space should be designed to accommodate people of all abilities, ages and cultures. Overall, the quality and distribution of open space should be improved and its long-term protection ensured. These principles underpin the analysis and recommendations of the Moonee Valley Open Space Strategy (2009).

Two statements that are relevant to population growth and change at the Moonee Valley Racecourse include to:

- Protect the overall network of open space by ensuring that where there is a change in land use or in the nature of occupation resulting in a reduction of open space, the overall network of open space is protected by the addition of replacement parkland of equal or greater size and quality.
- Provide new parkland in growth areas and in areas that have an undersupply of parkland.

##### Amendment C98

Amendment C98 implements one part of the Moonee Valley Open Space Strategy (2009) by establishing a schedule of contribution rates for contributions levied under the Subdivision Act 1988. The Explanatory Report for the amendment states that the Strategy provides a comprehensive review of the existing public open space network within the City of Moonee Valley and a strategic future open space program. “The Strategy includes an analysis of existing open space, levels of use, gaps in the existing open space network, an analysis of projected future residential growth and how this growth will influence future open space needs. This analysis enabled the identification of areas where new open space is required, where existing open spaces can be improved and the work needed to meet the existing and future open space needs of the community.”

The Local Planning Policy that forms part of Amendment C98 identifies Moonee Ponds as a location where land will be requested from development to provide new open space.

**2.1.2 Moonee Valley Open Space Strategy** Thompson Berrill Landscape Design Pty Ltd in association with Environment & Land Management Pty Ltd (2009)

**Brief summary**

The Moonee Valley Open Space Strategy (hereafter referred to as the Open Space Strategy) was prepared in 2009 to guide the future provision, design and management of open space across the City of Moonee Valley. Part of the Strategy included the preparation of a development contribution framework, resulting in a recommended 5 per cent contribution rate, with a higher land contribution to be negotiated for larger redevelopment sites. The Strategy developed recommendations for the open space network based on the .id Consulting population forecasts current in 2009 when the Strategy was prepared. This included provision of new open space and upgrades to existing open space where required with particular attention to forecast population growth.

**Relevant information**

Forecast population growth

Anticipated residential population growth for Moonee Ponds at the time the Strategy was prepared was 14,627 by 2020, with an estimated population in 2008 of 13,495. The Strategy was planning for an additional 1,132 people to be living in Moonee Ponds by 2020, with an estimated 80 per cent of this population living in the Moonee Ponds Activity Centre (excluding the Racecourse site), which is just over 900 people, with the remaining 220 people living in the remainder of the suburb.

Moonee Ponds is divided into three open space sub-precincts, 3039A, 3039B and 3039C. Moonee Valley Racecourse is located in sub-precinct 3039C, extending east of Mount Alexander Road. 3039B is the area between Mount Alexander Road and the railway line, and 3039A extends from the railway line west to the Maribyrnong River, with the majority of the Moonee Ponds Activity Centre located in sub-precinct 3039B.

Recommendations

Recommendations relevant to Moonee Ponds and the Racecourse site in particular include:

- Municipal open space - recognition there is a gap in the provision of this open space in Moonee Ponds as noted in Section 4.2 of the Strategy. Section 3.1.2 of the Strategy also states the need for additional Municipal open space (minimum 3 hectares in size) would only arise if there were a significant change in land use associated with Essendon Airport and Moonee Valley Racecourse. The open space hierarchy table (Table 3-1) from the Open Space Strategy, which describes the different types of open space, has been included in the Appendix A for reference.
- Neighbourhood open space - Recommendation 4.2b includes consideration of the need to deliver additional Neighbourhood open space (minimum 1 hectare in size) due to lack of any future development of large strategic sites in Moonee Ponds. This is supported by analysis in Section 3.1.2 of the Open Space Strategy.

- Three additional Small Local open spaces are proposed in Moonee Ponds, with one proposed in 3039A and two proposed in 3039B. All three are in response to the forecast future growth planned within existing gap areas in open space distribution.
- Section 19.4 notes *'At this stage, no residential growth is anticipated at the Moonee Valley Racecourse site. If this changes over the next 11 years there will need to be a review of open space needs with the outcome likely that the Racecourse site would need to contribute some land area to open space'*.

#### Guidelines for the provision of additional open space in the Open Space Strategy

The provision of open space land area is at Council's discretion and should meet the criteria set out in Table 4-4 of the Open Space Strategy. The criteria includes minimum sizes, widths, interface with adjoining urban form and development to guide appropriate selection of future open space and to guide decisions regarding acceptance of open space contributions from developers. Section 6 of the Strategy sets out design guidelines for new and existing open space and any future open space will need to demonstrate consistency with the guidelines. Table 4-4 and other relevant extracts regarding provision of new open space are included in Appendix A of this report.

#### Community consultation for the Open Space Strategy

Extensive community consultation was undertaken as part of the Strategy preparation and this is contained in Part B of the Strategy - Background Research. The results of the consultation were analysed on an overall municipality-wide basis and then on a precinct basis. Of relevance to this project is the existing popularity of Queens Park for people from across the municipality – with Queens Park being the second most popular park for all residents of Moonee Valley second to the Maribyrnong River open space system. The municipal-wide survey outcomes identified that people cited Queens Park as being too busy and crowded, indicating its high levels of existing use, and the need to consider this in relation to future provision of open space in Moonee Ponds.

### **2.1.3 MPAC 2030 Moonee Ponds Activity Centre Structure Plan Adopted March 2010**

#### **Brief summary**

The Moonee Ponds Activity Centre structure plan provides a framework for increased built form within the centre, thereby increasing the population of the precinct.

#### **Relevant information**

- One additional open space is included in the Moonee Ponds Activity Centre Structure Plan, which is located at Hall Street car park. The note states that it is a ground level car park with potential open space above ground level.

### **2.1.4 Moonee Valley Racecourse Redevelopment Community Infrastructure Assessment Draft Report, Macroplan, prepared for Moonee Valley City Council**



### **Brief summary**

Macroplan has been commissioned by Moonee Valley City Council to inform the development of Council's proposed Development Contributions Plan in relation to the Moonee Valley Racecourse redevelopment. This Draft Report includes a review of the existing ASR assessment of community infrastructure, and given it was inadequate, has undertaken a separate community infrastructure assessment of the proposed redevelopment to form an alternative basis for negotiations with the Moonee Valley Racing Club. This assessment includes structured sporting facilities as part of the community infrastructure.

## **2.2 Comparative case studies summary**

Three redevelopment sites from outside the municipality have been reviewed to provide a comparison with the Moonee Valley Racecourse site. These are:

- Eastern Golf Course, Doncaster
- Caulfield Racecourse
- Kodak Site, Reservoir

These sites were selected because they share characteristics with the racecourse site as follows:

- Provide significant infill opportunity within their local context.
- Historic use is redundant in whole or part and an economic use must be found for the site.
- Are or were in single ownership at the time master planning was undertaken.
- Local council had undertaken open space planning and had included statements in their planning scheme with respect to open space, and this guided future provision.

The information used to assess the sites is available on the internet. There are many background reports published and drawn from as well as Planning Panel reports for the Caulfield Racecourse and Eastern Golf Course sites. To provide a base line for the comparison, the Moonee Valley Racecourse proposal was included in the review. The detailed review is included in Appendix B to this report. A summary of the findings for the Eastern Golf Course, Caulfield Racecourse and Kodak Site follows:

It is clear from reviewing the background material and planning policy for the three redevelopment sites that the provision of open space for these sites has been significantly influenced by the strategic studies and policies already in place. In addition, there is an expectation that sufficient open space will be provided on-site where other options are not available or not considered suitable for the level of use in open space that the development will create.

A good example of this is the Eastern Golf Course site. This location adjoins the Doncaster Hill Principal Activity Centre, for which a comprehensive planning framework has been adopted by the City of Manningham and is starting to be implemented. This includes compulsory acquisition of land within the centre

boundaries to create new open space as well as a 5 per cent cash contribution levied on subdivision of new development.

Following is a summary of the conclusions drawn from each of the comparative example sites.

### **2.2.1 Eastern Golf Course, Doncaster**

The Eastern Golf Course redevelopment will not be able to point to the open space planning for Doncaster Hill as a solution to its open space needs but will instead be required to provide sufficient open space on-site. The Planning Panel report is clear that although there are existing reserves adjacent to the golf course, the redevelopment will be expected to provide on-site open space and even to expand these existing reserves as part of its open space contribution. Open space planning is not yet detailed, however, due to the many heritage and natural features on the land that warrant protection, the open space component is likely to exceed 20 per cent of the land area.

### **2.2.2 Caulfield Racecourse**

The Caulfield Racecourse proposal is similar to the proposal for the Moonee Valley Racecourse in that the site will partly redevelop with residential and mixed uses. The Caulfield site is located in a densely built-up location within the City of Glen Eira, next to Monash University and the railway station. The planning studies and Glen Eira Planning Scheme acknowledge that Caulfield Park, which plays a similar role to Queens Park in Moonee Ponds, is already overcrowded. There is a desire to obtain open space at the racecourse for the local area in addition to open space for new residents.

Caulfield Racecourse is redeveloping part of its own land, and it is able to redevelop the inside track as a significant piece of open space. It has also identified another parcel of land within its control to create a local park. The Planning Panel reviewing this proposal accepted this level of open space and it appears to generally be in line with Council expectations.

### **2.2.3 The Kodak site, Reservoir**

The Kodak site is the smallest of the three comparative sites that have been reviewed. It is located along Edgars Creek. The development will be providing some open space on-site, and some of this will be encumbered, and walking links to the creek environs.

The analysis of open space need for the Kodak site applies principles from the City of Moreland's open space strategy, indicating that there is sufficient access to parks within walking distance. The strategy has not identified this location as one of high priority to acquire additional open space reserves.

## 3. Existing situation

### 3.1 Moonee Valley Racecourse Redevelopment proposal

The Moonee Valley Racecourse Redevelopment (MVRC) proposal has been prepared by Tract on behalf of the Moonee Valley Racing Club. Tract has prepared a Draft Master Plan for the site based on a range of supporting reports. This background document review assesses the reports relevant to the provision of open space including the Draft Master Plan and the Community Infrastructure Assessment report.

