

Summary of changes to the Monash Open Space Strategy – October 2018

MOSS structure and content. A review of the structure of the Open Space Strategy was undertaken to ensure that the final document is clear and easy to navigate. The report has been restructured. The contents for each of the sections of the MOSS are now as follows:

CHAPTER 1: INTRODUCTION

CHAPTER 2: OPEN SPACE CONTEXT AND DEFINITIONS

CHAPTER 3: EXISTING OPEN SPACE IN MONASH AND THE FUTURE CHALLENGES

CHAPTER 4: EQUITABLE, GOOD QUALITY FUTURE OPEN SPACE

CHAPTER 5: IMPROVING THE OFF ROAD TRAILS NETWORK

CHAPTER 6: MANAGING SPACES FOR SUSTAINABLE SPORT

CHAPTER 7: OPEN SPACE TO SUIT INCREASING DENSITY

CHAPTER 8: OTHER ASPECTS OF OPEN SPACE

CHAPTER 9: PRECINCT OPEN SPACE ANALYSIS AND ACTIONS

Open Space vision. The vision for the MOSS has been updated to read more like a vision statement of where we see open space and improvements over the life of the MOSS. The content of the vision is essentially the same.

Open Space context. Content has been added to the MOSS to set out the context of the strategy and how it sits in relation to other important Council and State Government plans and strategies including a figure to illustrate this.

Open space definitions. The definitions were clarified for 'function', 'catchment hierarchy' and 'landscape setting'. A new category was added for 'access and ownership' to define this as 'public open space', 'restricted public open space' and 'private open space'. This is to be consistent with accepted open space planning definitions. Each of the maps were amended to reflect the updates at the overall Council wide area (See Appendices 1 and 3). It is noted that 'restricted public open space' is land that is public owned open space, but access or use is restricted. This includes Council owned golf courses or schools that have open space or playground areas that are accessible to the public, but only outside of school hours.

Open Space function types were amended to include major open space functions for 'social/ family recreation', 'sport' and 'off-road trail/ accessway'. For all other open space functions these are considered to be contributory. For each of the three major open space functions, these can have additional function(s) that include one or more of the contributory open space functions that are set out in Table 2.

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Open Space data and maps updated. To reflect the changes made to the definition and additional data analysis undertaken, all of the maps and data tables were updated in the MOSS. This includes the maps for each of the twelve precincts. Key maps for function type is set out in Appendix 1 and the updated data tables are shown in Tables 1 and 2 and Appendix 2.

Off Road Trails. A map was prepared to illustrate the major recreation trails network and identify where there are major gaps in the trail network. (See Appendix 4)

Recommendations for each of the relevant sections. The draft MOSS had over 200 recommendations. Many of which overlapped, or were not realistic in terms of delivery. These have now been amended at the end of Sections 4 to 9 (including the twelve precincts) and reorganised as a 'Key Directions' or 'Actions', or in many instances deleted.

Core Services Level table updated. The core service level table [Appendix 2 of the MOSS] has been updated for the service level requirements of local, district and regional open space. Guidance is provided for the distribution and size; design, quality and facility attributes; and maintenance criteria for open space.

Delivering equitable, good quality future open space. The draft MOSS has been strengthened in its consideration of the future delivery of open space and how to improve the equity and quality of open space.

The Victorian Environmental Assessment Council (VEAC) Report 2011¹ recognises that public open space is a key contributor to Melbourne's liveability. The report assessed the provision of open space across Greater Melbourne in 2011 and determined that Monash has one of the lowest levels of public open space as a percentage of the municipal area at 9.9%. This is the fifth lowest when compared with the other 29 municipalities that make up Greater Melbourne.

In Victoria there is no overall statutory state wide rate provided, however, the guidelines for precinct structure plans² (PSP Guide) for new growth areas require that 10% of the net developable area be provided as public open space (6% as active), not including regional or higher order open space. This equates to around 3.0ha per 1,000 people. As a predominantly urban and non-growth area Monash is currently set by the subdivision requirements in Clause 53.01 of the Monash Planning Scheme for between two and five percent depending on the number of dwellings. At five percent this equates to about 1.33 ha per 1,000 people.

¹ Victorian Environmental Assessment Council – Metropolitan Melbourne Investigation Report 2011, which took a stocktake of public land across metropolitan Melbourne. Pages 37 to 40.

² Precinct Structure Planning Guidelines – Part Two Preparing the Precinct Structure Plan. Growth Areas Authority [Now Victorian Planning Authority]. 2009 for preparing PSPs in Melbourne's growth areas.

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As noted earlier across Monash there is currently around 2.7ha provided per 1,000 people provision of community open space. Half of the twelve open space precincts either meet or exceed the 30m² per capacity benchmark; whereas half are below the benchmark. Five precincts have a significant shortfall and should be prioritised for improvements to open space provision:

- Precinct 8: Notting Hill 5m² per capita (0.5ha per 1,000 people)
- Precinct 3: Clayton 6m² per capita (0.6ha per 1,000 people)
- Precinct 5: Hughesdale 6m² per capita (0.6ha per 1,000 people)
- Precinct 11: Oakleigh East/ Huntingdale 12m² per capita (1.2ha per 1,000 people)
- Precinct 2: Chadstone 20m² per capita (2.0ha per 1,000 people)

To assist with this SGS Economics and Planning provided advice to Council on the appropriate metrics to use in considering the need for open space. In terms of **population based standards** SGS consider that 30m² per capita or 3ha per 1,000 people is a reasonable benchmark to apply as an open space standard, based on the national and international norms considered, the accepted rate used by the Victorian Planning Authority and the context of existing open space and shortfalls in Monash.

The consideration of 30m² per capita will be discussed in further detail below in regards to open space contribution rates and financial viability. It is important to note that the 30m² per capita benchmark is not be considered as a blanket figure for determining open space as there are other factors that need to be considered, such as 'proximity-based standards.

Proximity-based standards. A large open space or spaces (i.e. Jells Park) concentrated in a specific part of a precinct can skew the amount of open space that is available in the precinct overall, and the benefits to the local population. Therefore it is necessary to determine the areas where there are localised shortfalls, or gaps, of open space provision. To analyse gaps there are other standards are used and recognised in the planning of open space. The VEAC report and PSP Guide provide guidance for the distribution of open space provision. Both these set out a recognised standard of local parks to be within 400m of 95% of all dwellings and active space within one kilometre of 95% all dwellings. This has been replicated in the Planning Scheme for subdivisions at *Clause 56.05-2: Public open space provision objectives*.

An analysis of gaps in access to the open space network was conducted by SGS. The Map in Appendix 3 sets out the areas where there is a gap for a lot within 400m of community open space and will be used for future open space planning. It uses the existing road network to determine how far each property parcel is from open space and considers the impact of crossing major roads. Importantly, this analysis excluded some open spaces based on access constraints, encumbrances and use constraints due to small size. The exclusions were:

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

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- Small to medium utility/buffer/environmentally constrained sites

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