#### 3.1.1 Moonee Valley Racecourse Redevelopment Draft Master Plan Moonee Valley Racing Club (October 2011)

##### **Brief summary**

The Draft Master Plan outlines the proposed redevelopment of the Moonee Valley Racecourse. The document has been prepared by Tract Consultants for the Moonee Valley Racing Club.

The Draft Moonee Valley Racecourse Master Plan outlines the vision for the reconfiguration of the site to increase its viability in the future to function as a major racecourse and entertainment facility. To make the site viable, there is a need to redevelop parts of the site incorporating residential use.

##### **Relevant information**

###### Size and zoning

The site is 40 hectares in size (land ownership not stated) and is zoned Special Use Zone (Schedule 2 Racecourse) on the Moonee Valley Planning Scheme map nos. 12 and 13. The land is not subject to any planning overlays.

###### History of the Racecourse site

- 1883 15 September, Moonee Valley Racecourse established
- 1922, inaugural Cox Plate. This is the signature race run between the Caulfield Cup and Derby Day and with prize money of just over \$3million, it is the second richest horse race in Australia after the Melbourne Cup.
- Harness racing (trotting) began in the 1970s and continued at the site until February 2010.

###### Proposed changes to the site in the master plan

- Realignment of the racecourse to lengthen it and the finishing straight.
- Remove the harness racing track as no longer required.
- Proposed residential development to the west, north and south east portions of the current site.
- Medium to high-density residential development.
- Mixed use including the potential for office, civic, community, retail, accommodation, health and education.

- Buildings ranging up to 25 storeys in the site with generally 3 to 4 storey interface to the existing residential streets, with 3 to 5 storeys and higher along Wilson Street.
- New Grandstand - relocated from south-west to the north on Wilson Street. It will accommodate functions from 100 up to 40,000 people.

#### Proposed public open space

- 'Neighbourhood' (this is actually Local open space in accordance with the definition in the Open Space Strategy) open space of 3,000sqm located on McPherson Street, with road frontage to three sides, and built form to the east side.
- Urban Plaza is nominated as 500sqm and may potentially be considered as proposed open space, however there is no indication of future ownership of this space. If this site forms part of the proposed open space, then it would need to meet the criteria for open space in the Moonee Valley Open Space Strategy, be capable of being rezoned as public open space and transferred to Council ownership.
- Central open space in Sub-Precinct D (near Thomas Street) is 800sqm of proposed open space, surrounded by built form with a laneway access to the west side, and built form of 3 storeys to the north and west and 6 storeys to the south and east. The Moonee Valley Racecourse Redevelopment Master Plan document does not include any shadow diagrams and the diagrams key the space as Publicly accessible open space, whereas the Design Guidelines tables refer to this as public open space. If this is to be considered as public open space, this land would need to meet the criteria for open space in the Moonee Valley Open Space Strategy, be capable of being rezoned as public open space and transferred to Council ownership.
- Local open space (this is actually Small Local open space in accordance with the definition in the Open Space Strategy) on Wilson Street frontage, 600sqm of open space that forms a landscape buffer between residents and Wilson Street, as shown in the Sub-Precinct G diagrams. As noted above, there is a lack of clarity as to whether this is proposed as public open space, and if so, then how it meets the criteria for open space in the Moonee Valley Open Space Strategy.

#### Publicly accessible open space

- Central open space located in Sub-Precinct E Trackside, is not specifically listed as proposed public open space in the Design Guidelines table, is surrounded by built form on four sides with no public road frontage to it and is therefore assumed to be private open space.

### 3.1.2 **Proposed Moonee Valley Racecourse Redevelopment Community Infrastructure Assessment** ASR Research for the Moonee Valley Racing Club (October 2011)

#### **Brief summary**

This is an assessment of the community infrastructure required for the proposed redevelopment at the Moonee Valley Racecourse as shown in the Tract Master Plan for the site. This included: an assessment of the existing demographic characteristics of the surrounding community; identification of the community infrastructure that currently exists; identification of the likely population yield; and an assessment of the additional community infrastructure required and appropriate locations for this. The report does not accurately reference the analysis and recommendations in the Open Space Strategy.

#### **Relevant information**

##### Extent of the proposed development proposal

- 3,000 apartments and town houses
  - ⇒ 900 one-bedroom dwellings
  - ⇒ 1,800 two-bedroom dwellings
  - ⇒ 300 three-bedroom dwellings
- Approximately 6,000 people are forecast to live on the site in the future.
- The additional 6,000 people will generate demand for local services and facilities to warrant consideration of the provision of additional on-site or off-site community infrastructure.

##### Assessment of on-site open space needs relative to the proposed Master Plan

- The assessment concludes for on-site provision that the focus should not be on quantity but on criteria such as proximity, quality, composition and configuration of passive open space.
- The Master Plan site should include provision of Local or Small Local open space and Small Local links, and given its proximity to the Activity Centre, should provide each open space at the lower end of the size range.
- No on-site active open space (eg. for sporting fields) is proposed due to the area of land inside the racecourse being undesirable for open space use due to its incompatibility with race day requirements (eg. car parking and other associated racing requirements such as stabling).

##### Assessment of off-site open space needs relative to the proposed Master Plan

- Active open space - the report concludes that the demand for additional organised sports can be met by providing a financial contribution toward improving the infrastructure and amenity of existing reserves. This includes contributions towards pavilions to expand playing capacity, lighting to extend usable hours and reconfiguring reserves to accommodate more playing fields.
- Passive open space - pending confirmation of the on-site provision, there may be some financial contribution towards off-site open space.

- Consider improvements to pedestrian and cycle connectivity to the Moonee Ponds Activity Centre and the Moonee Ponds Creek Shared Trail.

## **3.2 Existing open space in Moonee Ponds**

### **3.2.1 Assessment of open space needs in the Open Space Strategy**

The Moonee Valley Open Space Strategy describes the existing open space in Moonee Ponds including a full description of the quantity, distribution and quality of open space. This assessment is still relevant to the proposed Moonee Valley Racecourse Redevelopment.

In summary, the Open Space Strategy concluded:

- There is a lack of Neighbourhood open space in Moonee Ponds, however, other than the Moonee Valley Racecourse site, there are no other large opportunity sites to feasibly add a 1 hectare site to the open space system. Without any redevelopment of the Moonee Valley Racecourse site, and with the forecast population increase of 1,100 over the lifespan of the Strategy, it was determined that additional Small Local open space would be sought as a more viable alternative to meet the needs of the forecast population. Refer to Section 3.1.2 of the Strategy.
- The only need for additional Municipal open space would arise if there were a significant change in land use associated with the Moonee Valley Racecourse. This was not anticipated to occur within the timeframe of the Strategy and therefore no further recommendations were made in this regard. Refer to Section 3.1.2 of the Strategy.

The above-mentioned conclusions are based on the premise that proposed redevelopment of the Moonee Valley Racecourse was not anticipated within the timeframe of the Strategy. The Strategy notes that if redevelopment did occur beyond what is anticipated in the Strategy that an assessment of open space needs would be required based on the scale of a future redevelopment. This is noted in Section 19.4.

The Neighbourhood, Local and Small Local open space within walking distance of the Moonee Valley Racecourse has been described briefly below to provide the local context for the discussion of the open space needs at the Moonee Valley Racecourse site, along with the Regional and Municipal open space within the suburb that is likely to be accessed by residents of Moonee Ponds.

As noted in the Open Space Strategy, the analysis of open space and the adequacy of its provision and design is based on a number of factors including quantitative and qualitative directions. The quantitative outcomes are:

- The distance people need to travel to reach open space
- The accessibility of open space (ie. if there are major barriers to access)
- The quantity of open space relative to the surrounding population density
- The quantity of open space relative to other land use types.

The qualitative outcomes relate to the design of open space and the quality of the infrastructure and maintenance of open space. The Open Space Strategy provides guidelines and direction on both these aspects of open space and this updated analysis included below is consistent with the directions from the Open Space Strategy.

### 3.2.2 Description of the existing open space within the Moonee Valley Racecourse catchment

#### 3.2.2a Regional open space

##### Queens Park

Queens Park is one of the key Regional open spaces in Moonee Valley and hosts major festivals and events. It is the second most visited open space in the municipality after the Maribyrnong River and the most popular open space for the Moonee Ponds community. The Queens Park Master Plan proposes a number of upgrades including



facilities relevant to its regional role such as the amphitheatre, edge treatment to the lake, and those more appropriate to local use such as playground and path upgrades. The upgrade of local facilities in Queens Park has already been costed into the existing contributions program and is recognised as being required for the forecast population in the Moonee Ponds and particularly the Activity Centre.

Queens Park holds some of the major festivals and events for the City and was given a Regional classification to reflect this role. Therefore, it is not considered appropriate that the local needs of the additional 6,000 residents at the proposed Moonee Valley Racecourse Redevelopment be accommodated at Queens Park given the high levels of use that already occurs at this park.



##### Ormond Park



Accessible from the Moonee Ponds Creek linear trail, this open space is available for use by a broader population than the local community. Many of the facilities in this open space are provided for the residents of Moonee Valley and the nearby local community. The open space has active sporting fields with club-based use including cricket, football and soccer, two sports pavilions and car parking. Additionally there is a bowling club with two bowling greens, club room and car parking.



Informal facilities include a playground located near the Pattison Street frontage. Council's Leisure and Open Space Planning department advice identified that there is little opportunity for increased capacity at Ormond Park without major changes to facilities that would impact on existing sporting clubs and the local community. They also advise this would be difficult to implement due to space constraints and the additional impacts on the local community. A recent Draft Ormond Park Master Plan prepared in 2011 includes a new trail around part of the ovals and fitness equipment to provide additional facilities for the local community along with a new barbecue area and upgrades to the playground. The need to improve local community access and diversity of informal facilities was identified in the Open Space Strategy and is already identified as being required for the existing population and for the small increase in the forecast population.

### Maribyrnong Park

Maribyrnong Park and the Maribyrnong River is more than 1 kilometre walking distance from the Moonee Ponds Racecourse site, with a number of major roads and a railway to cross to reach it. While this is an important Regional open space for the Municipality, its distance from the Racecourse means that it does



not also fulfil a local role for which open space contributions would be appropriate. Council has prepared a Master Plan for the site that will benefit the regional use of this open space. Council's Leisure and Open Space Planning department has advised that the sports facilities and ovals at this park are used for cricket during the summer and football during the winter. As for Ormond Park, facilitating increased use of the sports facilities at Maribyrnong Park would necessitate major changes to infrastructure and types of sports played at this location.

### Debneys Park

Located in Flemington, Debneys Park has a large catchment of users located immediately adjacent to it with high density housing. The park has one natural turf oval that is used for cricket in the summer, including accommodating overflow



from Ormond Park and soccer in the winter. The oval has been closed in the past due to poor condition. Other facilities include a recently upgraded major playground, picnic facility and a community garden. As for Ormond Park, increasing capacity for organised sporting use at this reserve would require substantial changes to the existing patterns of use, training and match play calendar events, along with major infrastructure upgrades that would change the character and use of the open space.

#### Moonee Ponds Creek Linear open space

The linear open space primarily includes the shared trail and the riparian zone of the creek. These are regional features that are provided for the broader environment and community benefit (beyond Moonee Valley) and it is inappropriate for local open space contributions to fund these features. There is scope for improved pedestrian and cycle connectivity to the shared trail system from the proposed Racecourse redevelopment to be achieved through other public realm improvements.



#### Fanny Street Reserve



Located on the Moonee Ponds Creek this open space provides both Regional and Local facilities. This includes a picnic and barbecue area, BMX track facility and the shared trail. The Open Space Strategy recommended preparing a landscape concept plan with minor upgrades to this open space to resolve issues raised by the existing community. There is potential that the open space could cater to some increased capacity with a larger picnic area and general landscape improvements to create a more inviting character for use. The benefits of this upgrade will still be attributed in part to the regional use.

### **3.2.2b Municipal open space**

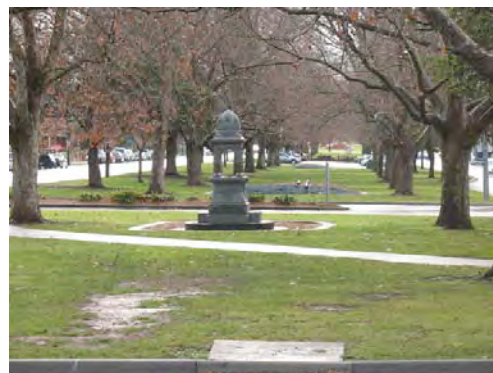
Currently there is no Municipal open space in Moonee Ponds. Two Regional open space reserves function as Municipal open spaces and these are:

- Ormond Park
- Maribyrnong Park

The Open Space Strategy (2009) did identify if there is a substantial change to the forecast growth in the southern area of the municipality, that there may be a need to establish Municipal open space. The Moonee Valley Racecourse Redevelopment proposal is a substantial change to forecast growth.

### 3.2.2c Neighbourhood open space

The Mount Alexander Road Central Median as a combined area between Buckley Street and Pascoe Vale Road meets the size criteria of Neighbourhood open space, however its role as a space providing a diversity of facilities and a place for people to spend time is limited. Within existing urban areas such as Moonee Ponds, it is not always viable to propose an additional Neighbourhood open space as finding a site that is a minimum of 1 hectare in size is difficult. The Moonee Valley Open Space Strategy recognised this limitation of the existing Neighbourhood open space and noted that the most viable opportunity to provide a Neighbourhood open space in Moonee Ponds would be if there was future change in land use at the Moonee Valley Racecourse.



### 3.2.2d Local and Small Local open space

In the area around the Moonee Valley Racecourse, the Local and Small Local open spaces are not well distributed. At the time the Open Space Strategy was prepared, Turner Street and Steele Street Steps were the only Small Local open spaces in this area and Council had recently expended funds to purchase Bent Street Reserve. Also at the time of writing the Strategy no substantial forecast increase in population was planned in this area. Given other priorities in the remainder of the municipality with forecast growth and existing gaps in the open space network, additional open space in this sub-precinct was not considered a priority for the next ten years. The Open Space Strategy did note that if substantial change occurs, then the need for additional open space in Moonee Ponds would require review.

#### Bent Street Reserve

This is a recently acquired open space adjacent to CityLink. The Concept Design for this open space includes a path link connecting entries from



Wilson Street and Bent Street, an open grassed area and native tree planting to the perimeter of the reserve. Given the proximity of this open space to CityLink and traffic noise, the open space will provide improved connectivity through to the Moonee Ponds Creek trail, but it will not provide for a variety of other uses and activities that could be provided in a space not subject to traffic noise, such as a peaceful place to relax and unwind and spend time outdoors.

### Steele Street Steps

This location provides some seating and steps that connect the grade separation of the two parts of Steele Street. There is no capacity to expand the diversity of use and facilities beyond what is currently provided due to the limited width and grade change in this reserve.



### Turner Street Reserve

This open space is already well developed with the playground and small open grassed area. There may be some potential to undertake minor improvements to increase the capacity of this open space to cater to increased use, but this would be relatively minor given its already small size and narrow configuration restricting access into it.



## **3.2.2e Qualitative values for existing and future open space**

The qualitative outcomes to be achieved in existing and future designs of proposed open space are to be relevant to the surrounding community, accessible to people of all abilities and achieve the following outcomes summarised from the Open Space Strategy:

- The quality of the open space is to be designed to appeal to the population that surround it. This is to be determined through appropriate levels of community consultation as outlined in the Open Space Strategy, or to match the anticipated future population needs by analysing the forecast demographic profiles.
- Include natural features and areas in open space to ensure they do provide people living in urban areas access to natural features. The natural qualities of open space including shade trees, planted areas and grassed areas provide opportunities for people to experience natural settings, and have positive influences on mental health and wellbeing. The importance of these is included in the Open Space Strategy. Additional research since preparing the Strategy has confirmed that these features including shade trees, surfaces that absorb moisture such as grassed and planted areas contribute to mitigation of urban heat island effect, providing a cooler environment for people during days of extreme heat, and allowing cooling overnight through evapotranspiration.
- The relationship of urban form to the open space is important including the need to achieve positive levels of passive surveillance of open space, whilst ensuring the built form does not overwhelm and significantly overshadow open space.

- A range of experiences to appeal to the diverse community.

### 3.2.3 Walking distance to open space

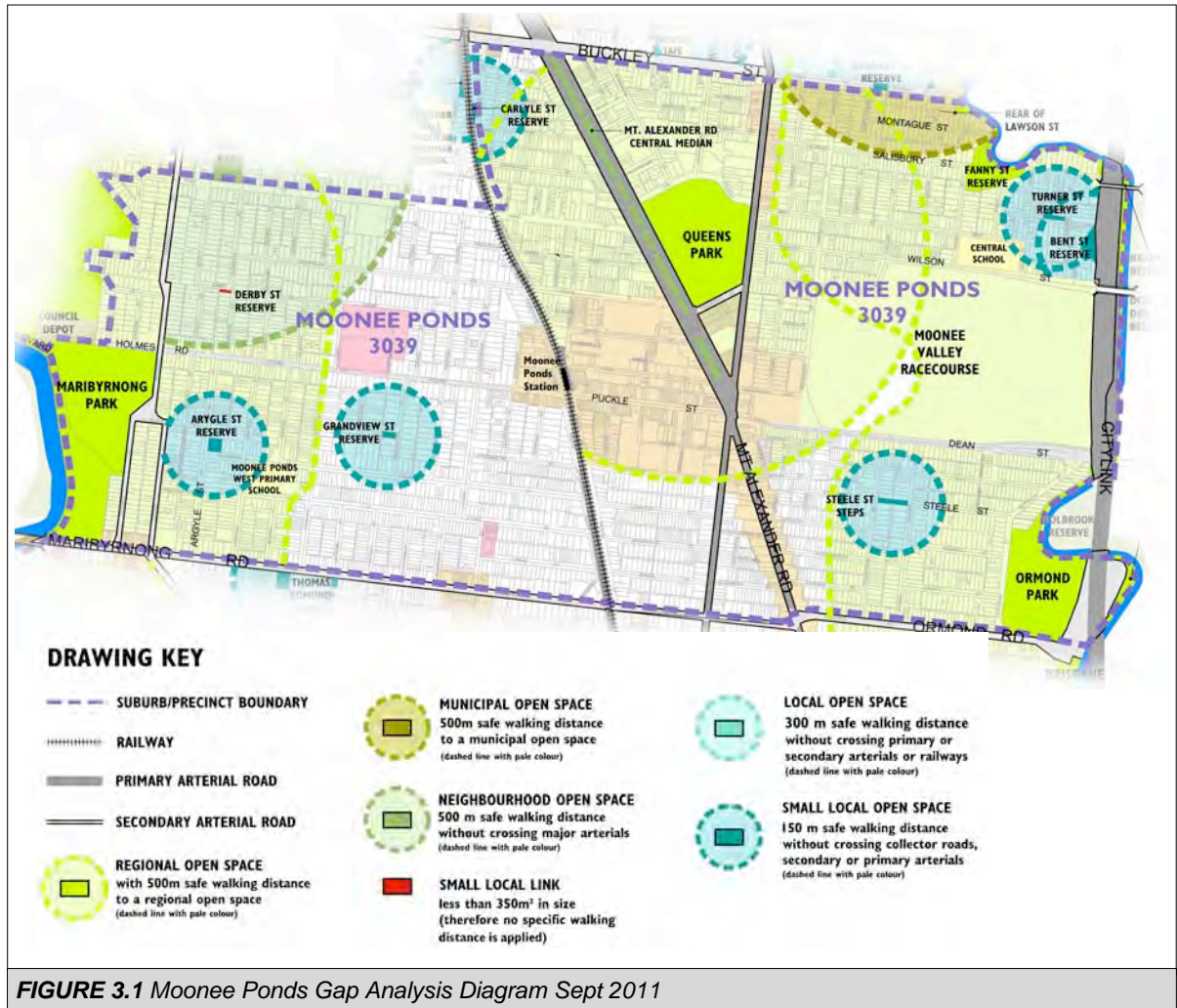


FIGURE 3.1 Moonee Ponds Gap Analysis Diagram Sept 2011

The location of open space relative to where people live has been analysed in the Open Space Strategy. This analysis has been updated to include the additional open space purchased by Council since the analysis was undertaken for the Strategy. Refer to *Figure 3.1*.

*Figure 3.1* illustrates the walking distances relative to each open space. The addition of Bent Street as a Local open space does not have a major influence on the Moonee Valley Racecourse Redevelopment, given it is located north of Wilson Street, which already carries significant vehicle traffic and presents a barrier to access to a Local open space.

The 500 metre walking distance catchment applied to the Municipal and Regional open space is in recognition of the local use that occurs in these open spaces. As illustrated on the diagram, the Regional open space along the Maribyrnong River is further than 500 walking distance from the Racecourse, therefore no Local use

of this open space has been considered in assessing the impacts of this proposal on the open space network.

Pascoe Vale and Mount Alexander Roads form major barriers to safe access, and therefore, while the 500 metre walking distance has been extended across these roads from Queens Park, it needs to be acknowledged that the elderly, people with limited mobility and young children will not be able to easily access Queens Park from the Racecourse site.

### **3.2.4 Community consultation outcomes**

The Community Consultation outcomes for Moonee Ponds identified Queens Park as the most popular open space. Below is a brief summary of the some of the survey outcomes:

- Most frequently used open spaces in Moonee Ponds:
  - 62% Queens Park
  - 34% Maribyrnong River
  - 12% Aberfeldie Park
  - 11% Moonee Ponds Creek
  - 10% Clarinda Park
  - 7% Fanny Street Reserve
  - 7% Ormond Park
- Values of open space:
  - 99% Being outside
  - 78% Trees
  - 78% Informal bushland
  - 74% Place to relax
  - 73% Accessible
  - 66% Quiet and peaceful
  - 66% Health
- General comments:
  - Open space provision is adequate and appreciated
  - More facilities in open space are required
  - Additional dog off-lead areas required, and existing ones appreciated
  - Retain all the existing open space
  - Value the choice and variety
  - Open space is important as residential densities increase
  - Improved maintenance required
  - Additional public toilets required

## **3.3 Existing and forecast population in Moonee Ponds**

The population forecasts prepared by .id Consulting for Moonee Ponds have been updated since the Open Space Strategy was prepared. The current forecasts dated 10/2/10 contain similar figures to those used in the Strategy, with just under 1,100 new residents forecast to reside in Moonee Ponds by 2021 compared with the 1,132 people when the Strategy was prepared. The distribution of the forecast population in the Open Space Strategy was approximately 80 per cent to be located within the Moonee Ponds Activity Centre

catchment (approx 850) and the remainder (250) throughout the suburb. Therefore the Open Space Strategy recommendations for the forecast population increase are still relevant and consistent with the updated .id Consulting forecasts.

The Open Space Strategy estimated that the additional population in the Activity Centre area would place additional use and demands on Queens Park as this population would be located in close proximity to Queens Park. The Strategy already includes the costs for local facility upgrades at Queens Park for this additional population. Three additional Small Local open spaces were proposed in and around the Activity Centre to provide open space for the existing and forecast population in the Open Space Strategy. The small sizes of the additional open space were based on the assumption that larger open space could not be achieved within the existing urban layout. The proposed additional three Small Local open spaces, with an average size of 1,400 sqm each, is estimated to provide an additional 4,200 sqm of open space. This would result in approximately 4.2 sqm per person being provided primarily for the new population. Additionally the forecast population in the Moonee Ponds Activity Centre would contribute to the upgrade of local facilities proposed at Queens Park and these are already costed in the Open Space Strategy.

The sub-precinct in which the Moonee Valley Racecourse is located was forecast to receive only a minor increase in population and therefore additional open space was not identified as being required in the Open Space Strategy. Overall, however, the Strategy identifies the existing lack of Neighbourhood open space and if there was significant change in population, there could potentially also be a lack of Municipal open space. The Moonee Valley Racecourse site was identified as a potential location where a larger Municipal and/or Neighbourhood open space could potentially be established due to the large land area. It is acknowledged that the existing population would also derive benefit from any additional Municipal or Neighbourhood open space in this location.

### **3.4 Open space contribution program**

Moonee Valley Planning Scheme Amendment C98 has been exhibited, endorsed by a Planning Panel and adopted by Council. The amendment is with the Minister for Planning for approval.

The amendment includes a schedule of open space contribution rates for developments that are subdivided pursuant to the Subdivision Act. Once included in the planning scheme, the amendment will establish a minimum of 5 per cent of site area for land contributions on larger sites and a 5 per cent contribution of land and/or cash in all other cases. The proposed schedule as it will appear in the planning scheme is as follows:

Type or location of subdivision	Amount of contribution for public open space
Subdivisions of greater than 10 lots	5 per cent where provided as a percentage of the site value of the land  5 per cent or greater subject to negotiation of the density and layout of the development where provided as land
All other land	5 per cent

Before an open space levy can be assessed, the Council must determine that an open space contribution is warranted. The Open Space Strategy will provide for this assessment. In terms of the Moonee Valley Racecourse, there is general agreement that an open space contribution is warranted to support the reasonably high density development envisaged by the racecourse.

As the Moonee Valley Racecourse will be creating more than 10 lots, the minimum 5 per cent or greater land contribution is appropriate for Council to consider and negotiate.

## **4. Impacts of the Moonee Valley Racecourse Redevelopment proposal on open space**

### **4.1 Proposed population density in the Moonee Valley Racecourse Redevelopment**

When planning for the future provision of open space, the density of the proposed urban neighbourhood needs to be considered. In high density areas, the proportion of open space relative to population density is more meaningful as a measure of the adequacy of its provision as it better reflects the potential levels of use and over use of open space.

Approximately 6,000 additional residents are estimated to live on the Racecourse site when it is fully developed in 20 years by 2031 (ASR Research). 2011 estimated residential population of Moonee Ponds is 14,543 (Source: .id Consulting, 10/2/10), and these latest growth forecasts do not include the additional population at the Racecourse site. There is no information supplied in the documents regarding future change to the non-residential population.

### **4.2 Impacts of the proposed population density in Moonee Valley Racecourse Redevelopment on open space**

#### **4.2.1 Overview**

Moonee Ponds currently has 25sqm of open space per person based on the estimated 2011 population of 13,571 published in the .id consulting forecasts dated 10/2/10. These forecasts estimate the Moonee Ponds population will increase to 14,124 by 2021. If no additional open space were added to the existing network by 2021 this would result in a decrease in open space available per person to about 24sqm per person based on the current forecasts. If the additional 6,000 people forecast at the Moonee Valley Racecourse is added to the existing .id Consulting forecasts this would result in a combined population of 20,124 by 2021. The available open space per person would decrease to 17sqm per person if no additional open space was added to the network over this time.

The Open Space Strategy has already proposed an additional three Small Local open spaces be added to the network. Based on their average size of 1,400sqm, this will result in an additional 4,200sqm to be added by 2021. With the existing forecasts, this will result in a minor decrease in open space per head of population from 25sqm to 24.5sqm per person and overall retaining a similar level of open space relative to population density. In the Open Space Strategy quantity was not the only determining factor, but also the distribution and accessibility of open space.



In order to maintain a similar quantity of open space relative to population in Moonee Ponds, with the addition of the proposed population of 6,000 at the Moonee Valley Racecourse site, this will require an additional 147,000sqm (14.7 hectares) to be added to the open space network resulting in a total of 491,000 sqm (49.1 hectares) of open space to retain a quantity of 24.5sqm per person in Moonee Ponds.

This suggests that the impact of the Racecourse proposal on the open space amenity of Moonee Ponds is significant. This report concludes that it is not an acceptable impact for the existing community and that the proposed development needs to better cater to these impacts through the provision of additional open space on-site. Furthermore, the proposed medium to high residential densities are likely to result in increased demands on public open given the new population will have limited or no private open space.

#### **4.2.2 Planning principles guiding provision of open space**

The proposed Moonee Valley Racecourse Redevelopment includes high density living with the majority of proposed dwellings either being apartments or town houses. This is substantially different from the adjoining existing urban area where low to medium density dwellings are the dominant dwelling type. While there are no specific guidelines regarding the preferred quantity of open space, amounts vary from 40sqm per person down to 23sqm per person. The Fields in Trust in the United Kingdom adopts the principle of 24sqm per person, the Queensland Open Space for Sport and Recreation Planning Principles and Implementation Notes (2003) identify that a total of 40sqm per person is required with 20sqm per person for active sporting reserves and an additional 20sqm per person for passive open space. The Growth Areas Authority Precinct Planning Guidelines (2009) provides guidelines that are expressed as a percentage of the net developable area, and when this is divided by the average dwelling and population density per hectare it results in 23sqm of open space per person.

These planning principles relate to guidelines for new areas, and generally indicate as a total it is a good practice to aim somewhere in the order of 23 to 24sqm per person of open space. As previously noted, currently there is 25sqm of open space available within the Moonee Ponds suburb. It is therefore reasonable to assume that whilst this is adequate, if no additional open space is provided to retain a similar amount per person, then this may result in an undersupply of open space in the future.

Current work being undertaken in the City of Melbourne indicates that residents are dissatisfied with the amount of open space provided in Southbank. The current provision of open space in Southbank is 4.5sqm per person and the population density is in the order of 85 people per hectare. For the Moonee Valley Racecourse Redevelopment, the forecast population of 6,000 on 11.6 hectares will result in a future population density of approximately 517 people per hectare. This provides a comparative indication of the proposed intensity of use at the Racecourse site, and reinforces the need for adequate and well located and designed open space to be available for residents to easily access (without

the need to cross major roads) to the meet their expectations and contribute to community health and wellbeing.

#### **4.2.3 Implications for future long term open space opportunities in Moonee Ponds**

The Moonee Valley Racecourse site is a large redevelopment site located in an existing developed urban area. The scale of the proposed redevelopment at this site is at an intensity that represents an additional one third of the total suburb population. It is more appropriate to treat this site as a significant redevelopment area which should cater for its own infrastructure needs where possible as opposed to an area experiencing incremental infill at a typically slower rate like the nearby residential areas. Opportunities for the Council to increase the volume of open space, particularly larger areas of open space, are extremely limited elsewhere within the existing developed urban framework. The only major opportunity to add larger areas of open space to the network is on the Moonee Valley Racecourse site. This opportunity is clearly identified in the Open Space Strategy. The Strategy has identified there is a lack of Neighbourhood open space in Moonee Ponds, and there may potentially be a need for more Municipal open space in this southern area of the municipality in the future. The only viable way to achieve either of these types of open space is on the Moonee Valley Racecourse site.

#### **4.2.4 Different types of open space**

The majority of open space located near the Moonee Valley Racecourse site is Regional open space, meaning it is provided for a broader catchment of people beyond the suburb and municipal boundaries. The Moonee Ponds Creek linear trail is accessible to and used by people from across Melbourne. Queens Park is popular and well used by people from across the municipality including Moonee Ponds, and Council actively promotes this as a major visitor destination within and beyond the municipal boundaries of Moonee Valley. The Open Space Strategy has already identified the need to upgrade Queens Park and Ormond Park to meet the needs of the existing and forecast population at a regional and neighbourhood level.

Therefore, while Regional open space is well provided for in proximity to the Moonee Valley Racecourse, it does not replace the need for Local, Neighbourhood and Municipal open space to cater to the needs of the local population.

## 4.2.5 On-site open space provision as part of the current proposal

In the documents supplied to date, the only public open space that clearly meets the criteria for open space as outlined in the Open Space Strategy is the proposed park on MacPherson Street. This proposed open space is 3,000sqm, and falls into the Local open space classification system in the Open Space Strategy in terms of size. As a comparison, this equates to the size of the Emerald Street Reserve in Essendon West or Sterling Drive South Reserve in Keilor East.

The ASR Research report lists the publicly accessible open space, as public open space, ie. land that will be transferred to Council for public ownership and meets the criteria for open space as per Table 4-4 in the Open Space Strategy. This has caused confusion in relation to what land is proposed as public open space, and what other land will be managed by some other mechanism as part of private open space. Whilst there is no clear definition stated in the Moonee Valley Racecourse Master Plan, the drawings indicate there is a difference between public open space and publicly accessible open space, with these being coloured and keyed differently in the precinct descriptions. Extracts are included below in Figure 4-1 show the two types of open space illustrated and keyed as different green colours, and the Public Open Space clearly labelled as such.

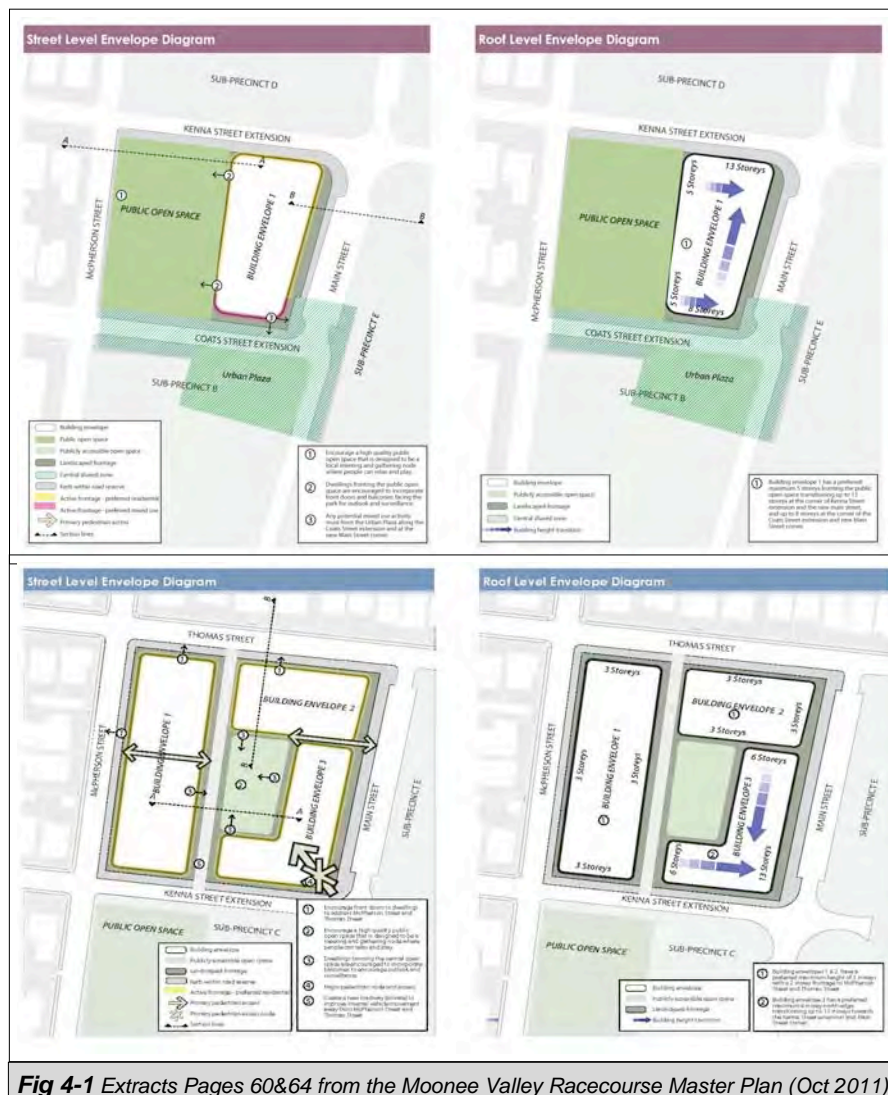


Fig 4-1 Extracts Pages 60&64 from the Moonee Valley Racecourse Master Plan (Oct 2011)

From review of the Master Plan, the only site that is noted as Public Open Space is the one included on Page 60, which is stated to be 3,000sqm. The Urban Plaza shown on the diagram above is not specifically noted as public open space, and nominated as 500sqm.

The remaining areas shown as publicly accessible open space, but described in the text as public open space on the current Master Plan proposal is 1,400sqm.

#### **4.2.6 Quantity of proposed on-site open space as a proportion of the development area**

The proposed redevelopment area of the Moonee Valley Racecourse site is shown in the Master Plan Report in *Figure 10 – Proposed Racetrack Realignment & Future Redevelopment Areas*. This has been measured and the total redevelopment areas are approximately 11.6 hectares. 3,000sqm represents approximately 2.6 per cent of the total land area that is estimated to redevelop.

Due to the intensity of the site redevelopment and proposed residential densities, it is more relevant to look at the measurement of the relative quantity and quality of open space per person rather than a percentage of land area. This is currently supported in the amended policy and proposed schedule in the Moonee Valley Planning Scheme where there is a minimum of 5 per cent open space contribution nominated for sites of more than 10 lots, to allow assessment of the density and layout of the development.

#### **4.2.7 Structured sporting needs of the future population at the Moonee Valley Racecourse Redevelopment**

In terms of participation in structured or organised sports this is an area that is outside the expertise of this consultant team. This assessment has relied on Council's Leisure and Open Space Planning department to assess the structured sport and recreational needs of the new population as part of the Moonee Valley Racecourse Redevelopment proposal to determine whether they can be reasonably accommodated in the existing Municipal open space within 1 to 2 kilometres of the site. The 1 kilometre distance is consistent with the updated open space planning principles in Clause 56.05-2 of the Moonee Valley Planning Scheme, and the 2 kilometre distance is from an earlier version of Clause 56.05 that was current at the time the Open Space Strategy was written.

The assessment concluded that the needs cannot be readily accommodated and would require not only extensive physical infrastructure works in the open spaces impacting on a range of other unstructured recreational uses and environmental values, but they would require cultural change in the training and match playing program, and it is unlikely this will occur. The types of additional infrastructure required to expand structured sporting use include:

- Additional lights to extend training and match playing hours into the evening.

- Additional synthetic field surfaces to increase the level of use of the grounds.
- Expanded sports pavilion footprints to accommodate additional teams and change facilities.
- Potentially some increased road and parking footprints to cater to increased numbers of teams using the grounds and change over times for both match play and training.

The amenity for residents adjoining these Municipal open spaces would be significantly impacted by:

- Substantial increase in levels of use.
- Expansion of built facilities.
- Loss of informal recreational access to and use of natural turf ovals due to increased programmed use of these spaces for structured sport and expansion of built facilities including synthetic surfaces.
- Loss of open parkland values.
- Increased volumes of traffic movement and parking in the surrounding streets.
- Light spill from sports field lighting.
- Increased noise/activity from the extra training and match play held at sites during weekday evenings and weekends.

The impacts of attempting to cater to the substantial increased population at the Moonee Valley Racecourse on the existing residential community are considered unreasonable, and the assessment has therefore concluded that additional Municipal open space will be required.

Generally, structured sporting facilities are located on Municipal open space, and for outdoor field sports, the area requirement is a minimum of 3 hectares, and preferably in the order of 4 to 8 hectares. For other sports such as tennis, netball, basketball etc these facilities can be located in the smaller open spaces, but are generally more suitably located in Neighbourhood open space to allow for other complementary facilities as well.

The centre of the Moonee Valley Racecourse has been discounted as a potential active sports area in the ASR Research and Master Plan for the site. Reasons cited include potential conflicts between sporting use and racecourse scheduling and use and security, however, there may be a need to further investigate opportunities for this in order to meet the requirements for provision of Municipal open space on-site.

#### **4.2.8 Conclusions**

The conclusions as a result of the open space analysis undertaken for Moonee Ponds in the Open Space Strategy was that additional open space and upgrade of facilities was required in and around the Moonee Ponds Activity Centre. This was to cater to both existing and future forecast population of an additional 1,100 people. With an additional 6,000 now proposed at the Racecourse site, provision of additional on-site open space will be necessary to adequately meet the needs of the forecast population.

As identified in the analysis of the Open Space Strategy, there is a recognised shortage of Neighbourhood sized open space in Moonee Ponds, and potentially a shortage of Municipal open space if population densities continue to increase beyond the levels forecast at the time the Strategy was prepared in 2009. The Moonee Valley Racecourse site is the only site in Moonee Ponds that is of a size that can potentially provide additional land area to achieve a Municipal or Neighbourhood open space for both the existing and forecast population. Given the scale of the proposed increase in residents on the Racecourse site and the lack of capacity to accommodate the forecast increase within the existing open space, additional Municipal, Neighbourhood and Local level open space would be required to be provided on-site.

# 5. Recommendations

## 5.1 Overview

If no additional open space is contributed to the network by the Moonee Valley Racecourse Redevelopment proposal, then the available open space for everyone in Moonee Ponds will fall from 24.5sqm per person to 17sqm per person. Council, on behalf of the existing community, needs to ensure that the proposed redevelopment at the Racecourse does not negatively affect the existing community in Moonee Ponds. Allowing a significant decline in available open space by assuming the population can use the space currently provided for the existing population is not an acceptable outcome in the long-term interests of the community.

To prevent further decline in open space relative to the population density for forecast population, an additional 14.7 hectares of open space would be required for the 6,000 proposed population at the racecourse site. This land area is greater than the total redevelopment area of the site so it is not feasible, so different options will be needed as outlined below.

## 5.2 Quantity and configuration of additional on-site open space

### 5.2.1 Municipal open space

Based on the assessment included in this paper including the advice received from Council's Leisure and Open Space Planning department, a Municipal open space will be required on-site as part of the Moonee Valley Racecourse Redevelopment to provide for structured sporting use. The final configuration, size, access and use requires refinement between Council and the Moonee Valley Racing Club during the development application process.

Municipal open space is typically a minimum of 3 hectares in size and can vary up to any size but preferably around 7 to 8 hectares.

All proposed new open space will need to meet the open space criteria included in Table 4-4 of the Open Space Strategy, and Appendix A of this report.

### 5.2.2 Neighbourhood, Local and Small Local open space

A Neighbourhood open space, a minimum of 1 hectare in size will be need to be provided on-site to meet the unstructured and informal recreational needs of the forecast residential population in the redevelopment proposal. This size

accommodates a range of activities catering to a neighbourhood, having adequate space for a diversity of facilities and activities appealing to different age ranges that encourages a range of people to visit the open space. The Moonee Valley Racecourse site offers the only remaining large site on which a Neighbourhood open space can be established due to the existing developed urban character and layout of Moonee Ponds. The proposed urban density and scale of population to be accommodated on this site clearly justifies the need for a new Neighbourhood open space.

Additional to the Neighbourhood open space, some Local level open space within easy walking distance of new residents will be required, meeting the criteria of the Local open space and Small Local open space in Table 4-4 of the Open Space Strategy.

### **5.3 Summary recommendation**

The Moonee Valley Racecourse Redevelopment Proposal in its current form will be required to provide on-site open space. This additional open space will need to provide for Municipal, Neighbourhood and Local level open space to cater for the increased population forecast at the site. The final configuration of the open space will need to meet the criteria in Table 4-4 of the Open Space Strategy, including opportunities for protection of mature canopy trees, heritage values, adequate sunlight access, passive surveillance and accessibility to the surrounding neighbourhood as well as to the proposed redevelopment on the site.

### **5.4 Open space contributions program**

The Moonee Valley Racecourse proposal will be required to contribute land and/or cash for open space.

The proposed contribution schedule in clause 52.01 of the Moonee Valley Planning Scheme will allow Council to request a land contribution commensurate with the community needs of the population that will be living in the development. This land contribution should meet the criteria included in Table 4-4, Appendix A. The table refers to a minimum of 3 hectares for Municipal open space, 1 hectare for Neighbourhood open space and various sizes for smaller Local and Small Local open spaces. There are also locational and access requirements and other relevant matters. Council may also require a complementary cash contribution toward the cost of open space establishment assuming the percentage rates in the proposed schedule are adhered to. In-kind works may be appropriate where these works are consistent with the design and management guidelines included in the Open Space Strategy.



The Moonee Valley Racecourse will need to subdivide the land for the proposed development from the remainder of the site, and it will be further subdivided to create titles for multiple private ownerships. The Council will need to ensure that the subdivision (or a subsequent subdivision) is structured in such a way so as to not jeopardise its ability to require a further contribution at a later date if additional Racecourse land is converted to urban development in future.

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# APPENDICES

## Appendix A Extracts from the Moonee Valley Open space Strategy (2009)

The following extracts are taken from the Moonee Valley Open Space Strategy (2009), with extracted text shown in italics.

### Hierarchy

The following table is taken from Page 11 of the Moonee Valley Open Space Strategy (2009).

**Table 3-1 Open space hierarchy for Moonee Valley**

<b>Open Space</b>	<b>Size</b>	<b>Distance from residents</b>	<b>Purpose of open space</b>
<i>Regional</i>	<i>Unlimited</i>	<i>No specific distance is included as this open space type is provided for the Melbourne-wide population including Moonee Valley residents</i>	<i>Primary purpose caters to a broader Melbourne-wide population, including residents of Moonee Valley, and/or protection and enhancement of environmental values in a regional context. For example linear open space along the waterways with habitat connectivity in the riparian zone, and/or regional trails that extend beyond Council boundaries, or major features that attract people from a broader catchment than Moonee Valley. Examples include Maribyrnong River Regional Parklands, Aberfeldie Park Athletics Track and Queens Park.</i>
<i>Municipal</i>	<i>min 3 hectares*</i>	<i>Located within 2 kilometres of all dwellings.</i>	<i>Primarily provides facilities that attract visitors from Moonee Valley, rather than a local or neighbourhood focus. For example this may include sporting facilities, or historical gardens. Examples include Woodlands Park, Buckley Park and AJ Davis Reserve. * There can be some Municipal open space smaller than the min 3 hectares where the reserve is a specialised facility on a smaller area of land, and fulfills a Municipal function. Examples include tennis courts or multi-purpose courts.</i>
<i>Neighbourhood</i>	<i>min 1 hectare</i>	<i>Located within 500 metres safe walking distance from all dwellings.</i>	<i>Provides for Neighbourhood use within walking distance of home with a range of facilities on the larger area of land. Examples include Cliff Allison Reserve, Monte Carlo Reserve in Avondale Heights and Clarinda Park in Aberfeldie</i>

<b>Open Space</b>	<b>Size</b>	<b>Distance from residents</b>	<b>Purpose of open space</b>
<i>Local</i>	<i>Less than 1 hectare (0.99 to 0.26 hectares).</i>	<i>Located within 300 metres safe walking distance from all dwellings.</i>	<i>Located within easy safe walking distance of home and large enough to provide for two activities in the one open space reserve - eg. a playground and open grassed area with seats. Examples include Rothwell Park in Ascot Vale, Riviera Reserve in Avondale Heights and Canterbury Street Reserve in Flemington.</i>
<i>Small Local</i>	<i>From 0.25 hectares to 0.03 hectares (ie. 50 x 50 metres)</i>	<i>Located within 150 metres safe walking distance from all dwellings</i>	<i>Located within easy safe walking distance of home and generally able to accommodate a single use – eg. seats in a small park/garden, a small play area or a walk-through with seating, where it is larger than 0.03 hectares for the walk-through or playground. Examples include Grandview Street Reserve in Moonee Ponds, Chantilly Avenue Reserve in Avondale Heights and Treadwell Reserve in Essendon North.</i>
<i>Small Local Link</i>	<i>less than 0.03 hectares</i>	<i>Not applicable</i>	<i>These areas of open space provide improved connectivity between streets and open space reserves. They are less than 0.03 hectares in size and only provide for the single use of a path connection between streets or open space reserves. There is no space to locate a seat with a view. Examples include Monte Carlo Walkway in Avondale Heights and Wheeler Pace Walkway in Essendon.</i>

## Open Space Criteria

The following text is taken from Page 33 of the Moonee Valley Open Space Strategy (2009).

### **(a) Assessment criteria for land as public open space**

*The assessment criteria in this table is to be used to determine the suitability of any future open space reserve/link that is provided as part of redevelopment using Council or other government owned land or consideration of any other land parcel for open space.*

**Table 4-4 Assessment criteria for land area as public open space**

<b>CRITERIA</b>	<b>DESCRIPTION</b>
<b>Accessibility</b>	<i>Physical access into the site including the inherent topography and ability to make the site safe and accessible to people with limited mobility or with a disability. (Note - refer also to Transport, Visibility, Condition and Location in this list of Criteria for other access related issues).</i>
<b>Adjoining land use</b>	<i>The influence of adjoining land use on the recreational, ecological, social and cultural value of the open space.</i>

<b>CRITERIA</b>	<b>DESCRIPTION</b>
<b>Amenity</b>	<i>Visual and passive amenity values relates to the influence open space has on the liveability of neighbourhoods, providing visual relief from built form, the break open space provides from noise levels associated with traffic and other urban land use activities and adequate levels of sunlight (at least 5 hours a day).</i>
<b>Council Policies</b>	<i>The land is subject to other planning processes and policies that may be consistent or inconsistent with all or part of the site becoming public open space.</i>
<b>Condition</b>	<i>The existing physical condition of the land which may have inherent issues such as contamination or weed infestation which have a significant financial or safety implications for Council if the land becomes public open space.</i>
<b>Ecological</b>	<i>Includes the site's existing biodiversity values and the sites potential to contribute to the protection and enhancement of these values along with a site's contribution to existing or future habitat corridors.</i>
<b>Equity</b>	<i>All residents in the Municipality should have reasonable access to public open space.</i>
<b>Financial (land acquisition and improvement)</b>	<i>The cost to Council in obtaining and improving the land as open space.</i>
<b>Heritage character</b>	<i>Indigenous and non-indigenous values that could be enhanced and protected in the open space. These values will also influence the future use and design of the open space.</i>
<b>Landscape character</b>	<i>Its contribution to the character and attractiveness of the neighbourhood.</i>
<b>Location/ Linkages</b>	<i>The sites contribution to the wider open space network including forming open space corridor links. This includes consideration of the other strategic planning projects in Council for future expansion of the residential population, and where it is appropriate, to provide connections.</i>
<b>Ongoing maintenance and management</b>	<i>The ongoing cost and responsibility for Council to maintain and manage the land.</i>
<b>Ownership</b>	<i>Where the land is already in public ownership, there is more potential for Council to negotiate to obtain the land without the need for purchase. Where the land is privately owned, there are methods for acquiring the land through open space contributions.</i>
<b>Recreation</b>	<i>The potential for the site to accommodate a range of formal and informal recreational uses. These can include organised sports, play, sitting, walking, jogging, exercising, informal games, picnicking and dog walking.</i>
<b>Services/ Easements</b>	<i>Extent of other services that may restrict access including water supply, power supply, flood mitigation and drainage.</i>
<b>Size</b>	<i>The minimum size for the site to meet its intended purpose, on its own or in combination with adjoining land. Refer to minimum size parcels for each type of open space as follows:</i> <ul style="list-style-type: none"> <li><i>• Regional open space, unlimited</i></li> <li><i>• Municipal open space, minimum 3 hectares</i></li> <li><i>• Neighbourhood open space, minimum 1 hectare</i></li> <li><i>• Local open space, minimum 0.26 hectare (up to 0.99 hectare)</i></li> <li><i>• Small Local open space, 0.03 hectares (up to 0.25 hectare), minimum width of 10 metres wide in at least one direction.</i></li> <li><i>• Small Local Link space, minimum 5 metres wide</i></li> </ul>

<b>CRITERIA</b>	<b>DESCRIPTION</b>
<b>Transport</b>	<i>The range of transport options for residents to access the site including proximity to public transport, linear shared trails and major roads.</i>
<b>Visibility</b>	<i>The site's visual prominence to maximise its use and contribution to the broader community. Generally, land is preferred which has at least two access points and local roads to two sides.</i>

**(b) Criteria for prioritising where new land area for open space is required**

*Providing new land area as open space is recognised to be expensive and difficult in existing urban areas. In order to prioritise areas where additional land is required, which is distinct from areas where other improvements can help overcome difficulties of access to open space, the following criteria has been developed and applied to the analysis. These criteria can also be used to guide future decisions about whether additional open space is required in locations where future growth may not have been anticipated during the Strategy, or where the intensity of that growth is significantly greater than anticipated.*

*Additional land area for open space is required:*

- If the potential site is located in a gap area.*
- Where there is no open space adjoining the gap area within the specified reasonable walking distances including the need to cross major roads or railways.*
- Where there is no other ancillary open space (other than streets) available to the public as an alternative to public open space (eg. public school grounds)*
- Where there is no open space in adjoining municipalities within the specified walking distance.*
- The scale and density of future planned residential growth (ie. in the Activity Centres and Strategic Sites).*
- The site or potential site forms a strategic link in the open space network.*
- The presence of features on the site, which contribute to its value including remnant indigenous vegetation, mature feature trees, cultural heritage values and historical features.*

*Applying the aforementioned criteria across the gap areas, 16 additional areas of Local or Small Local open space are identified and included in the Strategy, as described in **Table 4-3**. For specific Recommendations for where each additional open space is required, refer to detailed Precinct Directions in Sections 10 to 24 in this Strategy. These criteria should inform a review of any other potential open space acquisition put forward to Council during the life of this Strategy.*

# Appendix B

## Comparative case studies

Comparative data has been compiled in order to assist the Council with its evaluation of open space impacts of the Moonee Valley Racecourse proposal.

### A1 High density precincts

The proposed Moonee Valley Racecourse Redevelopment includes high density residential development with proposed building heights of up to 25 storeys. This intensity of development in a concentrated location influences the perception of open space. Recent examples of newly developed medium to high density living in Melbourne include Docklands and Southbank. In both examples the community that now lives there has identified there is a lack of open space, particularly green space.

#### **Docklands**

The forecast residential densities in Docklands, once the area is fully developed, is in the order of 17,000 residents and 40,000 workers. Currently there are just over 6,100 residents estimated to reside in Docklands and about 33,000 workers. The population density for Docklands will be about 54 people per hectare.

Residents currently living in Docklands have requested more green open space and trees to improve the quality life in Docklands. Currently, the open space in Docklands comprises approximately 4.5 per cent of the total precinct area which equates to about 24.8 sqm per existing resident. However, a large proportion of what is classified as open space is the promenades including around Victoria Harbour and the Yarra River. Docklands Park is the only major area of green open space and there are some smaller green spaces present through the precinct. The perception from residents is that there is an inadequate amount of green open space.

#### **Southbank**

Development is forecast to continue in Southbank with increased densities published in 2010 in the Southbank Structure Plan. The residential densities for Southbank are currently in the order of 85 people per hectare and the forecast increase will result in 477 people per hectare by 2040. As a comparison, the residential densities for the Moonee Valley Racecourse Redevelopment are forecast to be in the order of 465 people per hectare calculated on the 11.6 hectares of land identified to redevelop.

Existing open space provision in the Southbank precinct results in less than 4 per cent of the total land area of Southbank, and about 4.5sqm per resident. The existing population perceives there is an inadequate amount of open space within the Southbank area. As for Docklands, some of the open space includes promenades along the Yarra River, which are predominantly urban sites and with high levels of visitor without facilities designed for the local use such.



The conclusions from these two examples of high density precincts is that residents living in medium to high rise apartments are seeking provision of green open space to meet a variety of local open space needs in addition to good urban design, streetscape treatments and promenades.

## A2 Comparable infill redevelopment sites

### A2.1 Assessment for each site

#### Moonee Valley Racecourse

Development proposal	Policy framework	Proposed open space provision
<p>The proposal includes redevelopment of the northern, southeastern and western parts of the Moonee Valley Racecourse. New uses are primarily medium to high density residential (in the order of 3,000 dwellings, 6,000 people) with a mix of offices, retail and potentially civic/community facilities. The site is located at the edge of the Moonee Ponds Activity Centre.</p>	<p>Moonee Valley Planning Scheme provisions (Amendment C98 – public open space):</p> <ul style="list-style-type: none"> <li>♦ MSS clause 21.08 Social and Physical Infrastructure – includes a strategy to “Apply Clause 22.02 Public Open Space Contribution and the Schedule to Clause 52.01”.</li> <li>♦ Local planning policy clause 22.02 Public Open Space Contribution – sets out when a land contribution will be required and the criteria for identifying land suitable for a contribution.</li> <li>♦ Clause 52.01 schedule – an open space contribution will be assessed as a minimum 5% of land for subdivisions of 10 or more lots, 5% of equivalent cash value for these subdivisions and 5% in land or cash for all other subdivisions.</li> </ul> <p>OSS, adopted 2011:</p> <ul style="list-style-type: none"> <li>♦ Neighbourhood open space – identifies the need for additional Neighbourhood open space (minimum 1 hectare in size) in Moonee Ponds. Refer to Section 3.1.2 and recommendation 4.2b.</li> <li>♦ Municipal open space – identifies a gap in provision of this size and type of open space in Moonee Ponds. Refer to Section 4.2. Also states that the need for additional Municipal open space will only arise if there is a significant change in land use associated with Moonee Valley Racecourse, as is now occurring. Refer to Section 3.1.2.</li> </ul> <p>MPAC 2030, Moonee Ponds Activity Centre Structure Plan, adopted 2 March 2010:</p> <ul style="list-style-type: none"> <li>♦ 2.1 Buildings, Design and Public Spaces – includes a strategy to: “Explore the creation of new public open space within the Activity Centre.” and use of green roof spaces for residents and workers as a sustainability initiative.</li> <li>♦ 2.5 Community Services and Facilities –</li> </ul>	<p>Public open space:</p> <ul style="list-style-type: none"> <li>♦ McPherson Street Edge (Precinct C) park – minimum 3,000m<sup>2</sup> – 1-5 years</li> </ul> <p>Identified as Public open space by the MVRC, status to be clarified:</p> <ul style="list-style-type: none"> <li>♦ Urban Village (Precinct B) urban plaza – size not specified – 6-10 years</li> <li>♦ Thomas Street Edge (Precinct D) central open space – 800m<sup>2</sup> – 1-5 years</li> <li>♦ Wilson Street (Precinct G) local open space – 600m<sup>2</sup> – 11-15 years</li> </ul> <p>Body corporate open space:</p> <ul style="list-style-type: none"> <li>♦ Trackside (Precinct E) central open space – 600m<sup>2</sup> – 6-10 years</li> </ul>

Development proposal	Policy framework	Proposed open space provision
	<p>includes a strategy to “Undertake a detailed community facilities plan to determine the future role and function of: Public open space, etc.”</p> <ul style="list-style-type: none"> <li>◆ 2.7 Sustainability – includes a strategy to “Complete and implement the Moonee Ponds Public Spaces Plan in conjunction with the Structure Plan and in doing so, establish priorities for new open space and streetscape planting.”</li> <li>◆ Creation of a new “town square central community open space” in City Place (Precinct A), around the civic centre south of Queens Park.</li> <li>◆ Proposed Puckle Street to Hall Street Link with open space component.</li> </ul>	

### Eastern Golf Course, Doncaster

Development proposal	Policy framework	Proposed open space provision
<p>The owners of the Eastern Golf Course are vacating the land to relocate to Yering. The 47 ha site adjoins the Doncaster Hill Principal Activity Centre. Medium and high density residential development is anticipated.</p>	<p>Manningham Planning Scheme provisions:</p> <ul style="list-style-type: none"> <li>◆ MSS clause 21.09 Activity Centres and Commercial Areas – Doncaster Hill is a Principal Activity Centre and includes Westfield Shopping Centre and the Civic precinct. Doncaster Hill will intensify with high density residential and non-residential development. The need for additional open space has been identified and a contributions program includes acquisition and capital works for new open space within the activity centre.</li> <li>◆ MSS clause 21.13 Open Space and Tourism – sets out the importance of open space and identifies, amongst other things, that higher density residential development places increased pressure on the demand for public open space. Establishes criteria for accepting a [cash] contribution will be requested for subdivisions that increase the demand for open space.</li> <li>◆ Local planning policy clause 22.17 Eastern Golf Course Key Redevelopment Site Policy (Amendment C86) (amendment has not been gazetted, quoted text incorporates Panel changes) –</li> </ul> <p>There are three open space objectives:</p> <p>“To provide an interconnected public open space network that incorporates natural heritage and cultural features including large old indigenous trees, remnant vegetation, habitat values and important features such as dams and gullies.”</p> <p>“To provide open space areas which contribute to meeting the projected recreational needs of future residents of the site.”</p>	<p>There is no specific development proposal at this time. The planning framework protects sites of biological, landscape and heritage significance. Pedestrian and cycle networks through the site are also required.</p> <p>With respect to open space specifically, the Panel was dealing with the existing conditions of the Eastern Golf Course and a conceptual planning framework. The Panel determined that additional open space would be needed despite the provision of parks in the local area:</p> <p>“There are three public parks which abut the perimeter of the site and, apart from several small ‘pocket parks’, these represent the provision of public open space in the area bounded by Doncaster Road, High Street, Manningham Road and Williamsons Road.</p>

Development proposal	Policy framework	Proposed open space provision
	<p>“To provide pedestrian and bicycle access within the site and between key destination points and nearby community facilities beyond the site.”</p> <p>The policy for Open Space and Landscaping is: “Encourage the retention of significant vegetation, cultural values, and protection of faunal corridors.” This statement originally included wording that “a minimum area of 20% of the site to be set aside for public open space” to achieve the policy outcome. The Panel determined this requirement was unnecessary as through protection of existing values, more than 20% of the site would become open space. “Provide an open space network that provides for informal and formal recreational opportunities.”</p> <p>“Ensure that the distribution of public open space supports the site’s integration with the surrounding residential area and existing open space.”</p> <p>Applications will need to include, amongst other things, a “concept plan showing how the overall distribution of public open space supports the site’s integration with the surrounding residential area and existing open space whilst protecting the site’s environmental and cultural values.”</p> <ul style="list-style-type: none"> <li>◆ Clause 52.01 schedule – establishes a 5% open space requirement for Doncaster Hill, this is immediately to the east of the golf course site. The revised schedule (Amendment C86) was to incorporate a new requirement for the Eastern Golf Course – an open space contribution of 20% for any subdivision of land. The Panel has recommended against this (refer above).</li> </ul> <p>Manningham Public Open Space Strategy, 2004 (currently being revised):</p> <ul style="list-style-type: none"> <li>◆ Seeks to provide for existing and future populations with a number of objectives to achieve this including contributions through the Subdivision Act and strategic acquisitions of land.</li> </ul>	<p>While this extent of existing public open space is probably adequate for the existing population within the bounds of these arterial roads, the anticipated increase in residential density on the site compared with the low density residential areas around it suggests empirically that additional open space is required.”</p> <p>The Panel assumes that open space will be created as follows:</p> <p>“Open space areas will include the designated biosites, off-road movement routes within and through the site, the possible expansion of the existing open space areas [parks] on the perimeter of the site, the retention of the dams and their surrounds, open spaces around [heritage buildings] ‘Tullamore’ and the Stables, all of which will represent a range of functional open space areas whose total area will be appropriate to the site and its current landscape attributes.”</p>

## Caulfield Racecourse

Development proposal	Policy framework	Proposed open space provision
<p>Redevelopment of land owned mostly by the Melbourne Racing Club (MRC), north of the Caulfield Racecourse within the area known as</p>	<p>Glen Eira Planning Scheme provisions:</p> <ul style="list-style-type: none"> <li>◆ MSS clause 21.13 Open Space – indicates there is a shortage of open space in the municipality. Key issues at the time the MSS was written were the need to improve the amount and quality of open space in specific parts of the municipality, funding of such improvements, provision of a bicycle</li> </ul>	<p>2 major open spaces on the racecourse land:</p> <ul style="list-style-type: none"> <li>◆ A new \$1.8 million public park in the racecourse infield. The Melbourne Racing Club will pay for the design, landscaping, facilities and ongoing</li> </ul>

Development proposal	Policy framework	Proposed open space provision
<p>the Phoenix Precinct or Caulfield Major Activity Centre. Caulfield Village proposes development over three precincts including a mix of residential and commercial uses, including 1000 – 1200 dwellings, 15,000m<sup>2</sup> retail floor space and 20,000m<sup>2</sup> office space.</p>	<p>path/lineal path network linking adjoining municipalities and investigation into the demand, cost, and possible location of a multi purpose recreation facility. The MSS highlights the need for improvements to existing open space, new open space and provision by developers through open space contributions.</p> <ul style="list-style-type: none"> <li>◆ Local planning policy clause 22.06 Phoenix Precinct Policy – sets out the requirements for development in this area which includes the Caulfield Racecourse, Monash University, Caulfield Railway Station and Derby Road/Caulfield Plaza shopping centre sites. The objective for the racecourse is “To promote the Caulfield Racecourse as a regionally significant mixed use entertainment, employment and recreation resource.” The policy calls for improving public access to public open space in the centre of the racecourse. There are some open space requirements for other sub-precincts.</li> <li>◆ Clause 52.01 schedule – an open space contribution will be assessed in accordance with the schedule which includes different rates for different size and types of developments and their location. The Planning Panel commented this was likely to result in a contribution rate of 4.5 to 5% of land developed into residential dwellings. Refer to Panel Report, page 83.</li> </ul> <p>Glen Eira Long Term Open Space Strategy, 1998:</p> <ul style="list-style-type: none"> <li>◆ The strategy is summarised in the MSS – “The City of Glen Eira Long Term Open Space Strategy 1998 analyses and reviews the existing open space system. It identifies the open space needs and expectations of the community, identifies the limitations and gaps of the existing open space system, determines potential opportunities available and develops a strategy plan for future open space provision in Glen Eira.”</li> </ul>	<p>maintenance of five recreational precincts. The infield public park will include new BBQ and picnic areas, a kid's play area, shade and toilet facilities, a boardwalk around the lake including areas for fishing and a junior football pitch. Refer to Caulfield Village web pages – Latest news A key issue is improved public access to the centre of the racecourse. Refer to Panel Report, Section .9</p> <ul style="list-style-type: none"> <li>◆ A new park on Booran Road at the Glen Eira Road roundabout, to be completed 2012 Refer to Caulfield Village web pages – Latest news.</li> </ul> <p>Monetary open space contribution:</p> <ul style="list-style-type: none"> <li>◆ For improvements to open space, a monetary open space contribution of 5% of the site value of the land which is contained within the Mixed Use Precinct and the Smith Street Precinct; and 4% of the site value of the land which is contained within the Residential Precinct. Refer to Panel Report, page 85.</li> </ul> <p>Potential future open space</p> <ul style="list-style-type: none"> <li>◆ Former South East Water reserve/reservoir in Glenhuntly will be converted to a park – this is a longer term project of Council and is located about 1.5 km from the site. Refer to Panel Report, page 81.</li> <li>◆ Smaller open spaces may also be developed within Caulfield Village as part of a future development plan. Refer to Panel Report, page 81.</li> </ul>

## Kodak Site, Reservoir

Development proposal	Policy framework	Proposed open space provision
<p>Coburg Hill is a redevelopment of about 20 hectares of land comprising the eastern part of the former Kodak site, situated along the east side of Edgars Creek. The site sits within a residential neighbourhood and the redevelopment is primarily residential. (Refer Development Plan approved on 21 July 2011 (Version B) in accordance with the Development Plan Overlay schedule 10). Around 380-400 dwellings are planned and there is a small area of Business 1 zoning.</p>	<p>Moreland Planning Scheme provisions:</p> <ul style="list-style-type: none"> <li>◆ MSS clause 21.05-6 Open Space and Outdoor Recreation – objectives relate to linking areas of open space; protecting flora and fauna habitats; protecting the waterway environs; ensuring access to district parks and local parks; providing an appropriate range of open spaces; and celebrating the characteristics, history and diversity of the open space.</li> <li>◆ Clause 52.01 schedule – an open space contribution will be assessed in accordance with the schedule which includes different rates for different locations in the city. The rate for Coburg North is shown as 4.3%.</li> <li>◆ Development Plan Overlay schedule 10 – discourages use of the land for additional open space, the focus is on residential development with improvements to the Edgar Creek open space corridor.</li> </ul> <p>Moreland Open Space Strategy, August 2004:</p> <ul style="list-style-type: none"> <li>◆ The strategy establishes locations where additional local parks are needed. This is a low priority location.</li> </ul>	<p>According to the approved Development Plan, almost the entire site is within 500 metres of a large local park of at least 1 hectare for active and passive use. The south east corner of the site is also within 300 metres walking distance to a small local park (F. Cox Reserve). These walking distances appear to be lifted from the Council's 2004 Open Space Strategy. Refer to report by ASR Research, October 2009, pages 11-12.</p> <p>A proposed layout and features plan (in the Development Plan document) shows a new public open space spine through the site. This appears to be major gas and water pipeline easement running east-west through the centre, up to 15m wide in some places. Refer to ASR Research, October 2009, page 22. A small local park is also shown at the southern end of the site. The land total for encumbered and unencumbered open space is around 5%. Refer to ASR Research, October 2009, page 29.</p> <p>Open space links/improvements:</p> <ul style="list-style-type: none"> <li>◆ Pedestrian/cycle links through the site including along the Melbourne Water easement; along the main entrance road off Elizabeth Street; across the existing bridge (which is to be retained for pedestrian and cycling purposes only). The paths will provide strong connections to the community hub including the bus stop and Newlands Primary School) and to</li> </ul>

Development proposal	Policy framework	Proposed open space provision
		<p>Edgars Creek.</p> <ul style="list-style-type: none"> <li>◆ Additional paths along Edgars Creek.</li> <li>◆ Emphasis on integration with Edgars Creek.</li> <li>◆ Emphasis on landscaping within public spaces.</li> </ul> <p>Monetary open space contribution:</p> <ul style="list-style-type: none"> <li>◆ Council is expected to request a 5% open space cash development contribution under the Subdivision Act (ie at time of subdivision). Funds to be used for the upgrade of parkland in the vicinity of the site, particularly the improvement of Edgars Creek and shared trails along this linear open space corridor to improve linkages between the Merri Creek path and Edwardes Lake. Refer to ASR Research, October 2009, page 8.</li> </ul>